

**AGENDA**

**CITY OF WESTMINSTER PARK 1200  
GENERAL IMPROVEMENT DISTRICT  
MEETING**

**MONDAY, AUGUST 24, 2015**

**AT 7:00 P.M.**

1. **Roll Call**
2. **Minutes of Previous Meeting (N/A)**
3. **New Business**
  - A. Resolution No. 1 re City of Westminster Park 1200 General Improvement District Special Election
4. **Adjournment**

# City of Westminster Park 1200 GID Agenda Item 3 A

## Agenda Memorandum

City of Westminster Park 1200 General Improvement District Meeting  
August 24, 2015



**SUBJECT:** Resolution No. 1 re City of Westminster Park 1200 General Improvement District Special Election

**Prepared By:** Tammy Hitchens, Finance Director  
Robert Byerhof, Treasury Manager  
Karen Creager, Special District Accountant

### Recommended Board Action

Adopt Resolution No. 1 calling for a special election for the City of Westminster Park 1200 General Improvement District to be held in November 2015.

### Summary Statement

By adopting the attached Resolution calling for a special election this November, City Council, as the ex-officio Board of the General Improvement District (GID), authorizes the ballot language to be presented to electors within the City of Westminster Park 1200 GID (District). The ballot language to be approved includes the following action:

Mill Levy/TABOR (deBrucing) Question: To authorize the GID to levy property taxes against the property owners up to 10 mills, to assist in paying for public infrastructure and ongoing operating and maintenance costs within the District and exempts the property tax revenues and expenditures for the improvements and ongoing operations and maintenance from the TABOR calculations required by cities each year, as a part of the requirements of the 1992 constitutional amendment.

**Expenditure Required:** \$0

**Source of Funds:** N/A

**Policy Issue**

Should the GID Board call a special election for this November and approve the specific language to be voted on by the District's electors?

**Alternative**

Do not proceed with the November election. This is not recommended, as this will prevent the questions from appearing on the 2015 election ballot. The petition to form the District along with the reasoning for the mill levy has been accepted by the Petitioner. By not approving the ballot language, the ability to efficiently develop and maintain the proposed park with a rational and prudent revenue stream may be jeopardized. The revenue generated from the mill levy will contribute to the cost of improvements and ongoing operating costs to provide services for the park.

**Background Information**

Park 1200 is a proposed 320-unit, multi-family development at the northeast corner of 116<sup>th</sup> Avenue and Pecos Street. The developer submitted a rezoning request, including a Preliminary Development Plan (PDP) and an Official Development Plan (ODP) for this development. If this development is approved by City Council, the applicants would like to provide a park on the site. As part of the discussions, property owners within the boundaries of the proposed GID have been working with the City on the possibility of a future park on this site. The property owners would like to help support the maintenance and operating costs of the park. While a specific decision on a public park within the GID has yet to be determined, without this funding, it is possible that a public park will not be built on the site due to other City priorities. It should be noted that GID fees will be limited to the extent of the direct maintenance and operating costs of the park and future capital replacement within the boundaries and aligned with the timing of site improvements.

On August 10, 2015, Council approved on first reading the creation of the City of Westminster Park 1200 GID District on a 6:1 vote, and Staff anticipates that Council will approve the creation ordinance on second reading at the Council meeting held prior to this meeting. A petition by the property owners within the GID boundaries facilitated the formation of the District.

Now that the GID has been established, the next step is for the GID Board to authorize a special election and the ballot language needed to levy a property tax. The attached resolution, if approved by the Board, will present the owners within the District a ballot to vote on the mill levy increase and the TABOR deBrucing language needed to ensure GID revenues are collected and kept for their intended use. The vote is limited to property owners within the Park 1200 GID.

The existing property owners within the GID boundaries are aware of the necessity for the vote affirming the need to generate this revenue stream to pay for capital and operating costs which will directly benefit owners/residents within the GID. The ballot will be voted on this November and is necessary to be in compliance with the State's Taxpayers Bill of Rights (TABOR) Amendment requiring a vote of the constituents on tax related issues.

The action requested in this agenda memorandum relates to the City's Strategic Plan goal of Visionary Leadership, Effective Governance and Proactive Regional Collaboration and to a Financially Sustainable Government Providing Excellence in City Services by creating a governmental entity to oversee the ongoing needs to fund a financially sustainable park.

Respectfully submitted,

Stephen P. Smithers  
Acting Executive Director

Attachment: Resolution

RESOLUTION

RESOLUTION NO. **1**

INTRODUCED BY COUNCILLORS

SERIES OF 2015

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**A RESOLUTION CALLING A SPECIAL ELECTION IN THE CITY OF  
WESTMINSTER PARK 1200 GENERAL IMPROVEMENT DISTRICT; AND  
PROVIDING OTHER DETAILS RELATING THERETO**

WHEREAS, the City of Westminster Park 1200 General Improvement District (the "District") is a public improvement district and a quasi-municipal corporation duly organized pursuant to Part 6, Article 25, Title 31, Colorado Revised Statutes, and Ordinance of the City of Westminster, Colorado (the "City") adopted by the Council of the City (the "City Council") on August 24, 2015; and

WHEREAS, the members of the City Council have been duly elected and qualified and serve ex officio as the Board of Directors of the District (the "Board"); and

WHEREAS, Article X, Section 20 of the Constitution ("TABOR") requires voter approval for incurring debt, the creation of any tax, and for spending certain moneys above limits established thereby; and

WHEREAS, Section 31-25-611(n), C.R.S. authorizes the District to conduct an election in accordance with Title 31, Article 10, C.R.S. (the "Municipal Election Code") for any purpose the Board deems necessary or required; and

WHEREAS, TABOR requires that ballot issues (as defined in TABOR) be submitted to the electors of the District (as so defined in Section 31-26-602(2), the "Electors") on limited election days before action can be taken on such ballot issues; and

WHEREAS, November 3, 2015, is a date scheduled for a general election in the State of Colorado, and is one of the election dates at which ballot issues and spending questions may, under TABOR, be submitted to the District electors; and

WHEREAS, the Board hereby determines that it is necessary to submit to the Electors of the District at an independent mail ballot election to be held on November 3, 2015 (the "Election") a question regarding the imposition of ad valorem taxes on the taxable property within the District to finance improvements and services set forth in the petition submitted to the City requesting the creation of the District (the "Improvements" and "Services") and to pay the annual administrative expenses of the District; and;

WHEREAS, the Board elects to utilize the provisions of the Municipal Election Code of 1965, Title 31, Article 10, C.R.S., as amended (the "Municipal Election Code"), to conduct the Election; and

WHEREAS, the City Clerk of the City ("City Clerk") will conduct the Election as an independent mail ballot election; and

WHEREAS, it is necessary to set the language for the mail ballot and to set forth certain procedures concerning the conduct of the Election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF WESTMINSTER, COLORADO, AS THE *EX OFFICIO* BOARD OF DIRECTORS OF THE CITY OF WESTMINSTER PARK 1200 GENERAL IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All action heretofore taken (consistent with the provisions of this resolution) by the District and the officers thereof, directed toward the election and the objects and purposes herein stated is hereby ratified, approved and confirmed.

2. Unless otherwise defined herein, all terms used herein shall have the meanings defined in Article 31, Section 10 (the "Municipal Election Code").

3. Pursuant to TABOR and the Municipal Election Code, the Board hereby determines to call a special election to be conducted on November 3, 2015, as an independent mail ballot election (the "Election"). The Board hereby determines that at the election to be held on November 3, 2015, there shall be submitted to the eligible electors of the District the question set forth in Section 4 hereof.

4. The Board hereby designates the City Clerk as the election official and certifies thereto the following question in substantially the form hereinafter set forth to be submitted to the eligible electors of the District at the Election:

**BALLOT ISSUE 5A:**

**SHALL CITY OF WESTMINSTER PARK 1200 GENERAL IMPROVEMENT DISTRICT TAXES BE INCREASED \$50,000 IN 2017 (FIRST FULL FISCAL YEAR) AND BY WHATEVER AMOUNTS AS MAY BE GENERATED ANNUALLY THEREAFTER BY THE IMPOSITION OF A MILL LEVY OF NOT TO EXCEED TEN (10) MILLS AS MAY BE NECESSARY TO PAY THE COST OF SUCH IMPROVEMENTS AND SERVICES AS THE DISTRICT IS AUTHORIZED TO PROVIDE BY LAW; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON AND ANY OTHER REVENUES BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2017 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW?**

5. If a majority of the votes cast on the question to authorize the increase of tax submitted at the Election shall be in favor of the increase of tax as provided in such question, the Board shall be authorized to proceed with the necessary action to increase such tax in accordance with such question. Any authority to increase in tax, if conferred by the results of the Election, shall be deemed and considered a continuing authority to increase taxes so authorized at any one time, or from time to time, and neither the partial exercise of the authority so conferred, nor any lapse of time, shall be considered as exhausting or limiting the full authority so conferred.

6. Pursuant to Section 31-10-1308(2), C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot issue or ballot question is set.

7. The ballot titles in Section 4 hereof are set based upon the requirements of TABOR and, pursuant to Section 31-11-102, C.R.S., are an alternative to the provisions of Section 31-11-111, C.R.S. regarding both a title and a submission clause. Pursuant to Section 1-11-203.5, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot issue or ballot question is set.

8. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall in no manner affect any remaining provisions of this resolution.

9. All resolutions or parts of resolutions inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any resolution or part of any resolution heretofore repealed.

The effective date of this resolution shall be immediately upon adoption.

INTRODUCED, PASSED AND ADOPTED at a regular meeting of the City Council of the City of Westminster, Colorado, acting ex-officio as the Board of Directors of the City of Westminster Park 1200 General Improvement District, on August 24, 2015.

CITY OF WESTMINSTER PARK 1200 GENERAL  
IMPROVEMENT DISTRICT

\_\_\_\_\_  
Mayor/Chairman of the Board of Directors

ATTEST:

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
City Clerk/District Secretary

\_\_\_\_\_  
City Attorney

STATE OF COLORADO )  
 )  
 COUNTIES OF ADAMS ) SS.  
 AND JEFFERSON )  
 )  
 CITY OF WESTMINSTER )  
 PARK 1200 GENERAL )  
 IMPROVEMENT DISTRICT )

I, Linda Yeager, the duly elected, qualified and acting Secretary of the Board of Directors of the City of Westminster Park 1200 General Improvement District (the "District") do hereby certify:

1. That the foregoing pages are a true, correct, and complete copy of a resolution (the "Resolution") adopted by Board of Directors (the "Board") of the District at a regular meeting of the Board held at the Westminster City Hall on August 24, 2015.

2. The passage of the Resolution was duly moved and seconded and the resolution was approved by vote of \_\_\_ of \_\_\_ of the members of the Board as follows:

Name	"Yes"	"No"	Absent	Abstain
Herb Atchison				
Bob Briggs				
Bruce Baker				
Maria De Cambra				
Alberto Garcia				
Emma Pinter				
Anita Seitz				

3. The members of the Board were present at such meeting and voted on the passage of the Resolution as set forth above.

4. The Resolution has been signed by the President, sealed with the corporate seal of the District, attested by me as Secretary, and duly recorded in the books of the District; and that the same remains of record in the book of records of the District.

5. There are no bylaws, rules or regulations of the Council which might prohibit the adoption of the Resolution.

6. Notices of the meeting of August 24, 2015, in the form attached hereto as **Exhibit A**, was duly given and was posted in a designated public place no less than twenty-four hours prior to the meeting as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City this \_\_\_\_\_ day of August, 2015.

\_\_\_\_\_  
 Secretary

(SEAL)

EXHIBIT A

(Attach Notice of Meeting)