



# Antelope Hills General Improvement District

Tuesday, December 13, 2022 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/82969043900>

Meeting ID: 829 6904 3900

Passcode: 166365

One tap mobile

+13462487799

## 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 22, 2022 Regular Meeting Minutes

#### Attachments:

- **November 22, 2022 Regular Meeting Minutes** (11-22-2022\_-\_A.H.\_GID\_Draft\_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. Public Hearing

#### a. Antelope Hills General Improvement District (GID) Budget 2023

Resolution No. 2022-01 - 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 2023 and Approving a Mill Levy  
Danette Ruvalcaba, Town Treasurer and Director of Finance

#### Attachments:

- **Public Hearing Script** (0\_-\_2023\_Budget\_Public\_Hearing\_Script.pdf)
- **Antelope Hills General Improvement District (GID) Budget 2023** (Antelope\_Hills\_GID\_Budget\_2023.pdf)
- **Resolution No. 2022-01 - 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 2023 and Approving a Mill Levy** (2\_-\_Antelope\_Hills\_GID\_2023\_Budget\_Resolution.pdf)
- **Suggested Motion** (2\_-\_suggested\_motion\_-\_Reso\_2022-01.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

## Minutes

Tuesday, November 22, 2022 at 7:00 pm

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

THANK YOU

### 1. Meeting Information

207 Muegge Way, Bennett, CO 80102

### 2. Call to Order

Royce D. Pindell, President

#### **Minutes:**

#### **Present:**

Royce D. Pindell, President

Kevin Barden, Director

Steve Dambroski, Director

Whitney Oakley, Director

Denice Smith, Director

Donna Sus, Director

#### **Staff Present:**

Trish Stiles, Town Manager

Rachel Summers, Deputy Town Manager

Taeler Houlberg, Administrative Services Director

Adam Meis, IT and Communications Manager

Dan Giroux, Town Engineer

Chad Bunger, Community and Economic Development Director

Steve Hebert, Planning Manager

Danette Ruvalcaba, Town Treasurer and Director of Finance

Mike Heugh, Traffic Engineer

Melinda Culley, Town Attorney

Christina Hart, Town Clerk

#### **Public Present:**

None

### 3. Approval of Agenda

Royce D. Pindell, President

**Minutes:**

**DIRECTOR OAKLEY MOVED, DIRECTOR SUS SECONDED** to approve the agenda as presented. The voting was as follows:

Ayes: Dambroski, Oakley, Pindell, Smith, Sus, Barden

Nays: None

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

## **Public Comments on Items Not Scheduled for Public Hearing**

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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**

### **4. Antelope Hills General Improvement District (GID) Budget 2023 Draft One**

**Minutes:**

Danette Ruvalcaba, Town Treasurer and Director of Finance, presented the first draft of the 2023 Antelope Hills GID budget to the Board.

No action was required.

### **5. Board of Directors Reports**

**Minutes:**

No reports were presented.

### **6. Adjournment**

**Minutes:**

**DIRECTOR OAKLEY MOVED, DIRECTOR SMITH SECONDED** to adjourn the meeting. The meeting was adjourned at 7:10 p.m. Voting was as follows:

Ayes: Oakley, Pindell, Smith, Sus, Barden, Dambroski,

Nays: None

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

**Minutes Approved:**

Royce D. Pindell, President

Christina Hart, Secretary

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Contact: Christina Hart ([chart@bennett.co.us](mailto:chart@bennett.co.us) 303-644-3249 X1001) | Minutes published on 12/05/2022 at 1:42 PM

**Public Hearing Script  
Antelope Hills General Improvement District (GID)  
Budget 2023**

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**PRESIDENT:** I will next call the matter of the Antelope Hills GID 2023 Budget Appropriation to order. This is a public hearing on the 2023 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 2023 Budget Appropriation.

# SUMMARY



welcome neighbors.

	Actual 2021	Adopted 2022	Estimated 2022	Proposed 2023
<b>BEGINNING FUND BALANCES</b>	\$ 107,887	\$ 113,164	\$ 109,516	\$ 119,552
<b>REVENUES</b>				
1 Property Taxes	224,959	277,568	241,830	270,825
2 Specific Ownership Taxes	15,469	15,000	15,891	15,000
3 Net Investment Income	19	100	623	100
4 Building Permits	7,000	15,000	-	17,500
Total Revenues	247,447	307,668	258,344	303,425
<b>TRANSFERS IN</b>	13,250	13,785	13,785	14,061
Total Funds Available	368,584	434,617	381,645	437,037
<b>EXPENDITURES</b>				
General and Administration				
4 Accounting	-	5,000	-	5,000
5 Audit	-	500	-	500
6 Contingency	-	749	-	749
7 County Treasurer's Fees	3,374	5,551	3,627	5,416
8 Legal	-	1,500	-	1,500
9 Miscellaneous	-	-	-	-
Debt Service				
10 Bond Interest	89,066	97,500	80,797	97,500
11 Bond Principal - Series 2006	153,378	192,681	163,234	185,798
12 Contingency	-	-	-	-
13 Paying Agent Fees	-	650	650	650
Total Expenditures	245,818	304,131	248,309	297,113
<b>TRANSFERS OUT</b>	13,250	13,785	13,785	14,061
Total expenditures and transfers out	259,068	317,916	262,094	311,174
<b>ENDING FUND BALANCES</b>	\$ 109,516	\$ 116,701	\$ 119,552	\$ 125,863
<b>EMERGENCY RESERVE</b>	\$ 600	\$ 600	\$ 600	\$ 600
<b>TOTAL RESERVE</b>	\$ 600	\$ 600	\$ 600	\$ 600

# PROPERTY TAX SUMMARY



welcome neighbors.

	<b>Actual 2021</b>	<b>Adopted 2022</b>	<b>Estimated 2022</b>	<b>Proposed 2023</b>
<b>ASSESSED VALUATION - ARAPAHOE</b>				
All Property	\$ 6,114,150	\$ 7,561,087	\$ 7,561,087	\$ 7,377,416
Certified Assessed Value	\$ 6,114,150	\$ 7,561,087	\$ 7,561,087	\$ 7,377,416
<b>MILL LEVY</b>				
<b>DEBT SERVICE FUND</b>	36.710	36.710	36.710	36.710
Total Mill Levy	36.710	36.710	36.710	36.710
<b>PROPERTY TAXES</b>				
<b>DEBT SERVICE FUND</b>	\$ 224,450	\$ 277,568	\$ 277,568	\$ 270,825
Levied Property Taxes	224,450	277,568	277,568	270,825
Adjustments to Actual/Rounding	-	-	-	-
Refunds and Abatements	-	-	-	-
Budgeted Property Taxes	\$ 224,450	\$ 277,568	\$ 277,568	\$ 270,825
<b>BUDGETED PROPERTY TAXES</b>				
<b>DEBT SERVICE FUND</b>	\$ 224,450	\$ 277,568	\$ 277,568	\$ 270,825
	\$ 224,450	\$ 277,568	\$ 277,568	\$ 270,825



# GENERAL FUND



	<b>Actual 2021</b>	<b>Adopted 2022</b>	<b>Estimated 2022</b>	<b>Proposed 2023</b>
<b>BEGINNING FUND BALANCES</b>	\$ 92,516	\$ 113,164	\$ 105,766	\$ 119,551
<b>REVENUES</b>	-	-	-	-
Total Revenues	-	-	-	-
<b>TRANSFERS IN DEBT SERVICE FUND</b>	13,250	13,785	13,785	14,061
Total Transfers In	13,250	13,785	13,785	14,061
Total Funds Available	105,766	126,949	119,551	133,612
<b>EXPENDITURES</b>				
General and Administration				
4 Accounting	-	5,000	-	5,000
5 Audit	-	500	-	500
6 Contingency	-	749	-	749
7 Legal	-	1,500	-	1,500
8 Miscellaneous	-	-	-	-
Total Expenditures	-	7,749	-	7,749
Total expenditures and transfers out	-	7,749	-	7,749
<b>ENDING FUND BALANCES</b>	\$ 105,766	\$ 119,200	\$ 119,551	\$ 125,863
<b>EMERGENCY RESERVE</b>	\$ 600	\$ 600	\$ 600	\$ 600
<b>TOTAL RESERVE</b>	\$ 600	\$ 600	\$ 600	\$ 600

# DEBT SERVICE



	Actual 2021	Adopted 2022	Estimated 2022	Proposed 2023
<b>BEGINNING FUND BALANCES</b>	\$ 15,371	\$ -	\$ 3,750	\$ 0
<b>REVENUES</b>				
1 Property Taxes	224,959	277,568	241,830	270,825
2 Specific Ownership Taxes	15,469	15,000	15,891	15,000
3 Net Investment Income	19	100	623	100
4 Building Permit Revenue	7,000	17,500	-	17,500
<b>Total Revenues</b>	<b>247,447</b>	<b>310,168</b>	<b>258,344</b>	<b>303,425</b>
<b>Total Funds Available</b>	<b>262,818</b>	<b>310,168</b>	<b>262,094</b>	<b>303,425</b>
<b>EXPENDITURES</b>				
General and Administration				
4 County Treasurer's Fees	3,374	5,551	3,627	5,416
5 Miscellaneous	-	-	-	-
Debt Service				
7 Bond Interest	89,066	97,500	80,797	97,500
8 Bond Principal - Series 2006	153,378	192,681	163,234	185,798
9 Contingency	-	-	-	-
10 Paying Agent Fees	-	650	650	650
<b>Total Expenditures</b>	<b>245,818</b>	<b>296,382</b>	<b>248,309</b>	<b>289,364</b>
<b>TRANSFERS OUT</b>				
<b>GENERAL FUND</b>				
Total Transfers Out	13,250	13,785	13,785	14,061
<b>Total expenditures and transfers out</b>	<b>259,068</b>	<b>310,167</b>	<b>262,094</b>	<b>303,425</b>
<b>ENDING FUND BALANCES</b>	<b>\$ 3,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**RESOLUTION NO. 2022-01**

**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 2023 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 2023.

**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 2023. The estimated revenues and expenditures for the District’s General Fund, Debt Service Fund, and Capital Projects Fund for fiscal year 2023, 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	\$	289,364
Capital Projects Fund	\$	<u>-0-</u>
Total Fund Appropriations	\$	297,113

**Section 3.** The total valuation for assessment in the District is \$7,377,416. The amount of money necessary to be raised from property taxes for the purpose of the District’s Debt Service Expenditures is \$270,825 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 13TH DAY OF DECEMBER 2022 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

ATTEST:

By: \_\_\_\_\_  
Christina Hart, Secretary

EXHIBIT A  
2023 BUDGET

# SUMMARY



welcome neighbors.

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# GENERAL FUND



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# DEBT SERVICE



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<b>TRANSFERS OUT</b>				
<b>GENERAL FUND</b>	13,250	13,785	13,785	14,061
Total Transfers Out	13,250	13,785	13,785	14,061
<b>Total expenditures and transfers out</b>	<b>259,068</b>	<b>310,167</b>	<b>262,094</b>	<b>303,425</b>
<b>ENDING FUND BALANCES</b>	\$ 3,750	\$ -	\$ -	\$ -

## **Suggested Motion**

I move to approve Resolution No. 2022-01 – 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 2023 and approving a mill levy.