

Chair
John Gates

Vice Chair
Dale Hall

Board Members
Tommy Butler
Deb DeBoutez
Johnny Olson
Brett Payton
Melissa McDonald



Residential West Greeley General Improvement District Board Agenda

Tuesday, October 21, 2025 at 5:40 PM

**City Council Chambers at City Center South
1001 11th Avenue, Greeley, CO 80631**

Zoom: <https://greeleygov.zoom.us/j/83229556766>

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. A resolution of the Board of Directors of the City of Greeley, Residential West Greeley General Improvement District establishing a debt and financial policy; and providing other details relating thereto
5. Adjournment



Residential West Greeley General Improvement District Board Agenda Summary

October 21, 2025
Key Staff Contact:

Title:

Approval of Minutes

Summary:

The Residential West Greeley General Improvement District Board met for the first time on September 2, 2025.

Attached are the proceedings for approval.

Recommended Action:

Approve the proceedings.

Recommended Motion:

A motion to approve the September 2, 2025 Residential West Greeley GID Meeting Proceedings.

Attachments:

1. 09.02.2025 Residential WG GID Minutes

City of Greeley, Colorado
West Greeley Residential General Improvement District Meeting Proceedings
September 2, 2025

1. Call to Order

Chair Gates called the meeting to order at 5:45 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Roll Call

Secretary Heidi Leatherwood called the roll.

The following were present:

Board member Tommy Butler

Board member Deb DeBoutez

Vice Chair Dale Hall

Board member Brett Payton

Board member Johnny Olson

Board member Melissa McDonald

Chair John Gates

3. Adoption of Residential West Greeley General Improvement District Board of Director By-Laws

Community Development Director Brian McBroom opened the presentation at 5:47 p.m.

The by-laws were the same as the Commercial West Greeley General Improvement District Board of Director By-Laws, so the presentation was not shown.

There were no questions or comments regarding the proposed by-laws.

Board Member Olson moved to adopt the by-laws. Board Member Payton seconded the motion. The motion passed 7-0 at 5:49 p.m.

4. Adoption of 2025 TABOR Election Resolution

Community Development Director Brian McBroom presented this item at 5:48 p.m.

Board member Butler asked for clarification regarding the proposed cap at 15 mills, not 20 as stated in the presentation. Mr. McBroom acknowledged the discrepancy between the resolution and the presentation and agreed to verify it. Board member Butler further questioned the source of the 15-mill figure, noting that 10 mills are authorized for operations and maintenance, while the debt is payable from up to 20 mills. Mr. Garcia explained that the 15 mills likely came from the agenda summary, reflecting the intended initial rate to be set.

There were no further questions from the Board.

Vice Chair Hall moved to adopt the resolution. Board Member McDonald seconded the motion. The motion passed 6-1 at 5:51 p.m. with Board Member Butler voting “nay”.

5. Adjournment

With no further business to come before the board, Chair Gates adjourned the meeting at 5:52 p.m.

Approved:

Chair

Attest:

Secretary



Residential West Greeley General Improvement District Board Agenda Summary

October 21, 2025
Key Staff Contact:

Title:

A resolution of the Board of Directors of the City of Greeley, Residential West Greeley General Improvement District establishing a debt and financial policy; and providing other details relating thereto

Summary:

On September 2, 2025, the Board adopted Resolution No. 1, Series 2025 submitting several ballot issues to the electors of the District at a special election to be held on November 4, 2025 regarding (i) the imposition of ad valorem taxes on the taxable property within the District to finance, in general, the acquisition, administration, construction, installation, operating, and maintenance of public improvements and services within the District (the “Improvements” and “Services”) and to pay the annual administrative expenses of the District, (ii) authorizing the District to incur indebtedness and enter into multiple fiscal year financial obligations with respect to any Improvements or Services and other obligations of the District, and (iii) exempting the District from statutory and constitutional limitations on revenue.

If the special election results are in favor of incurring indebtedness or levying ad valorem property taxes, the Board wishes to establish certain policies regarding the imposition of taxes and the issuance of indebtedness in order to protect its future residents and business owners from excessive tax burdens. Thus, it is necessary to set the District’s debt and financial policies.

Recommended Action:

Approve the resolution

Recommended Motion:

Motion to Approve Resolution No. 2, Series 2025 establishing a debt and financial policy; and providing other details relating thereto for the Residential West Greeley General Improvement District

Attachments:

1. Resolution
2. Presentation

CITY OF GREELEY, RESIDENTIAL WEST GREELEY
GENERAL IMPROVEMENT DISTRICT
RESOLUTION NO. 2, SERIES 2025

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF
GREELEY, RESIDENTIAL WEST GREELEY GENERAL IMPROVEMENT
DISTRICT ESTABLISHING A DEBT AND FINANCIAL POLICY; AND
PROVIDING OTHER DETAILS RELATING THERETO**

WHEREAS, the City of Greeley, Residential West Greeley 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 (C.R.S.), and Ordinance No. 22, 2025 of the City of Greeley, Colorado (the “City”) adopted by the City Council of the City (the “City Council”) on August 19, 2025; 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, the City desires to catalyze development of certain real property located on the west side of the City within the boundaries of the City and within the City’s growth area as depicted in Exhibit A hereto (the “GID Inclusion Area”); and

WHEREAS, the City Council organized the District to provide direct or indirect financial support for the acquisition, construction, installation, operations, and maintenance of public improvements within the GID Inclusion Area, including but not limited to water improvements, wastewater improvements, stormwater improvements, streets, sidewalks, recreation facilities, plazas, and public meeting spaces, in order to perpetuate economic growth, promote job creation, target and install new services, generate new tax revenues, design and build public gathering spaces, attract a skilled workforce, provide infrastructure upgrades, and build out cultural and lifestyle amenities for its citizens and the general public; and

WHEREAS, Article X, Section 20 of the Colorado Constitution (“TABOR”) requires voter approval in advance for any new tax, the creation of any debt and for retaining and spending certain moneys above the limits established thereby; and

WHEREAS, on September 2, 2025, the Board adopted Resolution No. 1, Series 2025 submitting several ballot issues to the electors of the District at a special election to be held on November 4, 2025 (the “Election”) regarding (i) the imposition of ad valorem taxes on the taxable property within the District to finance, in general, the acquisition, administration, construction, installation, operating, and maintenance of public improvements and services within the District (the “Improvements” and “Services”) and to pay the annual administrative expenses of the District, (ii) authorizing the District to incur indebtedness and enter into multiple fiscal year financial obligations with respect to any Improvements or Services and other obligations of the District, and (iii) exempting the District from statutory and constitutional limitations on revenue; and

WHEREAS, in the event that a majority of the votes cast on the questions to authorize indebtedness or the levy of ad valorem property taxes submitted at the Election shall be in favor

of incurring indebtedness or levying ad valorem property taxes as provided in such questions, the Board wishes to establish certain policies regarding the imposition of taxes and the issuance of indebtedness in order to protect its future residents from excessive tax burdens; and

WHEREAS, it is necessary to set the District's debt and financial policies.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF GREELEY, COLORADO, AS THE *EX OFFICIO* BOARD OF DIRECTORS OF THE CITY OF GREELEY, RESIDENTIAL WEST GREELEY GENERAL IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All action heretofore taken (consistent with the provisions of this Resolution) by the District and the officers and agents thereof, directed at formulating debt and financial policies and the objects and purposes herein stated is hereby ratified, approved and confirmed.

2. The Board determines that it will not levy more than 15 mills total to pay for debt service and operations and maintenance expenses of the District annually (subject to adjustment beginning in tax collection year 2027 and annually thereafter to offset any constitutionally or statutorily mandated tax credit, property tax refunds or abatements or reductions in the percentage of actual valuation used to determine assessed valuation or legislative changes in the actual value against which the assessment rate is applied, including without limitation any tax credit, property tax refunds or abatements or reductions in the percentage of actual valuation used to determine assessed valuation and other legislative changes in the actual value against which the assessment rate is applied required by SB24-233 and HB24B-1001).

3. The District shall be authorized to receive revenue derived from impact fees, capital improvement fees, and any other single family equivalent system development fee for homes built within the District that is imposed by the City, and will use such fee revenues solely for the purpose of paying debt service on any outstanding District bonds.

4. The District shall be authorized to receive, collect, and retain revenues derived from public improvement fees imposed by landowners, and sales tax revenues collected by the City within the District's boundaries and remitted to the District, and will use such revenues solely for the purpose of paying debt service on outstanding District bonds.

5. In the event the "West Greeley Coordination Agreement" between the City and Trolco, Inc. d/b/a the Water Valley Company (the "Coordination Agreement") is not executed or is terminated, or the Catalyst Project described in the Coordination Agreement fails or becomes distressed at any phase as defined therein, prior to the issuance of debt by the District or the City of Greeley, Commercial West Greeley General Improvement District, the District hereby declares its intent to dissolve the pursuant to Section 31-25-625, C.R.S.

6. 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.

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

8. 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 Greeley, Colorado, acting ex-officio as the Board of Directors of the City of Greeley, Residential West Greeley General Improvement District, on October 21, 2025.

CITY OF GREELEY, RESIDENTIAL WEST
GREELEY GENERAL IMPROVEMENT
DISTRICT

Mayor/Chairman of the Board of Directors

ATTEST:

City Clerk/District Secretary



West Greeley Residential General Improvement District Debt and Financial Policy Resolution

**Brian McBroom, Director of Community Development
Residential West Greeley General Improvement District Meeting - October 21,
2025**

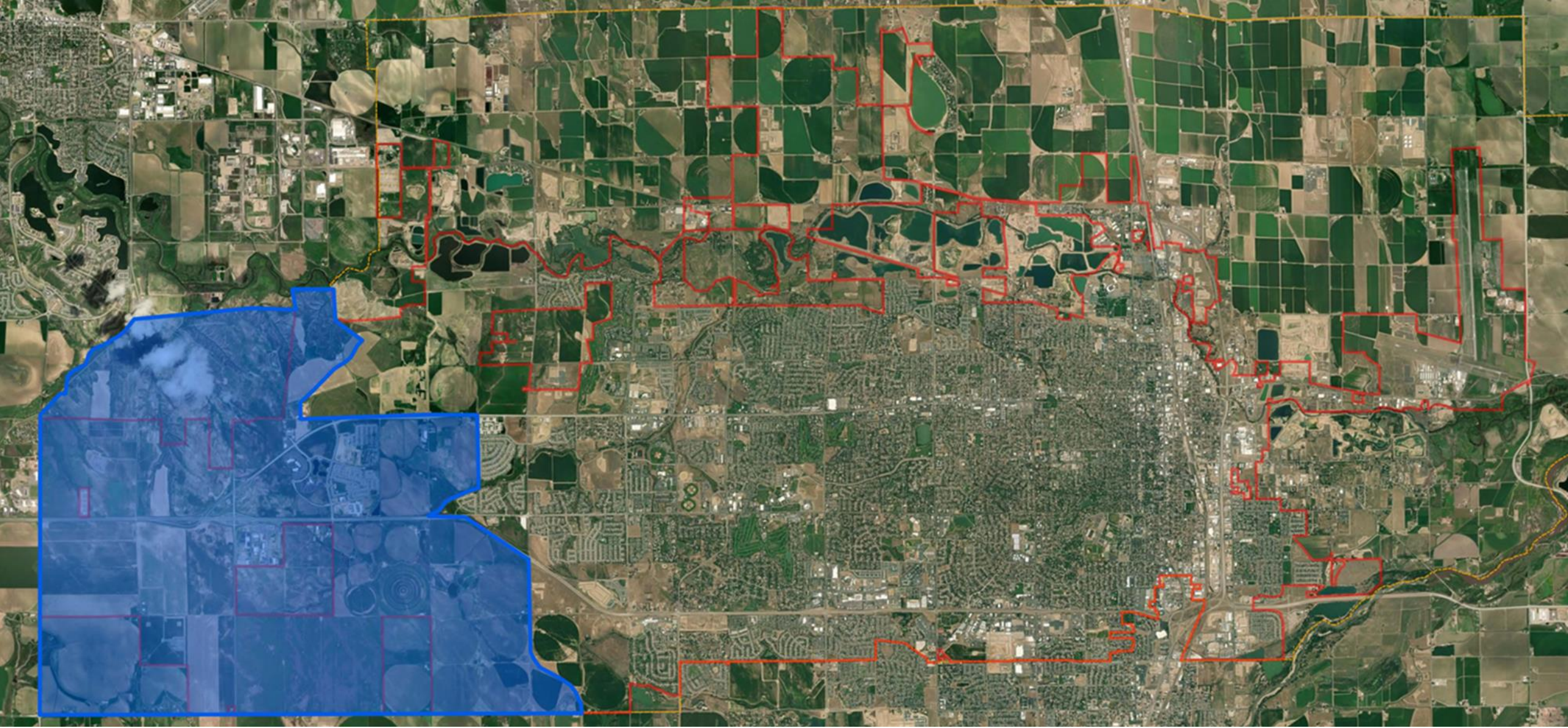


- Review of Proposed Policies
- Questions/Discussion
- Purpose: Adopt Policies

Agenda

Overview of Policies

- No more than 15 mills total levied to pay for debt service and operations & maintenance expenses annually.
 - Subject to adjustment beginning in tax collection year 2027 and annually thereafter.
- District authorized to receive revenue from the following:
 - Impact Fees
 - Capital Improvement Fees
 - Single Family Equivalent System Development Fees
 - Public Improvement Fees
 - Sales Tax
- Fee revenues to be solely used for the purpose of paying debt service on outstanding District bonds.



Questions and Discussion