



Antelope Hills General Improvement District

Tuesday, December 12, 2023 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

a. Roll Call

3. Approval of Agenda

Royce D. Pindell, President

4. Consent Agenda

Royce D. Pindell, President

a. November 28, 2023 Regular Meeting Minutes

Attachments:

- **November 28, 2023 Regular Meeting Minutes** (11-28-2023_-_Draft_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 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 2024

Resolution No. 2023-01 - 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 2024

Daniel Pennington, Finance Manager

Attachments:

- **Public Hearing Script** (0_-_2024_Budget_Public_Hearing_Script.pdf)
- **Antelope Hills General Improvement District (GID) Budget 2024** (1_-_Antelope_Hills_GID_Budget_2024_Final.pdf)
- **Resolution No. 2023-01 - 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 2024** (2_-_Antelope_Hills_GID_2024_Budget_Resolution.pdf)
- **Suggested Motion** (suggested_motion.pdf)
- **Suggested Motion - Continue Public Hearing** (suggested_motion_-_continue_hearing.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.



DRAFT

Antelope Hills General Improvement District

Minutes

Tuesday, November 28, 2023 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

Whitney Oakley, Director

Kevin Barden, Director - **excused**

Steve Dambroski, Director

Denice Smith, Director

Donna Sus, Director

Larry Vittum, Director

Staff Present:

Trish Stiles, Town Manager

Taeler Houlberg, Administrative Services Director

Danette Ruvalcaba, Director of Finance

Danny Pennington, Finance Manager

Alison Belcher, Communications and IT Director

Adam Meis, IT and Communications Manager

Steve Hebert, Planning Manager

Steven Hoesel, Planning Manager

Greg Thompson, Community and Economic Development Director

Mike Heugh, Traffic Engineer

Dan Giroux, Town Engineer

Keith Buono, Lead CSO

Scott Krob, Town Attorney

Christina Hart, Town Clerk

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Public Present:

Kathy Smiley
Mason Oakley
Sam Gallucci
Michelle Gayeski
Kacy Flemons
Lucas Newland
Adam Menken

3. Approval of Agenda

Royce D. Pindell, President

Minutes:

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

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

Nays: None

Excused: Barden

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 2024 Draft One

Minutes:

Danny Pennington, Finance Manager, presented the Antelope Hills General Improvement District 2024 budget draft to the directors.

No action was required.

5. Board of Directors Reports

Minutes:

No reports were presented.

6. Adjournment

Minutes:

DIRECTOR OAKLEY MOVED, DIRECTOR VITTUM SECONDED to adjourn the meeting. The meeting was adjourned at 7:07 p.m. Voting was as follows:

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

Nays: None

Excused: Barden

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

Minutes Approved:

Royce D. Pindell, President

Christina Hart, Secretary

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**Public Hearing Script
Antelope Hills General Improvement District (GID)
Budget 2024**

PRESIDENT: I will next call the matter of the Antelope Hills GID 2024 Budget Appropriation to order. This is a public hearing on the 2024 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 would entertain a motion on the draft resolution in front of us.

SUMMARY



welcome neighbors.

	Actual 2022	Adopted 2023	Estimated 2023	Proposed 2024
BEGINNING FUND BALANCES	\$ 109,516	\$ 119,551	\$ 200,046	\$ 133,571
REVENUES				
1 Property Taxes	280,268	270,825	270,825	345,692
2 Specific Ownership Taxes	17,523	15,000	15,000	15,000
3 Net Investment Income	1,388	100	2,753	100
4 Building Permits	-	15,000	-	17,500
Total Revenues	299,179	300,925	288,578	378,292
TRANSFERS IN	13,785	14,061	14,061	14,342
Total Funds Available	422,480	434,537	502,685	526,204
EXPENDITURES				
General and Administration				
4 Accounting	-	5,000	-	5,000
5 Audit	-	500	-	500
6 Contingency	-	749	-	749
7 County Treasurer's Fees	4,246	5,416	3,507	6,914
8 Legal	41	1,500	-	1,500
9 Miscellaneous	-	-	-	-
Debt Service				
10 Bond Interest	80,797	97,500	97,500	97,500
11 Bond Principal - Series 2006	123,474	185,798	253,397	258,885
12 Contingency	-	-	-	-
13 Paying Agent Fees	-	650	650	650
Total Expenditures	208,558	297,113	355,054	371,698
TRANSFERS OUT	13,875	14,061	14,061	14,342
Total expenditures and transfers out	222,433	311,174	369,115	386,040
ENDING FUND BALANCES	\$ 200,046	\$ 123,363	\$ 133,571	\$ 140,164
EMERGENCY RESERVE	\$ 600	\$ 600	\$ 600	\$ 600
TOTAL RESERVE	\$ 600	\$ 600	\$ 600	\$ 600

PROPERTY TAX SUMMARY



	Actual 2022	Adopted 2023	Estimated 2023	Proposed 2024
ASSESSED VALUATION - ARAPAHOE				
All Property	\$ 7,561,087	\$ 7,377,416	\$ 7,377,416	\$ 9,416,827
Certified Assessed Value	\$ 7,561,087	\$ 7,377,416	\$ 7,377,416	\$ 9,416,827
MILL LEVY				
DEBT SERVICE FUND	36.710	36.710	36.710	36.710
Total Mill Levy	36.710	36.710	36.710	36.710
PROPERTY TAXES				
DEBT SERVICE FUND	\$ 277,568	\$ 270,825	\$ 270,825	\$ 345,692
Levied Property Taxes	277,568	270,825	270,825	345,692
Adjustments to Actual/Rounding				
Refunds and Abatements	-	-	-	-
Budgeted Property Taxes	\$ 277,568	\$ 270,825	\$ 270,825	\$ 345,692
BUDGETED PROPERTY TAXES				
DEBT SERVICE FUND	\$ 277,568	\$ 270,825	\$ 270,825	\$ 345,692
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GENERAL FUND



welcome neighbors.

	Actual 2022	Adopted 2023	Estimated 2023	Proposed 2024
BEGINNING FUND BALANCES	\$ 105,766	\$ 119,551	\$ 119,510	\$ 133,571
REVENUES	-	-	-	-
Total Revenues	-	-	-	-
TRANSFERS IN DEBT SERVICE FUND	13,785	14,061	14,061	14,342
Total Transfers In	13,785	14,061	14,061	14,342
Total Funds Available	119,551	133,612	133,571	147,913
EXPENDITURES				
General and Administration				
4 Accounting	-	5,000	-	5,000
5 Audit	-	500	-	500
6 Contingency	-	749	-	749
7 Legal	41	1,500	-	1,500
8 Miscellaneous	-	-	-	-
Total Expenditures	41	7,749	-	7,749
Total expenditures and transfers out	41	7,749	-	7,749
ENDING FUND BALANCES	\$ 119,510	\$ 125,863	\$ 133,571	\$ 140,164
EMERGENCY RESERVE	\$ 600	\$ 600	\$ 600	\$ 600
TOTAL RESERVE	\$ 600	\$ 600	\$ 600	\$ 600

DEBT SERVICE



welcome neighbors.

	Actual 2022	Adopted 2023	Estimated 2023	Proposed 2024
BEGINNING FUND BALANCES	\$ 3,750	\$ -	\$ 80,536	\$ -
REVENUES				
1 Property Taxes	280,268	270,825	270,825	345,692
2 Specific Ownership Taxes	17,523	15,000	15,000	15,000
3 Net Investment Income	1,388	100	2,753	100
4 Building Permit Revenue	-	17,500	-	17,500
Total Revenues	299,179	303,425	288,578	378,292
Total Funds Available	302,929	303,425	369,114	378,291
EXPENDITURES				
General and Administration				
4 County Treasurer's Fees	4,246	5,416	3,507	6,914
5 Miscellaneous	-	-	-	-
Debt Service				
7 Bond Interest	80,797	97,500	97,500	97,500
8 Bond Principal - Series 2006	123,474	185,798	253,397	258,885
9 Contingency	-	-	-	-
10 Paying Agent Fees	-	650	650	650
Total Expenditures	208,517	289,364	355,054	363,949
TRANSFERS OUT				
GENERAL FUND	13,875	14,061	14,061	14,342
Total Transfers Out	13,875	14,061	14,061	14,342
Total expenditures and transfers out	222,392	303,425	369,115	378,291
ENDING FUND BALANCES	\$ 80,536	\$ -	\$ -	\$ -

RESOLUTION NO. 2023-01

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 2024

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 2024.

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 2024. The estimated revenues and expenditures for the District’s General Fund, Debt Service Fund, and Capital Projects Fund for fiscal year 2024, 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	\$	378,291
Capital Projects Fund	\$	-0-
Total Fund Appropriations	\$	386,040

Section 3. 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 12TH DAY OF DECEMBER 2023 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
2024 BUDGET

SUMMARY



welcome neighbors.

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Suggested Motion

I move to approve Resolution No. 2023-01 – 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 2024.

Suggested Motion

I move to continue the public hearing until January 9, 2024, when Staff will deliver the County's final valuations for the Mill Levy Certifications.