



Antelope Hills General Improvement District

Tuesday, January 9, 2024 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. December 12, 2023 - Regular Meeting Minutes

Attachments:

- **December 12, 2023 - Regular Meeting Minutes** (12-12-2023_-_Draft_A.H._GID_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 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 - Continued from December 12, 2023

a. Antelope Hills General Improvement District (GID) Mill Levy Certification of Valuation for the 2024 Budget Year

Resolution No. 2024-01 - A Resolution by the Board of Trustees of the Town of Bennett, Colorado, Sitting as the Board of Directors on the Antelope Hills General Improvement District Approving a Mill Levy

Daniel Pennington, Finance Manager

Attachments:

- **Public Hearing Script** (2024_Mill_Levy_Public_Hearing_Script.pdf)
- **Arapahoe County Certification of Valuation** (2024_AHGID_Cert_Arapahoe_County.pdf)
- **Resolution No. 2024-01 - A Resolution by the Board of Trustees of the Town of Bennett, Colorado, Sitting as the Board of Directors on the Antelope Hills General Improvement District Approving a Mill Levy** (Antelope_Hills_GID_2024_Mill_Cert_Resolution.pdf)
- **Suggested Motion** (suggested_motion.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, 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

2. Call to Order

Royce D. Pindell, President

Minutes:

Present:

Royce D. Pindell, President

Whitney Oakley, Director

Kevin Barden, Director

Steve Dambroski, Director

Denice Smith, Director - *excused*

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

Greg Thompson, Community and Economic Development Director

Scott Krob, Town Attorney

Christina Hart, Town Clerk

Public Present:

Kathy Smiley

Mason Oakley

Macy Meyer

a. Roll Call

3. Approval of Agenda

Royce D. Pindell, President

Minutes:

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

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

Nays: None

Excused: Smith

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

4. Consent Agenda

Royce D. Pindell, President

Minutes:

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

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

Nays: None

Excused: Smith

Royce D. Pindell, President, declared the motion carried by unanimous vote. **1. Action:** Approval of November 28, 2023, Regular Meeting Minutes

PUBLIC COMMENTS NOT ON THE AGENDA

No public comments were presented.

a. November 28, 2023 Regular Meeting Minutes

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

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

Minutes:

Royce D. Pindell, Director, opened the public hearing for the Antelope Hills GID 2024 Budget Appropriations.

The public hearing was opened at 7:02 p.m.

Christina Hart, Secretary, stated that in accordance with Colorado State Statute, notice of the public hearing was properly posted and published in the Eastern Colorado News on October 6th, 13th, 20th and 27th, 2023. Legal #2866.

Daniel Pennington, Finance Manager, presented the 2024 Antelope Hills GID Budget to the Directors. Mr. Pennington reported that the mill levy certification would not be provided from Arapahoe County until January 3, 2024. Staff is recommending the public hearing be continued until January 9, 2024.

PUBLIC COMMENTS

No public comments were presented.

The public hearing will be continued until January 9, 2024.

DIRECTOR BARDEN MOVED, DIRECTOR VITNUM SECONDED 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. The voting was as follows:

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

Nays: None

Excused: Smith

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

6. Board of Directors Reports

Minutes:

No reports were presented.

7. Adjournment

Minutes:

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

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

Nays: None

Excused: Smith

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)
Mill Levy Certifications**

PRESIDENT: I will next call the matter of the Counties of Adams and Arapahoe Antelope Hills GID mill levy valuations to order which was continued from December 12, 2023 to this evening and will re-open the public hearing.

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 comment portion of the 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.



PK Kaiser, MBA, MS

Assessor

December 6, 2023

OFFICE OF THE ASSESSOR
5334 S. Prince Street
Littleton, CO 80120-1136
Phone: 303-795-4600
TDD: Relay-711
Fax:303-797-1295
www.arapahoegov.com/assessor
assessor@arapahoegov.com

AUTH 4042 ANTELOPE HILLS GID
TRISH STILES
207 MUEGGE WAY
BENNETT CO 80102

Code # 4042

CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2023 of:

\$8,880,245

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

PK Kaiser, MBA, MS
Arapahoe County Assessor

enc

CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity YES NO

Date: December 6, 2023

NAME OF TAX ENTITY: ANTELOPE HILLS GID

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	7,377,416
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	8,880,245
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	8,880,245
5. NEW CONSTRUCTION: *	5.	\$	46,621
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Ⓢ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution
- * New construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- Ⓢ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	115,397,922
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	695,846
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- * Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:			
1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:			
HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.			

RESOLUTION NO. 2024-01

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 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 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 total valuation for assessment in the District is \$8,880,245. The amount of money necessary to be raised from property taxes for the purpose of the District’s Debt Service Expenditures is \$325,994 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 2. 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 9TH DAY OF JANUARY 2024 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

Suggested Motion

I move to approve Resolution No. 2024-01 – 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 approving a Mill Levy.