

**GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
SPECIAL MEETING
NOVEMBER 17, 2020**

MINUTES

PRESENT: Roll Call. **Directors:** Vice Chair Deborah J.K. Shaw; Directors – Josh Hardy; Natascha O'Flaherty, Cathy Tindle, all present in Board room; and Nick Raible who participated through zoom. **Resigned:** Becky Johnson and Paul Chavoustie

STAFF PRESENT: Town Manager Ted Cherry; Chief of Police James Kraker; Finance Director Sharon Spurlin present in Board room; and Town Attorney Nathan Krob present through zoom

PUBLIC PRESENT: Rebecca Quesada was present at Town Hall; Kristee Delay; Chris Michalowski; Sharon Silva, HOA Board President; and David Hall, HOA Board Member all present on zoom

STAFF PRESENT: Sharon Spurlin, ex-officio Treasurer and prepared action minutes as Clerk was absent due to illness and the normal recording device was not available. Also present: Ted Cherry, District Manager and Chief Kraker

LOCATION: Town Hall, Zero Jasper Avenue

MEETING CALLED TO ORDER 6:00 p.m.

Shaw called the meeting to order. Everyone said the Pledge of Allegiance. Shaw asked if there were any conflicts of interest. There were none.

Consent Agenda

Director O'Flaherty moved that the minutes of September 22 and October 27, 2020 be approved. Director Hardy seconded the motion which passed unanimously (all aye votes).

Public Hearing Budget

Shaw opened the public hearing regarding the 2021 budget for the Grand Elk Ranch General Improvement District at 6:10 p.m. Proper notice was published and posted in accordance with law and the first draft budget presented to the Board and open for public inspection on October 15th. It was also on the Town website.

Copies of the proposed budget and Ordinances were given to the Board prior to this meeting and a public inspection copy was at the Town Hall for review.

Shaw noted the hearing is regarding the adoption of the proposed budget, appropriation of sums of money, and setting the Operations and Debt Fund mill levies.

She introduced Ordinance No. 62 Grand Elk G.I.D. **“AN ORDINANCE SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, AND ADOPTING A BUDGET FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO FOR THE CALENDAR YEAR BEGINNING ON THE 1ST DAY OF JANUARY, 2021, AND ENDING ON THE LAST DAY OF DECEMBER, 2021.”**

Spurlin noted that the total estimated expenditures for 2021 is \$1,167,680; \$230,638 for the Operations Fund and \$937,042 for the Debt Service Fund. The estimated revenues are detailed on page two of Ordinance Number 62. The Budget Memo from staff further explains the GID and highlights of the 2021 Grand Elk G.I.D. budget.

Shaw asked for any comments from the Board or staff. O'Flaherty thought that the interest looked good with the refinance. Sharon Silva and David Hall from the Grand Elk HOA were fine with the budget as presented.

Shaw entertained a motion to adopt Ordinance No. 62. Motion by O'Flaherty. Second by Hardy. No further discussion. Motion passed by unanimous roll call vote: Tindle – yes; Hardy - yes; O'Flaherty - yes; Nick Raible (zoom) - yes; and Shaw - yes.

Shaw noted that the appropriations for the 2021 budget are detailed in Ordinance Number 63 **AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO FOR THE 2021 BUDGET YEAR.**

Spurlin explained the following: Operations Fund - \$230,638 which includes Sale of property \$132,000 and Operations and Maintenance of \$98,638; Debt Service Fund \$937,042 which includes Debt service of \$743,914, general expenses of \$49,798 and a reserve increase of \$14,30; and finally the Capital Projects Fund which is "zero". Total Appropriation of sums of money for the 2021 Grand Elk Ranch G.I.D. is \$1,167,680.

Shaw asked for any comments from the Board, staff, or public. Further explanation was given by Spurlin who noted there would be a supplemental appropriation to the 2020 budget December 8th. There were no further comments.

Shaw entertained a motion to adopt Ordinance No. 63 (GEGID). O'Flaherty so moved. Raible seconded. No further discussion. Motion passed by unanimous roll call vote: Tindle – yes; Hardy - yes; O'Flaherty - yes; Nick Raible (zoom) - yes; and Shaw - yes.

Shaw introduced Ordinance No. 64 (GEGID) **AN ORDINANCE LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2020, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO, FOR THE 2021 BUDGET YEAR.**

Spurlin noted the Assessed Valuation for the Grand Elk Ranch GID for the year 2020 used for the 2021 budget is \$9,213,750 compared to last year \$8,363,020. The Operations Fund, 10 mills result in \$92,138 of property tax and the Debt Service Fund (41.29 mills Gallagherized) \$379,966 for or a total of \$472,104. This certification was done by the County Assessor on October 6, 2020. Therefore, there is language in Ordinance 64 allowing the Finance Director to certify according to the final certification at the end of November or early December.

Shaw asked for any comments from the Board or staff. There were none. She asked for comments from the public. Silva and Hall said they had none.

Tindle moved that Ordinance 64 be adopted as presented. Hardy seconded the motion. No further discussion. Motion passed by unanimous roll call vote: Tindle – yes; Hardy - yes; O'Flaherty - yes; Nick Raible (zoom) - yes; and Shaw - yes.

The Finance Director will certify the mill levy to the Board of Grand County Commissioners prior to December 15, 2020. The Budget and appropriate documents will be filed with the Division of Local Government.

Shaw introduced: Resolution No. GEGID 2020-11-17, **A RESOLUTION SETTING THE SYSTEM DEVELOPMENT FEE FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT FOR 2021.**

Spurlin stated the fee is set at \$700 per sfe/lot for 2021. It was \$950 in 2020. The maximum is \$1,000. Discussion was held when O'Flaherty asked why the fee was not \$640 per the closing documents from Ehlers. It was explained that the state of the economy is not known at this time and the \$700 allows a cushion for nonpayment of fees or late payments. Discussion was also held regarding the Ordinance allowing for the use of additional reserves once the debt is satisfied. The bonds could be paid off one or two years earlier. O'Flaherty voiced more concerns and asked Silva and Hall for comment. They both stated they had discussion with the GID staff and feel very comfortable with the \$700 for 2021 noting that it is much lower than the \$950 for 2020 or the maximum of \$1,000.

Hardy moved that Resolution No. GEGID 2020-11-17 be approved as presented. Tindle seconded the motion. No further discussion. Motion passed by unanimous roll call vote: Tindle – yes; Hardy - yes; O'Flaherty - yes; Nick Raible (zoom) - yes; and Shaw - yes.

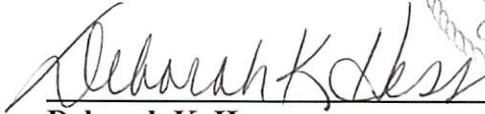
Shaw closed the public hearings at 6:30 p.m. No other business was brought before the GEGID Board.

O'Flaherty moved to adjourn. Hardy seconded all voted aye. Meeting adjourned at 6:39 p.m.

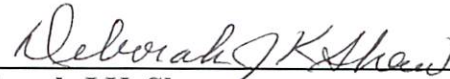
BOARD OF DIRECTORS

ATTEST:





Deborah K. Hess
Ex-officio Secretary



Deborah J.K. Shaw
Vice Chair

