

OFFICE OF THE CITY MANAGER

AGENDA
CITY OF THORNTON 136TH AVENUE GENERAL IMPROVEMENT DISTRICT (GID)
ANNUAL MEETING
Council Chambers/Virtual Meeting
September 28, 2021

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. AUDIENCE PARTICIPATION

DURING THIS PORTION OF THE MEETING, ANYONE MAY SPEAK ON ANY ITEM ON THE AGENDA. SPEAKING TIME WILL BE LIMITED TO THREE MINUTES PER INDIVIDUAL/TOPIC WITH A ONE HOUR LIMIT ON THIS SEGMENT OF THE AGENDA. IF YOU WISH TO SPEAK, PLEASE SIGN UP ON THE REGISTER LOCATED INSIDE THE COUNCIL CHAMBERS, BY GOING TO https://thorntonco.zoom.us/webinar/register/WN_QpE0qByrTpen-yWAI0mD1A, OR BY CALLING 669-900-6833 AND ENTERING MEETING ID 876 3297 8009, PRIOR TO THE MEETING.

5. APPROVAL OF MINUTES – October 27, 2020
6. REPORT OF THE CITY MANAGER
7. REPORT OF COMMITTEES
8. BUSINESS
 - A. A resolution adopting a budget for the City of Thornton 136th Avenue General Improvement District, beginning January 1, 2022 and ending December 31, 2022, and appropriating the funds for expenditure in 2022.
 - B. A resolution providing for the tax levy upon all taxable property in the City of Thornton 136th Avenue General Improvement District, for the purpose of financing interchange construction.
9. ADJOURNMENT



Agenda prepared by Kristen N. Rosenbaum, City Clerk ex officio
Secretary of the Board and District

MINUTES
CITY OF THORNTON 136TH AVENUE GENERAL IMPROVEMENT DISTRICT
BOARD OF DIRECTORS ANNUAL MEETING
October 27, 2020

1. CALL TO ORDER – By Mayor ex officio Chairperson of the District Jan Kulmann at 8:19 p.m. by way of an electronic meeting through Zoom software.
2. ROLL CALL – Those present were: Chairperson Jan Kulmann; Vice-Chairperson Jessica Sandgren; and Directors David Acunto, Angie Bedolla, Julia Marvin, Adam Matkowsky, Sam Nizam, and Jacque Phillips. Absent – Director Sherry Goodman.

STAFF MEMBERS PRESENT – Kevin Woods, City Manager; Luis Corchado, City Attorney; Joyce Hunt, Assistant City Manager; Robb Kolstad, Assistant City Manager; Jeff Coder, Deputy City Manager of City Development; Chris Molison, Executive Director of Management Services; Brett Henry, Executive Director of Infrastructure; Seve Ghose, Director of Parks, Recreation and Community Programs; Cliff Brown, Interim Police Chief; Gordon Olson, Fire Chief; Kim Newhart, Finance Director; John Cody, Economic Development Director; Erika Senna, Budget Manager; Adam Krueger, Deputy Economic Development Director; Mary Kent, CMO Services Administrator; Stephen Kelley, Deputy Fire Chief; Jaylin Stotler, Community Connections Manager; Alice Haung, Management Analyst; Kristen Rosenbaum, City Clerk; and Crystal Sergent, Agenda and Licensing Coordinator.

3. APPROVAL OF AGENDA

MOTION WAS MADE BY DIRECTOR MATKOWSKY AND SECONDED BY DIRECTOR ACUNTO TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF THE BOARD.

4. AUDIENCE PARTICIPATION

None

5. APPROVAL OF MINUTES – September 10, 2019

MOTION WAS MADE BY DIRECTOR ACUNTO AND SECONDED BY DIRECTOR NIZAM TO APPROVE THE SEPTEMBER 10, 2019 CITY OF THORNTON 136TH AVENUE GENERAL IMPROVEMENT DISTRICT MINUTES AS PRESENTED. MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF THE BOARD.

6. REPORT OF THE CITY MANAGER

None

7. REPORT OF COMMITTEES

None

8. BUSINESS

- A. A resolution adopting a budget for the City of Thornton 136th Avenue General Improvement District, beginning January 1, 2021 and ending December 31, 2021, and appropriating the funds for expenditure in 2021.

Erika Senna, Budget Manager, presented a slide and information on this item.

MOTION WAS MADE BY DIRECTOR MATKOWSKY AND SECONDED BY DIRECTOR BEDOLLA TO APPROVE A RESOLUTION ADOPTING A BUDGET FOR THE CITY OF THORNTON 136TH AVENUE GENERAL IMPROVEMENT DISTRICT, BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021, AND APPROPRIATING THE FUNDS FOR EXPENDITURE IN 2021. MOTION PASSED UNANIMOUSLY BY A ROLL CALL VOTE OF THE BOARD.

- B. A resolution providing for the tax levy upon all taxable property in the 136th Avenue General Improvement District of the City, for the purpose of financing interchange construction.

Erika Senna, Budget Manager, presented a slide and information on this item.

MOTION WAS MADE BY DIRECTOR MATKOWSKY AND SECONDED BY DIRECTOR BEDOLLA TO APPROVE A RESOLUTION PROVIDING FOR THE TAX LEVY UPON ALL TAXABLE PROPERTY IN THE 136TH AVENUE GENERAL IMPROVEMENT DISTRICT OF THE CITY, FOR THE PURPOSE OF FINANCING INTERCHANGE CONSTRUCTION. MOTION PASSED UNANIMOUSLY BY A ROLL CALL VOTE OF THE BOARD.

9. ADJOURNMENT

MOTION WAS MADE BY DIRECTOR BEDOLLA AND SECONDED BY DIRECTOR MATKOWSKY TO ADJOURN THE MEETING AT 8:25 P.M. MOTION PASSED UNANIMOUSLY BY A VOICE VOTE OF THE BOARD.

Respectfully submitted,

Crystal Sergent

Crystal Sergent, Agenda and Licensing Coordinator for Kristen N. Rosenbaum, City Clerk ex officio Secretary of the Board and District

ATTEST:

Chairperson of the Board and District at time of approval

Approved at the September 28, 2021, GID meeting.

GID COMMUNICATION

Meeting Date: September 28, 2021	Agenda Item: 8A	Agenda Location: Business	Goal(s):	Legal Review: <i>WST</i>	<input type="checkbox"/> 1 st Reading <input type="checkbox"/> 2 nd Reading
Subject: A resolution adopting a budget for the City of Thornton 136th Avenue General Improvement District, beginning January 1, 2022 and ending December 31, 2022, and appropriating the funds for expenditure in 2022.					
Recommended by: Robb Kolstad <i>RK</i>				Approved by: Kevin S. Woods <i>KW</i>	
Presenter(s): Erika Senna, Budget Manager				Ordinance previously introduced by: _____	

SYNOPSIS:

This resolution establishes the 2022 Budget for the 136th Avenue General Improvement District (District) and appropriates funds for the reimbursement to the General Fund for expenses associated with the 136th Avenue and Interstate 25 Interchange.

RECOMMENDATION:

Staff recommends Alternative No. 1, approval of the resolution to transfer funds pursuant to the Intergovernmental Agreement with the City to reimburse the City for the District's portion of the costs of financing the construction of the 136th Avenue and Interstate 25 Interchange.

BUDGET/STAFF IMPLICATIONS:

The 2022 Budget appropriates a transfer to the City of Thornton General Fund of \$150,000.

ALTERNATIVES:

1. Approve the resolution adopting the 2022 Budget.
2. Approve the resolution with amendments to the 2022 Budget.
3. Do not approve the resolution.

BACKGROUND:

On August 28, 2000, City Council created the City of Thornton 136th Avenue General Improvement District.

On August 28, 2000, City Council, acting as Board of Directors of the District, called for a special election to vote on the question of issuing up to \$15.185 million in debt service to pay for a portion of the construction of the 136th Avenue Interchange and setting a 15-mill property tax levy.

On November 7, 2000, the electors of the District voted to approve the debt and mill levy.

On August 13, 2001, the Board of Directors of the District accepted a petition to allow property adjacent to the southeast corner of 136th Avenue and Interstate 25 to be added to the District.

GID COMMUNICATION
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On December 11, 2001, the District and the City entered into an Intergovernmental Agreement to reimburse the City for the District's portion of the costs of financing the construction of the 136th Avenue and Interstate 25 Interchange.

The Board of Directors reviewed the budget during the September 16, 2021 City Council Planning Session.

R E S O L U T I O N

A RESOLUTION ADOPTING A BUDGET FOR THE CITY OF THORNTON 136TH AVENUE GENERAL IMPROVEMENT DISTRICT, BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022, AND APPROPRIATING THE FUNDS FOR EXPENDITURE IN 2022.

WHEREAS, the City of Thornton 136th Avenue General Improvement District wishes to adopt a budget for 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 136TH AVENUE GENERAL IMPROVEMENT DISTRICT OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. That the 2022 City of Thornton 136th Avenue General Improvement District budget is as follows:

REVENUES	
Property Tax	\$155,000
Total	\$155,000
EXPENDITURES	
Transfer to the General Fund	\$150,000
Total	\$150,000

2. That these funds are hereby appropriated as described above.
3. That the City Manager, acting as the Registered Agent for the City of Thornton 136th Avenue General Improvement District, or designee, is authorized to execute all Contracts, Change Orders, and other such documents as may be required to implement the budget. The Registered Agent is further authorized to transfer funds as needed between budget items in order to satisfactorily complete projects. No staff positions are authorized in this budget.

PASSED AND ADOPTED at the annual meeting of the 136th Avenue General Improvement District of the City of Thornton, Colorado, on _____, 2021.

136TH AVENUE GENERAL IMPROVEMENT DISTRICT

Jan Kulmann, Chairperson

ATTEST:

Kristen N. Rosenbaum, City Clerk
Ex officio Secretary of the District

GID COMMUNICATION

Meeting Date: September 28, 2021	Agenda Item: 8B	Agenda Location: Business	Goal(s):	Legal Review: <i>WAT</i>	<input type="checkbox"/> 1 st Reading <input type="checkbox"/> 2 nd Reading
Subject: A resolution providing for the tax levy upon all taxable property in the City of Thornton 136 th Avenue General Improvement District, for the purpose of financing interchange construction.					
Recommended by: Kim Newhart <i>KN</i>				Approved by: Kevin S. Woods <i>KW</i>	
Presenter(s): Erika Senna, Budget Manager				Ordinance previously introduced by: _____	

SYNOPSIS:

The City of Thornton 136th Avenue General Improvement District (District) was created to finance a portion of the costs of the 136th Avenue and Interstate 25 Interchange. The creation of the District and a mill levy of 15 mills were approved by ordinance and by Special Election of District electors. The City and the District have entered into an Intergovernmental Agreement (IGA) to reimburse the City for the District's portion of the costs of financing the construction of the 136th Avenue and Interstate 25 Interchange.

RECOMMENDATION:

Staff recommends Alternative No.1, approval of the resolution because the property tax revenue is necessary to help pay the debt service associated with the construction of the 136th Avenue and Interstate 25 Interchange. Pursuant to State Statutes, the District is required annually to certify its property tax mill levy to Adams County remaining at 15 mills.

BUDGET/STAFF IMPLICATIONS:

Revenue of approximately \$155,000 for budget year 2022.

ALTERNATIVES:

1. Approve the resolution certifying the District's same mill levy of 15 mills to Adams County.
2. Do not approve the resolution.

HISTORY:

On August 28, 2000, City Council created the District.

City Council, acting as Board of Directors of the District, called for a special election to vote on the question of issuing up to \$15.185 million in debt service to pay for a portion of the construction of the 136th Avenue Interchange and setting a 15-mill property tax levy.

On November 7, 2000 the electors of the District voted by majority to approve the debt and mill levy.

On August 13, 2001, City Council, acting as Board of Directors of the District, accepted a petition to allow property adjacent to the southeast corner of 136th Avenue and Interstate 25 to be added to the District.

GID COMMUNICATION
PAGE 2

On December 11, 2001 the District and the City entered into an IGA to reimburse the City for the District's portion of the costs of financing the construction of the 136th Avenue and Interstate 25 Interchange.

RESOLUTION

A RESOLUTION PROVIDING FOR THE TAX LEVY UPON ALL TAXABLE PROPERTY IN THE CITY OF THORNTON 136TH AVENUE GENERAL IMPROVEMENT DISTRICT, FOR THE PURPOSE OF FINANCING INTERCHANGE CONSTRUCTION.

WHEREAS, the City of Thornton 136th Avenue General Improvement District (District) was created to finance a portion of the costs of the 136th Avenue and Interstate 25 Interchange; and

WHEREAS, the City has financed the construction of the 136th Avenue and Interstate 25 Interchange; and

WHEREAS, the City and the District have entered into an Intergovernmental Agreement for the District to reimburse the City for the District's portion of the cost of this financing; and

WHEREAS, the District is authorized to levy a 15-mill levy to provide revenues to fund these costs.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 136TH AVENUE GENERAL IMPROVEMENT DISTRICT OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. There is hereby levied a tax of 15 mills upon each dollar of the total valuation for assessment of all taxable property within the limits of the District for the year 2021 to be collected in 2022.
2. The Treasurer of the District is hereby authorized and directed to certify to the Board of County Commissioners of Adams County, Colorado, the levy described herein.

PASSED AND ADOPTED at the annual meeting of the 136th Avenue General Improvement District of the City of Thornton, Colorado, on _____, 2021.

136TH AVENUE GENERAL IMPROVEMENT DISTRICT
OF THE CITY OF THORNTON, COLORADO

Jan Kulmann, Chairperson

ATTEST:

Kristen N. Rosenbaum, Secretary