

CITIZEN BUDGET ADVISORY COMMITTEE

Wednesday, June 9th, 2021 – 5:00 p.m.

<i>Committee Members</i>	<i>Present</i>	<i>Absent</i>	Attending Guests & City Personnel:
<i>Blythe Driver</i>	X		<i>John Karner: Finance Director (970) 350-9732</i>
<i>Jose Garcia</i>	X		<i>Robert Miller: Budget & Compliance Manager (970) 350-9735</i>
<i>Jesse Quinby</i>	X		<i>Benjamin Alexander: Financial Analyst II (970) 336-4086</i>
<i>John Schull</i>	X		<i>Brandon Garza: Financial Analyst I (970) 350-9769</i>
<i>K. Trent Howell</i>	X		<i>Brad Mueller: Community Development Director (970) 350-9730</i>
<i>Laura Fischer</i>		X	<i>Erik Dial: Utility Finance Manager (970) 350-9893</i>
<i>Lori Williams</i>	X		
<i>Ron Adams</i>	X		
<i>Nick Kenny</i>	X		

- **Attendance & Announcements**

- Meeting starts at 5:01 pm.

- **Approve Minutes**

Motion: Approve minutes from the May 19th CBAC meeting.

Motion By: Ron Adams

Motion Carried: Lori Williams

Metro Tax Districts

- Review of what Metropolitan Districts, how they are formed, how they operate, and why they exist.
- Metropolitan Districts are separate government entities and are limited to infrastructure services.
- Review of how the districts can fund infrastructure and maintenance by issuing bonds and by levying taxes.
- Discussion about how the districts must meet all government transparency laws and how they are governed by a board (which must be of landowners).
- Discussion about the differences between a Homeowner's Association (HOA) and a Metropolitan District.
- Evidence in 2017 indicates that housing construction in Greeley wouldn't be competitive in the region without their use.
 - In the summer of 2017, a developer meeting occurred with an outside attorney. A Council work session followed in early 2018.
 - Council ultimately approved 5 sets in the fall of 2018.
- Review of the number of Metropolitan Districts in the state.
 - Over 1,500 districts exist in Colorado, with Weld County alone accounting for 230.

- Discussion about how the benefits are in favor of the developer, not the residents.
- Review of the top 5 counties containing Metropolitan Districts.
- Review of current and pending Metropolitan Districts in Greeley.
- Review of Greeley's Model Service Plan.
- Review of the advantages and disadvantages of Metropolitan Districts.
- Review of residential tax assessments with and without Metropolitan District taxes.

Local Improvement Districts

- Review of Local Improvement Districts (LIDs).
- Chapter 6, Section 18-379 of the City Code allows for the creation of LIDs for "improvements of a special nature".
- The cost of infrastructure improvement is assessed against those properties that benefit.
- Discussion about how Water & Sewer is using these districts for new infrastructure that benefits a distinct geographic area.
- Discussion about how the infrastructure is installed by Water & Sewer and how the cost of the project is allocated among the new taps in that area. The cost is ultimately recovered over time.
- Review of how Local Improvement Districts work in different areas of Greeley.

Remote / In-Person Meeting Planning

- The majority of CBAC members are willing to return to in-person meetings.
- Discussion about the social distancing and mask requirements for meeting in person.
- Discussion about how the City is working to update technology to allow for hybrid meetings going forward.

Review of Upcoming Agenda Items

- The 2022-2026 Capital Improvement Plan (CIP) and Water & Sewer budgets will be discussed on July 14, 2021.

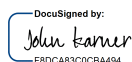
Requests & Open Discussion

Meeting Adjourned at 6:40 pm.

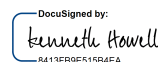
Next Regular Meeting: July 14th, 2021

5:00-6:30 p.m.

Zoom (<https://greeleygov.zoom.us/j/89552326098>)

DocuSigned by:

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John Karner, Finance Director

DocuSigned by:

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K. Trent Howell, Chairperson