



Antelope Hills General Improvement District

Tuesday, December 14, 2021 at 7:00 pm

**PLEASE SILENCE ALL CELL PHONE AND ELECTRONIC DEVICES.
THANK YOU.**

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/85317092487>

Meeting ID: 853 1709 2487

Passcode: 417961

One tap mobile

+12532158782

2. Call to Order

Royce D. Pindell, President

3. Approval of Agenda

Royce D. Pindell, President

4. Consent Agenda

Royce D. Pindell, President

a. November 23, 2021 Regular Meeting Minutes

Attachments:

- **November 23, 2021 Regular Meeting Minutes** (11-23-2021_-_Regular_Meeting_Minutes.pdf)

Public Comments on Items Not Scheduled for Public Hearing

The Antelope Hills General Improvement District Board of Directors welcomes you.

Thank you for joining us for our Board of Directors Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Board of Directors may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up. Thank you.

Regular Business

5. 2022 Antelope Hills General Improvement District (GID) Budget

Resolution No. 2021-01 - A Resolution by the Board of Trustees of the Town of Bennett, Colorado, Sitting as the Board of Directors of the Antelope Hills General Improvement District, Adopting a Budget and Making Appropriations for the Budget Year 2022 and Approving a Mill Levy
Danette Ruvalcaba, Finance and Technology Director

Attachments:

- **Public Hearing Script** (2022_Budget_Public_Hearing_Script.pdf)
- **2022 Antelope Hills General Improvement District (GID) Budget** (Antelope_Hills_GID_Budget_2022_report-Final.pdf)
- **Resolution No. 2021-01 - A Resolution by the Board of Trustees of the Town of Bennett, Colorado, Sitting as the Board of Directors of the Antelope Hills General Improvement District, Adopting a Budget and Making Appropriations for the Budget Year 2022 and Approving a Mill Levy** (Resolution_2021-01_Antelope_Hills_GID_2022_Budget_Resolution.pdf)
- **Suggested Motion** (suggested_motion_-_Reso_2021-01.pdf)

6. Board of Directors Reports

7. Adjournment

Individuals with disabilities who need auxiliary aids in attending the meeting may request assistance by contacting the Town Hall at 207 Muegge Way, Bennett, CO 80102-7806, (303) 644-3249. Please give notice at least 48 hours in advance of the meeting to allow for enough time in making the necessary arrangements.

**ANTELOPE HILLS GENERAL IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
Regular Meeting
November 23, 2021**

1. CALL TO ORDER

The Antelope Hills General Improvement District Board of Director met in regular session on Tuesday, November 23, 2021 via hybrid meeting. President Royce D. Pindell called the meeting to order at 5:47 p.m. The following persons were present upon the call of the roll:

President: Royce Pindell

Directors: Kevin Barden
Darvin Harrell
Whitney Oakley
Denice Smith - *excused*
Donna Sus
Larry Vittum

GID Staff: Christina Hart, Secretary

Town Staff: Trish Stiles, *Town Administrator*
Taeler Houlberg, *Assistant to Town Administrator*
Danette Ruvalcaba, *Director of Finance and Technology*
Sara Aragon, *Community Development Coordinator*
Alison Belcher, *Assistant Communications Director*
Steve Hebert, *Planning and Economic Development Manager*
Deb Merkle, *Community Development Manager*
Melinda Culley, *Town Attorney*

Public Present: Kathy Smiley

2. APPROVAL OF AGENDA

DIRECTOR VITTUM MOVED, DIRECTOR HARRELL SECONDED to approve the agenda presented. The voting was as follows:

YES: Harrell, Oakley, Pindell, Sus, Vittum, Barden

NO: None

EXCUSED: Smith

President Royce D. Pindell declared the motion carried by unanimous vote.

3. CONSENT AGENDA

DIRECTOR HARRELL MOVED, DIRECTOR VITTUM SECONDED to approve the consent agenda presented. The voting was as follows:

YES: Oakley, Pindell, Sus, Vittum, Barden, Harrell
NO: None
EXCUSED: Smith

President Royce D. Pindell declared the motion carried by unanimous vote.

A. Approval of Minutes

Action: Approval of December 8, 2020 - Regular Meeting Minutes

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments.

4. REGULAR BUSINESS

A. Action/Discussion Items

1. Antelope Hills General Improvement District (GID) Budget 2022 – Draft One

Danette Ruvalcaba, Finance and Technology Director, reported to the Board of Directors that annually, per State Statute, the Antelope Hills General Improvement District Board of Directors must adopt the annual budget and certify the annual mill levy.

The revenue generated is from property taxes and building permit revenue related directly to the bond. The bond was taken out for the infrastructure for the Antelope Hills development. The bond structure was refinanced in 2017. The bond is scheduled to be satisfied in 2025.

5. BOARD OF DIRECTORS REPORTS

There were no reports from the directors.

6. ADJOURNMENT

DIRECTOR HARRELL MOVED, DIRECTOR VITTUM SECONDED to adjourn the meeting. The meeting was adjourned at 5:57 p.m. Voting was as follows:

YES: Pindell, Sus, Vittum, Barden, Harrell, Oakley
NO: None
EXCUSED: Smith

The President declared the motion carried by unanimous vote.

Royce D. Pindell, President

Christina Hart
GID Secretary

**Public Hearing Script
Antelope Hills General Improvement District (GID)
Budget 2022**

PRESIDENT: I will next call the matter of the Antelope Hills GID 2022 Budget Appropriation to order. This is a public hearing on the 2022 Budget Appropriation.

PRESIDENT: Ms. Hart, for the record, please state whether this hearing has been properly noticed.

[Secretary to summarize the notice required and accomplished for the hearing.]

PRESIDENT: Is there a staff presentation on this matter?

[Staff presentation/information]

PRESIDENT: This is a public hearing. Please keep public comment to the issues before the Board of Directors. Each speaker is asked to limit comment time to 3 minutes, unless the speaker represents a group of citizens, in which event additional time may be allocated. Please respect these limitations. I reserve the right to limit public comment that is inappropriate under these guidelines or otherwise improper. I also reserve the right to limit testimony or questioning that is repetitive, cumulative, argumentative, or not pertinent to the issues, and to set a limit on the duration of testimony if I determine it to be necessary in light of the number of persons who have signed up to testify.

PRESIDENT: Is there anyone here who wishes to speak on this issue?

[Public comment]

PRESIDENT: Is there anyone else in the public who wishes to speak on this issue? Hearing none, I now close the public comment portion of the public hearing. We will now proceed to Board discussion. Are there any questions from the Directors, or any discussion of the Directors?

[Board of Directors questions and discussion]

PRESIDENT: I will now close the public hearing and the Board of Directors will deliberate on the evidence presented. During deliberations, the Directors may ask questions of Town staff, but no further public comment will be received.

PRESIDENT: If there is no further discussion by the Board of Directors, I will entertain a motion on the Town of Bennett 2022 Budget Appropriation.

2022 ANTELOPE HILLS GID BUDGET MESSAGE

MESSAGE

Antelope Hills General Improvement District (the "District") was created by Ordinance No. 383, Series 1999. General improvement districts are for the development and construction of infrastructure for the Antelope Hills subdivisions within the Town limits. These General Improvement District (GID) services are reported in the component unit funds for the Town of Bennett. The Town of Bennett uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Governmental Funds are accounted for using the modified accrual basis of accounting, and the balance of spendable resources (unreserved fund balance) is shown at year-end. The unreserved fund balance serves as a useful measure of a government's net resources available for spending at year-end.

We are pleased to present to the Mayor, Board of Trustees, and the residents, the 2021 Budget for the Antelope Hills General Improvement District. The complete 2022 budget will be filed with the State of Colorado on January 31, 2022 as well as posted to the Town of Bennett website on January 31, 2022. This budget represents our continued commitment to prudent fiscal management and has proposed several innovations in the organization of government, thereby advancing our ongoing efforts to continuously improve the efficient and effective delivery of Town services.

The following sums are appropriated from the revenues of the District, for the purposes stated:

General Fund	\$	7,749
Debt Service Fund	\$	310,168
Capital Projects Fund	\$	-0-
Total Fund Appropriations	\$	317,917

The total valuation for assessment in the District is \$7,561,087. The amount of money necessary to be raised from property taxes for the purpose of the District's Debt Service Expenditures is \$277,568 which requires a levy of 36.710 mills upon each dollar of the total valuation for assessment of all taxable property within the District. A levy of 36.710 mills upon each dollar of the total valuation for assessment of all taxable property within the District is hereby approved and certified for levy and collection by Arapahoe County in accordance with law.

CONCLUSION

Town staff looks forward to another busy year of accomplishments and as always, seek the public's participation through promoting awareness in this challenging effort. We continue to be confident that the Mayor and Trustee's vision will ensure an outstanding quality of life for the Bennett community and further enhance our history while balancing our future.

Sincerely,



Danette Ruvalcaba
Director of Finance and Technology

SUMMARY



	Actual 2020	Adopted 2021	Estimated 2021	Proposed 2022
BEGINNING FUND BALANCES	\$ 98,686	\$ 84,198	\$ 130,952	\$ 113,164
REVENUES				
1 Property Taxes	218,968	224,450	224,450	277,568
2 Specific Ownership Taxes	15,453	15,000	15,000	15,000
3 Net Investment Income	164	100	100	100
4 Building Permits	14,000	15,000	17,500	17,500
Total Revenues	248,584	254,550	257,050	310,168
TRANSFERS IN	13,250	13,515	13,250	13,785
Total Funds Available	360,520	352,263	401,252	437,117
EXPENDITURES				
General and Administration				
4 Accounting	-	5,000	-	5,000
5 Audit	-	500	500	500
6 Contingency	-	749	-	749
7 County Treasurer's Fees	3,285	4,489	4,489	5,551
8 Legal	21	1,500	-	1,500
9 Miscellaneous	-	-	-	-
Debt Service				
10 Bond Interest	95,638	97,500	97,500	97,500
11 Bond Principal - Series 2006	117,395	141,162	171,434	192,681
12 Contingency	-	-	-	-
13 Paying Agent Fees	-	650	650	650
Total Expenditures	216,339	251,550	274,573	304,131
TRANSFERS OUT	13,250	13,250	13,515	13,785
Total expenditures and transfers out	229,589	264,800	288,088	317,917
ENDING FUND BALANCES	\$ 130,931	\$ 87,463	\$ 113,164	\$ 119,200
EMERGENCY RESERVE	\$ 600	\$ 600	\$ 600	\$ 600
TOTAL RESERVE	\$ 600	\$ 600	\$ 600	\$ 600

PROPERTY TAX SUMMARY



welcome neighbors.

	Actual 2020	Adopted 2021	Estimated 2021	Proposed 2022
ASSESSED VALUATION - ARAPAHOE				
All Property	\$ 4,873,288	\$ 6,114,150	\$ 6,114,150	\$ 7,561,087
Certified Assessed Value	\$ 4,873,288	\$ 6,114,150	\$ 6,114,150	\$ 7,561,087
MILL LEVY				
DEBT SERVICE FUND				
Total Mill Levy	36.710	36.710	36.710	36.710
PROPERTY TAXES				
DEBT SERVICE FUND				
Levied Property Taxes	\$ 178,898	\$ 224,450	\$ 224,450	\$ 277,568
Adjustments to Actual/Rounding	178,898	224,450	224,450	277,568
Refunds and Abatements	-	-	-	-
Budgeted Property Taxes	\$ 178,898	\$ 224,450	\$ 224,450	\$ 277,568
BUDGETED PROPERTY TAXES				
DEBT SERVICE FUND				
	\$ 178,898	\$ 224,450	\$ 224,450	\$ 277,568
	\$ 178,898	\$ 224,450	\$ 224,450	\$ 277,568

DEBT SERVICE



welcome neighbors.

	Actual 2020	Adopted 2021	Estimated 2021	Proposed 2022
BEGINNING FUND BALANCES	\$ 11,522	\$ -	\$ 30,538	\$ -
REVENUES				
1 Property Taxes	218,968	224,450	224,450	277,568
2 Specific Ownership Taxes	15,453	15,000	15,000	15,000
3 Net Investment Income	164	100	100	100
4 Building Permit Revenue	14,000	17,500	17,500	17,500
Total Revenues	248,584	257,050	257,050	310,168
Total Funds Available	260,106	257,050	287,588	310,167
EXPENDITURES				
General and Administration				
4 County Treasurer's Fees	3,285	4,489	4,489	5,551
5 Miscellaneous	-	-	-	-
Debt Service				
7 Bond Interest	95,638	97,500	97,500	97,500
8 Bond Principal - Series 2006	117,395	141,162	171,434	192,681
9 Contingency	-	-	-	-
10 Paying Agent Fees	-	650	650	650
Total Expenditures	216,318	243,801	274,073	296,382
TRANSFERS OUT				
GENERAL FUND	13,250	13,250	13,515	13,785
Total Transfers Out	13,250	13,250	13,515	13,785
Total expenditures and transfers out	229,568	257,051	287,588	310,168
ENDING FUND BALANCES	\$ 30,538	\$ -	\$ -	\$ -

GENERAL FUND



	Actual 2020	Adopted 2021	Estimated 2021	Proposed 2022
BEGINNING FUND BALANCES	\$ 87,164	\$ 84,198	\$ 100,414	\$ 113,164
REVENUES	-	-	-	-
Total Revenues	-	-	-	-
TRANSFERS IN DEBT SERVICE FUND	13,250	13,515	13,250	13,785
Total Transfers In	13,250	13,515	13,250	13,785
Total Funds Available	100,414	97,713	113,664	126,949
EXPENDITURES				
General and Administration				
4 Accounting	-	5,000	-	5,000
5 Audit	-	500	500	500
6 Contingency	-	749	-	749
7 Legal	21	1,500	-	1,500
8 Miscellaneous	-	-	-	-
Total Expenditures	21	7,749	500	7,749
Total expenditures and transfers out	21	7,749	500	7,749
ENDING FUND BALANCES	\$ 100,394	\$ 89,964	\$ 113,164	\$ 119,200
EMERGENCY RESERVE	\$ 600	\$ 600	\$ 600	\$ 600
TOTAL RESERVE	\$ 600	\$ 600	\$ 600	\$ 600

RESOLUTION NO. 2021-01

A RESOLUTION BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO, SITTING AS THE BOARD OF DIRECTORS OF THE ANTELOPE HILLS GENERAL IMPROVEMENT DISTRICT, ADOPTING A BUDGET AND MAKING APPROPRIATIONS FOR THE BUDGET YEAR 2022 AND APPROVING A MILL LEVY

WHEREAS, the Antelope Hills General Improvement District (the “District”) was created by Ordinance No. 383, Series 1999, and the Board of Trustees of the Town constitutes the Board of Directors of the District (the “Board of Directors”), pursuant to C.R.S. 31-25-609; and

WHEREAS, the Board of Directors is authorized to approve the Budget; and

WHEREAS, the eligible electors of the District have approved ballot issues authorizing the collection, retention and spending of the property tax and other revenues in the amounts specified in the proposed budget; and

WHEREAS, the Board of Directors has held a duly noticed public hearing concerning the proposed adoption of the budget for budget year 2022.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO, IN ITS CAPACITY AS THE BOARD OF DIRECTORS OF THE ANTELOPE HILLS GENERAL IMPROVEMENT DISTRICT:

Section 1. The Budget for the District attached hereto and incorporated herein as Exhibit A is adopted and approved for the budget year 2022. The estimated revenues and expenditures for the District’s General Fund, Debt Service Fund, and Capital Projects Fund for fiscal year 2022, as more specifically set forth in the Budget, are adopted and approved.

Section 2. The following sums are appropriated from the revenues of the District, for the purposes stated:

General Fund	\$	7,749
Debt Service Fund	\$	310,168
Capital Projects Fund	\$	-0-
Total Fund Appropriations	\$	304,131

Section 3. The total valuation for assessment in the District is \$7,561,087. The amount of money necessary to be raised from property taxes for the purpose of the District’s Debt Service Expenditures is \$277,568 which requires a levy of 36.710 mills upon each dollar of the total valuation for assessment of all taxable property within the District. A levy of 36.710 mills upon each dollar of the total valuation for assessment of all taxable property within the District is hereby approved and certified for levy and collection by Arapahoe County in accordance with law.

Section 4. The Clerk of the Town of Bennett, acting as the Secretary of the Board of Directors of the District, shall attest and affix the seal of the District to this resolution.

APPROVED THIS 14TH DAY OF DECEMBER 2021 BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO, SITTING AS THE BOARD OF DIRECTORS OF THE ANTELOPE HILLS GENERAL IMPROVEMENT DISTRICT.

By: _____
Royce D. Pindell, President

(S E A L)

ATTEST:

By: _____
Christina Hart, Secretary

EXHIBIT A

2022 BUDGET

Suggested Motion

I move to approve Resolution No. 2021-01 – A resolution by the Board of Trustees of the Town of Bennett, Colorado, sitting as the Board of Directors of the Antelope Hills General Improvement District, adopting a budget and making appropriations for the budget year 2022 and approving a mill levy.