

From: [Nikki McCord](#)
To: [Boulder County Board of Commissioners](#); boulderplanningboard@bouldercolorado.gov;
council@bouldercolorado.gov; [#LandUsePlanner](#); [Milner, Anna](#)
Cc: [Susan Buchanan](#)
Subject: Human Services Alliance Support of Twin Lakes Project
Date: Wednesday, October 05, 2016 2:04:17 PM
Attachments: [Twin Lakes Housing Ltr.pdf](#)

All,

Please find a letter from Human Services Alliance President, Susan Buchanan regarding the group's support of the Twin Lakes Affordable Housing Development.

Thank you,
Nikki Rashada McCord

--

Nikki Rashada McCord
McCord Consulting Group
[720-443-0894](tel:720-443-0894)
Nikki@McConsultGroup.com
www.McConsultGroup.com



September 28, 2016

To: Boulder County Commissioners
Boulder County Planning Commission
City of Boulder Planning Board
City of Boulder City Council

Dear Elected & Appointed Officials:

I am writing on behalf of the Human Services Alliance of Boulder County (HSA) regarding the affordable housing proposal at Twin Lakes. Our membership has voted to support the affordable housing development at Twin Lakes.

The Human Services Alliance of Boulder County is comprised of Boulder County nonprofit agencies that provide human services like health care, food, and child care to residents who reside in Boulder County. Its mission is to improve the quality of life in Boulder County by enhancing the competency and collaboration of human service agencies, and to educate and influence the public and policy makers on matters that impact the availability and delivery of human services.

Access to affordable housing is an issue that impacts not only the clients we serve, but also our workforce. Our agencies witness the instability that occurs in people's lives when families cannot afford to live where they work and/or go to school. Childcare becomes more cumbersome, already limited resources are stretched to the breaking point and stress has harmful effects on everyone. The consequences are myriad and include physical, emotional, environmental and economic harm.

The HSA workforce is as diverse as the people we serve. Many employees in entry and mid-level positions who help provide important services such as child care workers or office staff struggle to find affordable housing in Boulder. Thus, they are forced to commute long distances. Not only is this expensive and harmful to the environment, but creates disruption in an emergency or when the weather is bad and travel is difficult. People in Boulder County count on HSA members every day to provide important services such as meals, medical services or daycare, so the impact on our workforce impacts a larger population than most businesses.

Contact Information:

HSA President: Susan Buchanan
303-817-6250
susan@bvwhc.org

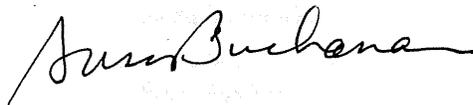
HSA Consultant: Nikki McCord
720-443-0894
nikki@mcconsultgroup.com

October 4, 2016

Page Two

We encourage elected and other officials to take every opportunity to expand affordable housing opportunities within the City of Boulder and Boulder County, including Twin Lakes. While we understand that there are important competing interests at play in this conversation, we believe that the most important should be to create affordable housing whenever opportunities such as the Twin Lakes property development arise.

Sincerely,



Susan Buchanan, Chair
Human Services Alliance of Boulder County.

Contact Information:

HSA President: Susan Buchanan
303-817-6250
susan@bvwhc.org

HSA Consultant: Nikki McCord
Page 3 of 160 | 2016-11720-443-0894
nikki@mcconsultgroup.com

From: [Dave Rechberger](mailto:Dave.Rechberger@boulderplanningboard.com)
To: council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov
Cc: sugnetj@bouldercolorado.gov; ellisl@bouldercolorado.gov; HyserC@bouldercolorado.gov; zachariasC@bouldercolorado.gov; hirtj@bouldercolorado.gov; [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)
Subject: City Hearing Procedures
Date: Friday, October 07, 2016 1:33:38 PM
Attachments: [city_hearing_procedures_10-7-16.docx](#)

Dear City Council, City Planning Board and BVCP Staff,

I would ask you to please review the attached letter regarding the upcoming public hearing on November 10th regarding land use change requests for Twin Lakes.

There were a number of discrepancies and inconsistencies in the County hearing we hope will not be repeated in the City hearings.

If you have any questions or cannot open the attachment, please feel free to contact me.

Thank you,

Dave – TLAG Chair

David L Rechberger
Managing Director
DMR Group, LLC
4581 Tally Ho Trail
Boulder, CO 80301
303-818-4070
www.dmrgrupp.com

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October 6, 2016

Re: Request to establish equitable Final Review Hearing procedures

Dear City Council, Planning Board and BVCP Staff,

Thanks for all your efforts planning the upcoming City Final Review meeting for land-use change requests to the Boulder Valley Comprehensive Plan. As part of that process, the Twin Lakes Action Group (TLAG) respectfully asks that procedures be put in place to safeguard the fairness and integrity of the public hearing process. We also will send this letter to the County Commissioners so they can make their procedures more robust in the future as well.

Our request stems from troubling incidents at the Aug. 30 County Final Review hearing. One such incident involves irregularities with the speaker signup for the Public Comment period. Specifically, the County inserted several pro-Medium Density speakers into early time slots—*after* online signup had closed, when everyone else had to sign up in person that night for midnight speaking times.

We know of at least five “favored” people with which this occurred. Two examples involve the County inserting former County Commissioner and Better Boulder Chair Will Toor and Boulder Housing Partners Executive Director Betsey Martens into the 7 p.m. time block. Here is the timeline of events:

- At 10 p.m. on Sunday, Aug. 28, the online speaker signup for the Aug. 30 County Final Review Hearing closed.
- At 11:31 a.m., on Aug. 30, the image shown below was the speaking order for 7:30–7:34 p.m. that was posted on the County website (see [here](#) for full list from 5:16–11:56 p.m.):

7:00 PM	Individual	Twin Lakes	James Bruce	
7:02 PM	Individual	Twin Lakes	Jason McRoy	
7:04 PM	Individual	Twin Lakes	Elizabeth Blakley	
7:06 PM	Individual	Twin Lakes	Gina Rosa	
7:08 PM	Individual	Twin Lakes	Kathy Johnston	
7:10 PM	Individual	Twin Lakes	Susan Ortiz	
7:12 PM	Individual	Twin Lakes	Odie Youngblood	
7:14 PM	Individual	Twin Lakes	Connie Grosshans	
7:16 PM	Pooled 4 minutes	Twin Lakes	Jim Williams	Chris Campbell
7:20 PM	Individual	Twin Lakes	Evalee Demery	
7:22 PM	Individual	Twin Lakes	Andrea Ostroy	
7:24 PM	Individual	Twin Lakes	Angela Lanci-Macris	
7:26 PM	Individual	Twin Lakes	Bridget Gordon	
7:28 PM	Individual	Twin Lakes	Michael Block	
7:30 PM	Individual	Twin Lakes	Diana Moore	
7:32 PM	Individual	Twin Lakes	Lee King Gasche	
7:34 PM	Pooled 4 minutes	Twin Lakes	Sarah Buss	Patrick Kelly

- At 2:08 p.m., on Aug. 30, we noticed that the speaker lineup had changed. Here was the final speaking order for 7:00–7:28 p.m. (see [here](#) for full list from 5:16 p.m. to 12:02 a.m.)

7:00 PM	Individual	Twin Lakes	Gina Rosa			2
7:02 PM	Pooled	Twin Lakes	Betsey Martens	Maggie Crosswy		4
7:06 PM	Individual	Twin Lakes	James Bruce			2
7:08 PM	Individual	Twin Lakes	Alexandra Niehaus			2
7:10 PM	Individual	Twin Lakes	Jason McRoy			2
7:12 PM	Individual	Twin Lakes	Elizabeth Blakley			2
7:14 PM	Individual	Twin Lakes	Gina Rosa			2
7:16 PM	Individual	Twin Lakes	Kathy Johnston			2

ESTIMATED speaking times noted above are APPROXIMATE timeframes for speakers who signed up in advance to comment in person. This list represents the order of speakers, not actual speaking times.

BVCP Public Hearing - Aug. 30, 2016
APROXIMATE PUBLIC SPEAKER TIME SCHEDULE

(Note: Time slots are to be viewed as an approximate reference ONLY and should not be construed as set, assigned times)

Speakers and contributors must be present when called to speak.						
Time	Type	Topic	Primary Speaker	Pool Contrib 1	Pool Contrib 2	Min.
7:18 PM	Individual	Twin Lakes	Susan Ortiz			2
7:20 PM	Individual	Twin Lakes	Odie Youngblood			2
7:22 PM	Individual	Twin Lakes	Connie Grosshans			2
7:24 PM	Pooled 4 minutes	Twin Lakes	Will Toor	Chris Campbell		4
7:28 PM	Individual	Twin Lakes	Evalee Demerv			2

- In this second speaker lineup, Ms. Martens, with pooler Maggie Crosswy (Housing and Human Services Communications), was inserted at the 7:02 p.m. slot. Will Toor (former County Commissioner), with already signed-up pooler Chris Campbell (Assistant to the Director of Housing and Human Services), was inserted at the 7:24 p.m. slot.
- That Monday and Tuesday, many TLAG members asked if they could sign up after signup had closed or change their speaking time. They were told “no.” These people had to sign up in person that night for time slots starting at midnight.

We wondered how these favored speakers had gotten added to the lineup at a “prime speaking time” when online signed up had already ended. On Sept. 8, we submitted a Colorado Open Records Act (CORA) request to Boulder Housing Partners, asking for correspondence between Boulder Housing Partners and the Boulder County Land Use Department on Aug. 29 and Aug. 30, 2016.

In response, we received this [document](#) containing emails between Ms. Martens and HHS Communications Specialist Jim Williams and HHS Director Frank Alexander, where the former says she “wasn’t aware that the online sign-up closed last week (although I’m sure your emails told me that) so it’s unlikely these comments will be heard, or even read.” And the latter two replying that she is now signed up to speak for four minutes. This is just one example.

We also submitted a CORA request to Housing & Human Services, asking for correspondence on Aug. 29 and Aug. 30 regarding speaker signup. We received this [105-page](#) document in reply.

Reading through its pages, we were astonished to see unfold a concerted campaign by the County to marshal people from various organizations, committees, and groups to speak at the meeting. In that campaign:

- At least 5 people were added to the closed speaker list or allowed to change their time from midnight to between 6 p.m. and 8 p.m.
- For another person, who had mistakenly signed up to speak on a different topic, Land Use staff [suggested](#) that person stand up at the meeting and say it had been the County's error and to take a different person's extra time slot. (It's unclear why the latter person was allowed to have two time slots.)
- The Commissioners' Deputy Michelle Krezek even emailed the speaker lineup to BCHA on Monday, Aug. 29, for them to review without also sending it to TLAG. The Deputy also [urged](#) someone who couldn't speak to instead write a letter about housing needs to the Planning Commission.

The only changes made for TLAG members were ones in which the County had made an error (e.g., a computer glitch in the signup system, or someone who was told a wrong date for signup ending) and sometimes not even then. Several people were told "no" even to just adding a pooler.

We are very concerned that the County gave preferential treatment to pro-development speakers and bent the signup rules for them. This is inequitable and discriminatory.

These procedural problems (along with other issues from the review hearing that we're still looking into) have undermined citizen trust in the public process. We are bringing this matter to your attention so that protocols can be put in place to assure fairness and transparency at the City Final Review meeting and at future County meetings. The favor of a written reply is requested.

Our democracy is founded upon the idea that all people are created equal—whether they are a government official or regular citizen; pro-development or pro-rural preservation. Our public hearing procedures must reflect that.

Thanks for your time and consideration.

Sincerely,

David L Rechberger
Dave Rechberger, Chairman
Twin Lakes Action Group

From: [Marty Streim](#)
To: [boulderplanningboard](#)
Subject: Concerned about Development at Twin Lakes
Date: Friday, October 07, 2016 11:29:33 AM
Attachments: [2.11.13_BOCC_Memo_5-upa-Frank_2.pdf](#)

My name is Martin Streim and I live at 4659 Tally Ho Trail. My property is adjacent to one of the parcels that is being reviewed for a land use designation change. The average density of my neighborhood (Red Fox Hills) is less than 4 units per acre. Before I bought my home three years ago, I did my due diligence. I contacted the school district and the Denver Archdiocese. They provided me with no information as to any future plans. And then I looked at the BVCP. I felt reassured that should development occur it was within the LDR designation. My wife and I discussed this before our purchase and determined we could live with that type of development,

If the proposed MDR land-use change is approved, we will be looking directly out our kitchen window at a density over 3 times that of my neighborhood. How is that in keeping with the tenets of the Boulder Valley Comprehensive Plan that seeks to maintain community character??

We have no problem with a new housing development built at the current density that provides up to 6 units per acre. Apparently neither does BCHA as evidenced by a memo from Frank Alexander (see attached) that says, *"At the current intended zoning, the site could accommodate 20-60 units"* He then goes on to say, *"The site is well positioned from a pricing and affordable housing perspective"*. Finally, Mr. Alexander notes, *"For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000"*. Why are you not looking at the assumptions that BCHA made when they purchased the site? The BVSD site is comparable except that they paid nothing for their property.

Why are you not enforcing the tenets of the comprehensive plan that call for, *"Permanently affordable housing that is compatible, dispersed, and integrated with housing throughout the community"*? If built at the MDR designation it will not be dispersed – it will be the most highly concentrated project in the county. Nor will it be physically integrated into the community. County Planning Commissioner Michael Baker recently said at the County deliberation, ***"I just can't support this. It's like up-zoning an area in the middle of a residential area. It's changing the density for one part of the community to the detriment of another part of the community, and I think that it's wrong."***

If you approve this MDR designation, the message you are sending to the citizens of the City **and** Boulder County is; *the BVCP, land use designations, and zoning*

requirements are all highly fungible.

Respectfully,

Martin Streim
4659 Tally Ho Trail
Boulder, CO 80301
mstreim@earthlink.net
303.955.7809



Boulder County Housing Department
MEMORANDUM

Date: February 11, 2013
To: BOCC
From: Frank Alexander
Willa Williford
RE: Acquisition recommendation for landbank parcel in Gunbarrel

Recommendation

We are recommending that we submit a letter of intent to purchase 6655 Twin Lake Road for \$450,000, with the opportunity to negotiate up to \$490,000. The property is 10 acres, located in the Twin Lake neighborhood of Gunbarrel. The property is currently in Boulder County, but could likely be annexed into the City of Boulder in the future.

Property profile:

The site is flat with existing residential on two sides and Boulder County Parks and Open Space land immediately adjacent to the north. The site is well served with street connectivity, open space trails, and utilities, with the exception of a sewer line that would require extension to serve the site.

Density:

The current zoning of the site is Boulder County Rural Residential. Any redevelopment for affordable housing would require annexation into the City of Boulder. Under the current Boulder Valley Comprehensive Plan, the site intended zoning for the site is Low Density Residential. However, City of Boulder planning staff indicated that a request to change the zoning designation to medium density at the next Comp Plan update (2015) could be reasonable based on densities in the surrounding neighborhood.

At the current intended zoning, the site could accommodate 20-60 units, and at the medium density level, the site could accommodate 60-140 units, depending on open space and parking requirements. Under either scenario, the site is well positioned from a pricing and affordable housing perspective.

For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,000, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000.

Due Diligence:

Staff has had several site visits and conversations with the Seller, City Planning Staff, County Parks and Open Space staff, and our design consultant. Staff has also reached out to Betsey Martens and Stuart Grogan at Boulder Housing Partners, both of whom have expressed support for the acquisition. To date, no information has emerged that has presented risks we feel are inappropriate or cannot be mitigated. Further investigation of soil conditions, Phase I, etc. would occur once we are under contract.

Risks:

- Entitlement process – The site would need to go through City of Boulder annexation and Site Plan Review. Boulder County is uniquely positioned to lead this process, because we own the parcel to the north that would allow contiguity for annexation and have strong support from BC POS to proceed with this strategy. Other buyers would likely have to annex down Twin Lakes Road, a more difficult process. BCHA staff recommend timing the project such that the BVCP Comp Plan update occur prior to annexation.
- Possible NIMBY attitude from surrounding neighbors - mitigate by working closely with Planning Staff, neighbors, and elected and appointed officials.
- Tap and development impact fees anticipated to be substantial – mitigate through research during due diligence period and combining with project development financing.
- Another buyer is actively researching the property, and has submitted a letter of intent, albeit with substantial contingencies we believe.

Opportunities:

- Price – unusually low, due to land use constraints
- Limited supply of land and affordable housing in Gunbarrel
- City staff desire to see affordable housing and senior housing supply increased in Gunbarrel
- Affordable Housing project meets “Community Benefit” goal in annexation policy
- Unique position of Boulder County as buyer with the ability to annex
- Opportunity to work with Archdiocese of Denver, an agency with a commitment to affordable housing and community resources
- Opportunity to support or pursue redevelopment of properties in the neighborhood currently experiencing de-investment.
- Possibility for interagency collaboration with BHP and BCHA
- Good proximity to public infrastructure, parks, trails, and green space.

Financing:

We are proposing a cash purchase using Boulder County general funds.

Proposed Timeline

- February 13, 2013 - Commissioner feedback on deal structure and letter of intent
- February 14-24, 2013 - Submit and negotiate letter of intent
- March 2013 - Resolution for purchase contract and associated documents to BOCC business meeting
- March - April 2013 - Due Diligence period
- May 2013 - Close
- 2014 - Hold
- 2015 – BVCP update – seek new zone designation
- 2016 – Annex, if ready

Attachments:

Draft LOI

From: [A.J.](#)
To: [Domenico, Cindy](#); [Jones, Elise](#); [Gardner, Deb](#)
Cc: [#LandUsePlanner](#); jfryar@times-call.com
Subject: Boulder Valley Comprehensive Plan Changes for Twin Lakes
Date: Tuesday, October 11, 2016 10:24:37 AM

Hello Commissioners,

I'm writing in regards to questions asked at the August 30th public hearing on the Boulder Valley Comprehensive Plan. I have yet to hear back, nor see any answers posted (please accept my apologies if I didn't see them, and if that is the case, please direct me to the area where they were posted.)

I'm especially curious about the apparent abuse of the land Dedication that was brought up (annexing to try to get rid of the stipulation that the land was dedicated to be used as a park or school.) I think this is a very dangerous precedent, on top of the fact that the development proposed would be out of character for the neighborhood.

As I mentioned when I spoke at the meeting, it seemed to me that there were only a few people pro-development (who all surprisingly spoke right at the beginning of the meeting in the prime time slots), and most seemed to have connections to the development. Overwhelmingly, there were hours and hours of concerned residents, who stayed and spoke late into the night – from Twin Lakes as well as the surrounding neighborhoods - which were opposed to either the development, or at least the proposed density. Can you please comment on your views on this; isn't the government supposed to represent the people it is serving?

I'm also concerned that several Commissioners said they hadn't even seen the questions and concerns from the community (that they had been put into several large PDF's and available for download, but doesn't seem like they were informed of this.) Has this been rectified, and does it (or should it) impact the current process – i.e. should another vote be taken? (Not to mention the fact that there were two County members missing for the vote.)

Thank you for your time and attention,

Adam Pastula

From: [Jennifer Herrington](#)
To: [Domenico, Cindy](#); [Jones, Elise](#); [Gardner, Deb](#); [#LandUsePlanner](#)
Cc: jfryar@times-call.com
Subject: TWIN LAKES
Date: Tuesday, October 11, 2016 10:23:50 AM
Attachments: [image003.png](#)

Dear Boulder County Commissioners and Planning Commission members:

I signed up to ask a question at the last meeting, but was not chosen because there were too many voices to allow everyone to be heard.

I want to understand your reasoning for advancing Land Use Modification #35 MDR for the Twin Lakes land despite:

- 1) A very clear appearance of conflicted interests;
- 2) Overwhelming public opposition;
- 3) Numerous reports from objective and independent experts that contradict the incorrect assumptions #35 is predicated upon; and
- 4) The dangerous precedents of abusing land Dedications and Annexation across County Open Space to inflict development on a rural portion of Boulder County. – This final point is of particular concern to me as I have devoted my career to conservation and I am concerned about the precedent this action would have on the future of open space.

Despite more than a month having passed I have not seen your answers and I look forward to your timely response.

Sincerely,

Jennifer Herrington

The Nature Conservancy in Colorado turns 50 this year! Join us as we celebrate five decades of conserving Colorado's lands, rivers and forests: nature.org/colorado50.

Jennifer Herrington

Director of Asset Management
jherrington@tnc.org

(720) 974-7035 (Phone)

(303) 819-6511 (Mobile)

**The Nature Conservancy
Colorado Field Office**

2424 Spruce Street

Boulder, CO 80302

nature.org



From: [Anne Bliss](#)
To: [Council: boulderplanningboard](#)
Subject: zoning change
Date: Monday, October 10, 2016 5:15:55 PM

Dear City Council and Planning Board Members,

While I am not opposed to growth, infill and changes in zoning, I am opposed to ignoring the values of single family residents and their beliefs that they were purchasing protected zoning in their residential neighborhoods. The current infill and co-op housing proposals are not taking the beliefs and investments of these people into consideration, and I believe that the citizens of Boulder should have a vote on such changes. In addition, building in the swampy area of Twin Lakes is foolish, with many of the same considerations for land use that are being ignored.

In addition, though I now live in a senior community, I owned an average home in a residential neighborhood (Melody-Catalpa) and built an ADU in my basement that provided safe, comfortable and reasonably priced housing for grad students, young married couples, and for the past three years, for a single young architect working downtown in Boulder. I provided "infill" housing in my ADU for a period of 16 years. To obtain my ADU, I had to post my property, get zoning and planning permission and approval, and get permission from all neighbors within the required space around me. No one objected, but they had a say in their neighborhood and their lives and investments.

My ADU was the first built under the new zoning/planning rules, had to be in an owner-occupied dwelling, could have no more than two renters, and was built to specifications, inspected and thereafter inspected each three years upon license renewal. My ADU was safe, it fit the zoning rules, and it provided good, safe, comfortable housing. In addition, it did not impact the neighbors in any negative way, ever. WHY? Because my renters lived in MY home and in OUR neighborhood, which became their home, too. They became part of the neighborhood, not people "passing through". Of course, not all co-op or AirB&B and other renters are "passing through" or negatively impacting neighbors, but that is the typical impression. Boulder does not inspect those rentals well, does not enforce the rules except on complaint, and even that is cursory at times and needs repeated calls for results...my ADU was inspected, was checked, and it did follow the rules.

Can you create infill that follows protective rules? Can you create rules that are followed and enforced? Based on my ADU, I'd say yes. But, otherwise, based on experiences of others, and of a couple of co-ops/overcrowded rental houses in my neighborhood, I don't think the city is currently capable of doing so.

Other of my neighbors were and are interested in such ADU "infill"....basement apartments, small "tiny house" dwellings built in the typical 7000 sq. ft. lots with 1500 ft. house footprints (another 1000 sq. ft. of footprint/expansion is typically allowed in the zoning), but only 3 ADUs are allowed in each 300 meter zone (see the rules). It seems to me that this number could easily be increased; I was a single person in my home, and many other singles and couples live in that neighborhood...an ADU would increase the capacity to two more people on that lot. That's much more reasonable than an overcrowded rental owned by an investor or even a good responsible 8-12 person group living situation or co-op, which may NOT be owner-occupied, and which could have 12 people flopping by (according to the current discussion), and for which I have yet to see parking regulations (My ADU had to have one off-street parking space to be approved), licensing rules, inspection rules, etc.

So, to this co-op discussion, I would like to say the following:

1. slow down...this has been a problem for many years; do not make any hasty decisions;
2. make strong rules for these co-ops so that they are safe and secure and not causing neighborhood problems;
3. placing them in higher than single family residential zones is a good idea UNLESS the single family residential area neighbors have a say in the zoning and those neighbors say they're ok...so set up a zoning process for approval, as you have for ADUs;
4. require off-street parking as for ADUs;

5. get your enforcement and license renewal in place BEFORE you ok any sort of co-op, ADU, etc. infill density changes.

And, of course, we all recognize that the the basis for this problem is that we continue to encourage new business to come to Boulder...we cannot continue to do this. Growth in the city and nearby valley is NOT sustainable. 60,000 cars entering/exiting Boulder per day is CRAZY. Building in flood zones is CRAZY. Not building the South Boulder berm is CRAZY. The city has a lot of problems to deal with, from potholes to pesticides and from transients to housing and beyond. Our elected and appointed officials, i.e., you, would be wise to pull back a bit, get the infrastructure under control, make the needed repairs (e.g., new sewer pipes for neighborhoods older than 25 years...those pipes are full of debris/rocks, etc.), and **listen** to the citizens...which some of you have not done very well.

Also, the university is another consideration...people squawked when Google said they'd bring in 1500 workers (many of whom will be contract folks on 6-24 month contracts and will be renters, if Google's prior patterns repeat here), but no one seemed conscious--at least no one complained--when the university admitted 900 additional students to the size of this year's freshman class (over last year's, which was also larger than the previous year's admitted class)...so where do those students live after their freshman year?

Let's wake up and PLAN...and stop pushing growth. It's not paying its own way, and it's not sustainable.

Anne Bliss
350 Ponca Place #441
Boulder 80303
720-562-8292

From: [Christie Gilbert](#)
To: [boulderplanningboard](#); [Council](#)
Subject: Fwd: County Commissioner Meeting on September 27
Date: Wednesday, October 12, 2016 9:21:34 AM
Attachments: [2.11.13 BOCC Memo 5-upa-Frank 2 copy.pdf](#)
[ATT00001.htm](#)
[2.11.13 BOCC Memo 5-upa-Frank 2 copy.pdf](#)
[ATT00002.htm](#)

Hello. In the spirit of transparency and due diligence, I want to share this thoughtful set of emails exchanged with myself and Elise Jones. Elise has been the first person on all four boards to respond to my emails. I so appreciated this and I wanted to share this because it occurred to me you all may not be aware of the attached document I shared with her regarding the Twin Lakes development. I believe this is the best solution and you will hopefully see this as you read through the emails. Thanks so much for taking the time to do this for this very important issue. Let's make this a win win!!! To provide affordable housing that will not ruin the Twin Lakes area. It is doable if we all let go of our agenda's and compromise. It is clear that this can be done at low density because Frank indicated that in this letter when asking for approval to buy the land at such a reasonable price. Your response to me on this would also be appreciated.

Christie Gilbert
christieg52@gmail.com

Begin forwarded message:

From: Christie Gilbert <christieg52@gmail.com>
Subject: Re: County Commissioner Meeting on September 27
Date: October 12, 2016 at 9:10:07 AM MDT
To: "Jones, Elise" <ejones@bouldercounty.org>

Hi Elise. I really do appreciate the time you have taken to respond to my email. It means a lot although I think it is important for you to read the attached document. This document states from the BCHA that building at the current density is affordable and can be done based on the price paid for the property.

I believe we could all live with that and it would provide a less "project" type environment for affordable housing. What a win that could be for all of us! It could send a message to the citizens of Boulder that you all really do your due diligence and listen to us. It might also get the commissioners all re-elected. Just a thought. I look forward to staying in contact with you throughout this process - I do appreciate your reaching back out to me and I believe you want to do the right thing given the right information and options.

I would also appreciate it if you would share this with your colleagues.

Christie Gilbert
christieg52@gmail.com

On Oct 7, 2016, at 1:14 PM, Jones, Elise <ejones@bouldercounty.org> wrote:

Christie--

Thanks for your thoughtful email. The reason I supported a medium density designation is that in order to make housing 100% permanently affordable, you have to find a way to pay for it (because the folks who will live there can't pay the full cost), which means you have to use some affordable housing financing mechanism, like low income tax credits. It's harder to make this pen out for really small projects and there is an economy of scale with projects that are a little more dense.

One thing that is scarcely mentioned is that people often just talk about the number of "units," without talking about the size of the units, which will dictate much of the on-the-ground footprint/impact. The average house size in the U.S. is in the neighborhood of 2700 square feet. The average unit size for the Boulder County Housing Authority is under 1000 sq ft and the

people who live in these units tend to own fewer cars. This means that at a unit density of 6-12 units per acre -- which is what BCHA and the School District have committed to -- the development will take up less space and have fewer impacts than what a private developer would build. This in turn means more space for wildlife buffers and corridors, community gardens and gathering space, etc. So the project would feel and look less dense than some parts of the existing Twin Lakes neighborhood.

Also, if approved, BCHA would build a range of unit types (1 bedroom, 2 bedroom, etc.), at least some of which would be small and affordable enough for single fixed income seniors to live in, while others would house families. The school district's half would house teachers and school district staff. If BCHA is allowed to develop the property (rather than a private developer), they will include community amenities (based on the neighborhood's input), such as the wildlife buffers and corridors mentioned above, a community garden and/or neighborhood park, etc. A private developer would likely just divide the space up into private lots, with homes and fenced in backyards -- which wouldn't yield the community a public benefit.

Lastly, if this moves forward, the next step would be an annexation and site plan application to the City of Boulder, which would include lots of involvement by neighbors in helping design what gets built. This is the same process that BCHA went through with its recent projects in Lafayette and Louisville (Josephine Commons, Aspinwall & Kestrel), which have been very positively received by the local communities. In particular, neighbors have appreciated the pocket parts, community gardens, trail connections and community gathering space these projects provide. This is the part of the process where you can weigh in on issues like building height, number and type of units, etc. and make sure that it's a project that benefits rather than detracts from your neighborhood. I'm confident that working together, we can end up with a positive result for everyone.

Regards,
Elise

Elise Jones
Boulder County Commissioner
303-441-3491
ejones@bouldercounty.org

-----Original Message-----
From: Christie Gilbert [mailto:christieg52@gmail.com]
Sent: Tuesday, September 27, 2016 5:07 PM
To: Domenico, Cindy; Gardner, Deb; Jones, Elise
Cc: council@bouldercolorado.gov
Subject: County Commissioner Meeting on September 27

Hi. I have one question I would love to have answered by you. In your deliberations, why didn't you consider leaving the current land designation which is rural residential and still

have it for affordable housing to be annexed? That would have been a win win! I would like to be clear and I believe others agree with me. I back up to the land in question at Twin Lakes and I am not opposed to affordable housing being built here, I am opposed to the density and did not hear in any of your deliberations, the consideration of leaving the density the same while still having the ability to address affordable housing and annex it into the city.

When you said you heard us, it sounds as if you only heard the loud voices of those asking for open space. I moved here 3 years ago and did my due diligence knowing something would be built there. Unfortunately you only talked about how all neighbors don't want development or affordable housing. I did not move here to have a project of such density - I never dreamed we would have something as large as what is being done at Kestrel or Josephine Commons behind me in a neighborhood that is so quiet. That density is too much!!!! I'll be moving if that is what is build and it makes me so sad. And I won't be able to afford to stay in Boulder. So there you go. Glad you are getting what you want and not considering people like us - senior citizens who can't afford to move somewhere else in Boulder.

Regards,
Christie

Christie Gilbert
christieg52@gmail.com



Boulder County Housing Department
MEMORANDUM

Date: February 11, 2013
To: BOCC
From: Frank Alexander
Willi Williford
RE: Acquisition recommendation for landbank parcel in Gunbarrel

Recommendation

We are recommending that we submit a letter of intent to purchase 6655 Twin Lake Road for \$450,000, with the opportunity to negotiate up to \$490,000. The property is 10 acres, located in the Twin Lake neighborhood of Gunbarrel. The property is currently in Boulder County, but could likely be annexed into the City of Boulder in the future.

Property profile:

The site is flat with existing residential on two sides and Boulder County Parks and Open Space land immediately adjacent to the north. The site is well served with street connectivity, open space trails, and utilities, with the exception of a sewer line that would require extension to serve the site.

Density:

The current zoning of the site is Boulder County Rural Residential. Any redevelopment for affordable housing would require annexation into the City of Boulder. Under the current Boulder Valley Comprehensive Plan, the site intended zoning for the site is Low Density Residential. However, City of Boulder planning staff indicated that a request to change the zoning designation to medium density at the next Comp Plan update (2015) could be reasonable based on densities in the surrounding neighborhood.

At the current intended zoning, the site could accommodate 20-60 units, and at the medium density level, the site could accommodate 60-140 units, depending on open space and parking requirements. Under either scenario, the site is well positioned from a pricing and affordable housing perspective.

For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000.

Due Diligence:

Staff has had several site visits and conversations with the Seller, City Planning Staff, County Parks and Open Space staff, and our design consultant. Staff has also reached out to Betsey Martens and Stuart Grogan at Boulder Housing Partners, both of whom have expressed support for the acquisition. To date, no information has emerged that has presented risks we feel are inappropriate or cannot be mitigated. Further investigation of soil conditions, Phase I, etc. would occur once we are under contract.

Risks:

- Entitlement process – The site would need to go through City of Boulder annexation and Site Plan Review. Boulder County is uniquely positioned to lead this process, because we own the parcel to the north that would allow contiguity for annexation and have strong support from BC POS to proceed with this strategy. Other buyers would likely have to annex down Twin Lakes Road, a more difficult process. BCHA staff recommend timing the project such that the BVCP Comp Plan update occur prior to annexation.
- Possible NIMBY attitude from surrounding neighbors - mitigate by working closely with Planning Staff, neighbors, and elected and appointed officials.
- Tap and development impact fees anticipated to be substantial – mitigate through research during due diligence period and combining with project development financing.
- Another buyer is actively researching the property, and has submitted a letter of intent, albeit with substantial contingencies we believe.

Opportunities:

- Price – unusually low, due to land use constraints
- Limited supply of land and affordable housing in Gunbarrel
- City staff desire to see affordable housing and senior housing supply increased in Gunbarrel
- Affordable Housing project meets “Community Benefit” goal in annexation policy
- Unique position of Boulder County as buyer with the ability to annex
- Opportunity to work with Archdiocese of Denver, an agency with a commitment to affordable housing and community resources
- Opportunity to support or pursue redevelopment of properties in the neighborhood currently experiencing de-investment.
- Possibility for interagency collaboration with BHP and BCHA
- Good proximity to public infrastructure, parks, trails, and green space.

Financing:

We are proposing a cash purchase using Boulder County general funds.

Proposed Timeline

- February 13, 2013 - Commissioner feedback on deal structure and letter of intent
- February 14-24, 2013 - Submit and negotiate letter of intent
- March 2013 - Resolution for purchase contract and associated documents to BOCC business meeting
- March - April 2013 - Due Diligence period
- May 2013 - Close
- 2014 - Hold
- 2015 – BVCP update – seek new zone designation
- 2016 – Annex, if ready

Attachments:

Draft LOI

From: [Dave Rechberger](#)
To: [#LandUsePlanner](#); ellis@bouldercolorado.gov; [Giang, Steven](#); sugnetj@bouldercolorado.gov
Cc: [John Fryar](#)
Subject: Request from TLAG
Date: Wednesday, October 12, 2016 12:48:36 PM
Attachments: [Planning Commission Revote 10-12-16 Final.docx](#)

Hello County Planning Commissioners and BVCP Staff,

I ask that you please review the attached request from the Twin Lakes Action Group related to the BVCP process.

Please feel free to contact me if you have any questions.

Thank you,

Dave – TLAG Chair

David L Rechberger

Managing Director

DMR Group, LLC

4581 Tally Ho Trail

Boulder, CO 80301

303-818-4070

www.dmrgroupllc.com

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Dear County Planning Commission Members,

The Twin Lakes Action Group, Inc. formally requests a reconsideration of the votes cast on September 21st for the land-use changes for the Twin Lakes Road properties for the following reasons:

- All parties are entitled to a fair and impartial vote and due process protections by all four bodies in the BVCP Update process. However, for the Twin Lakes parcels:
 - Staff for the County Commissioners actively worked with County staff and other parties to present testimony at hearings and meetings in favor of change requests that would allow development of the parcels – in violation of the due process rights of TLAG and individual requesters of the #36 “Open Space and Environmental Preservation” change requests
 - Subsequent to the Planning Commission vote, the County Commission declined to either 1) recuse themselves based on an obvious conflict of interest whereby they approved the Boulder County Housing Authority requests (#35) in the capacity as BCHA Board members, or 2) formally and publicly disclose the conflicts, and the appearance of conflict, for the record. The County Attorney office’s legal “justification” for not recusing made no reference to recusal standards in the BVCP context, lacked a formal legal opinion, and cited to authority that had nothing to do with the facts of this matter.
 - County Staff actively tampered with the speaking order to give preferential treatment to the “Pro Increased Density” supporters, developers and government insiders while citizens waited until past 11:30 p.m. to speak. Documentation of this item was provided previously to this Commission and can also be found here: <https://www.dropbox.com/home/Inbox/county%20final%20review%20speaking%20order>
- The staff recommendation urging approval of “Medium Density and Environmental Preservation” changes is so misleading and inconsistent with the BVCP as to make action consistent with that recommendation arbitrary and capricious: The BVCP defines Environmental Preservation:

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

“Environmental Preservation” under the BVCP means preserving land for their environmental values. Simply acknowledging that setbacks and easements for wetlands, ditches and a trail corridor

(likely to be as narrow as 15 feet wide and paved) can't be developed for housing – while up to 18 acres (80-90%) of the parcels could be developed for structures and parking is wholly inconsistent with the Environmental Preservation designation under the BVCP.

- The fact that TLAG information packets were not readily presented to this Commission by County Staff.
- 3 members of the Planning Commission stated at the hearing they didn't have time to review or had issues accessing the TLAG material and other public comments that were provided by County Staff.
- Attachment 2 to Staff's September 14, 2016 packet, the Memo titled "Clarifications following August 30 Hearing" was neither objective nor impartial and violated the due process rights of parties with change requests other than those submitted by the County. The memo sought to dispose of and refute any and all arguments that might question or undercut the recommendation to grant the County's request, and failed to acknowledge that 1) many components of the Open Space and Environmental Preservation requests were more consistent with the BVCP than #35, or 2) the staff recommendation was inconsistent with the BVCP provision that future annexation of Area II lands in unincorporated Gunbarrel would be negotiated by the city and county in the event of "resident interest in annexation." If staff recommends an action that is inconsistent with the BVCP, it is incumbent on staff to advise the Commission that the recommendation could be construed as such. Here, by not doing so, Staff's bias is apparent.
- Additionally, the same noted staff memo contained a number of incorrect or incomplete facts that further emphasize their bias.
- 2 members of the Planning Commission were not present to cast their vote which may change the outcome of the vote. Because of the importance of this vote to the community and the enormous County-wide interest in this vote, citizens are entitled to a vote by the full Planning Commission.

The Boulder Valley Comprehensive Plan sets forth a mechanism for reconsideration of a determining body's vote and we ask the Planning Commission to exercise this option due to the anomalies in this case.

Thank you for your action,

David L Rechberger

Dave Rechberger
TLAG Chair

From: [Elisabeth Patterson](#)
To: [Council](#); [boulderplanningboard](#); [better-boulder-steering-committee@googlegroups.com](#); [Alex Burness](#)
Subject: Better Boulder Letter - Twin Lakes
Date: Thursday, October 13, 2016 7:20:59 AM
Attachments: [image.png](#)
[Twin Lakes - Council and Planning Board.pdf](#)



Re: Twin Lakes

To: Boulder City Council and Boulder Planning Board

Better Boulder is in favor of the staff recommendation for a medium density designation for most of the property. While we would have preferred the mixed density designation, which would have allowed a higher density of housing, we think that medium density is a reasonable compromise between the broader community interest served by more affordable housing and the concerns raised by the immediate neighbors.

This is an appropriate area for development. These parcels have been in area 2, intended for annexation, since the 1970s. The drainage on the northern edge and the wetlands on the southern edge would be protected, while the rest of the site would provide affordable housing. Neither the city nor county have found these sites to meet criteria for designation or acquisition as open space. The intent of the city and county open space programs was always to acquire sites outside of existing urbanized areas, and large tracts of intact habitat or agricultural land, not sites like this one.

The biggest challenge facing our community is housing affordability. As the economy in Boulder County has boomed, housing prices have risen far faster than inflation, forcing many people to live far from the places they work or go to school. As teachers, police officers, service workers and others are forced out of the community, we all suffer. Commutes get longer, burdening our transportation system, driving up emissions, and burdening the commuters with hours spent getting to and from work, instead of with their children. From a climate perspective there is enormous value to providing housing closer to where the jobs are, and to providing multifamily housing, with the lower energy use that comes from smaller units and shared walls, and the outstanding sustainable design that we can expect from the BCHA. When we say no to housing, our communities lose diversity, and lose the value that comes from having nurses and teachers able to actually live in and participate in the community in which they work.

Research nationwide has shown that restrictive housing policies segregate the less wealthy and are one of the major factors behind the increase in inequality in the United States over the last few decades. Boulder values inclusivity and fighting for equality, and we need housing policies that fit with these values.

We know that these are hard decisions to make. Every time that a significant project to add housing affordable to low or middle income residents has moved forward in the Boulder area, the immediate neighbors have been worried that this will change their neighborhood for the worse. The neighbors always show up in large numbers, while there are not many people to speak for the value to the whole community in providing additional housing. But it is important to remember that time and time again, when housing has been built, the fears of opponents have not come true. Instead, the community has been made a better place. And it is important to remember that the broader community sees the importance of affordable housing. The BVCP survey made it clear that housing affordability was the most important issue to a majority of residents of the Boulder Valley, and the resounding rejection of ballot issue 300 in Boulder made it clear that residents want decisions to reflect the values and interest of the entire community, not just the immediate neighbors who are most engaged.

This does not mean that their concerns don't matter. As the project moves to site planning and detailed decision making, neighbors should be engaged. But on the threshold question of whether the land use designation should be changed to allow a meaningful amount of affordable housing on this site, the answer is yes.

Thank you,

Better Boulder
Sue Prant and Ken Hotard, co-chairs

www.betterboulder.com

From: [Elizabeth Black](#)
To: [Council](#); [boulderplanningboard](#)
Cc: [Kat Goldberg](#); [Frank DeDominicis](#); [Louisa Matthias](#)
Subject: Comments on Comp Plan Rezoning Request for parcels near Twin Lakes
Date: Friday, October 14, 2016 5:36:37 PM
Attachments: [Twin Lakes revised working version.docx](#)

City of Boulder officials,
Please see attached comments from representatives of the Big View Team of Circles.
Thank you all for your consideration of our message.
Liz Black

DRAFT LETTER

Date: 14 Oct, 2016

To: City of Boulder Council and Planning Board

RE: Proposal for Affordable Housing near Twin Lakes

Dear Council and Planning Board members

The vision for Boulder County Circles Campaign is to end poverty, one family at a time. Circles supports select individuals committed to overcoming barriers, by boosting their social capital and empowering them to accomplish personal goals. Circles also addresses systemic barriers which inhibit and prevent those in poverty from reaching self-sufficiency. Poverty does not exist in a vacuum. Long-term community building and planning includes addressing poverty as well as safety and health issues. We are aligned with the view that a well-executed comprehensive plan enhances the quality of life of all community residents.

For the working poor, a major quality-of-life barrier is the inadequate supply of affordable housing. Circle's Big View Team notes that there are many divergent views around the proposal to develop affordable housing, sited on two parcels south of Twin Lakes in the Gunbarrel area.

Representatives from Big View are here tonight to share our thoughts as you approach critical decisions which will have long-range impact on Gunbarrel's overall character. Circles, being community-minded, urges careful consideration of the best interests of the entire county and region, rather than focusing narrowly on interests of folks who live near Twin Lakes. Now more than ever, affordable housing is vitally important to achieve a mix with people of all ages, races and economic levels living in integrated neighborhoods.

Wages adjusted for inflation have been almost stagnant over recent decades while cost of living continues rising. As more people relocate to our beautiful state, those who provide vital services which benefit the entire community are being squeezed out. Teachers, police, public facilities maintenance workers all contribute to the fabric of our society. Their families should be able to live in the same county where they earn their salary. Those with low incomes often must work several jobs and frequently are dealing with the tyranny of the moment. Thus they cannot attend and contribute to public hearings. Circles' Big View team advocates for those whose perspective might otherwise not be heard.

Shortages of affordable housing is especially acute for those living at 0-80% of the area median income. The 2015-2019 Consolidated Plan of the Boulder-Broomfield HOME Consortium states that nationally, 55% of the housing stock was valued at less than \$200,000 in 2012. In the two counties as of 2012, only 15% of housing units had a value less than \$200,000.¹ That was before the 2013 flood damaged many mobile homes in the area. The extremely low rental vacancy rate is another indicator that the supply of affordable units is much less than the need in our region.

Increasing density is a strategy to effectively provide affordable housing. Having observed developments in adjacent parcels, Big View believes 12 units per acre is compatible with the neighborhood. Ideally workforce housing should be near public transit and jobs. Although bus service within the Gunbarrel area is quite limited at the present time, industrial and commercial job sites are within biking distance of the subject parcels. We appreciate that all six scenarios cited² in the June 22nd, 2016 Open House records include paved or unpaved paths which connect to existing trails, to give residents alternative commuting options besides automobiles.

Given the high water table in the area, design elements to reduce damage to the units in the event of flooding are necessary. We note that the conceptual plans cluster residential units away from the ditch. Being aware of past instances when the staff of Boulder County Housing and Human Services Department made tradeoffs, we believe they have the necessary expertise to deal with this and similar challenges. They have produced attractive, affordable, lower cost units by purchasing properties with some undesirable features and finding innovative approaches to work around those characteristics. They will earn compliments from Circles if, while working on the Twin Lakes parcels, they make similar use of available resources, including funds derived from tax payers.

Questions have been raised as to whether utilities and public services infrastructure could be augmented to serve the high density of residential dwellings proposed. To ensure that sewer, water, police, fire protection services and the capacity of nearby schools will be adequate, we encourage the city and school district to seek input from those familiar with these issues as development planning advances.

We urge the City of Boulder Planning Board on Nov 10 and the City Council on Dec 13 to approve request 35, a change in zoning from Low Density Residential (LR) and Public (PUB) to Medium Density Residential (MR), which would bring the parties working towards the proposed affordable housing development a step closer to implementing their plans.

Sincerely,

Big View Team of the Circles Program of Boulder County including the following individuals:

Frank DeDominicis, co-chair

Kat Goldberg, co-chair

Liz Black

Louisa Matthias

Footnotes

1 https://www-static.bouldercolorado.gov/docs/DRAFT_2015-2019_Con_Plan_Boulder-Broomfield_HOME_Consortium-1-201412181555.pdf accessed 9/9/2016

2 https://www-static.bouldercolorado.gov/docs/BVCP_Twin_Lakes_Open_House_Slides--maps-1-201606241747.pdf accessed 8/28/2016

From: [Melanie](#)
To: [Boulder County Board of Commissioners](#); planning@bouldercolorado.gov; [#LandUsePlanner](#); plandevlop@boulderco.gov; council@bouldercolorado.gov
Date: Saturday, October 15, 2016 8:49:36 PM

To the Commissioners, Council Members, and Planners~

Please take a moment to read my LTE from the Daily Camera. Maybe you have forgotten how important the Land is to all of us. Including you. And while your at it find and read those PDF files that went unread before your vote.
Thanks and may the land thrive.

Melanie Whitehead: Twin Lakes and a sense of place

POSTED: 10/14/2016 08:20:20 PM MDT

I'm not going to talk about another recent water-main break on Twin Lakes Road, Gunbarrel's crumbling infrastructure, how inappropriate annexation is, traffic issues, flood issues, or the many disturbing ways the Boulder Valley Comprehensive Plan has been utterly comprised.

I'm going to talk about a sense of place that so many of us lack in this day and age. The contentious Twin Lakes fields may seem like vacant lots to those who would build on them or have never walked them, but to the residents of Twin Lakes and anyone who has opened their eyes, these fields are alive. Absolutely buzzing with life. These fields are an old friend. There's a love here that is beyond words. And we will protect them.

To know a place well is to be a part of it. It is to develop a profound relationship with the same vistas, grasses, flowers, trees, streams, creatures, secret spaces, and places to *be*. It is to know yourself. It is to play, run, explore, and wonder. Developing a sense of place helps us to know how to care for and be part of the land. And to pass on these skills to our children.

Building here would be bulldozing an old friend. So why here? As Elise Jones says, "...we need to put it somewhere." Oh.

I have grown weary of people saying that the Twin Lakers are NIMBYs. In fact, Twin Lakes residents have a love and a rapport with this environment, these fields, that everyone should be striving to have. To take away these fields is to take away our hearts and the heart of Gunbarrel. As one prolific Twin Laker said, "This is our Chautauqua."

http://www.dailycamera.com/letters/ci_30469019/melanie-whitehead-twin-lakes-

[and-sense-place](#)

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"Nature does not hurry, yet everything is accomplished." ~Lao Tzu

If you have a moment consider supporting Twin Lakes in protecting our beloved Owls and other abundant wildlife in their natural habitat.

<http://boulderowlpreserve.org>

<http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in>
www.tlag.org

From: [Mike Chiropolos](#)
To: [#LandUsePlanner](#); [Case, Dale](#); [Parker, Kathy M.](#)
Subject: TLAG Letter on Reconsideration
Date: Tuesday, October 18, 2016 5:03:43 PM
Attachments: [TLAG Letter on Reconsideration 10182016.pdf](#)

Find attached TLAG's letter and response to the Land Use discussion of the request for reconsideration.

Mike

Mike Chiropolos
Chiropolos Law LLC
1221 Pearl Street - Suite 11
Boulder CO 80302
mikechiropolos@gmail.com
303-956-0595

This message may be privileged, confidential, or otherwise protected from disclosure

MIKE CHIROPOLOS
ATTORNEY & COUNSELOR, CHIROPOLOS LAW LLC
1221 PEARL SUITE 11
BOULDER CO 80302 303-956-0595 -- mikechiropolos@gmail.com

October 18, 2016

Boulder County Planning Commission - *transmitted via email*

Re: Request for Reconsideration of Twin Lakes Vote, BVCP Update

Dear Planning Commission Members:

Thank you for considering TLAG's Request for Consideration by putting it on the agenda for the October 19, 2016 Planning Commission members. Justice, fairness, due process, and consistency with the BVCP will be served by moving for reconsideration. Reconsideration will advance – not compromise – the integrity of the Planning Commission's decision in this rare instance.

First, TLAG concedes that reconsideration could be inconvenient for staff, but we believe that concern is outweighed by assuring the public and the Gunbarrel community that the Planning Commission is committed to getting this decision right. Staff drafted a comprehensive recommendation and devoted untold staff hours to present what appeared many as a persuasive legal brief rather than an objective discussion of the respective pros and cons of the two competing change requests under the decision criteria for the BVCP.

The facts and procedure here are unique. Nonetheless, the staff recommendation was narrowly approved by a 4-3 vote, and some observers left believing that the Motion to Approve would not had passed had Planning Commission Chair Natalie *-* not had to leave the meeting to catch a flight despite participating in most of the discussion before departing. All 8 members present on September 21 would have been in a position to vote had the Twin Lakes item been scheduled ahead of Jay Road on the agenda.

TLAG is confident in the Planning Commission's ability to manage its docket and agenda. The suggestion that reconsideration could lead to an arbitrary decision that "undermines the integrity and finality of all future Planning Commission decisions" seems to over-state the concern. The circumstances present here are exceedingly rare. In all instances, the decisions as to whether to put a request for reconsideration on the agenda, or to entertain a motion to reconsider – are entirely within the discretion of the Commission.

General parliamentary rules appear to provide that Motions for Reconsideration can be made at the same meeting when the initial vote was held, or the next meeting, and that the Motion should be made by a member who voted in the majority on the original vote. It would appear reasonable for one of the members not present for the original vote to be allowed to move for reconsideration in this context, because the votes of those two members could change the outcome. Planning Commission votes bylaws do not preclude reconsideration.

At least three examples of material new information exist, which were neither known or considered by the Commission prior to the initial vote.

First, when the Commission originally voted, at least some members were likely unaware that the title of the Staff Recommendation to approve “MR and Environmental Protection” would actually approve a request that is repugnant to the BVCP definition of Environmental Protection:

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

Staff was either unaware that Area III lands do not qualify for an Environmental Protection designation, or failed to connect the dots between the staff recommendation and the fact that the Twin Lakes parcels are intended to be annexed and re-designated Area III if the MR requests go forward. The fact that the staff recommendation violates the BVCP constitutes grounds for reconsideration. As to slippery slope arguments, playing fast and loose with the definition of Environmental Preservation is about as slippery as it gets – as any person involved in enforcement of conservation easements and lands trusts can attest.

Second, the 115-page staff memo did not advise the Commission that the staff recommendation would violate the BVCP policy regarding future annexations of Area II lands in Gunbarrel, despite citing it: “If resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.” The record lacks any evidence that residents are interested in annexation, and the annexation contemplated by the staff would be to dictate annexation rather than “negotiat[ing] new terms of annexation with the residents.” The fact that the present vote violates the annexation policy in the BVCP is grounds for reconsideration.

Third, the staff memo did not advise the Commission the housing crisis might be a good reason to conduct comprehensive planning for the Planning Reserve that includes the 80-acre Yarmouth Parcel which was the subject of Area II to III change requests to allow affordable housing development earlier in the BVCP Update. Nor did staff advise the Commission that:

- If Planning concluded that the Yarmouth parcels are appropriate to consider land use changes on, they could house up to 1,440 units – and 960 units at the units/acre density currently under consideration for the Twin Lakes parcel.
- The Boulder County Housing Authority was founded in 1975 and now owns and operates 611 units per the website.
- Yarmouth alone could house double the AH units that BCHA has built or acquired in 41 years of existence (an average of 16 per year), and four times the number of units proposed for Twin Lakes at the same density.
- The rationale for voting down the Yarmouth requests in the 2016 BVCP Update is equally applicable to the Twin Lakes parcels: lack of comprehensive or Sub-Community planning to inform the context and specifics of the change requests. It is illogical to state that comprehensive planning is a pre-condition of advancing change requests for the Reserve, but not highly similar change requests for unincorporated Gunbarrel – when no plan has been completed for either area.

This new information going to the potential to better achieve AH goals in the BVCP and otherwise, and the importance of planning all communities before approving changes that could

allow piecemeal development changing the character of currently unplanned communities – are grounds for reconsideration.

Fourth, to the extent members of the Planning Commission may be concerned that the recusal issue is relevant, it is uncontested that recusal applies to votes on BVCP change requests. At a minimum, disclosure of the *appearance of conflict* was required when the County Commissioners voted to approve a BVCP change request that they initially approved submitting in their role as BCHA Commissioners:

- For the agenda item preceding Twin Lakes at the September 21 hearing, Planning Commission member Leah Martinsson recused herself from the Jay Road request.
- In the context of recusing herself from Eco-Cycle matters, Commissioner Jones stated in a Boulder Daily Camera column: “While both my sister and I are able to separate business from our familial relationship, we nonetheless realize that our association might *raise concerns in the public eye*. That is why, in addition to my stepping aside from anything related to Eco-Cycle, I have gone above and beyond by also recusing myself from actions on the broader topic of zero waste.” (emphasis added)
- For the Twin Lakes case, the conflict would seem to be more apparent. Three members of the Boulder Daily Camera Editorial Advisory Board agree¹:
 - “The county commissioners are also board members of the Boulder County Housing Authority and they refuse to recuse themselves from what should be the next level of approval in the change-of-use proposal for two 10-acre parcels in the Twin Lakes neighborhood to allow for up to 280 units of affordable housing.” (Fern O’Brien)
 - “It also seems strange that the commissioners approved a proposal presented by the commissioners.” (Rett Ertl)
 - The county commissioners also serve on the Boulder Housing Authority board. Checks and balances anyone?” (Don Wrege)

The community obviously has concerns here, where 1) the Commissioners constitute the entire three-person BCHA board, 2) they have a fiduciary relationship to BCHA, and 3) it can’t be argued that any one Commissioner’s vote did not matter because the motion passed by a 3-0 vote. All three have actual conflicts, *and* an undeniable appearance of conflict – which none of the three disclosed at any hearing.

In sum, under the unique and rare procedural and factual circumstances presented by the Twin Lakes change requests, entertaining a Motion for Reconsideration is appropriate.

Respectfully,



Mike Chiropoulos
Attorney for TLAG

¹ http://www.dailycamera.com/editorials/ci_30421170/from-editorial-advisory-board-twin-lakes

From: Jeffrey D. Cohen
To: [#LandUsePlanner](#)
Subject: FW: REVISED BOULDER COUNTY PLANNING COMMISSION AGENDA
Date: Wednesday, October 19, 2016 8:07:39 AM
Attachments: [image001.png](#)
[TLAG Letter on Reconsideration 10182016 final.pdf](#)
[city_hearing_procedures_final3.docx](#)

Dear Planners - You probably had a chance to review the Staff's recommendation relating to a request for reconsideration that you will be discussing this afternoon:

<http://www.bouldercounty.org/doc/landuse/bvcp150001pcstaffrec20161019.pdf>

Attached is the Twin Lakes Action Group's (TLAG) formal response, which was submitted yesterday to the County. We would also like to point out that TLAG is not suggesting that TLAG itself initiate a rehearing or reconsideration. TLAG is merely asking the Planning Commission members to initiate a rehearing or reconsideration. This would involve the Planning Commission making a motion for a rehearing. The Planning Commission Bylaws and the BVCP Guidelines both authorize the Planning Commission to do that.

Specifically your Bylaws give you the right and authority to amend the agenda to add, delete, or table or continue any matter. Per §IV(F) it states that "in addition, the Planning Commission, by majority vote, shall have the right to amend the agenda to add, delete, or table or continue any matter, provided that no such action shall be contrary to the procedural requirements of the Open Records Law, any statute governing the matter at issue, or the County's Land Use Code."

Furthermore, §VI also gives you the authority for any actions or requests that are required or provided through the County's other land-use regulations and policies, including the BVCP, and "to hold public hearings or meetings on applications for approval of special use permits, subdivisions and replats, road and public utility easement vacations, road name changes, and any other actions or requests as may be required or provided through the Colorado Revised Statutes, the County's Land Use Code, or any of the County's other land use regulations or policies."

The BVCP Guidelines also give you the power to request a reconsideration. Nowhere in the BVCP Guidelines does it say that a governing body can't put the reconsideration request to the same governing body. It should also be noted that the BVCP Guidelines for reconsideration are a "proposed process," so you have latitude to determine how to implement the procedures.

I wanted to highlight a couple specific examples of why a rehearing should be considered:

1. A rehearing is the only way to restore integrity to the BVCP process. The failure to follow procedures during the final review hearing and erroneous information given by staff significantly compromised the hearing, in a way that likely affected the outcome;

2. New information has come to light. The BVCP Guidelines state, "When making a request, the requesting body shall state the grounds for the request for reconsideration; the grounds should be information that was not previously considered by the body of which the request is made." One non-exhaustive example of new information is the discovery that County staff

tampered with the speaker lineup. See attached letter I had emailed you last week;

3. Key information was not received by the Planning Commission. The week before the Sept. 21 deliberations, TLAG attempted to send the members (1) the studies and analyzes the Planning Commission had requested on Aug. 30 and (2) clarifications on the faulty information contained in the Sept. 14 staff memo. The County declined to send these documents directly to the Planning Commission members or even to notify them of the submission. Instead they were posted online in a 400-page pdf document. Pervasive technical issues existed with this online pdf document and many people, including members of the Planning Commission had problems downloading it. On the day of the Planning Commission deliberation at least three members said they had not received TLAG's informational packets.

4. At the August 30 joint hearing, all individuals who wished to speak were NOT provided the opportunity to do so. Several people had to go home without speaking because they were unable to wait until midnight. Yet "preferred speakers" were inserted into the 7 p.m. time block. How can we know what effect this had on the decision-making process?

5. The County Attorney's Office advised the Board of County Commissioners that it was "OK" for the County Commissioners to meet individually with TLAG members, but then advised the Planning Commission *against* that very same thing. Having two standards is arbitrary and capricious.

6. Two Planning Commission members did not have the opportunity to vote. The Planning Commission Bylaws recognize the importance of having all members vote on amendments to comprehensive plans, as articulated in §IV(B): "Moreover, to approve any action adopting or amending all or part of the County's Comprehensive Plan under C.R.S. §§30-28-106 through-109, not less than a majority of the entire membership of the Planning Commission (five members) shall be required to vote in favor of such action." Although this section pertains to the BCCP, the legislative intent logically would extend to the BVCP.

7. During the deliberations when one of the Planning Commission members (Pat Shanks) asked if they could table the vote on the Twin Lakes matter so additional studies could be conducted on a viable North/South Environmental protection corridor the Assistant County Attorney went against the specific wording of your Bylaws which allows the Planning Commission to table any matter and provided questionable legal advice and said you should vote now since that would have a direct impact on the other 3 governing bodies. See video clip (Starting at Minute 4:15) -

<https://www.facebook.com/mark.teboe/videos/10211209146294517>

Thank you for your consideration in this matter.

Thanks,

Jeff

TLAG Board Member



Jeffrey D. Cohen, Esq., C.P.A.

Managing Shareholder

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MIKE CHIROPOLOS
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1221 PEARL SUITE 11
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October 18, 2016

Boulder County Planning Commission - *transmitted via email*

Re: Request for Reconsideration of Twin Lakes Vote, BVCP Update

Dear Planning Commission Members:

Thank you for considering TLAG's Request for Consideration by putting it on the agenda for the October 19, 2016 Planning Commission members. Justice, fairness, due process, and consistency with the BVCP will be served by moving for reconsideration. Reconsideration will advance – not compromise – the integrity of the Planning Commission's decision in this rare instance.

First, TLAG concedes that reconsideration could be inconvenient for staff, but we believe that concern is outweighed by assuring the public and the Gunbarrel community that the Planning Commission is committed to getting this decision right. Staff drafted a comprehensive recommendation and devoted untold staff hours to present what appeared many as a persuasive legal brief rather than an objective discussion of the respective pros and cons of the two competing change requests under the decision criteria for the BVCP.

The facts and procedure here are unique. Nonetheless, the staff recommendation was narrowly approved by a 4-3 vote, and some observers left believing that the Motion to Approve would not had passed had Planning Commission Chair Natalie Feinberg-Lopez not had to leave the meeting to catch a flight despite participating in most of the discussion before departing. All 8 members present on September 21 would have been in a position to vote had the Twin Lakes item been scheduled ahead of Jay Road on the agenda.

TLAG is confident in the Planning Commission's ability to manage its docket and agenda. The suggestion that reconsideration could lead to an arbitrary decision that "undermines the integrity and finality of all future Planning Commission decisions" seems to over-state the concern. The circumstances present here are exceedingly rare. In all instances, the decisions as to whether to put a request for reconsideration on the agenda, or to entertain a motion to reconsider – are entirely within the discretion of the Commission.

General parliamentary rules appear to provide that Motions for Reconsideration can be made at the same meeting when the initial vote was held, or the next meeting, and that the Motion should be made by a member who voted in the majority on the original vote. It would appear reasonable for one of the members not present for the original vote to be allowed to move for reconsideration in this context, because the votes of those two members could change the outcome. Planning Commission votes bylaws do not preclude reconsideration.

At least three examples of material new information exist, which were neither known or considered by the Commission prior to the initial vote.

First, when the Commission originally voted, at least some members were likely unaware that the title of the Staff Recommendation to approve “MR and Environmental Protection” would actually approve a request that is repugnant to the BVCP definition of Environmental Protection:

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

Staff was either unaware that Area III lands do not qualify for an Environmental Protection designation, or failed to connect the dots between the staff recommendation and the fact that the Twin Lakes parcels are intended to be annexed and re-designated Area III if the MR requests go forward. The fact that the staff recommendation violates the BVCP constitutes grounds for reconsideration. As to slippery slope arguments, playing fast and loose with the definition of Environmental Preservation is about as slippery as it gets – as any person involved in enforcement of conservation easements and lands trusts can attest.

Second, the 115-page staff memo did not advise the Commission that the staff recommendation would violate the BVCP policy regarding future annexations of Area II lands in Gunbarrel, despite citing it: “If resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.” The record lacks any evidence that residents are interested in annexation, and the annexation contemplated by the staff would be to dictate annexation rather than “negotiat[ing] new terms of annexation with the residents.” The fact that the present vote violates the annexation policy in the BVCP is grounds for reconsideration.

Third, the staff memo did not advise the Commission the housing crisis might be a good reason to conduct comprehensive planning for the Planning Reserve that includes the 80-acre Yarmouth Parcel which was the subject of Area II to III change requests to allow affordable housing development earlier in the BVCP Update. Nor did staff advise the Commission that:

- If Planning concluded that the Yarmouth parcels are appropriate to consider land use changes on, they could house up to 1,440 units – and 960 units at the units/acre density currently under consideration for the Twin Lakes parcel.
- The Boulder County Housing Authority was founded in 1975 and now owns and operates 611 units per the website.
- Yarmouth alone could house double the AH units that BCHA has built or acquired in 41 years of existence (an average of 16 per year), and four times the number of units proposed for Twin Lakes at the same density.
- The rationale for voting down the Yarmouth requests in the 2016 BVCP Update is equally applicable to the Twin Lakes parcels: lack of comprehensive or Sub-Community planning to inform the context and specifics of the change requests. It is illogical to state that comprehensive planning is a pre-condition of advancing change requests for the Reserve, but not highly similar change requests for unincorporated Gunbarrel – when no plan has been completed for either area.

This new information going to the potential to better achieve AH goals in the BVCP and otherwise, and the importance of planning all communities before approving changes that could

allow piecemeal development changing the character of currently unplanned communities – are grounds for reconsideration.

Fourth, to the extent members of the Planning Commission may be concerned that the recusal issue is relevant, it is uncontested that recusal applies to votes on BVCP change requests. At a minimum, disclosure of the *appearance of conflict* was required when the County Commissioners voted to approve a BVCP change request that they initially approved submitting in their role as BCHA Commissioners:

- For the agenda item preceding Twin Lakes at the September 21 hearing, Planning Commission member Leah Martinsson recused herself from the Jay Road request.
- In the context of recusing herself from Eco-Cycle matters, Commissioner Jones stated in a Boulder Daily Camera column: “While both my sister and I are able to separate business from our familial relationship, we nonetheless realize that our association might *raise concerns in the public eye*. That is why, in addition to my stepping aside from anything related to Eco-Cycle, I have gone above and beyond by also recusing myself from actions on the broader topic of zero waste.” (emphasis added)
- For the Twin Lakes case, the conflict would seem to be more apparent. Three members of the Boulder Daily Camera Editorial Advisory Board agree¹:
 - “The county commissioners are also board members of the Boulder County Housing Authority and they refuse to recuse themselves from what should be the next level of approval in the change-of-use proposal for two 10-acre parcels in the Twin Lakes neighborhood to allow for up to 280 units of affordable housing.” (Fern O’Brien)
 - “It also seems strange that the commissioners approved a proposal presented by the commissioners.” (Rett Ertl)
 - The county commissioners also serve on the Boulder Housing Authority board. Checks and balances anyone?” (Don Wrege)

The community obviously has concerns here, where 1) the Commissioners constitute the entire three-person BCHA board, 2) they have a fiduciary relationship to BCHA, and 3) it can’t be argued that any one Commissioner’s vote did not matter because the motion passed by a 3-0 vote. All three have actual conflicts, *and* an undeniable appearance of conflict – which none of the three disclosed at any hearing.

In sum, under the unique and rare procedural and factual circumstances presented by the Twin Lakes change requests, entertaining a Motion for Reconsideration is appropriate.

Respectfully,



Mike Chiropolos
Attorney for TLAG

¹ http://www.dailycamera.com/editorials/ci_30421170/from-editorial-advisory-board-twin-lakes

October 6, 2016

Re: Request to establish equitable Final Review Hearing procedures

Dear City Council, Planning Board and BVCP Staff,

Thanks for all your efforts planning the upcoming City Final Review meeting for land-use change requests to the Boulder Valley Comprehensive Plan. As part of that process, the Twin Lakes Action Group (TLAG) respectfully asks that procedures be put in place to safeguard the fairness and integrity of the public hearing process. We also will send this letter to the County Commissioners so they can make their procedures more robust in the future as well.

Our request stems from troubling incidents at the Aug. 30 County Final Review hearing. One such incident involves irregularities with the speaker signup for the Public Comment period. Specifically, the County inserted several pro-Medium Density speakers into early time slots—*after* online signup had closed, when everyone else had to sign up in person that night for midnight speaking times.

We know of at least five “favored” people with which this occurred. Two examples involve the County inserting former County Commissioner and Better Boulder Chair Will Toor and Boulder Housing Partners Executive Director Betsey Martens into the 7 p.m. time block. Here is the timeline of events:

- At 10 p.m. on Sunday, Aug. 28, the online speaker signup for the Aug. 30 County Final Review Hearing closed.
- At 11:31 a.m., on Aug. 30, the image shown below was the speaking order for 7:30–7:34 p.m. that was posted on the County website (see [here](#) for full list from 5:16–11:56 p.m.):

7:00 PM	Individual	Twin Lakes	James Bruce	
7:02 PM	Individual	Twin Lakes	Jason McRoy	
7:04 PM	Individual	Twin Lakes	Elizabeth Blakley	
7:06 PM	Individual	Twin Lakes	Gina Rosa	
7:08 PM	Individual	Twin Lakes	Kathy Johnston	
7:10 PM	Individual	Twin Lakes	Susan Ortiz	
7:12 PM	Individual	Twin Lakes	Odie Youngblood	
7:14 PM	Individual	Twin Lakes	Connie Grosshans	
7:16 PM	Pooled 4 minutes	Twin Lakes	Jim Williams	Chris Campbell
7:20 PM	Individual	Twin Lakes	Evalee Demery	
7:22 PM	Individual	Twin Lakes	Andrea Ostroy	
7:24 PM	Individual	Twin Lakes	Angela Lanci-Macris	
7:26 PM	Individual	Twin Lakes	Bridget Gordon	
7:28 PM	Individual	Twin Lakes	Michael Block	
7:30 PM	Individual	Twin Lakes	Diana Moore	
7:32 PM	Individual	Twin Lakes	Lee King Gasche	
7:34 PM	Pooled 4 minutes	Twin Lakes	Sarah Buss	Patrick Kelly

- At 2:08 p.m., on Aug. 30, we noticed that the speaker lineup had changed. Here was the final speaking order for 7:00–7:28 p.m. (see [here](#) for full list from 5:16 p.m. to 12:02 a.m.)

7:00 PM	Individual	Twin Lakes	Gina Rosa			2
7:02 PM	Pooled	Twin Lakes	Betsey Martens	Maggie Crosswy		4
7:06 PM	Individual	Twin Lakes	James Bruce			2
7:08 PM	Individual	Twin Lakes	Alexandra Niehaus			2
7:10 PM	Individual	Twin Lakes	Jason McRoy			2
7:12 PM	Individual	Twin Lakes	Elizabeth Blakley			2
7:14 PM	Individual	Twin Lakes	Gina Rosa			2
7:16 PM	Individual	Twin Lakes	Kathy Johnston			2

ESTIMATED speaking times noted above are APPROXIMATE timeframes for speakers who signed up in advance to comment in person. This list represents the order of speakers, not actual speaking times.

BVCP Public Hearing - Aug. 30, 2016
APROXIMATE PUBLIC SPEAKER TIME SCHEDULE

(Note: Time slots are to be viewed as an approximate reference ONLY and should not be construed as set, assigned times)

Speakers and contributors must be present when called to speak.						
Time	Type	Topic	Primary Speaker	Pool Contrib 1	Pool Contrib 2	Min.
7:18 PM	Individual	Twin Lakes	Susan Ortiz			2
7:20 PM	Individual	Twin Lakes	Odie Youngblood			2
7:22 PM	Individual	Twin Lakes	Connie Grosshans			2
7:24 PM	Pooled 4 minutes	Twin Lakes	Will Toor	Chris Campbell		4
7:28 PM	Individual	Twin Lakes	Evalee Demerv			2

- In this second speaker lineup, Ms. Martens, with pooler Maggie Crosswy (Housing and Human Services Communications), was inserted at the 7:02 p.m. slot. Will Toor (former County Commissioner), with already signed-up pooler Chris Campbell (Assistant to the Director of Housing and Human Services), was inserted at the 7:24 p.m. slot.
- That Monday and Tuesday, many TLAG members asked if they could sign up after signup had closed or change their speaking time. They were told “no.” These people had to sign up in person that night for time slots starting at midnight.

We wondered how these favored speakers had gotten added to the lineup at a “prime speaking time” when online signed up had already ended. On Sept. 8, we submitted a Colorado Open Records Act (CORA) request to Boulder Housing Partners, asking for correspondence between Boulder Housing Partners and the Boulder County Land Use Department on Aug. 29 and Aug. 30, 2016.

In response, we received this [document](#) containing emails between Ms. Martens and HHS Communications Specialist Jim Williams and HHS Director Frank Alexander, where the former says she “wasn’t aware that the online sign-up closed last week (although I’m sure your emails told me that) so it’s unlikely these comments will be heard, or even read.” And the latter two replying that she is now signed up to speak for four minutes. This is just one example.

We also submitted a CORA request to Housing & Human Services, asking for correspondence on Aug. 29 and Aug. 30 regarding speaker signup. We received this [105-page](#) document in reply.

Reading through its pages, we were astonished to see unfold a concerted campaign by the County to marshal people from various organizations, committees, and groups to speak at the meeting. In that campaign:

- At least 5 people were added to the closed speaker list or allowed to change their time from midnight to between 6 p.m. and 8 p.m.
- For another person, who had mistakenly signed up to speak on a different topic, Land Use staff [suggested](#) that person stand up at the meeting and say it had been the County's error and to take a different person's extra time slot. (It's unclear why the latter person was allowed to have two time slots.)
- The Commissioners' Deputy Michelle Krezek even emailed the speaker lineup to BCHA on Monday, Aug. 29, for them to review without also sending it to TLAG. The Deputy also [urged](#) someone who couldn't speak to instead write a letter about housing needs to the Planning Commission.

The only changes made for TLAG members were ones in which the County had made an error (e.g., a computer glitch in the signup system, or someone who was told a wrong date for signup ending) and sometimes not even then. Several people were told "no" even to just adding a pooler.

We are very concerned that the County gave preferential treatment to pro-development speakers and bent the signup rules for them. This is inequitable and discriminatory.

These procedural problems (along with other issues from the review hearing that we're still looking into) have undermined citizen trust in the public process. We are bringing this matter to your attention so that protocols can be put in place to assure fairness and transparency at the City Final Review meeting and at future County meetings. The favor of a written reply is requested.

Our democracy is founded upon the idea that all people are created equal—whether they are a government official or regular citizen; pro-development or pro-rural preservation. Our public hearing procedures must reflect that.

Thanks for your time and consideration.

Sincerely,

Dave Rechberger, Chairman
Twin Lakes Action Group

From: [Ann Goldfarb](#)
To: [Sanchez, Kimberly](#); [Milner, Anna](#)
Subject: Fwd: REVISED BOULDER COUNTY PLANNING COMMISSION AGENDA
Date: Wednesday, October 19, 2016 10:46:33 AM
Attachments: [image001.png](#)
[ATT00001.htm](#)
[ATT00002.htm](#)
[ATT00003.htm](#)
[TLAG Letter on Reconsideration 10182016 final.pdf](#)
[ATT00004.htm](#)
[city_hearing_procedures_final3.docx](#)
[ATT00005.htm](#)

Sent from my iPhone

Begin forwarded message:
Pleas forward this to all planning commissioners.

Thanks
Ann

From: "Jeffrey D. Cohen" <jeff@cohenadvisors.net>
Date: October 19, 2016 at 7:58:49 AM MDT
To: "agoldfarb@aol.com" <agoldfarb@aol.com>
Subject: REVISED BOULDER COUNTY PLANNING COMMISSION AGENDA

Hi Ann - I apologize again for emailing you directly via your personal email and for any inconvenience that may cause. It seemed necessary, however, because we have learned that on several occasions the Planning Commission has not received information people have sent. So there seemed to be no other way to communicate. You probably had a chance to review the Staff's recommendation relating to a request for reconsideration that you will be discussing this afternoon:

<http://www.bouldercounty.org/doc/landuse/bvcp150001pcstaffrec20161019.pdf>

Attached is the Twin Lakes Action Group's (TLAG) formal response, which was submitted yesterday to the County. We would also like to point out that TLAG is not suggesting that TLAG itself initiate a rehearing or reconsideration. TLAG is merely asking the Planning Commission members to initiate a rehearing or reconsideration. This would involve the Planning Commission making a motion for a rehearing. The Planning Commission Bylaws and the BVCP Guidelines both authorize the Planning Commission to do that.

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1. A rehearing is the only way to restore integrity to the BVCP process. The failure to follow procedures during the final review hearing and erroneous information given by staff significantly compromised the hearing, in a way that likely affected the outcome;

2. New information has come to light. The BVCP Guidelines state, "When making a request, the requesting body shall state the grounds for the request for reconsideration; the grounds should be information that was not previously considered by the body of which the request is made." One non-exhaustive example of new information is the discovery that County staff tampered with the speaker lineup. See attached letter I had emailed you last week;

3. Key information was not received by the Planning Commission. The week before the Sept. 21 deliberations, TLAG attempted to send the members (1) the studies and analyzes the Planning Commission had requested on Aug. 30 and (2) clarifications on the faulty information contained in the Sept. 14 staff memo. The County declined to send these documents directly to the Planning Commission members or even to notify them of the submission. Instead they were posted online in a 400-page pdf document. Pervasive technical issues existed with this online pdf document and many people, including members of the Planning Commission had problems downloading it. On the day of the Planning Commission deliberation at least three members said they had not received TLAG's informational packets.

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Commissioners that it was "OK" for the County Commissioners to meet individually with TLAG members, but then advised the Planning Commission **against** that very same thing. Having two standards is arbitrary and capricious.

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<https://www.facebook.com/mark.teboe/videos/10211209146294517>

Thank you for your consideration in this matter.

Thanks,

Jeff

TLAG Board Member

From: [Mike Chiropolos](#)
To: [#LandUsePlanner](#); [Case, Dale](#); [Parker, Kathy M.](#)
Subject: Re: TLAG Letter on Reconsideration
Date: Wednesday, October 19, 2016 1:08:27 PM
Attachments: [TLAG Addendum Environmental Preservation in BVCP BCCP 10192016.pdf](#)

Based on additional research, it appears that Area I lands within the City of Boulder can be subject to "environmental preservation" designations.

Accordingly, TLAG submits an Addendum to the October 18 Letter on Reconsideration (pasted below and attached) and looks forward to hearing more about this issue from staff and the appropriate bodies.

Mike

Addendum to TLAG Letter on Reconsideration 10/19/2016:

First, is the "MR and Environmental Preservation" recommendation repugnant to the BVCP definition of Environmental Preservation? Is "Environmental Protection" intended for areas of an acre or less that would not be subject to development at the site review stage regardless of the BVCP designation? Do paved trail corridors of approximately fifteen feet width qualify as Environmental Preservation?

According to the BVCP:

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

The first "core component" of the Boulder Valley Comprehensive Plan is to "guide decisions about growth, development, preservation, environmental protection, [. . .]" The BVCP clearly recognizes that development is discrete from preservation and environmental preservation. But the staff recommendation appears drafted to assert that Boulder Valley can have its cake and eat it too (development *and* preservation) on the Twin Lakes parcels.

This assertion is misleading at best, and appears antithetical to the BVCP on its face. A candid approach would acknowledge that staff proposed the *absolute minimum* protections *required by BVCP and BCCP policies* for wetland and ditch elements – and ignored the fact that these Twin Lakes parcels meet *all five* County Open Space Acquisition Criteria. As such, the recommendation constitutes grounds for

reconsideration. As to slippery slope arguments, playing fast and loose with the definition of Environmental Preservation is about as slippery as it gets – as any person involved in enforcement of conservation easements and lands trusts can attest.

The only references to “environmental preservation” in the Boulder County Comprehensive Plan is in the context of the Eldora Environmental Preservation Plan, which provides that:

Future development proposals which have potential visual, noise, or transportation impacts on the community from either within or outside the townsite shall be reviewed and acted upon by the county with significant weight being given to the compatibility of those proposals with the maintenance of that rural and historic character.

The Eldora Civic Association is responsible for administration and management of the Eldora Environmental Preservation Plan. This use of “environmental preservation” in the BCCP is directly applicable to unincorporated Gunbarrel, where the sub-community seeks to maintain the current rural residential character – and has requested a sub-community plan for the area.

The BCCP broadly defines “Preservation” in the Open Space element (at BCCP OS-2):

Preservation of: critical ecosystems; natural areas; scenic vistas and areas; fish and wildlife habitats; natural resources and landmarks; outdoor recreation areas; cultural, historic and archaeological areas; linkages and trails; access to public lakes, streams and other useable open space lands; and scenic and stream or highway corridors[.]

Thus, given that staff identified lands entitled to environmental preservation on these relatively small parcels, the BCCP would appear to lend strong support for the Open Space and Environmental Preservation change use requests (#36).

Preservation in the City of Boulder commenced with protecting Chautauqua from development. Once public ownership was achieved, 100% of the lands were protected for environmental preservation – and no homes were developed, let alone a development on 80-90% of the landscape.

Would a private developer be taken seriously by staff, the Four Review Bodies, or the public - if he or she sought an environmental preservation designation based on agreeing to not pave two acres of wetlands, ditch buffers, and a 15-foot pedestrian path - in return for being allowed to develop the remaining 18 acres of a 20-acre parcel? Are there examples of recent decisions where private landowners obtained development approvals that included "Environmental Preservation" where the developer-landowner's main goal was to develop close to 90% of the land at issue?

If this is standard practice, we look forward to seeing examples. Conversely, if this ruse would not qualify as Environmental Preservation where proposed by a private developer, it should not qualify as Environmental Preservation where it comes from staff.

Mike Chiropolos
Chiropolos Law LLC
1221 Pearl Street - Suite 11
Boulder CO 80302
mikechiropolos@gmail.com
303-956-0595

This message may be privileged, confidential, or otherwise protected from disclosure

On Tue, Oct 18, 2016 at 5:03 PM, Mike Chiropolos <mikechiropolos@gmail.com> wrote:

Find attached TLAG's letter and response to the Land Use discussion of the request for reconsideration.

Mike

Mike Chiropolos
Chiropolos Law LLC
1221 Pearl Street - Suite 11
Boulder CO 80302
mikechiropolos@gmail.com
303-956-0595

This message may be privileged, confidential, or otherwise protected from disclosure

From: [Marty Streim](#)
To: [#LandUsePlanner](#)
Subject: Thank you to the Boulder County Planning Commission Members
Date: Wednesday, October 19, 2016 4:10:13 PM

All,

I want to thank you all for your vote to reconsider the land use designation change for the three Twin Lakes parcels. I was at today's meeting and listened intently to the dialogue. I very much appreciate your efforts as fellow citizens in your important role within county government. I agree with Dan Hilton that a quorum was sufficient at the last meeting and will be sufficient at the next meeting. This vote was a vote for transparency - not a vote about outcomes.

I am grateful that you voted in favor of open government that cares about about process and procedure; dissemination of information (that is timely and can be usefully used for decision-making), public testimony procedures, and planning staff objectivity.

Respectfully,

Martin Streim
4659 Tally Ho Trail
Boulder, CO 80301
mstreim@earthlink.net
303.955.7809

From: [Wayne Ambler](#)
To: [#LandUsePlanner](#)
Subject: Your decision to reconsider
Date: Thursday, October 20, 2016 11:52:09 AM

Dear Boulder County Planning Commissioners,

I wish to thank you for yesterday's meeting, the first I have ever attended. It struck me that you deliberated seriously and faced squarely a difficult issue. The case against voting to reconsider was well made by Mr. Case, for you certainly do not want to have to reconsider multiple times every decision you make. On the other hand, this issue seems to me to be fraught with complexities, if not irregularities—ones that require the most careful attention. Indeed, the Twin Lakes proposal also seems to set some potentially dangerous precedents itself, so the concern for precedents cuts in more than one direction. If in the future someone asks that you reconsider a decision but fails to offer a very good reason to do so, I think it entirely proper and within your authority to decline the invitation without even meeting.

Not only do I think your work need not suffer because of the possible precedent of your decision yesterday, I think you have also helped win for local government some lost respect. One often hears that public officials are "listening" to their constituents, but it can seem that these attractive words are not matched by deeds. Beyond this, you have made it possible to revisit the Twin Lakes case, which is so complex and important as to deserve this further consideration.

In trying to understand both the procedural and the substantive questions, I find the TLAG website the best resource I have seen. No letters or public statements can match its careful presentation of the issues, and surprisingly (to me, at least) the personal websites of the County Commissioners say nothing to defend their positions. As I see it, the commissioners' proposal for Twin Lakes will destroy forever the principal charm of a middle class neighborhood and set dangerous procedural precedents for other possible annexations. I do not doubt the commissioners' good intentions, but I do question their judgment on both procedural and substantive issues. I hear the cry for affordable housing, but must we really say that every proposal for affordable housing is good, and every concern for one's neighborhood is bad? Unfortunately, perhaps, the details matter, and it is the details that make me more than dubious about the current proposal.

Thanks again,

Wayne Ambler

From: [Christie Gilbert](#)
To: [#LandUsePlanner](#)
Subject: Thanks
Date: Thursday, October 20, 2016 3:27:41 PM
Attachments: [2.11.13 BOCC Memo 5-upa-Frank 2 copy.pdf](#)

My hope is restored in the integrity of this process because of your reconsideration. I thought it might be helpful to pass this memo along. It is from Frank Alexander to the BOCC regarding the acquisition recommendation for the parcel in Gunbarrel. He states in his request that affordable housing can be developed at the current land use designation based on the price that was paid for the land.

Again, for me the issue is not affordable housing, it is the density they are requesting that doesn't fit in this quiet rural residential neighborhood. Thank you again for your consideration.

Christie

Christie Gilbert
christieg52@gmail.com



Boulder County Housing Department
MEMORANDUM

Date: February 11, 2013
To: BOCC
From: Frank Alexander
Willa Williford
RE: Acquisition recommendation for landbank parcel in Gunbarrel

Recommendation

We are recommending that we submit a letter of intent to purchase 6655 Twin Lake Road for \$450,000, with the opportunity to negotiate up to \$490,000. The property is 10 acres, located in the Twin Lake neighborhood of Gunbarrel. The property is currently in Boulder County, but could likely be annexed into the City of Boulder in the future.

Property profile:

The site is flat with existing residential on two sides and Boulder County Parks and Open Space land immediately adjacent to the north. The site is well served with street connectivity, open space trails, and utilities, with the exception of a sewer line that would require extension to serve the site.

Density:

The current zoning of the site is Boulder County Rural Residential. Any redevelopment for affordable housing would require annexation into the City of Boulder. Under the current Boulder Valley Comprehensive Plan, the site intended zoning for the site is Low Density Residential. However, City of Boulder planning staff indicated that a request to change the zoning designation to medium density at the next Comp Plan update (2015) could be reasonable based on densities in the surrounding neighborhood.

At the current intended zoning, the site could accommodate 20-60 units, and at the medium density level, the site could accommodate 60-140 units, depending on open space and parking requirements. Under either scenario, the site is well positioned from a pricing and affordable housing perspective.

For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000.

Due Diligence:

Staff has had several site visits and conversations with the Seller, City Planning Staff, County Parks and Open Space staff, and our design consultant. Staff has also reached out to Betsey Martens and Stuart Grogan at Boulder Housing Partners, both of whom have expressed support for the acquisition. To date, no information has emerged that has presented risks we feel are inappropriate or cannot be mitigated. Further investigation of soil conditions, Phase I, etc. would occur once we are under contract.

Risks:

- Entitlement process – The site would need to go through City of Boulder annexation and Site Plan Review. Boulder County is uniquely positioned to lead this process, because we own the parcel to the north that would allow contiguity for annexation and have strong support from BC POS to proceed with this strategy. Other buyers would likely have to annex down Twin Lakes Road, a more difficult process. BCHA staff recommend timing the project such that the BVCP Comp Plan update occur prior to annexation.
- Possible NIMBY attitude from surrounding neighbors - mitigate by working closely with Planning Staff, neighbors, and elected and appointed officials.
- Tap and development impact fees anticipated to be substantial – mitigate through research during due diligence period and combining with project development financing.
- Another buyer is actively researching the property, and has submitted a letter of intent, albeit with substantial contingencies we believe.

Opportunities:

- Price – unusually low, due to land use constraints
- Limited supply of land and affordable housing in Gunbarrel
- City staff desire to see affordable housing and senior housing supply increased in Gunbarrel
- Affordable Housing project meets “Community Benefit” goal in annexation policy
- Unique position of Boulder County as buyer with the ability to annex
- Opportunity to work with Archdiocese of Denver, an agency with a commitment to affordable housing and community resources
- Opportunity to support or pursue redevelopment of properties in the neighborhood currently experiencing de-investment.
- Possibility for interagency collaboration with BHP and BCHA
- Good proximity to public infrastructure, parks, trails, and green space.

Financing:

We are proposing a cash purchase using Boulder County general funds.

Proposed Timeline

- February 13, 2013 - Commissioner feedback on deal structure and letter of intent
- February 14-24, 2013 - Submit and negotiate letter of intent
- March 2013 - Resolution for purchase contract and associated documents to BOCC business meeting
- March - April 2013 - Due Diligence period
- May 2013 - Close
- 2014 - Hold
- 2015 – BVCP update – seek new zone designation
- 2016 – Annex, if ready

Attachments:

Draft LOI

From: [JerryG](#)
To: [#LandUsePlanner](#)
Cc: tlag_inbox@gmail.com
Subject: Decision on Twin Lakes properties
Date: Thursday, October 20, 2016 4:31:07 PM

I would like to thank the Boulder County Planning Board for your decision to reconsider your votes. These properties are so treasured by all residents of these communities that it would be a devastating loss to hundreds of County residents if building is accomplished. I have listed the following concerns :

1. The properties are on a single loop road that is at capacity for traffic.
2. The infrastructure is old and adding many additional users will overload them with disastrous results. There have been many recent failures of water main breaks because of aging pipes
3. Treasured wildlife habitat will be destroyed.
4. Flooding of surrounding residence will, without doubt occur.
5. These properties are one mile from the only overcrowded grocery store, one half mile from the nearest bus stop, and seven miles from Boulder and adequate medical facilities.

Thank you again for your reconsideration

From: [Dorothy Bass](#)
To: [#LandUsePlanner](#)
Subject: Thank you
Date: Thursday, October 20, 2016 4:59:39 PM

Dear Boulder County Commissioners,

Thank you for your thoughtfulness in reconsidering your vote on the Twin Lakes land-use change request. It showed many of us you were listening to the voice of your citizens.

We appreciate this,
Best Regards,
Dorothy Bass

From: radiantb@comcast.net
To: [#LandUsePlanner](#)
Subject: Thank you to Boulder County Planning Commission
Date: Thursday, October 20, 2016 5:35:35 PM

Thank you to Boulder County Planning Commission
for your decision to reconsider the vote on the Twin Lakes land-use change request.
The entire Gunbarrel neighborhood appreciates this move.
L Jackson
Powderhorn Condominiums

From: [Chillgogee](#)
To: [#LandUsePlanner](#)
Cc: [Twin Lakes Action Group](#)
Subject: Twin Lakes!!
Date: Thursday, October 20, 2016 9:06:46 PM

Thank you for your decision to reconsider the Twin Lakes proposal. My faith in the democratic process is restored by your listening to REAL PEOPLE rather than names on a list. Urban developments should not be set in a rural landscape!! (in my opinion)

YOU ROCK, BIG TIME!!!!

Ms. Leigh Cole

From: [Karyl Verdon](#)
To: [#LandUsePlanner](#)
Subject: Good decision on Twin Lakes
Date: Friday, October 21, 2016 7:49:50 AM

Thank you Boulder County Planning Commission for voting to reconsider the medium density zoning changes to 6600 and 6650 Twin Lakes Rd!! As a 20 plus year resident of Twin Lakes this subject is very important to me and I have felt that the BCHA was just not listening to us citizens and our concerns.

And thank you for citing overreach by the Boulder Valley Housing Authority, pressure by the Assistant County Attorney to hurry to a decision, and the need for transparency in government. All of these things are true and need to change. Bringing this to light is a great step in the right direction.

Karyl Verdon and Chuck Gregory
4408 Sandpiper Circle
Gunbarrel

[Sent from Yahoo Mail for iPad](#)

From: [Erin McDermott](#)
To: [#LandUsePlanner](#)
Cc: tlag_inbox@gmail.com
Subject: Thank you for listening and making a thoughtful change
Date: Saturday, October 22, 2016 5:32:14 PM

Hello members of the Boulder County Planning Commission:

Thank you for your historic decision to reconsider your vote on the Twin Lakes land use change request. It is encouraging to see that all voices have equal weight.

Thank you,

Erin Lutton

From: [Jeffrey D. Cohen](#)
To: [#LandUsePlanner](#)
Subject: Request for Meeting
Date: Monday, October 24, 2016 2:33:25 PM
Attachments: [image001.png](#)

Hi County Planning Commission Member – As was brought up during the recent reconsideration discussion, County Commissioners have had one on one meetings with concerned citizens to discuss the BVCP process including the Twin Lakes land use request. This is also the case with the City Council and City Planning Board members. As you know, the County Attorney's office previously told you and the other 8 Planning Commission members NOT to meet with concerned citizens but did not make this similar statement to the 3 County Commissioners. Citizens have had one on one meetings with all 3 County Commissioners. The BVCP land use request process is legislative in nature so it is appropriate for these types of meetings to occur.

Concerned citizens are currently in the process of scheduling additional meetings with City Council members as well as City Planning Board members as we get ready for the City formal review process. Based on the fact that the County Planning Commission voted for a new meeting and new vote on the Twin Lakes proposed land use request, I wanted to formally make a request to meet with you. I understand you are very busy and the County Planning Commission position is a volunteer position but if you do have time to grab coffee for a very brief meeting before you have the new meeting I would greatly appreciate it.

Thank you for your consideration in this matter.

Jeff



Jeffrey D. Cohen, Esq., C.P.A.

Managing Shareholder

The Cohen Law Firm, P.C.
Legal, Tax & Business Advisors
6610 Gunpark Drive, Suite 202
Boulder, Colorado 80301
Telephone 303-733-0103
Facsimile 303-733-0104
www.cohenadvisors.net
jeff@cohenadvisors.net



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From: Marty Streim
To: [#LandUsePlanner](#)
Subject: Twin Lakes Development Land Use Designation Change
Date: Tuesday, October 25, 2016 8:22:02 AM
Attachments: [2.11.13_BOCC_Memo_5-upa-Frank_2.pdf](#)

My name is Martin Streim and I live at 4659 Tally Ho Trail. My property is adjacent to one of the parcels being discussed for a land use designation change. The average density of my neighborhood is less than 4 units per acre. Before I bought my home three years ago, I did my due diligence. I contacted the school district and the Denver Archdiocese. They provided me with no information as to any future plans. I then reviewed the Boulder Valley Comprehensive Plan. I felt reassured that should development occur it was within the LDR designation. My wife and I discussed this before our purchase and determined we could live with that type of development.

If the proposed BCHA and BVSD (MDR) land-use change is approved, we will be looking directly out our kitchen window at a density over 3 times that of my neighborhood. This seems inconsistent with the tenets of the Boulder Valley Comprehensive Plan that seeks to maintain community character.

We have no problem with a new housing development built at the current density that provides up to 6 units per acre. Apparently neither does BCHA as evidenced by a memo (please see attached) from Frank Alexander that reads, "At the current intended zoning, the site could accommodate 20-60 units" He then goes on to say, "The site is well positioned from a pricing and affordable housing perspective". Finally, Mr. Alexander notes, "For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000". The BVSD site is comparable except that they paid (effectively) nothing for their property. Please review the assumptions that BCHA made when they purchased the site. BCHA's intent was clear - it was to develop the site at the existing density.

Please enforce the tenets of the comprehensive plan that call for, "Permanently affordable housing that is compatible, dispersed, and integrated with housing throughout the community"? If built at the MDR designation it will not be dispersed – it will be the most highly concentrated project in the county. Nor will it be physically integrated into the community.

If you approve this MR designation, the message you are sending to the citizens of the City of Boulder and Boulder County is the BVCP, land use designations, and zoning requirements are at best inconsistent and at worse subject to political winds rather than good governance.

Martin Streim
4659 Tally Ho Trail
Boulder, CO 80301
mstreim@earthlink.net
303.955.7809



Boulder County Housing Department
MEMORANDUM

Date: February 11, 2013
To: BOCC
From: Frank Alexander
Willa Williford
RE: Acquisition recommendation for landbank parcel in Gunbarrel

Recommendation

We are recommending that we submit a letter of intent to purchase 6655 Twin Lake Road for \$450,000, with the opportunity to negotiate up to \$490,000. The property is 10 acres, located in the Twin Lake neighborhood of Gunbarrel. The property is currently in Boulder County, but could likely be annexed into the City of Boulder in the future.

Property profile:

The site is flat with existing residential on two sides and Boulder County Parks and Open Space land immediately adjacent to the north. The site is well served with street connectivity, open space trails, and utilities, with the exception of a sewer line that would require extension to serve the site.

Density:

The current zoning of the site is Boulder County Rural Residential. Any redevelopment for affordable housing would require annexation into the City of Boulder. Under the current Boulder Valley Comprehensive Plan, the site intended zoning for the site is Low Density Residential. However, City of Boulder planning staff indicated that a request to change the zoning designation to medium density at the next Comp Plan update (2015) could be reasonable based on densities in the surrounding neighborhood.

At the current intended zoning, the site could accommodate 20-60 units, and at the medium density level, the site could accommodate 60-140 units, depending on open space and parking requirements. Under either scenario, the site is well positioned from a pricing and affordable housing perspective.

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Due Diligence:

Staff has had several site visits and conversations with the Seller, City Planning Staff, County Parks and Open Space staff, and our design consultant. Staff has also reached out to Betsey Martens and Stuart Grogan at Boulder Housing Partners, both of whom have expressed support for the acquisition. To date, no information has emerged that has presented risks we feel are inappropriate or cannot be mitigated. Further investigation of soil conditions, Phase I, etc. would occur once we are under contract.

Risks:

- Entitlement process – The site would need to go through City of Boulder annexation and Site Plan Review. Boulder County is uniquely positioned to lead this process, because we own the parcel to the north that would allow contiguity for annexation and have strong support from BC POS to proceed with this strategy. Other buyers would likely have to annex down Twin Lakes Road, a more difficult process. BCHA staff recommend timing the project such that the BVCP Comp Plan update occur prior to annexation.
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- Price – unusually low, due to land use constraints
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- March - April 2013 - Due Diligence period
- May 2013 - Close
- 2014 - Hold
- 2015 – BVCP update – seek new zone designation
- 2016 – Annex, if ready

Attachments:

Draft LOI

From: Miho Shida
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Tuesday, October 25, 2016 9:02:14 AM

Dear Planning Commission,

Thank you so very much for reconsidering the land use change request submitted for the Twin Lakes parcels.

I feel a deep sense of gratitude that there are folks like you who serve the county with integrity and fairness.

We hope that your courageous actions will be a model for other governmental bodies to follow and Boulder will listen to its citizens.

Thank you!

Miho Shida

From: Wayne Johnson
To: [#LandUsePlanner](#); tlag.inbox@gmail.com
Subject: Thank you for reconsidering your vote on the Twin Lakes land-use change request
Date: Wednesday, October 26, 2016 12:30:05 PM

First, I would like to take a moment to thank you for reconsidering your vote on the two parcels of land in Twin Lakes. This is an important issue as these pieces of land are at risk of being developed and this action will likely never be undone.

I was born and raised in Boulder (48 years), both my parents were educators, and I have seen a great deal of change in the Boulder area in my lifetime. I do not live in Twin Lakes but I do live in Gunbarrel Green and use the Twin Lakes area often biking to and from work, for recreation, etc. I reluctantly moved out of "Boulder" to Gunbarrel seventeen years ago because my wife and I could not afford the type of home we wanted in what I will call "Boulder proper". My wife and I both made decisions in life that have lead us to where we are today. We both chose to work in Boulder and we both had full time jobs and did some work on the side to afford what we currently have. We chose to marry later in life and chose to have children even later so we could afford the lifestyle we desired. Bottom line, we would love to live in certain desirable areas of Boulder but they are not in our budget and we do not expect anyone to help us live somewhere that we can't afford on our own. I'm not going to pretend that I have researched or understand the purpose of "affordable housing", but it seems we are spending an extreme amount of money and effort in order to allow certain individuals to live in an area they cannot otherwise afford . . . at the expense of the rest of the citizens of Gunbarrel who have purchased their homes without government assistance.

One of the justifications the County Commissioners have listed in support of rezoning the Twin Lakes area is to provide affordable housing for BVSD teachers. If the school district wants housing for its employees, why wouldn't the housing be centrally located in the school district? I went to the BVSD website and it appears the central location of the district is somewhere around Foothills and South Boulder Road. It would be interesting to know exactly where the middle of BVSD is by enrollment, but as we all know it is no where near Gunbarrel. Maybe there is some space near the administrative offices on Arapahoe, or close to the massive growth in the Lafayette and Louisville areas. Let's be clear, to say that we are trying to house employees for BVSD is a ruse because the location at Twin Lakes, located on the far northern border of the district, makes no sense.

I'm also disturbed by what I saw and heard at the county land use meeting on August 30th. I thought it was very odd that most of the advocates of the land use change spoke first. I watched city and county officials get up to push their agenda from the podium. They also brought in residents from one of the other affordable housing communities in Lafayette/Louisville to have them speak. I heard multiple individuals from that affordable housing community say they moved to Boulder County to live because their hometown (Brighton was one in particular) did not offer any affordable housing. I couldn't believe my ears! Is it true that we allow people from other cities/counties to move here and reside in these units? After all this, I sat there and watched hundreds of residents (constituents) speak until very late in the evening on why they do not want a land use zoning change. Shouldn't the Gunbarrel residents' opinions be more valued than a few citizens that expressly moved to Boulder County for its affordable housing?

I implore you to respect the wishes of the people of your community whom this rezoning change will effect the most. Isn't this the purpose for a public forum and county commission, to understand the will of the people?

Thank you for listening and putting the time and effort into your role in Boulder County Government.

Wayne Johnson
Spotted Horse Trail

Nikki Munson
4554 Starboard Drive
Boulder, CO. 80301
nikki_dsf@hotmail.com
(303) 292-2116

To: Boulder County Commissioners,
Director, Boulder County Parks and Open Space

Boulder County Resolution 93-175, forming the Gunbarrel General Improvement District (later changed to Gunbarrel Public Improvement District, GPID) was passed by the Board of County Commissioners on Sept. 2nd, 1993. The resolution states, "The purpose of the District are to provide for the acquisition, construction and installation of open space areas and public parks, including improvement as determined to be appropriate for the accommodation of public recreational uses." GPID residents voted on and passed a 1993 ballot (page 39, 40) to tax themselves through property taxes, for 11 years, to underwrite \$3,600,000 in bonds to fund: \$1,900,000 to purchase open space and \$1,700,000 for road improvements (1994 – 2005.)

In the ballot for Resolution 93-175 (page 40), there was a commitment that if the County Sales and Use Tax for Open Space passed, "the County will provide a matching contribution toward open space purchase within the Gunbarrel General Improvement District up to a maximum amount of \$1,900,000."

The County Commissioners passed Resolution 93-174 proposing a County Open Space tax through a 0.25% increase in County Sales and Use Tax. Boulder County residents approved this increase to purchase open space. Within this resolution's ballot, page 4, paragraph 9 (i) "To permit the use of these funds for the joint acquisition of open space property with municipalities located within the County of Boulder in accordance with an intergovernmental agreement for open space or with other government entities or land trusts." This section is the legal basis to fund the matching funds for the GPID open space.

As of 2007, GPID purchased 6 parcels totaling \$2,300,340. Three parcels are titled exclusively to the GPID and three parcels have shared titles with the County. The County contribution toward these three parcels was \$1,305,634 (The information on the spreadsheet is taken directly from the Boulder County Annual Financial Statement Reports). In 2009 the remaining money in the GPID account was transferred into the County general fund. All proceeds from the agricultural leases on the purchased properties since purchase are also put into the general fund.

To date, based on Resolution 93-174, the County has a remaining obligation of \$594,366 of the matching contribution of \$1.9 mil.

In 2013, using money from the general fund, the County purchased a 10-acre parcel from the Archdiocese of Denver at 6655 Twin Lakes Road within the GPID's boundary

for \$470,000. This land was given to the Archdiocese of Denver, by the Twin Lakes Investment Limited Partnership, to build a church or for a church related usage. This is the first and only County purchase of open land within the GPID boundaries since 2007. GPID's residents thought this purchased by the County was in part to meet the \$594,366. However, in 2015, the County (with less than 48 hours notice to the public) transferred title/sold 6655 Twin Lakes Road to Boulder County Housing Authority (BCHA) for the same purchased price at \$00 down payment and 0% interest for 10 years.

At present, the County is updating its Comprehensive Plan (BVCP) with the following requests for 6655 Twin Lakes Road:

- BCHA is requesting to up-zone the parcel to Mixed Density Residential at up to 18 units per acre (Proposal 35) from the current Rural Residential at 6-unit per acre.
- The County's staff recommendation is Medium Density Residential at 14-units per acre.
- GPID's residents are requesting the land to remain undeveloped as open space (Proposal 36).

As a GPID resident for last 25 years, I would like the County to meet its obligation of matching contributions toward open space purchase, Resolution 93-174. As the county commissioners are also the board of directors for the GPID, their primary responsibility within the GPID is to perform their fiduciary duty to the Gunbarrel General Improvement District Resolution's as stated on paragraph 9: "The officers and employees of the County are hereby authorized and directed to take all action necessary and appropriate to effectuate the provision of the Resolution."

The County has used GPID funds, commingled into the General Fund in 2009, to purchase undeveloped land within the GPID boundaries. This land is thus purchased for the GPID, to further the GPID goals of retaining open space within the GPID boundary. The transfer of 6655 Twin Lakes Rd to BCHA was improper, must be reversed and properly designated as open space.

Sincerely,

 10/24/2016

Nikki Munson

cc: Steve Giang, Boulder Land Use Dept.

RESOLUTION NO. 93-175

A RESOLUTION
CREATING AND ORGANIZING
BOULDER COUNTY
GUNBARREL GENERAL IMPROVEMENT DISTRICT

WHEREAS, on August 10, 1993, a petition for the organization of Boulder County Gunbarrel General Improvement District was filed with the Clerk of the Board of County Commissioners of Boulder County, Colorado; and

WHEREAS, the petition was signed by not less than a majority of the electors of the proposed District who own taxable real or personal property within the proposed District; and

WHEREAS, the Board of County Commissioners has waived any requirement for the filing of a bond to pay all expenses connected with the proceedings in case the organization of the proposed District was not effected; and

WHEREAS, on August 10, 1993, the Board of County Commissioners fixed by order the date of and authorized notice of a hearing on the petition to be held on September 2, 1993; and

WHEREAS, the Clerk of the Board of County Commissioners caused notice by publication to be made of the pendency of the petition, of the purposes and boundaries of the proposed District and of the time and place of a hearing thereon once a week for three consecutive weeks in The Daily Camera, a newspaper of general circulation in the proposed District; and

WHEREAS, the Clerk of the Board of County Commissioners also caused a copy of the notice of the hearing to be mailed to each elector of the proposed District at his or her last known address, as disclosed by the tax records of the County and the last official voter registration lists of the County; and

WHEREAS, on September 2, 1993, the Board of County Commissioners met at the County Commissioners' Hearing Room, Third Floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, Colorado, at 3:00 p.m. for the purpose of holding a hearing on the petition for the organization of the proposed District; and

WHEREAS, the public hearing was held and all persons present were afforded the opportunity to be heard on the proposal to create the District; and

1-11 - See ismaki

WHEREAS, the Board of County Commissioners has found that the signatures on the petition are genuine, that the allegations of the petition are true and that it has jurisdiction in the premises; and

WHEREAS, the Board of County Commissioners has further found that the proposed improvements in the District will confer a general benefit on the proposed District and that the cost of such improvements is not excessive as compared with the value of the property within the proposed District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BOULDER COUNTY, COLORADO, AS FOLLOWS:

Section 1. It is hereby determined and declared that the petition for the organization of Boulder County Gunbarrel General Improvement District has been duly and properly signed by not less than a majority of the electors of the District who own taxable real or personal property in the proposed District.

Section 2. It is further hereby determined and declared that the petition complies fully with all the applicable requirements of part 5 of article 20 of title 30, Colorado Revised Statutes, as amended, that the allegations thereof are true and that the Board of County Commissioners has jurisdiction in the premises.

Section 3. Boulder County Gunbarrel General Improvement District is hereby duly created and organized.

Section 4. The corporate name of the District shall be "Boulder County Gunbarrel General Improvement District," by which name in all proceedings it shall hereafter be known; and the District shall be a public or quasi-municipal subdivision of the State of Colorado and a body corporate with the powers set forth in part 5 of article 20 of title 30, Colorado Revised Statutes, as amended.

Section 5. The purposes of the District are to provide for the acquisition, construction and installation of open space areas and public parks, including improvements as determined to be appropriate for the accommodation of public recreational uses, and grading, paving, curbing, guttering, draining or otherwise improving the whole or any part of any street or alley within the District.

Section 6. The estimated cost of the proposed improvements is \$4,585,000.

Section 7. The area to be included within the District is the following described property lying within Boulder County, Colorado:

All lots, tracts or other land within Sections 1, 2, 10, 11, 12, 13, 14, and 15, Township 1N, Range 70W, and Section 7, Township 1N, Range 69W which is included within Area IIA of the Boulder Valley Comprehensive Plan as designated on June 11, 1993; together with all of the lots, outlots, tracts and other land within the area of Gunbarrel Estates subdivision as indicated upon the recorded plats thereof, including Gunbarrel Estates, Gunbarrel Estates Replat, Gunbarrel Estates 2nd Replat, Gunbarrel Estates Replat Lots 44 & 45, Block 8. Gunbarrel Estates 3rd Replat, and Gunbarrel Estates 4th Replat; together with those lands identified as Tracts A - M on Exhibit "A" and having the following recorded County Assessor Parcel Identification Numbers: #146315100011, #146315100009 in Section 15, Township 1N, Range 70 W; #146314200008, #146314200012, #146314200010, #146314200011, #146314200009, #146314000032, #1463114000037, #146314000035, #146314000029 in Section 14, Township 1N, Range 70W; #14631240001, #14631210002; together with the full rights-of-way of County roads contiguous to the aforementioned Tracts A - M; together with whatever sized tract of City of Boulder open space land situated at the northeast corner of the intersections of Lookout Road and North 75th Street considered sufficient by the City Council of the City of Boulder to achieve closure of contiguity for the territory to be included within said district.

Section 8. Within 30 days after the adoption of this Resolution, the Board of County Commissioners shall submit to the County Clerk and Recorder of Boulder County, Colorado, and to the County Assessor of Boulder County, Colorado, copies of this Resolution to be recorded and filed in those offices.

Section 9. The officers and employees of the County are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Resolution.

Section 10. All actions not inconsistent with the provisions of this Resolution heretofore taken by the officers and employees of the County, directed toward the organization of the District, are hereby ratified, approved and confirmed.

Section 11. All prior acts, orders or resolutions, or parts thereof, of the Board of County Commissioners in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 12. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

Section 13. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 2nd day of September, 1993.

BOULDER COUNTY, COLORADO

By: Ronald Stewart VICE-CHAIR, for
Chair of the Board of
County Commissioners



Christina M. Scheraga
Clerk of the Board

APPROVED AS TO FORM:

H. Lawrence [Signature]
County Attorney

BOULDER COUNTY, CO

**CAPITAL PROJECT FUND
COMBINING STATEMENT
CHANGES IN FUND BALANCE
YEAR ENDED DECEMBER 31, 1994**

1994

	Gunbarrel General Improvement Dist		Open Space Capital Improvement Fund		Totals	
	Budget	Actual	Budget	Actual	Budget	Actual
REVENUES:						
Taxes - property	\$ -	\$ -	\$ -	\$ -	\$3,821,361	\$3,818,982
Taxes - sales	-	-	6,500,000	5,872,645	6,500,000	5,872,645
Specific ownership	-	-	-	-	203,315	298,162
Total taxes	-	-	6,500,000	5,872,645	10,524,676	9,989,789
Interest on investments	-	41,111	-	377,540	25,000	443,198
Intergovernmental	-	-	-	-	-	18,892
Charges for services	-	-	-	-	82,000	101,312
Miscellaneous	-	-	-	-	315,000	296,889
Total revenues	-	41,111	6,500,000	6,250,185	10,946,676	10,850,080
EXPENDITURES:						
Capital outlay	-	-	15,000,000	13,011,503	18,343,118	15,607,403
Engineering fees	50,000	77	-	-	50,000	77
Open space purchases	800,000	291,711	-	-	800,000	291,711
Closing Fees	-	-	-	-	-	83,000
Miscellaneous	-	-	-	-	-	44,685
Debt service:						
Principal	-	-	-	-	1,955,000	1,955,000
Interest	45,806	45,806	-	-	485,449	458,482
Total expenditures	895,806	337,594	15,000,000	13,011,503	21,633,567	18,440,358
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(895,806)	(296,483)	(8,500,000)	(6,761,318)	(10,686,891)	(7,590,278)
OTHER FINANCING SOURCES (USES):						
Bond proceeds	3,512,731	3,512,731	-	35,216,363	3,512,731	38,729,094
Operating transfers in	-	-	-	-	-	104,366
Operating transfers out	-	-	-	-	-	(15,909)
Total other financing sources (uses)	3,512,731	3,512,731	-	35,216,363	3,512,731	38,817,551
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	\$2,616,925	3,216,248	(\$8,500,000)	28,455,045	(\$7,174,160)	31,227,273
FUND BALANCES, BEGINNING OF YEAR						3,809,989
RESIDUAL EQUITY TRANSFER						(2,425,374)
FUND BALANCES, END OF YEAR		\$3,216,248		\$28,455,045		\$32,611,888

Lot A #294,030

BOULDER COUNTY, COLORADO 1995

**CAPITAL PROJECTS - GUNBARREL GENERAL IMPROVEMENT DISTRICT FUND
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL
YEAR ENDED DECEMBER 31, 1995, WITH COMPARATIVE ACTUALS FOR 1994**

	1995		Variance - Favorable (Unfavorable)	1994
	Budget	Actual		Actual
REVENUES:				
Taxes - property	\$433,829	\$447,425	\$13,596	-
Taxes - specific ownership	-	33,216	33,216	-
Interest on investments	-	144,978	144,978	\$41,111
Total revenues	433,829	625,619	191,790	41,111
EXPENDITURES:				
Engineering Fees	(?) 1,587,082	(?) 822,156	764,926	77
Open space purchases	1,029,843	575,069	454,774	291,711
Debt service:				
Interest	433,423	433,221	202	45,806
Total expenditures	3,050,348	1,830,446	1,219,902	337,594
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,616,519)	(1,204,827)	1,411,692	(296,483)
OTHER FINANCING SOURCES -				
Bond proceeds	-	-	-	3,512,731
TOTAL OTHER FINANCING SOURCES	-	-	-	3,512,731
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	(\$2,616,519)	(1,204,827)	\$1,411,692	3,216,248
FUND BALANCE, BEGINNING OF YEAR		3,216,248		-
FUND BALANCE, END OF YEAR		\$2,011,421		\$3,216,248

1996

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 1996

(with comparative totals for December 31, 1995)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1996	Totals	
						1996	1995
ASSETS							
Equity in pooled cash and investments	\$ 750,018	\$ -	\$ 1,215,779	\$ 4,273,471	\$ 12,046,770	\$ 18,286,038	\$ 4,401,073
Restricted cash	-	90,000	-	1,801,250	-	1,891,250	1,891,250
Property taxes receivable	1,662,462	-	-	-	-	1,662,462	3,835,154
County goods and services receivable	75,999	-	2,683	1,252,184	34,075	1,364,941	1,259,106
Due from other funds	50,618	1,972	96,874	294,551	428,405	872,420	138,690
Prepaid expenditures	-	-	-	-	1,600,000	1,600,000	-
Total assets	\$ 2,539,097	\$ 91,972	\$ 1,315,336	\$ 7,621,456	\$ 14,109,250	\$ 25,677,111	\$ 11,525,273
LIABILITIES AND FUND BALANCES							
Liabilities							
Accounts payable	\$ 122,172	\$ 694	\$ 33,128	\$ 9,658	\$ 25,314	\$ 190,966	\$ 226,976
Due to other funds	454	-	-	23,958	1,350	25,762	261
Deferred revenues	1,662,462	-	-	725,400	-	2,387,862	4,641,154
Accrued liabilities	93,875	-	-	-	-	93,875	75,539
Other liabilities	10	-	-	-	-	10	14,048
Total liabilities	1,878,973	694	33,128	759,016	26,664	2,698,475	4,957,978
Fund balances							
Reserved for debt service	-	90,000	-	1,801,250	-	1,891,250	1,891,250
Reserved for prepaid expenditures	-	-	-	-	1,600,000	1,600,000	-
Unreserved Designated for subsequent year's expenditures	8,054	-	-	-	-	8,054	20,673
Undesignated	652,070	1,278	1,282,208	5,061,190	12,482,586	19,479,332	4,655,372
Total fund balances	660,124	91,278	1,282,208	6,862,440	14,082,586	22,978,636	6,567,295
Total liabilities and fund balances	\$ 2,539,097	\$ 91,972	\$ 1,315,336	\$ 7,621,456	\$ 14,109,250	\$ 25,677,111	\$ 11,525,273

1996

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES

Year ended December 31, 1996
(with comparative totals for the year ended December 31, 1995)

	Capital	Capital	Gunbarrel	Open Space	Open Space	Totals	
	Projects	Trust Fund (Roads)	General Improvement District	Improvement Fund, Bond Series 1994	Improvement Fund, Bond Series 1996	1996	1995
Revenues							
Taxes							
Property	\$ 3,823,834	\$ -	\$ 401,204	\$ -	\$ -	\$ 4,225,038	\$ 4,037,199
Sales	-	-	-	7,003,101	-	7,003,101	6,665,746
Specific owner- ship	304,031	-	33,711	-	-	337,742	328,025
Total taxes	4,127,865	-	434,915	7,003,101	-	11,565,881	11,030,970
Interest on							
Investments	-	7,279	123,201	565,245	1,188,786	1,884,511	802,212
Intergovernmental	20,073	-	-	200,304	808	221,185	-
Charges for services	27,112	-	320	-	-	27,432	-
Miscellaneous	217,171	-	1,200	292,692	44,400	555,463	529,884
Total revenues	4,392,221	7,279	559,636	8,061,362	1,233,994	14,254,472	12,423,066
Expenditures							
Capital outlay	1,884,499	-	845,056	55,992	-	2,785,547	3,209,836
Engineering fees	-	-	4,533	78,343	154,265	237,141	287,457
Open space purchases	-	-	-	161,817	21,845,183	22,007,000	29,328,506
General government	-	-	1,287	44,360	46,060	91,707	588,062
Debt service							
Principal	2,310,000	90,000	265,000	2,860,000	-	5,525,000	2,215,000
Interest and fiscal charges	106,415	42,333	172,973	1,919,318	1,657,378	3,898,417	3,003,556
Total debt service	2,416,415	132,333	437,973	4,779,318	1,657,378	9,423,417	5,218,556
Total expenditures	4,300,914	132,333	1,288,849	5,119,830	23,702,886	34,544,812	38,632,412
Deficiency of revenues over expenditures	91,307	(125,054)	(729,213)	2,941,512	(22,468,892)	(20,290,340)	(26,209,351)
Other financing sources (uses)							
Bond proceeds	-	-	-	-	35,000,000	35,000,000	-
Operating transfers in	32,000	100,830	-	17,373	1,531,478	1,701,681	164,758
Total other financing sources	32,000	100,830	-	17,373	36,531,478	36,701,681	164,758
Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses	123,307	(24,224)	(729,213)	2,958,885	14,082,586	16,411,341	(26,044,593)
Fund balances, beginning of year	536,817	113,502	2,011,421	3,903,555	-	6,567,295	32,611,888
Fund balances, end of year	\$ 660,124	\$ 91,278	\$ 1,282,208	\$ 6,862,440	\$ 14,082,586	\$ 22,979,636	\$ 6,567,295

1997

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 1997

(with comparative totals for December 31, 1996)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1996	Totals	
						1997	1996
ASSETS							
Equity in pooled cash and investments	\$ 1,158,074	\$ 2,495	\$ 1,238,229	\$ 5,306,040	\$ 205,437	\$ 7,910,275	\$ 18,286,038
Restricted cash	-	90,000	-	1,801,250	-	1,891,250	1,891,250
Property taxes receivable	3,219,326	-	-	-	-	3,219,326	1,662,462
Interest receivable	-	774	10,148	75,529	1,275	87,726	179,715
County goods and services receivable	297,688	-	2,409	1,233,493	16,946	1,550,536	1,364,941
Due from other funds	33,865	632	8,288	102,760	1,735,479	1,881,024	692,705
Prepaid expenditures	-	-	-	5,000	-	5,000	1,600,000
Total assets	\$ 4,708,953	\$ 93,901	\$ 1,259,074	\$ 8,524,072	\$ 1,959,137	\$ 16,545,137	\$ 25,677,111
LIABILITIES AND FUND BALANCES							
Liabilities							
Accounts payable	\$ 61,182	\$ -	\$ -	\$ 249,619	\$ 11,568	\$ 322,369	\$ 190,966
Due to other funds	18,110	-	-	5,314	1,734,438	1,757,862	25,762
Deferred revenue	3,219,326	-	-	645,881	-	3,865,207	2,387,862
Accrued liabilities	96,178	-	-	-	-	96,178	93,875
Other liabilities	20	-	-	-	19	39	10
Total liabilities	3,394,816	-	-	900,814	1,746,025	6,041,655	2,698,475
Fund balances							
Reserved for prepaid expenditures	-	-	-	5,000	-	5,000	1,600,000
Reserved for debt service	-	90,000	-	1,801,250	-	1,891,250	1,891,250
Unreserved Designated for subsequent year's expenditures	-	-	-	5,214,002	-	5,214,002	8,054
Undesignated Total fund balances	<u>1,314,137</u>	<u>3,901</u>	<u>1,259,074</u>	<u>603,006</u>	<u>213,112</u>	<u>3,393,230</u>	<u>19,479,332</u>
	<u>1,314,137</u>	<u>93,901</u>	<u>1,259,074</u>	<u>7,623,258</u>	<u>213,112</u>	<u>10,503,482</u>	<u>22,978,636</u>
Total liabilities and fund balances	\$ 4,708,953	\$ 93,901	\$ 1,259,074	\$ 8,524,072	\$ 1,959,137	\$ 16,545,137	\$ 25,677,111

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUE, EXPENDITURES
AND CHANGES IN FUND BALANCES

Year ended December 31, 1997
(with comparative totals for the year ended December 31, 1996)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1996	Totals	
						1997	1996
Revenue							
Taxes							
Property	\$ 1,625,535	\$ -	\$ 371,315	\$ -	\$ -	\$ 1,996,850	\$ 4,225,038
Sales	-	-	-	7,609,933	-	7,609,933	7,003,101
Specific ownership	147,041	-	32,047	-	-	179,088	337,742
Total taxes	1,772,576	-	403,362	7,609,933	-	9,785,871	11,565,881
Interest on investments	-	5,416	82,125	614,318	147,385	849,244	1,884,511
Intergovernmental	368,656	-	-	75	1,392	370,123	221,185
Charges for services	-	-	-	-	-	-	320
Other revenue	249,576	-	1,200	112,411	94,096	457,283	582,575
Total revenue	2,390,808	5,416	486,687	8,336,737	242,873	11,462,521	14,254,472
Expenditures							
General government	1,736,795	-	-	-	-	1,736,795	1,884,499
Conservation <i>Open Space</i>	-	-	1,500	2,796,230	14,112,220	16,909,950	22,388,520
Highways and streets	-	-	71,941	-	-	71,941	848,376
Debt service							
Principal	-	90,000	275,000	2,990,000	-	3,355,000	5,525,000
Interest and fiscal charges	-	38,508	161,380	1,789,689	1,734,565	3,724,441	3,898,417
Total debt service	-	128,508	436,380	4,779,689	1,734,565	7,079,142	9,423,417
Total expenditures	1,736,795	128,508	509,821	7,575,919	15,846,785	25,797,828	34,544,812
Excess (deficiency) of revenue over expenditures	654,013	(123,092)	(23,134)	760,818	(15,603,912)	(14,335,307)	(20,290,340)
Other financing sources							
Bond proceeds	-	-	-	-	-	-	35,000,000
Operating transfers in	-	125,715	-	-	1,734,438	1,860,153	1,701,681
Total other financing sources	-	125,715	-	-	1,734,438	1,860,153	36,701,681
Excess (deficiency) of revenue and other financing sources (uses) over expenditures	654,013	2,623	(23,134)	760,818	(13,869,474)	(12,475,154)	16,411,341
Fund balances, beginning of year	660,124	91,278	1,282,208	6,862,440	14,082,586	22,978,636	6,567,295
Fund balances, end of year	\$ 1,314,137	\$ 93,901	\$ 1,259,074	\$ 7,623,258	\$ 213,112	\$ 10,503,482	\$ 22,978,636

1998

Boulder County, Colorado
 CAPITAL PROJECTS FUNDS
 COMBINING BALANCE SHEET

December 31, 1998
 (with comparative totals for December 31, 1997)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1996	Totals	
						1998	1997
ASSETS							
Equity in pooled cash and investments	\$1,135,945	\$5,915	\$641,041	\$7,556,000	\$19,245,377	\$28,584,278	\$7,910,275
Restricted cash	-	90,000	-	-	-	90,000	\$1,891,250
Property taxes receivable	4,987,741	-	-	-	-	4,987,741	3,219,326
Interest receivable	-	646	4,305	55,626	142,025	202,602	87,726
County goods and services receivable	28,881	-	2,299	1,373,019	-	1,402,199	1,550,536
Due from other funds	65,720	208	1,387	74,505	45,808	187,628	1,881,024
Prepaid expenditures	-	-	-	-	-	-	5,000
Total assets	\$8,218,287	\$96,769	\$649,032	\$9,059,150	\$19,433,210	\$35,454,448	\$16,545,137
LIABILITIES AND FUND BALANCE							
Liabilities							
Accounts payable	189,482	-	-	450	584,540	774,472	322,369
Due to other funds	2,846	-	-	-	-	2,846	1,757,862
Deferred revenue	4,987,741	-	-	564,200	-	5,551,941	3,865,207
Accrued liabilities	111,090	-	-	-	-	111,090	96,178
Other Liabilities	20	-	-	-	19	39	39
Total liabilities	5,291,179	-	-	564,650	584,559	6,440,368	6,041,655
Fund balance							
Reserved for prepaid expenditures	-	-	-	-	-	-	5,000
Reserved for debt service	-	90,000	-	-	-	90,000	1,891,250
Unreserved							
Designated for subsequent year's expenditures	-	-	-	-	-	-	5,214,002
Undesignated	925,108	6,769	649,032	8,494,500	18,848,651	28,924,060	3,393,230
Total fund balance	925,108	96,769	649,032	8,494,500	18,848,651	29,014,060	10,503,482
Total liabilities and fund balance	\$6,216,287	\$96,769	\$649,032	\$9,059,150	\$19,433,210	\$35,454,448	\$16,545,137

1998

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUE, EXPENDITURES
AND CHANGES IN FUND BALANCE

Year ended December 31, 1998
(with comparative totals for December 31, 1997)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1996	Totals	
						1998	1997
Revenues							
Taxes							
Property	\$3,187,172	-	\$321,672	-	-	\$3,508,844	\$1,996,850
Sales	-	-	-	\$8,703,742	-	8,703,742	7,609,933
Specific ownership	267,868	-	28,265	-	-	296,133	179,088
Total taxes	3,455,040	-	349,937	8,703,742	-	12,508,719	9,785,871
Interest on investments		5,971	55,354	434,388	1,684,554	2,180,267	849,244
Intergovernmental	17,732	-	-	-	-	17,732	370,123
Other revenue	291,026	-	-	-	-	291,026	457,283
Total revenue	3,763,798	5,971	405,291	9,138,130	1,684,554	14,997,744	11,482,521
Expenditures							
General government	4,233,505	-	-	-	-	4,233,505	1,736,795
Conservation <i>open space</i>	-	-	572,078	1,830,816	19,336,590	21,739,484	16,909,950
Highways and streets	-	-	-	-	-	-	71,941
Debt service							
Principal	-	95,000	295,000	3,130,000	1,885,000	5,405,000	3,355,000
Interest and fiscal charges	-	34,458	148,255	1,644,173	3,184,130	5,011,016	3,724,142
Total debt service	-	129,458	443,255	4,774,173	5,069,130	10,416,016	7,079,142
Total expenditures	4,233,505	129,458	1,015,333	6,604,989	24,405,720	36,389,005	25,797,828
Excess (deficiency) of revenue over expenditures	(469,707)	(123,487)	(610,042)	2,533,141	(22,721,166)	(21,391,261)	(14,335,307)
Other financing sources (uses)							
Bond proceeds	-	-	-	-	36,367,480	36,367,480	-
Operating transfers in	80,678	126,355	-	-	5,059,746	5,266,779	-
Operating transfers out	-	-	-	(1,661,899)	(70,521)	(1,732,420)	1,860,153
Total other financing sources (uses)	80,678	126,355	-	(1,661,899)	41,356,705	39,901,839	1,860,153
Excess (deficiency) of revenue and other financing sources (uses) over expenditures	(389,029)	2,868	(610,042)	871,242	18,635,539	18,510,578	(12,475,154)
Fund balances, beginning of year	1,314,137	93,901	1,259,074	7,623,258	213,112	10,503,482	22,978,636
Fund balances, end of year	\$925,108	\$96,769	\$649,032	\$8,494,500	\$18,848,651	\$29,014,060	\$10,503,482

GPID 1998

Boulder County, Colorado

CAPITAL PROJECTS FUNDS
GUNBARREL GENERAL IMPROVEMENT DISTRICT FUND

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL

Year ended December 31, 1998
(with comparative totals for the year ended December 31, 1997)

	1998		Variance - Favorable (Unfavorable)	1997
	Budget	Actual		Actual
Revenues				
Taxes				
Property taxes	\$319,946	\$321,672	\$1,726	\$371,315
Specific ownership taxes	28,549	28,265	(284)	32,047
Total taxes	<u>348,495</u>	<u>349,937</u>	<u>1,442</u>	<u>403,362</u>
Interest on investments	46,283	55,354	9,071	82,125
Charges for services				
Other revenue				
Building rentals	600	-	600	1,200
Total revenue	<u>395,378</u>	<u>405,291</u>	<u>11,113</u>	<u>486,687</u>
Expenditures				
Conservation				
Open space purchase	1,138,691	570,578	568,113	1,500
Miscellaneous	400	1,500	(1,100)	71,941
Highways and streets	-	-	-	
Debt service				
Principal	295,000	295,000		275,000
Interest and fiscal charges	148,255	148,255		161,380
Total expenditures	<u>1,582,346</u>	<u>1,015,333</u>	<u>567,013</u>	<u>509,821</u>
Excess (deficiency) of revenue over expenditures	<u>(\$1,186,968)</u>	<u>(610,042)</u>	<u>\$578,126</u>	<u>(23,134)</u>
Fund balances, beginning of year		<u>1,259,074</u>		<u>1,282,208</u>
Fund balances, end of year		<u>\$849,032</u>		<u>\$1,259,074</u>

lot #570,280 (Jones construction)

1999

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 1999
(with comparative totals for December 31, 1998)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunhamel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1996	Totals	
						1999	1998
ASSETS							
Equity in pooled cash and investments	\$6,010,320	\$8,078	\$697,889	\$4,429,984	\$220	\$11,146,491	\$26,584,278
Restricted cash	-	90,000	-	-	-	90,000	\$90,000
Property taxes receivable	6,209,860	-	-	-	-	6,209,860	4,987,741
Interest receivable	-	1,678	11,903	116,906	-	130,487	202,802
County goods and services receivable	169,819	-	3,158	1,836,735	-	2,009,712	1,402,199
Due from other funds	1,004	177	1,257	77,564	-	80,002	187,628
Prepaid expenditures	229	-	-	106,118	-	106,347	-
Total assets	\$12,391,232	\$99,933	\$714,207	\$6,567,307	\$220	\$19,772,899	\$35,454,448
LIABILITIES AND FUND BALANCE							
Liabilities							
Accounts payable	387,968	-	-	16,081	-	404,049	774,472
Due to other funds	785,962	111	993	18,616	220	805,902	2,846
Deferred revenue	6,209,860	-	-	483,800	-	6,693,460	5,551,941
Accrued liabilities	132,468	-	-	-	-	132,468	111,090
Other Liabilities	100	-	-	805,394	19	805,513	39
Total liabilities	7,516,356	111	993	1,323,881	239	8,841,390	6,440,388
Fund balance							
Reserved for prepaid expenditures	229	-	-	106,118	-	106,347	-
Reserved for debt service	-	90,000	-	-	-	90,000	90,000
Unreserved							
Designated for subsequent year's expenditures	1,187,892	-	-	-	-	1,187,892	-
Undesignated	3,686,755	9,822	713,214	5,137,498	(19)	9,547,270	28,924,060
Total fund balance	4,874,876	99,822	713,214	5,243,616	(19)	10,931,509	29,014,060
Total liabilities and fund balance	\$12,391,232	\$99,933	\$714,207	\$6,567,307	\$220	\$19,772,899	\$35,454,448

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUE, EXPENDITURES
AND CHANGES IN FUND BALANCE

Year ended December 31, 1999
(with comparative totals for December 31, 1998)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1996	Totals	
						1999	1998
Revenues							
Taxes							
Property	\$4,957,273	-	\$412,264	-	-	\$5,369,537	\$3,508,844
Sales	-	-	-	\$8,797,779	-	8,797,779	8,703,742
Specific ownership	433,444	-	36,162	-	-	469,606	296,133
Total taxes	5,390,717	-	448,426	8,797,779	-	14,636,922	12,508,719
Interest on investments		\$6,271	51,980	637,070	\$265,968	961,289	2,180,267
Intergovernmental	3,892	-	-	265,445	-	269,337	17,732
Sale of fixed assets	2,999,359	-	3,000	124,282	55,024	3,181,645	-
Miscellaneous revenue	227,827	-	-	2,758	-	230,585	291,026
Total revenue	8,621,795	6,271	503,406	9,827,314	320,992	19,279,778	14,997,744
Expenditures							
General government	5,892,411	-	-	-	-	5,892,411	4,233,505
Conservation	-	-	24	6,143,685	19,169,662	25,313,371	21,739,484
Debt service							
Principal	-	100,000	305,000	3,290,000	2,535,000	6,230,000	5,405,000
Interest and fiscal charges	-	29,945	134,200	1,488,023	3,319,985	4,972,153	5,011,016
Total debt service	-	129,945	439,200	4,778,023	5,854,985	11,202,153	10,416,016
Total expenditures	5,892,411	129,945	439,224	10,921,708	25,024,647	42,407,935	36,389,005
Excess (deficiency) of revenue over expenditures	2,729,384	(123,674)	64,182	(1,094,394)	(24,703,655)	(23,128,157)	(21,391,261)
Other financing sources (uses)							
Bond proceeds	-	-	-	-	-	-	\$36,367,480
Operating transfers in	2,010,392	126,727	-	-	5,854,985	7,992,104	\$5,286,779
Operating transfers out	(790,008)	-	-	(2,156,490)	-	(2,946,498)	(1,732,420)
Total other financing sources (uses)	1,220,384	126,727	-	(2,156,490)	5,854,985	5,045,606	39,901,839
Excess (deficiency) of revenue and other financing sources (uses) over expenditures	3,949,768	3,053	64,182	(3,250,884)	(18,848,670)	(18,082,551)	18,510,578
Fund balances, beginning of year	925,108	96,769	649,032	8,494,500	18,848,651	29,014,060	10,503,482
Fund balances, end of year	\$4,874,876	\$99,822	\$713,214	\$5,243,616	(\$19)	\$10,931,509	\$29,014,060

GPID 1999

Boulder County, Colorado

CAPITAL PROJECTS FUNDS
GUNBARREL GENERAL IMPROVEMENT DISTRICT FUND

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL

Year ended December 31, 1999
(with comparative totals for the year ended December 31, 1998)

	1999		Variance - Favorable (Unfavorable)	1998
	Budget	Actual		Actual
Revenues				
Taxes				
Property taxes	\$407,738	\$412,264	\$4,526	\$321,672
Specific ownership taxes	30,000	36,162	6,162	28,265
Total taxes	<u>437,738</u>	<u>448,426</u>	<u>10,688</u>	<u>349,937</u>
Interest on investments	5,000	51,980	46,980	55,354
Sale of fixed assets	-	3,000	3,000	-
Building rentals	600	-	(600)	-
Total revenue	<u>443,338</u>	<u>503,406</u>	<u>60,068</u>	<u>405,291</u>
Expenditures				
Conservation				
Open space purchases	623,257	-	623,257	570,578
Miscellaneous	-	24	(24)	1,500
Debt service				
Principal	305,000	305,000	-	295,000
Interest and fiscal charges	134,200	134,200	-	148,255
Total expenditures	<u>1,062,457</u>	<u>439,224</u>	<u>623,233</u>	<u>1,015,333</u>
Excess (deficiency) of revenue over expenditures	<u>(\$619,119)</u>	64,182	<u>\$683,301</u>	(810,042)
Fund balances, beginning of year		<u>649,032</u>		<u>1,259,074</u>
Fund balances, end of year		<u>\$713,214</u>		<u>\$649,032</u>

2000

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 2000
(with comparative totals for December 31, 1999)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1996	Totals	
						2000	1999
ASSETS							
Equity in pooled cash and investments	\$4,720,920	\$11,786	\$768,578	\$11,603,352	\$ -	\$17,104,636	\$11,146,491
Restricted cash	-	90,000	-	-	-	90,000	90,000
Property taxes receivable	7,539,668	-	-	-	-	7,539,668	6,209,860
Interest receivable	-	1,520	11,443	259,221	-	272,184	130,467
County goods and services receivable	285,052	-	3,321	1,877,146	-	2,165,519	2,009,712
Due from other funds	10,502	331	2,489	476,365	-	489,687	80,002
Prepaid expenditures	-	-	-	-	-	-	106,347
Total assets	\$12,556,142	\$103,637	\$785,831	\$14,216,084	\$ -	\$27,661,694	\$19,772,899
LIABILITIES AND FUND BALANCE							
Liabilities							
Accounts payable	\$398,942	\$ -	\$ -	\$10,495	\$ -	\$409,437	\$404,049
Due to other funds	118,710	-	-	297,665	-	416,375	808,902
Deferred revenue	7,539,668	-	-	403,000	-	7,942,668	6,693,460
Accrued liabilities	159,752	-	-	-	-	159,752	132,466
Other Liabilities	292	-	-	739	-	1,031	805,513
Total liabilities	8,217,364	-	-	711,899	-	8,929,263	8,841,390
Fund balance							
Reserved for prepaid expenditures	-	-	-	-	-	-	106,347
Reserved for debt service	-	90,000	-	-	-	90,000	90,000
Unreserved							
Designated for subsequent year's expenditures	1,497,512	-	-	-	-	1,497,512	1,187,892
Undesignated	2,841,266	13,637	785,831	13,504,185	-	17,144,919	9,547,270
Total fund balance	4,338,778	103,637	785,831	13,504,185	-	18,732,431	10,931,509
Total liabilities and fund balance	\$12,556,142	\$103,637	\$785,831	\$14,216,084	\$ -	\$27,661,694	\$19,772,899

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUE, EXPENDITURES
AND CHANGES IN FUND BALANCE

Year ended December 31, 2000
(with comparative totals for December 31, 1999)

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1994	Open Space Capital Improvement Fund, Bond Series 1998	Totals	
						2000	1999
Revenues							
Taxes							
Property	\$6,178,275	\$ -	\$411,349	\$ -	\$ -	\$6,590,624	\$5,369,537
Sales	-	-	-	10,861,103	-	10,861,103	8,797,779
Specific ownership	574,835	-	38,564	-	-	613,399	489,606
Total taxes	6,754,110	-	449,913	10,861,103	-	18,065,126	14,636,922
Interest on investments	-	7,189	66,654	2,193,647	-	2,267,490	961,289
Intergovernmental	834	-	-	814,109	-	614,943	269,337
Sale of fixed assets	-	-	-	181,299	-	181,299	3,181,645
Miscellaneous revenue	558,247	-	-	3,605	-	561,852	230,585
Total revenue	7,313,191	7,189	518,567	13,853,763	-	21,690,710	19,279,778
Expenditures							
General government	7,936,289	-	-	-	-	7,936,289	5,892,411
Conservation	-	-	-	32,648,900	-	32,648,900	25,313,371
Debt service	-	105,000	325,000	3,055,000	2,875,000	6,360,000	6,230,000
Interest and fiscal charges	-	24,945	118,950	3,078,035	3,209,187	6,431,117	4,972,153
Total debt service	-	129,945	443,950	6,133,035	6,084,187	12,791,117	11,202,153
Total expenditures	7,936,289	129,945	443,950	38,781,935	6,084,187	53,376,306	42,407,935
Excess (deficiency) of revenue over expenditures	(623,098)	(122,756)	72,617	(24,928,172)	(6,084,187)	(31,685,596)	(23,128,157)
Other financing sources (uses)							
Bond proceeds	-	-	-	35,575,000	-	35,575,000	-
Proceeds of refunding bonds	-	-	-	3,000,000	-	3,000,000	-
Payment to refunded bond escrow agent	-	-	-	(3,000,000)	-	(3,000,000)	-
Operating transfers in	87,000	126,571	-	-	6,084,206	6,297,777	7,992,104
Operating transfers out	-	-	-	(2,386,259)	-	(2,386,259)	(2,946,498)
Total other financing sources (uses)	87,000	126,571	-	33,188,741	6,084,206	39,486,518	5,045,606
Excess (deficiency) of revenue and other financing sources (uses) over expenditures	(536,098)	3,815	72,617	8,260,569	19	7,800,922	(18,082,551)
Fund balances, beginning of year	4,874,876	99,822	713,214	5,243,616	(19)	10,931,509	29,014,060
Fund balances, end of year	\$4,338,778	\$103,637	\$785,831	\$13,504,185	-	\$18,732,431	\$10,931,509

GPID 2000

Boulder County, Colorado

CAPITAL PROJECTS FUNDS GUNBARREL GENERAL IMPROVEMENT DISTRICT FUND

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL

Year ended December 31, 2000
(with comparative totals for the year ended December 31, 1999)

	2000		Variance - Favorable (Unfavorable)	1999
	Budget	Actual		Actual
Revenues				
Taxes				
Property taxes	\$408,866	\$411,349	\$2,483	\$412,264
Specific ownership taxes	35,000	38,564	3,564	36,162
Total taxes	443,866	449,913	6,047	448,426
Interest on investments	31,500	66,654	35,154	51,980
Sale of fixed assets	-	-	-	3,000
Total revenue	475,366	516,567	41,201	503,406
Expenditures				
Conservation				
Open space purchases	696,975	-	696,975	-
Miscellaneous	-	-	-	24
Debt service				
Principal	325,000	325,000	-	305,000
Interest and fiscal charges	118,950	118,950	-	134,200
Total expenditures	1,140,925	443,950	696,975	439,224
Excess (deficiency) of revenue over expenditures	(\$665,559)	72,617	\$738,176	64,182
Fund balances, beginning of year		713,214		649,032
Fund balances, end of year		\$785,831		\$713,214

2001

BOULDER COUNTY, COLORADO

Capital Projects Funds
 Combining Balance Sheet
 December 31, 2001

Assets	Capital projects	Capital improvement trust fund (roads)	Gunbarrel general improvement district	Open space capital improvement fund, bond series 1994, 2000, and 2001	Open space capital improvement fund, bond series 1996	Totals
Equity in Treasurer's cash and investments	\$ 6,160,706	14,472	782,826	32,289,065	—	39,247,069
Restricted cash	—	90,000	—	—	—	90,000
Property taxes receivable	6,936,498	—	—	—	—	6,936,498
Interest receivable	—	690	5,162	579,225	—	585,077
County goods and services receivable	32,740	—	2,736	1,573,975	—	1,609,451
Due from other funds	3,407	255	1,904	102,363	—	107,929
Prepaid expenditures	—	—	—	95,795	—	95,795
Total assets	\$ 13,133,351	105,417	792,628	34,640,423	—	48,671,819
Liabilities and Fund Balance						
Liabilities						
Accounts payable	\$ 381,522	—	—	106,390	—	487,912
Due to other funds	575	—	—	2,574	—	3,149
Deferred revenue	6,934,468	—	—	322,400	—	7,256,868
Accrued liabilities	40,171	—	—	2,723	—	42,894
Other liabilities	292	—	—	749	—	1,041
Total liabilities	7,357,028	—	—	434,836	—	7,791,864
Fund balance						
Reserved for prepaid expenditures	—	—	—	95,795	—	95,795
Reserved for debt service	—	90,000	—	—	—	90,000
Unreserved						
Designated for subsequent year's expenditures	—	—	—	—	—	—
Undesignated	5,776,323	15,417	792,628	34,109,792	—	40,694,160
Total fund balance	5,776,323	105,417	792,628	34,205,587	—	40,879,958
Total liabilities and fund balance	\$ 13,133,351	105,417	792,628	34,640,423	—	48,671,819

BOULDER COUNTY, COLORADO

Capital Projects Funds

Combining Statement of Revenue, Expenditures, and Changes in Fund Balance
Year ended December 31, 2001

	Capital projects	Capital improvement trust fund (roads)	Gunbarrel general improvement district	Open space capital improvement fund, bond series 1994, 2000, and 2001	Open space capital improvement fund, bond series 1996	Total
Revenues:						
Taxes:						
Property	\$ 7,504,166	—	371,455	—	—	7,875,621
Sales	—	—	—	11,247,451	—	11,247,451
Specific ownership	700,994	—	35,191	—	—	736,185
Total taxes	8,205,160	—	406,646	11,247,451	—	19,859,257
Interest on investments	—	5,167	42,526	2,697,589	—	2,745,282
Intergovernmental	1,968	—	—	2,502,085	—	2,504,053
Sale of fixed assets	—	—	—	2,272,796	—	2,272,796
Miscellaneous revenue	286,295	—	—	935	—	287,230
Total revenue	8,493,423	5,167	449,172	18,720,856	—	27,668,618
Expenditures						
General government	7,439,041	—	—	—	—	7,439,041
Conservation	—	—	—	38,373,964	—	38,373,964
Debt service:						
Principal	—	110,000	340,000	3,160,000	3,105,000	6,715,000
Interest and fiscal charges	—	19,485	102,375	4,000,500	3,076,325	7,198,685
Total debt service	—	129,485	442,375	7,160,500	6,181,325	13,913,685
Total expenditures	7,439,041	129,485	442,375	45,534,464	6,181,325	59,726,690
Excess (deficiency) of revenue over expenditures	1,054,382	(124,318)	6,797	(26,813,608)	(6,181,325)	(32,058,072)
Other financing sources (uses)						
Bond proceeds	—	—	—	50,000,000	—	50,000,000
Operating transfers in	263,600	126,098	—	—	6,181,325	6,571,023
Operating transfers out	—	—	—	(2,484,990)	—	(2,484,990)
Total other financing sources (uses)	263,600	126,098	—	47,515,010	6,181,325	54,086,933
Excess of revenue and other financing sources (uses) over expenditures	1,317,982	1,780	6,797	20,701,402	—	22,027,961
Fund balances, beginning of year, as previously reported	4,338,778	103,637	785,831	13,504,185	—	18,732,431
Prior period restatement	119,563	—	—	—	—	119,563
Fund balances, beginning of year, as restated	4,458,341	103,637	785,831	13,504,185	—	18,851,994
Fund balances, end of year	\$ 5,776,323	105,417	792,628	34,205,587	—	40,879,955

GPID 2001

BOULDER COUNTY, COLORADO

Capital Projects Funds – Gunbarrel General Improvement District Fund

**Statement of Revenue, Expenditures, and Changes in Fund Balance –
Budget (GAAP Basis) and Actual**

Year ended December 31, 2001

	<u>Budget</u>	<u>Actual</u>	<u>Variance – favorable (unfavorable)</u>
Revenues:			
Taxes:			
Property taxes	\$ 369,459	371,455	1,996
Specific ownership taxes	35,000	35,191	191
Total taxes	<u>404,459</u>	<u>406,646</u>	<u>2,187</u>
Interest on investments	31,500	42,526	11,026
Total revenue	<u>435,959</u>	<u>449,172</u>	<u>13,213</u>
Expenditures:			
Conservation:			
Open space purchases	713,214	—	713,214
Debt service:			
Principal	340,000	340,000	—
Interest and fiscal charges	102,375	102,375	—
Total expenditures	<u>1,155,589</u>	<u>442,375</u>	<u>713,214</u>
Excess (deficiency) of revenue over expenditures	<u>\$ (719,630)</u>	6,797	<u>726,427</u>
Fund balance, beginning of year		<u>785,831</u>	
Fund balance, end of year		<u>\$ 792,628</u>	

2002

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2002

(10) Bonds Payable – Governmental Activities

Annual debt service requirements to maturity for bonded debt are as follows:

Description of bond issue	Beginning balance 01/01/02	Bond issues 2002	Principal retired 2002	Ending balance 12/31/02	Interest paid 2002
Bond #1-Cap Impr. Trust Series B2	\$ 245,000	—	120,000	125,000	13,355
Bond #2-Open Space Sales & Use Tax Rev. Bonds, Series 1994 (see note below)	14,540,000	—	3,335,000	11,205,000	820,622
Bond #3-Gunbarrel GID Gen. Obligation Bonds, Series 1994	1,545,000	—	360,000	1,185,000	84,295
Bond #4-Open Space Capital Impr. Trust Bonds, Series 1995	26,575,000	—	2,395,000	24,180,000	1,301,899
Bond #5-Open Space Capital Impr. Trust Bonds, Series 1998	33,025,000	—	1,075,000	31,950,000	1,622,715
Bond #6-Open Space Capital Impr. Trust Bonds, Series 2000A/ 2000B	38,575,000	—	—	38,575,000	2,200,025
Bond #7-Open Space Capital Impr. Trust Bonds, Series 2001	50,000,000	—	—	50,000,000	2,424,713
Bond #8-Open Space Capital Impr. Trust Bonds, Series 2002	—	30,800,000	—	30,800,000	—
Totals	\$ 164,505,000	30,800,000	7,285,000	188,020,000	8,467,624

Note: The ending balance due on the 1994 bonds (bond #2) on December 31, 1999 was \$23,755,000. Due to a partial defeasance in February 2000, the balance before principal payments in 2000 was \$20,755,000. The \$3,000,000 difference is held in escrow at Cherry Creek Bank. The detail listed above reflects only the County's payments, not payments out of escrow.

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2002

The County has issued \$36,025,000 in Open Space Sales and Use Tax Revenue Bonds Series 1994. The bonds are payable from revenue received by the County from the imposition of a 0.25% sales and use tax. The bonds mature annually beginning in 1996 with final payment in 2005. Interest at rates from 4.55% to 5.75% is payable semi-annually. Debt service to maturity is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2003	\$ 3,545,000	637,198	4,182,198
2004	3,720,000	440,450	4,160,450
2005	3,940,000	226,550	4,166,550
	<u>\$ 11,205,000</u>	<u>1,304,198</u>	<u>12,509,198</u>

The Gunbarrel General Improvement District has issued \$3,600,000 in General Obligation Bonds Series 1994. The bonds are general obligations of the Gunbarrel District, a component unit, and do not represent a liability of the County. The bonds are payable from revenue received by the Gunbarrel District for general ad valorem taxes. The bonds mature annually beginning in 1995 with final payment in 2005. Interest at rates from 4.1% to 5.6% is payable semi-annually. Debt service to maturity is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2003	\$ 375,000	65,215	440,215
2004	395,000	44,965	439,965
2005	415,000	23,240	438,240
	<u>\$ 1,185,000</u>	<u>133,420</u>	<u>1,318,420</u>

The County has issued \$35,000,000 in Open Space Capital Improvement Fund Bonds, Series 1996. The bonds are payable from revenue transferred to the Trust Fund from the County's General Fund and other legally available funds. The bonds mature annually beginning in 1998 with final payment in 2010. Interest at rates from 4.1% to 5.25% is payable semi-annually. Debt service to maturity is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2003	\$ 2,510,000	1,189,055	3,699,055
2004	2,630,000	1,068,892	3,698,892
2005	2,765,000	932,432	3,697,432
2006	2,925,000	772,953	3,697,953
2007	3,085,000	610,231	3,695,231
2008-2010	10,265,000	822,008	11,087,008
	<u>\$ 24,180,000</u>	<u>5,395,571</u>	<u>29,575,571</u>

BOULDER COUNTY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2002

	<u>Capital projects</u>	<u>Capital improvement trust fund (Roads)</u>	<u>Gunbarrel general improvement district</u>	<u>Open space capital improvement fund, bond series 1996</u>	<u>Nonmajor capital projects funds</u>
Assets					
Equity in pooled cash and investments	\$ 6,960,377	17,007	530,671	—	7,508,055
Restricted cash	—	90,000	—	—	90,000
Property taxes receivable	4,077,818	—	—	—	4,077,818
Due from component unit	43	—	—	—	43
Interest receivable	—	539	2,671	—	3,210
County goods and services receivable	4,594	—	2,829	—	7,423
Due from other funds	5,359	—	—	—	5,359
Total assets	\$ 11,048,191	107,546	536,171	—	11,691,908
Liabilities and Fund Balance					
Liabilities:					
Accounts payable	\$ 429,751	—	—	—	429,751
Due to other funds	35,327	1,360	10,621	—	47,308
Deferred revenue	4,076,624	—	—	—	4,076,624
Accrued liabilities	33,800	—	—	—	33,800
Other liabilities	192	—	—	—	192
Total liabilities	4,575,694	1,360	10,621	—	4,587,675
Fund balance:					
Reserved for debt service	—	90,000	—	—	90,000
Unreserved	6,472,497	16,186	525,550	—	7,014,233
Total fund balance	6,472,497	106,186	525,550	—	7,104,233
Total liabilities and fund balance	\$ 11,048,191	107,546	536,171	—	11,691,908

See accompanying independent auditors' report.

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures, and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2002

	<u>Capital projects</u>	<u>Capital improvement trust fund (Roads)</u>	<u>Gunbarrel general improvement district</u>	<u>Open Space capital improvement fund, bond series 1996</u>	<u>Non-major capital project funds</u>
Revenues:					
Taxes:					
Property	\$ 6,872,881	—	427,084	—	7,299,965
Specific ownership	633,777	—	32,254	—	666,031
Total taxes	<u>7,506,658</u>	<u>—</u>	<u>459,338</u>	<u>—</u>	<u>7,965,996</u>
Interest on investments	—	2,443	18,279	—	20,722
Intergovernmental	3,568	—	—	—	3,568
Miscellaneous revenue	300,305	—	—	—	300,305
Total revenues	<u>7,810,531</u>	<u>2,443</u>	<u>477,617</u>	<u>—</u>	<u>8,290,591</u>
Expenditures:					
General government	7,114,357	—	—	—	7,114,357
Conservation	—	—	300,000	—	300,000
Debt service:					
Principal	—	120,000	360,000	3,470,000	3,950,000
Interest and fiscal charges	—	13,655	84,695	2,924,864	3,023,214
Total debt service	<u>—</u>	<u>133,655</u>	<u>444,695</u>	<u>6,394,864</u>	<u>6,973,214</u>
Total expenditures	<u>7,114,357</u>	<u>133,655</u>	<u>744,695</u>	<u>6,394,864</u>	<u>14,387,571</u>
Excess (deficiency) of revenues over expenditures	<u>696,174</u>	<u>(131,212)</u>	<u>(267,078)</u>	<u>(6,394,864)</u>	<u>(6,096,980)</u>
Other financing sources (uses):					
Transfers in	—	131,981	—	6,394,864	6,526,845
Total other financing sources (uses)	<u>—</u>	<u>131,981</u>	<u>—</u>	<u>6,394,864</u>	<u>6,526,845</u>
Excess (deficiency) of revenues and other financing sources (uses) over (under) expenditures	696,174	769	(267,078)	—	429,865
Fund balance, beginning of year	5,776,323	105,417	792,628	—	6,674,368
Fund balance, end of year	\$ <u>6,472,497</u>	<u>106,186</u>	<u>525,550</u>	<u>—</u>	<u>7,104,233</u>

See accompanying independent auditors' report.

Table #8

BOULDER COUNTY, COLORADO

Property Tax Rates

Direct and Overlapping Governments

Last Ten Assessed/Collected Years

Tax rates are per \$1,000 assessed valuation (a rate of 1,000 results in \$1 of revenue for every \$1,000 of assessed valuation)

	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03
Boulder County		21.935	22.245	20.897	21.447	21.243	21.762	19.682	19.835	17.621
School districts:										
Boulder Valley (RE2)	48.920	50.349	45.640	46.743	45.344	50.356	44.000	42.890	34.807	38.524
Park (R-3)	45.585	45.585	43.569	43.393	42.542	42.518	37.798	36.860	30.681	31.015
St. Vrain (RE1J)	50.716	50.452	48.432	48.393	50.022	49.635	44.096	42.173	36.256	41.025
Thompson (R-2J)	50.925	50.598	47.545	51.257	48.240	48.074	52.796	53.027	49.168	48.462
Cities and towns:										
City of Boulder	9.833	9.981	9.189	9.666	11.428	11.438	10.502	10.908	9.301	9.640
City of Broomfield	13.894	13.894	13.894	13.894	13.894	13.894	13.894	13.894	0.000	0.000
Town of Erie	12.824	12.824	10.964	10.165	8.435	7.654	7.288	7.288	7.288	7.288
Town of Jamestown	9.039	9.039	7.244	12.621	13.390	12.320	13.289	13.289	12.343	14.843
City of Lafayette	10.096	15.665	13.629	13.009	13.817	13.034	11.352	11.860	11.130	10.994
City of Longmont	13.420	13.420	13.420	13.420	13.420	13.420	13.420	13.420	13.420	13.420
City of Louisville	5.820	5.820	5.457	5.246	5.246	5.184	4.643	4.767	5.292	5.184
Town of Lyons	19.522	19.522	17.726	17.542	16.211	17.156	15.205	15.205	13.457	13.796
Town of Nederland	17.274	17.274	14.440	14.440	15.486	16.210	14.982	15.546	15.400	15.455
Town of Superior	2.492	3.006	2.709	2.737	2.727	2.594	2.279	2.144	1.836	1.906
Town of Ward	5.485	5.379	5.416	5.416	4.807	5.481	4.232	4.230	3.662	3.474
Water/sanitation:										
Allenspark (W&S)	4.231	4.231	4.058	4.237	4.136	4.381	3.906	4.058	3.711	3.829
Baseline (W)	5.000	5.000	3.400	1.000	0.932	0.985	0.985	0.985	0.824	0.869
Boulder Co. (W)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	29.160	19.885	21.510
Brownsville (W&S)	7.607	7.607	7.268	7.493	7.897	8.145	7.846	8.084	6.446	6.576
Erie (W&S)	1.500	1.500	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Hoover Hill (W&S)	7.118	7.229	6.833	7.003	6.335	10.105	9.727	5.979	6.341	4.618
Knoollwood (W)	3.800	3.800	3.730	3.909	3.914	4.152	3.786	3.967	2.981	3.144
Left Hand (W&S)	11.110	11.110	11.110	11.480	18.136	18.350	18.050	19.364	16.462	16.795
Niwot (s)	0.702	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Northern Colo (W)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000
Pine Brook (W)	7.423	11.000	8.860	8.870	8.380	7.699	7.490	7.800	6.110	5.820
St. Vrain Left Hand (W)	0.432	0.400	0.368	0.368	0.351	0.357	0.328	0.303	0.258	0.000
Shannon Estates (W)	0.895	0.943	0.943	0.863	0.943	0.943	0.943	0.917	0.760	0.803
Fire districts:										
Allenspark	6.519	6.519	6.303	6.277	5.986	6.124	5.257	5.470	4.757	7.507
Berthoud	9.047	9.047	8.135	8.128	8.128	8.128	7.674	8.924	15.024	15.274
Boulder Heights	6.752	6.752	6.001	6.001	6.001	6.001	5.673	7.992	7.992	7.992
Boulder Rural	2.410	2.410	2.405	4.405	4.405	4.405	4.405	4.405	7.747	7.747
Cherryvale	4.497	4.497	3.482	6.666	6.609	7.055	6.764	6.650	6.325	6.325
Clover Basin	0.000	0.000	0.000	30.000	31.920	31.920	31.920	31.920	16.500	10.640
Coal Creek	8.678	8.678	8.678	8.000	8.000	8.200	8.200	8.000	8.000	8.000
Eldorado Spgs-Marshall	4.699	4.699	4.339	4.391	4.110	4.110	4.110	4.110	4.110	4.110
Four Mile	11.154	11.154	8.572	9.060	7.292	7.292	7.292	7.292	7.292	7.292
Gold Hill	4.973	4.973	3.937	4.167	3.852	3.863	3.746	3.746	3.555	3.555
High Country	5.137	5.137	6.872	6.687	6.402	6.439	6.439	6.439	6.439	6.439
Hygiene	0.669	0.669	0.622	1.655	1.750	3.004	2.774	2.774	2.137	4.099
Indian Peaks	3.894	3.894	3.514	3.698	3.590	3.603	3.112	3.292	3.000	3.000
Lafayette Rural	4.440	4.440	2.470	2.300	1.776	1.776	1.776	1.776	1.090	2.500
Left Hand	9.110	9.110	6.497	14.007	13.637	13.431	11.967	6.207	11.022	11.022
Longmont	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Louisville	3.385	3.385	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186
Lyons	7.000	7.000	6.568	6.404	5.581	5.776	4.991	5.224	6.521	6.763
Mountain View Fire Dist	9.732	9.732	9.322	8.781	9.337	9.573	9.085	8.917	8.657	8.577
Nederland	6.070	6.070	5.706	7.500	7.500	11.690	12.147	12.432	11.023	11.715
North Metro	0.000	0.000	0.000	0.000	0.000	0.000	0.000	8.552	8.227	7.909
Pine Brook Hills	5.643	5.643	4.689	4.689	4.689	4.689	4.689	6.189	6.189	6.189
Sugarloaf	4.944	4.944	4.053	7.671	6.915	6.915	6.611	6.611	6.805	6.700
Sunshine	5.844	5.844	4.689	4.689	4.481	4.481	4.481	4.481	4.481	4.481
West Adams County	8.657	8.657	8.831	8.892	9.036	8.600	8.551	0.000	0.000	0.000
Special districts:										
Boulder Central	9.300	9.300	8.111	8.375	8.242	6.623	6.526	6.575	5.345	5.544
Colo Tech Cntr. Metro	56.698	56.698	57.502	39.000	32.234	30.000	25.000	25.000	25.000	25.000
Downtown Boulder	0.000	0.000	0.000	0.000	0.000	0.000	5.361	5.175	4.689	5.453
Estes Valley Rec	2.104	2.104	2.061	2.061	1.972	2.034	1.691	1.505	1.279	1.349
Exempla GID	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	25.000
Fairways Metro	6.312	6.312	4.901	4.963	4.691	4.691	4.545	3.651	3.108	3.288
Forest Glen Transit	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.490	1.037	0.910
Gunbarrel Estates	3.649	3.649	3.203	3.203	3.656	3.861	3.616	3.678	3.091	6.785
Gunbarrel General Inv	0.000	0.000	5.410	4.994	4.402	5.624	5.234	5.234	4.299	3.987
Lafayette City Cntr GID	0.000	0.000	0.000	0.000	0.000	0.000	17.000	16.745	17.000	26.072
Lafayette Corporate Campus	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	73.963
Lafayette Tech Center	0.000	0.000	0.000	0.000	0.000	0.000	0.000	25.000	43.000	98.746
Longmont Downtown	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310
Longmont General	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798
Nederland Community Library	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.500
Northern Colorado Water	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.000
St Vrain Left Hand Water	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.245
Superior Metro #2	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	22.000
Superior Metro #3	25.000	25.000	40.000	25.000	25.000	25.000	25.000	25.000	25.000	22.000
Superior/McCaslin Interchange	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	25.970	35.000
University Hill	4.800	4.800	3.863	4.040	3.327	3.424	3.344	3.163	2.504	2.684
Urban Drainage & Flood	0.696	0.696	0.696	0.696	0.676	0.676	0.583	0.594	0.521	0.531

Sources: Boulder County Finance Office, Accounting Division Mill Levy Records

Notes:

W - Water District, S = Sanitation District, W&S = Water & Sanitation District

2003

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2003

(9) Notes and Bonds Payable

(a) Governmental Activities

Annual debt service requirements to maturity for bonded debt are as follows:

Description of bond issue	Beginning balance January 1, 2003	Bond issues 2003	Principal retired 2003	Ending balance December 31, 2003	Interest paid 2003
Capital Improvement Trust Series 1992	\$ 125,000	—	125,000	—	6,875
Open Space Sales and Use Tax Rev. Bonds, Series 1994 (see note below)	11,205,000	—	3,545,000	7,660,000	637,198
Gunbarrel General Improvement District General Obligation Bonds, Series 1994	1,185,000	—	375,000	810,000	65,215
Open Space Capital Improvement Trust Bonds, Series 1996	24,180,000	—	2,510,000	21,670,000	1,189,055
Open Space Capital Improvement Trust Bonds, Series 1998	31,950,000	—	1,125,000	30,825,000	1,580,790
Open Space Capital Improvement Trust Bonds, Series 2000A/2000B	38,575,000	—	—	38,575,000	2,200,025
Open Space Capital Improvement Trust Bonds, Series 2001	50,000,000	—	—	50,000,000	2,424,713
Open Space Capital Improvement Trust Bonds, Series 2002	30,800,000	—	—	30,800,000	1,026,778
Totals	\$ 188,020,000	—	7,680,000	180,340,000	9,130,649

Note: The ending balance due on the 1994 bonds on 12/31/99 was \$23,775,000. Due to a partial defeasance in February 2000, the balance before principal payments in FY 2000 was \$20,755,000. The \$3,000,000 difference is an amount held in escrow at Cherry Creek Bank. The detail listed above only reflects the County's payments, not payments out of escrow.

Note: The schedule on the following page does not include amounts held in escrow at Cherry Creek Bank due to a partial defeasance of the 1994 Open Space Bonds in February 2000. In February, \$3,000,000 was held in escrow for future principal payments and \$622,300 was held for future interest payments.

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2003

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2004	\$ 9,015,000	9,083,871	18,098,871
2005	9,780,000	8,621,875	18,401,875
2006	10,170,000	8,101,541	18,271,541
2007	11,020,000	7,576,769	18,596,769
2008	12,295,000	7,018,888	19,313,888
2009-2013	53,010,000	26,770,681	79,780,681
2014-2018	60,915,000	13,711,603	74,626,603
2019	14,135,000	751,900	14,886,900
Totals	\$ <u>180,340,000</u>	<u>81,637,128</u>	<u>261,977,128</u>

The County has issued \$1,000,000 in Capital Improvements Trust Fund Revenue Bonds (Highway User Tax) Series 1992. The bonds are payable from revenue distributed to the County from the Colorado highway users tax fund plus certain investment income. The bonds mature annually beginning in 1994 and final payment was made in 2003. Interest at rates from 3.75% to 5.50% was payable semiannually. The bonds are fully matured.

The County has issued \$36,025,000 in Open Space Sales and Use Tax Revenue Bonds Series 1994. The bonds are payable from revenue received by the County from the imposition of a .25% sales and use tax. The bonds mature annually beginning in 1996 with final payment in 2005. Interest at rates from 4.55% to 5.75% is payable semiannually. Debt service to maturity is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2004	\$ 3,720,000	440,450	4,160,450
2005	3,940,000	226,550	4,166,550
Totals	\$ <u>7,660,000</u>	<u>667,000</u>	<u>8,327,000</u>

The Gunbarrel General Improvement District has issued \$3,600,000 in General Obligation Bonds Series 1994. The bonds are general obligations of the Gunbarrel District, a component unit, and do not represent a liability of the County. The bonds are payable from revenue received by the Gunbarrel District for general ad valorem taxes. The bonds mature annually beginning in 1995 with final payment in 2005. Interest at rates from 4.1% to 5.6% is payable semiannually. Debt service to maturity is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2004	\$ 395,000	44,965	439,965
2005	415,000	23,240	438,240
Totals	\$ <u>810,000</u>	<u>68,205</u>	<u>878,205</u>

BOULDER COUNTY
 Combining Balance Sheet
 Nonmajor Governmental Funds – Capital Projects Funds
 December 31, 2003

Assets	Capital projects	Capital improvement trust fund (roads)	Gunbarrel general improvement district	Open space capital improvement fund, bond series 1996	Nonmajor capital projects funds
Equity in treasurer's cash and investments	\$ 9,783,510	16,546	212,045	50	10,012,151
Property taxes receivable	6,249,187	—	—	—	6,249,187
Due from other governmental units	1,229	—	2,220	—	3,449
Due from component unit	1,033	—	—	—	1,033
Interest receivable	—	—	309	—	309
County goods and services receivable	3,803	—	—	—	3,803
Due from other funds	4,509	—	273	—	4,782
Total assets	\$ 16,043,271	16,546	214,847	50	16,274,714
Liabilities and Fund Balance					
Liabilities:					
Accounts payable	\$ 1,087,150	—	—	50	1,087,200
Due to other funds	34,793	16,546	—	—	51,339
Deferred revenue	6,249,578	—	—	—	6,249,578
Accrued liabilities	38,676	—	—	—	38,676
TABOR liability	113,406	—	—	—	113,406
Other liabilities	192	—	—	—	192
Total liabilities	7,523,795	16,546	—	50	7,540,391
Fund balance:					
Reserved for debt service	—	90,000	—	—	90,000
Undesignated:					
Capital projects	8,519,476	(90,000)	214,847	—	8,644,323
Total fund balance	8,519,476	—	214,847	—	8,734,323
Total liabilities and fund balance	\$ 16,043,271	16,546	214,847	50	16,274,714

See accompanying independent auditors' report.

BOULDER COUNTY
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance
Nonmajor Governmental Funds – Capital Projects Funds
Year ended December 31, 2003

	Capital projects	Capital improvement trust fund (roads)	Gunbarrel general improvement district	Open space capital improvement fund, bond series 1996	Nonmajor capital projects funds
Revenues:					
Taxes	\$ 4,267,736	—	424,773	—	4,692,509
Interest on investments	85	1,000	5,139	—	6,224
Intergovernmental	9,690	—	—	—	9,690
Other revenue	492,361	—	—	—	492,361
Total revenues	<u>4,769,872</u>	<u>1,000</u>	<u>429,912</u>	<u>—</u>	<u>5,200,784</u>
Expenditures:					
Current:					
General government	8,740,684	—	—	—	8,740,684
Conservation	—	—	300,000	—	300,000
Debt service:					
Principal	—	125,000	375,000	3,635,000	4,135,000
Interest and fiscal charges	—	7,175	65,615	2,770,095	2,842,885
Total expenditures	<u>8,740,684</u>	<u>132,175</u>	<u>740,615</u>	<u>6,405,095</u>	<u>16,018,569</u>
Deficiency of revenues over expenditures	<u>(3,970,812)</u>	<u>(131,175)</u>	<u>(310,703)</u>	<u>(6,405,095)</u>	<u>(10,817,785)</u>
Other financing sources:					
Transfers in	6,017,791	24,989	—	6,405,095	12,447,875
Total other financing sources	<u>6,017,791</u>	<u>24,989</u>	<u>—</u>	<u>6,405,095</u>	<u>12,447,875</u>
Net change to fund balance	2,046,979	(106,186)	(310,703)	—	1,630,090
Fund balance, January 1	6,472,497	106,186	525,550	—	7,104,233
Fund balance, December 31	<u>\$ 8,519,476</u>	<u>—</u>	<u>214,847</u>	<u>—</u>	<u>8,734,323</u>

See accompanying independent auditors' report.

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance
Budgeted Nonmajor, Capital Projects Major, and Proprietary Funds

Year ended December 31, 2003

	<u>Final budget</u>	<u>Actual</u>	<u>Variance</u>
Budgeted nonmajor special revenue funds:			
Road and Bridge Fund:			
Local improvement district	\$ 74,790	74,790	—
Payments to cities	830,869	811,815	19,054
Road and bridge	12,369,543	7,358,729	5,010,814
Road sales tax	4,116,424	2,673,420	1,443,004
Recycling Capital Improvement Fund	999,989	—	999,989
Developmental Disabilities Fund	4,400,000	4,400,000	—
Emergency Rescue Services Fund	2,471,516	1,372,082	1,099,434
Workforce Boulder County Fund	3,300,000	3,295,613	4,387
Fire Training Fund	1,775,834	—	1,775,834
Health and Human Services 2002 fund	3,190,198	2,938,396	251,802
Retirement Fund	8,546,092	8,231,990	314,102
Conversation Trust Fund	1,772,630	959,545	813,085
Worthy Cause Tax Fund	3,000,000	2,965,288	34,712
Budgeted Major Capital Projects Fund:			
Open Space Capital Improvement Fund, Bond Series 1994, 2000, and 2001	49,928,706	39,159,894	10,768,812
Budgeted Nonmajor Capital Projects Funds:			
Capital Projects Fund:			
Facilities Management	923,338	545,377	377,961
Infrastructure	1,230,075	895,237	334,838
General Reconstruction	15,064,962	7,300,070	7,764,892
Capital Improvement Trust Fund	148,361	132,175	16,186
Gunbarrel General Improvement District Fund	933,243	740,615	192,628
Open Space Capital Improvement Fund, Bond Series 1996	6,405,095	6,405,095	—
Budgeted Proprietary Funds:			
Risk Management Fund	14,024,290	13,670,471	353,819
Resources Conservation Fund	4,067,858	3,716,429	351,429

See accompanying independent auditors' report.

Table #8

	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04
Fire Districts:										
Allenspark	6.519	6.303	6.277	5.986	6.124	5.257	5.47	4.757	7.507	7.507
Berthoud	9.047	8.135	8.128	8.128	8.128	7.674	8.924	15.024	15.274	15.274
Boulder Heights	6.752	6.001	6.001	6.001	6.001	5.673	7.992	7.992	7.992	7.992
Boulder Rural	2.41	2.405	4.405	4.405	4.405	4.405	4.405	7.747	7.747	7.747
Cherryvale	4.497	3.482	6.666	6.609	7.055	6.764	6.65	6.325	6.325	8.325
Clover Basin	0	0	30	31.92	31.92	31.92	31.92	16.5	10.64	6.978
Coal Creek	8.678	8.678	8	8	8.2	8.2	8	8	8	8
Eldorado Spgs-Marshall	4.699	4.339	4.391	4.11	4.11	4.11	4.11	4.11	4.11	4.11
Four Mile	11.154	8.572	9.06	7.292	7.292	7.292	7.292	7.292	7.292	3.555
Gold Hill	4.973	3.937	4.167	3.852	3.863	3.746	3.746	3.555	3.555	3.555
High Country	5.137	6.872	6.687	6.402	6.439	6.439	6.439	6.439	8.439	8.439
Hygiene	0.669	0.622	1.655	1.75	3.004	2.75	2.774	2.137	4.099	4.099
Indian Peaks	3.894	3.514	3.698	3.59	3.603	3.112	3.292	3	3.089	2.81
Lafayette Rural	4.44	2.47	2.3	1.776	1.776	1.776	1.776	1.09	2.5	2.5
Left Hand	9.11	6.497	14.007	13.637	13.431	11.967	6.207	11.022	11.022	11.022
Longmont	0	0	0	0	0	0	0	0	0	0
Louisville	3.385	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186
Lyons	7	6.568	6.404	5.581	5.776	4.991	5.224	6.521	6.763	6.755
Mountain View Fire Dist	9.732	9.322	8.781	9.337	9.573	9.085	8.917	8.657	8.577	8.177
Nederland	6.07	5.706	7.5	7.5	11.69	12.147	12.432	11.023	11.715	11.434
North Metro	0	0	0	0	0	0	8.552	8.227	7.909	7.955
Pine Brook Hills	5.643	4.689	4.689	4.689	4.689	4.689	6.189	6.189	6.189	6.189
Sugarloaf	4.944	4.053	7.671	6.915	6.915	6.611	6.611	6.805	6.7	6.716
Sunshine	5.844	4.689	4.689	4.481	8.48	8.48	8.48	8.48	8.48	8.48
West Adams County	8.657	8.831	8.892	9.036	8.6	8.551	0	0	0	0
Special Districts:										
Boulder Central	9.3	8.111	8.375	8.242	6.623	6.526	6.575	5.345	5.544	5.744
Colo Tech Cntr. Metro	56.698	57.502	39	32.234	30	25	25	25	25	23
Downtown Boulder	0	0	0	0	0	5.361	5.175	4.689	5.453	5.595
Estes Valley Rec	2.104	2.061	2.061	1.972	2.034	1.691	1.505	1.279	1.349	1.289
Exempla GID	0	0	0	0	0	0	0	0	25	5
Fairways Metro	6.312	4.901	4.963	4.691	4.691	4.545	3.651	3.108	3.288	3.428
Forest Glen Transit	0	0	0	0	0	0	1.49	1.037	0.91	0.95
Gunbarrel Estates	3.649	3.203	3.203	3.656	3.861	3.616	3.628	3.091	6.785	6.785
Gunbarrel General Imp	0	5.41	4.994	4.402	5.624	5.234	5.234	4.299	3.987	4.161
Lafayette City Cntr GID	0	0	0	0	17	16.745	17	25	26.072	29.587
Lafayette Corporate Campus	0	0	0	0	0	0	0	0	73.963	61.056
Lafayette Tech Center	0	0	0	0	0	0	25	43	98.746	84.319
Longmont Downtown	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31
Longmont General	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798
Nederland Community Library	0	0	0	0	0	0	0	0	2.5	2.061
Northern Colorado Water	0	0	0	0	0	0	0	0	1	1
St Vrain Left Hand Water	0	0	0	0	0	0	0	0	0.245	0.243
Superior Metro #2	25	25	25	25	25	25	25	25	22	8
Superior Metro #3	25	40	25	25	25	25	25	25	22	8
Superior/McCaslin Interchange	0	0	0	0	0	0	0	25.97	35	35
University Hills	4.8	3.863	4.04	3.327	3.424	3.344	3.163	2.504	2.684	2.514
Urban Drainage & Flood	0.696	0.696	0.696	0.668	0.676	0.583	0.594	0.521	0.531	0.533

2004

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2004

(10) Long-Term Debt

(a) Governmental Activities

During the year ended December 31, 2004, the following changes occurred in liabilities reported as long-term debt:

Description of bond issue	Beginning balance, January 1, 2004	New Bond issues 2004	Principal retired 2004	Ending balance, December 31, 2004	Interest paid 2004
Open Space Sales and Use Tax Rev. Bonds, Series 1994 (see note below)	\$ 7,660,000	—	3,720,000	3,940,000	440,450
Gunbarrel General Improvement District General Obligation Bonds, Series 1994	810,000	—	395,000	415,000	44,965
Open Space Capital Improvement Trust Bonds, Series 1996	21,670,000	—	2,630,000	19,040,000	1,068,893
Open Space Capital Improvement Trust Bonds, Series 1998	30,825,000	—	1,300,000	29,525,000	1,535,790
Open Space Capital Improvement Trust Bonds, Series 2000A/2000B	38,575,000	—	—	38,575,000	2,200,025
Open Space Capital Improvement Trust Bonds, Series 2001	50,000,000	—	185,000	49,815,000	2,424,713
Open Space Capital Improvement Trust Bonds, Series 2002	30,800,000	—	785,000	30,015,000	1,369,039
Offender Management Capital Improvement Trust Bonds, Series 2004	—	4,215,000	—	4,215,000	44,553
Total revenue bonds	180,340,000	4,215,000	9,015,000	175,540,000	9,128,428
Certificates of Participation: 2004 Certificates	—	9,355,000	—	9,355,000	—
Total long-term debt \$	180,340,000	13,570,000	9,015,000	184,895,000	9,128,428

Note: The ending balance due on the 1994 bonds on 12/31/99 was \$23,775,000. Due to a partial defeasance in February 2000, the balance before principal payments in FY 2000 was \$20,755,000. The \$3,000,000 difference is an amount held in escrow at Cherry Creek Bank. The detail listed above only reflects the County's payments, not payments out of escrow.

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2004

Revenue Bonds

Annual debt service requirements to maturity for revenue bonds are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2005	\$ 9,935,000	8,741,570	18,676,570
2006	10,490,000	8,217,748	18,707,748
2007	11,345,000	7,685,776	19,030,776
2008	12,630,000	7,120,583	19,750,583
2009	13,935,000	6,439,090	20,374,090
2010-2014	52,320,000	24,682,523	77,002,523
2015-2019	64,885,000	10,576,110	75,461,110
Totals	\$ 175,540,000	73,463,400	249,003,400

Note: The schedule above does not include amounts held in escrow at American National Bank due to a partial defeasance of the 1996 Open Space Bonds in February 2000. In February, \$3,000,000 was held in escrow for future principal payments and \$622,300 was held for future interest payments.

The County has issued \$36,025,000 in Open Space Sales and Use Tax Revenue Bonds, Series 1994. The bonds are payable from revenue received by the County from the imposition of a .25% sales and use tax. The bonds mature annually beginning in 1996 with final payment in 2005. Interest at 5.75% is payable semiannually. Debt service to maturity is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2005	\$ 3,940,000	226,550	4,166,550

The Gunbarrel General Improvement District has issued \$3,600,000 in General Obligation Bonds, Series 1994. The bonds are general obligations of the Gunbarrel District, a component unit, and do not represent a liability of the County. The bonds are payable from revenue received by the Gunbarrel District for general ad valorem taxes. The bonds mature annually beginning in 1995 with final payment in 2005. Interest at 5.60% is payable semiannually. Debt service to maturity is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2005	\$ 415,000	23,240	438,240

BOULDER COUNTY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2004

Assets	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open Space Capital Improvement Fund, Bond Series 1996	Nonmajor Capital Projects Funds
Equity in treasurer's cash and investments	\$ 10,532,935	—	224,650	—	10,757,585
Restricted cash	3,384,636	—	—	—	3,384,636
Property taxes receivable	4,000,143	—	—	—	4,000,143
Due from other governmental units	1,148	—	2,615	—	3,763
Due from component unit	—	—	—	—	—
Interest receivable	—	—	872	—	872
County goods and services receivable	5,658	—	—	—	5,658
Due from other funds	30,506	—	555	—	31,061
Total assets	\$ 17,955,026	—	228,692	—	18,183,718
Liabilities and Fund Balance					
Liabilities:					
Accounts payable	\$ 722,344	—	—	—	722,344
Due to other funds	399	—	84	—	483
Deferred revenue	4,003,332	—	—	—	4,003,332
Accrued liabilities	52,072	—	—	—	52,072
TABOR liability	113,406	—	—	—	113,406
Other liabilities	187	—	—	—	187
Total liabilities	4,891,740	—	84	—	4,891,824
Fund balance:					
Reserved for capital transactions	3,384,636	—	—	—	3,384,636
Undesignated:					
Capital projects	9,678,650	—	228,608	—	9,907,258
Total fund balance	13,063,286	—	228,608	—	13,291,894
Total liabilities and fund balance	\$ 17,955,026	—	228,692	—	18,183,718

See accompanying independent auditors' report.

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2004

	<u>Capital Projects</u>	<u>Capital Improvement Trust Fund (Roads)</u>	<u>Gunbarrel General Improvement District</u>	<u>Open Space Capital Improvement Fund, Bond Series 1996</u>	<u>Nonmajor Capital Projects Funds</u>
Revenues:					
Taxes	\$ 6,702,731	—	447,516	—	7,150,247
Interest on investments	4,859	—	6,210	—	11,069
Intergovernmental	7,640	—	—	—	7,640
Charges for services	2,554	—	—	—	2,554
Other revenue	482,965	—	—	—	482,965
Total revenues	7,200,749	—	453,726	—	7,654,475
Expenditures:					
Current:					
General government	9,086,023	—	—	—	9,086,023
Conservation	—	—	—	—	—
Debt service:					
Principal	—	—	395,000	3,930,000	4,325,000
Interest and fiscal charges	10,000	—	44,965	2,604,933	2,659,898
Debt issuance costs	100,801	—	—	—	100,801
Total expenditures	9,196,824	—	439,965	6,534,933	16,171,722
Excess (deficiency) of revenues over expenditures	(1,996,075)	—	13,761	(6,534,933)	(8,517,247)
Other financing sources:					
Debt issuance	3,461,350	—	—	—	3,461,350
Premium on bonds sold	19,275	—	—	—	19,275
Transfers in	3,059,260	—	—	6,534,933	9,594,193
Total other financing sources	6,539,885	—	—	6,534,933	13,074,818
Net change to fund balance	4,543,810	—	13,761	—	4,557,571
Fund balance, January 1	8,519,476	—	214,847	—	8,734,323
Fund balance, December 31	\$ 13,063,286	—	228,608	—	13,291,894

See accompanying independent auditors' report.

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance
Budgeted Nonmajor, Capital Projects Major, and Proprietary Funds

Year ended December 31, 2004

	<u>Final budget</u>	<u>Actual</u>	<u>Variance</u>
Budgeted nonmajor special revenue funds:			
Road and bridge fund:			
Local improvement district	\$ 56,740	54,170	2,570
Payments to cities	393,308	391,951	1,357
Road and bridge	16,218,933	9,336,559	6,882,374
Road sales tax	4,924,407	2,565,291	2,359,116
Open space and transportation complex	171,635	171,635	—
Recycling capital improvement fund	432,727	—	432,727
Developmental disabilities fund	4,650,179	4,650,179	—
Emergency rescue services fund	1,161,381	898,122	263,259
Workforce boulder county fund	4,000,000	3,614,764	385,236
Fire training fund	4,105,000	600,000	3,505,000
Health and human services 2002 fund	3,756,534	3,584,394	172,140
Retirement fund	13,682,755	11,824,642	1,858,113
Conversation trust fund	2,540,275	1,931,718	608,557
Offender management fund:			
Debt service	147,817	147,044	773
Construction	2,208,884	1,234,179	974,705
Partnership for active community engagement (PACE)	87,810	85,348	2,462
Worthy cause tax fund:			
Worthy cause tax 1 (2001)	400,000	170,000	230,000
Worthy cause tax 2 (2004)	1,768,362	891,317	877,045
Budgeted major capital projects fund:			
Open space capital improvement fund, bond series 1994, 2000, and 2001	26,058,631	22,336,335	3,722,296
Budgeted nonmajor capital projects funds:			
Capital projects funds:			
Facilities management	706,176	187,778	518,398
Infrastructure	1,254,393	862,248	392,145
General reconstruction	12,317,641	6,215,392	6,102,249
Parks general reconstruction	83,392	83,392	—
Open space and transportation complex	3,882,526	1,848,014	2,034,512
Capital improvement trust fund	—	—	—
Gunbarrel general improvement district fund	439,965	439,965	—
Open space capital improvement fund, bond Series 1996	6,534,933	6,534,933	—
Budgeted proprietary funds:			
Internal Service Fund – Risk management fund	14,790,032	13,888,069	901,963
Resource conservation fund	3,968,442	3,446,040	522,402

* Depreciation expense is not budgeted in the 2004 proprietary funds.

See accompanying independent auditors' report.

Table #8

BOULDER COUNTY, COLORADO

Property Tax Rates

Direct and Overlapping Governments

Last Ten Assessed/Collected Years

Tax rates are per \$1,000 assessed valuation (a rate of 1,000 results in \$1 of revenue for every \$1,000 of assessed valuation)

	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05
Fire Districts:										
Allenspark	6.303	6.277	5.986	6.124	5.257	5.470	4.757	7.507	7.507	7.507
Berthoud	8.135	8.128	8.128	8.128	7.674	8.924	15.024	15.274	15.274	15.274
Boulder Heights	6.001	6.001	6.001	6.001	5.673	7.992	7.992	7.992	7.992	—
Boulder Rural	2.405	4.405	4.405	4.405	4.405	4.405	7.747	7.747	7.747	7.747
Cherryvale	3.482	6.666	6.609	7.055	6.764	6.650	6.325	6.325	8.325	8.325
Clover Basin	—	30.000	31.920	31.920	31.920	31.920	16.500	10.640	6.978	7.420
Coal Creek	8.678	8.000	8.000	8.200	8.200	8.000	8.000	8.000	8.000	8.000
Eldorado Spgs-Marshall	4.339	4.391	4.110	4.110	4.110	4.110	4.110	4.110	4.110	6.110
Four Mile	8.572	9.060	7.292	7.292	7.292	7.292	7.292	7.292	3.555	7.292
Gold Hill	3.937	4.167	3.852	3.863	3.746	3.746	3.555	3.555	3.555	7.561
High Country	6.872	6.687	6.402	6.439	6.439	6.439	6.439	6.439	8.439	8.439
Hygiene	0.622	1.655	1.750	3.004	2.750	2.774	2.137	4.099	4.099	4.099
Indian Peaks	3.514	3.698	3.590	3.603	3.112	3.292	3.000	3.089	2.810	3.060
Lafayette Rural	2.470	2.300	1.776	1.776	1.776	1.776	1.090	2.500	2.500	2.500
Left Hand	6.497	14.007	13.637	13.431	11.967	6.207	11.022	11.022	11.022	11.022
Longmont	—	—	—	—	—	—	—	—	—	—
Louisville	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186
Lyons	6.568	6.404	5.581	5.776	4.991	5.224	6.521	6.763	6.755	6.952
Mountain View Fire Dist	9.322	8.781	9.337	9.573	9.085	8.917	8.657	8.577	8.177	8.107
Nederland	5.706	7.500	7.500	11.690	12.147	12.432	11.023	11.715	11.434	11.433
North Metro	—	—	—	—	—	—	8.552	8.227	7.909	7.955
Pine Brook Hills	4.689	4.689	4.689	4.689	4.689	6.189	6.189	6.189	6.189	6.189
Sugarloaf	4.053	7.671	6.915	6.915	6.611	6.611	6.805	6.700	6.716	6.738
Sunshine	4.689	4.689	4.481	8.480	8.480	8.480	8.480	8.480	8.480	8.480
West Adams County	8.831	8.892	9.036	8.600	8.551	—	—	—	—	—
Special Districts:										
Boulder Central	8.111	8.375	8.242	6.623	6.526	6.575	5.345	5.544	5.744	5.934
Colo Tech Cntr. Metro	57.502	39.000	32.234	30.000	25.000	25.000	25.000	25.000	23.000	23.000
Downtown Boulder	—	—	—	—	5.361	5.175	4.689	5.453	5.595	5.739
Estes Valley Rec	2.061	2.061	1.972	2.034	1.691	1.505	1.279	1.349	1.289	1.323
Exempla GJD	—	—	—	—	—	—	—	25.000	5.000	5.000
Fairways Metro	4.901	4.963	4.691	4.691	4.545	3.651	3.108	3.288	3.428	3.621
Forest Glen Transit	—	—	—	—	—	1.490	1.037	0.910	0.950	0.661
Gunbarrel Estates	3.203	3.203	3.656	3.861	3.616	3.628	3.091	6.785	6.785	6.785
Gunbarrel General Imp	5.410	4.994	4.402	5.624	5.234	5.234	4.299	3.987	4.161	—
Lafayette City Cntr GID	—	—	—	17.000	16.745	17.000	25.000	26.072	29.587	6.769
Lafayette Corporate Campus	—	—	—	—	—	—	—	73.963	61.056	46.761
Lafayette Tech Center	—	—	—	—	—	25.000	43.000	98.746	84.319	89.500
Longmont Downtown	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310
Longmont General	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798
Nederland Community Library	—	—	—	—	—	—	—	2.500	2.061	1.960
Northern Colorado Water	—	—	—	—	—	—	—	1.000	1.000	1.000
St Vrain Left Hand Water	—	—	—	—	—	—	—	0.245	0.243	0.230
Superior Metro #2	25.000	25.000	25.000	25.000	25.000	25.000	25.000	22.000	8.000	7.500
Superior Metro #3	40.000	25.000	25.000	25.000	25.000	25.000	25.000	22.000	8.000	7.500
Superior/McCaslin Interchange	—	—	—	—	—	—	25.970	35.000	35.000	35.000
University Hills	3.863	4.040	3.327	3.424	3.344	3.163	2.504	2.684	2.514	2.729
Urban Drainage and Flood	0.696	0.696	0.668	0.676	0.583	0.594	0.521	0.531	0.533	0.538

2005

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2005

(11) Long-Term Debt

(a) Governmental Activities

During the year ended December 31, 2005, the following changes occurred in liabilities reported as long-term debt:

Description of bond issue	Beginning balance January 1, 2005	New Bond issues 2005	Principal retired 2005	Ending balance December 31, 2005	Interest paid 2005
Open Space Sales and Use Tax Rev. Bonds, Series 1994	\$ 3,940,000	\$ -	\$ 3,940,000	\$ -	\$ 226,550
→ Gunbarrel General Improvement District General Obligation Bonds, Series 1994	415,000	-	415,000	-	23,240
Open Space Capital Improvement Trust Bonds, Series 1996	19,040,000	-	2,765,000	16,275,000	932,433
Open Space Capital Improvement Trust Bonds, Series 1998	29,525,000	-	1,415,000	28,110,000	1,477,290
Open Space Capital Improvement Trust Bonds, Series 2000A/2000B	38,575,000	-	-	38,575,000	2,200,025
Open Space Capital Improvement Trust Bonds, Series 2001	49,815,000	-	690,000	49,125,000	2,416,850
Open Space Capital Improvement Trust Bonds, Series 2002	30,015,000	-	555,000	29,460,000	1,345,488
Offender Management Capital Improvement Trust Bonds, Series 2004	4,215,000	-	155,000	4,060,000	119,345
Open Space Capital Improvement Trust Bonds, Series 2005A	-	39,405,000	-	39,405,000	656,750
Total revenue bonds	175,540,000	39,405,000	9,935,000	205,010,000	9,397,971
Certificate of Participation: 2004 Certificates	9,355,000	-	-	9,355,000	293,236
Total long-term debt	<u>\$ 184,895,000</u>	<u>\$ 39,405,000</u>	<u>\$ 9,935,000</u>	<u>\$ 214,365,000</u>	<u>\$ 9,691,207</u>

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2005

i) Revenue Bonds

Annual debt service requirements to maturity for revenue bonds are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year ending December 31:			
2006	\$ 10,490,000	\$ 10,187,998	\$ 20,677,998
2007	11,345,000	9,656,026	21,001,026
2008	12,630,000	9,090,833	21,720,833
2009	13,935,000	8,409,340	22,344,340
2010	9,600,000	7,767,070	17,367,070
2011-2015	58,465,000	32,010,124	90,475,124
2016-2020	68,725,000	14,162,065	82,887,065
2021-2025	19,820,000	2,569,500	22,389,500
Totals	<u>\$ 205,010,000</u>	<u>\$ 93,852,956</u>	<u>\$ 298,862,956</u>

Note: The schedule on the following page does not include amounts held in escrow at Cherry Creek Bank due to a partial defeasance of the 1996 Open Space Bonds in February 2000. In February, \$3,000,000 was held in escrow for future principal payments and \$622,300 was held for future interest payments.

The County issued \$36,025,000 in Open Space Sales and Use Tax Revenue Bonds, Series 1994. The bonds were payable from revenues received by the County from a voter approved 0.25% sales and use tax. The bonds matured annually beginning in 1996 and final payment was made during 2005.

→ The Gunbarrel General Improvement District issued \$3,600,000 in General Obligation Bonds, Series 1994. The bonds were general obligations of the Gunbarrel District, a component unit, and did not represent a liability of the County. The bonds were payable from revenues received by the Gunbarrel District for general ad valorem taxes. The bonds matured annually beginning in 1995 and final payment was made in 2005.

BOULDER COUNTY, COLORADO
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance
Nonmajor Governmental Funds – Capital Projects Funds
Year ended December 31, 2005

	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open space Capital Improvement Fund, Bond Series 1996	Nonmajor capital projects funds
Revenues:					
Taxes	\$ 4,262,231	\$ —	\$ 448,963	\$ —	\$ 4,711,194
Interest on investments	72,164	—	14,527	—	86,691
Intergovernmental	2,316	—	—	—	2,316
Charges for services	32,305	—	—	—	32,305
Other revenue	520,463	—	—	—	520,463
Total revenues	4,889,479	—	463,490	—	5,352,969
Expenditures:					
Current:					
General government	3,483,477	—	—	—	3,483,477
Conservation	5,671,532	—	—	—	5,671,532
Public safety	987,153	—	—	—	987,153
Health and welfare	182,590	—	—	—	182,590
Highways and streets	1,288,188	—	—	—	1,288,188
Debt service:					
Principal	—	—	415,000	4,180,000	4,595,000
Interest and fiscal charges	109,493	—	23,640	2,409,973	2,543,106
Debt issuance costs	(7,620)	—	—	—	(7,620)
Total expenditures	11,714,813	—	438,640	6,589,973	18,743,426
Deficiency of revenues over expenditures	(6,825,334)	—	24,850	(6,589,973)	(13,390,457)
Other financing sources:					
Debt issuance	—	—	—	—	—
Premium on bonds sold	—	—	—	—	—
Transfers in	626,250	—	—	6,589,973	7,216,223
Total other financing sources	626,250	—	—	6,589,973	7,216,223
Net change to fund balance	(6,199,084)	—	24,850	—	(6,174,234)
Fund balance, January 1	13,063,286	—	228,608	—	13,291,894
Fund balance, December 31	\$ 6,864,202	\$ —	\$ 253,458	\$ —	\$ 7,117,660

BOULDER COUNTY, COLORADO
 Combining Balance Sheet
 Nonmajor Governmental Funds – Capital Projects Funds
 December 31, 2005

Assets	Capital Projects	Capital Improvement Trust Fund (Roads)	Gunbarrel General Improvement District	Open space Capital Improvement Fund, Bond Series 1996	Nonmajor capital projects funds
Equity in treasurer's cash and investments	\$ 6,404,468	\$ —	\$ 247,909	\$ —	\$ 6,652,377
Restricted cash	1,064,765	—	—	—	1,064,765
Property taxes receivable	5,976,859	—	—	—	5,976,859
Due from other governmental units	379	—	2,298	—	2,677
Due from component unit	200	—	—	—	200
Interest receivable	4,230	—	2,678	—	6,908
County goods and services receivable	25,702	—	—	—	25,702
Due from other funds	25,014	—	573	—	25,587
Total assets	\$ 13,501,617	\$ —	\$ 253,458	\$ —	\$ 13,755,075
Liabilities and Fund Balance					
Liabilities:					
Accounts payable	\$ 608,045	\$ —	\$ —	\$ —	\$ 608,045
Due to other funds	2,959	—	—	—	2,959
Deferred revenue	5,975,566	—	—	—	5,975,566
Accrued liabilities	51,099	—	—	—	51,099
Other liabilities	(254)	—	—	—	(254)
Total liabilities	6,637,415	—	—	—	6,637,415
Fund balance:					
Reserved for capital transactions	795,991	—	—	—	795,991
Undesignated:					
Capital projects	6,068,211	—	253,458	—	6,321,669
Total fund balance	6,864,202	—	253,458	—	7,117,660
Total liabilities and fund balance	\$ 13,501,617	\$ —	\$ 253,458	\$ —	\$ 13,755,075

BOULDER COUNTY, COLORADO
Property Tax Rates
Direct and Overlapping Governments

TABLE C-2

	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06
Fire districts:										
Allenspark	6.277	5.986	6.124	5.257	5.470	4.757	7.507	7.507	7.507	7.507
Berhoud	8.128	8.128	8.128	7.674	8.924	15.024	15.274	15.274	15.274	12.531
Boulder Heights	6.001	6.001	6.001	5.673	7.992	7.992	7.992	7.992	0.000	0.000
Boulder Rural	4.405	4.405	4.405	4.405	4.405	7.747	7.747	7.747	7.747	7.747
Cherryvale	6.666	6.609	7.055	6.764	6.650	6.325	6.325	8.325	8.325	11.325
Clover Basin	30.000	31.920	31.920	31.920	31.920	16.500	10.640	6.978	7.420	7.110
Coal Creek	8.000	8.000	8.200	8.200	8.000	8.000	8.000	8.000	8.000	8.000
Eldorado Spgs-Marshall	4.391	4.110	4.110	4.110	4.110	4.110	4.110	4.110	6.110	6.110
Four Mile	9.060	7.292	7.292	7.292	7.292	7.292	7.292	3.555	7.292	7.292
Gold Hill	4.167	3.852	3.863	3.746	3.746	3.555	3.555	3.555	7.561	7.555
High Country	6.687	6.402	6.439	6.439	6.439	6.439	8.439	8.439	8.439	8.439
Hygiene	1.655	1.750	3.004	2.750	2.774	2.137	4.099	4.099	4.099	4.099
Indian Peaks	3.698	3.590	3.603	3.112	3.292	3.000	3.089	2.810	3.060	3.014
Lafayette Rural	2.300	1.776	1.776	1.776	1.776	1.090	2.500	2.500	2.500	2.500
Left Hand	14.007	13.637	13.431	11.967	6.207	11.022	11.022	11.022	11.022	11.022
Longmont	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Louisville	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186
Lyons	6.404	5.581	5.776	4.991	5.224	6.521	6.763	6.755	6.952	9.148
Mountain View Fire Dist	8.781	9.337	9.573	9.085	8.917	8.657	8.577	8.177	8.107	8.257
Nederland	7.500	7.500	11.690	12.147	12.432	11.023	11.715	11.434	11.433	11.308
North Metro	0.000	0.000	0.000	0.000	8.552	8.227	7.909	7.955	7.955	8.135
Pine Brook Hills	4.689	4.689	4.689	4.689	6.189	6.189	6.189	6.189	0.000	0.000
Sugarloaf	7.671	6.915	6.915	6.611	6.611	6.805	6.700	6.716	6.738	6.872
Sunshine	4.689	4.481	8.480	8.480	8.480	8.480	8.480	8.480	8.480	8.480
West Adams County	8.892	9.036	8.600	8.551	0.000	0.000	0.000	0.000	0.000	0.000
Special districts:										
Boulder Central	8.375	8.242	6.623	6.526	6.575	5.345	5.544	5.744	5.934	5.657
Colo Tech Cntr. Metro	39.000	32.234	30.000	25.000	25.000	25.000	25.000	23.000	23.000	22.000
Downtown Boulder	0.000	0.000	0.000	5.361	5.175	4.689	5.453	5.595	5.739	6.098
Estes Valley Rec	2.061	1.972	2.034	1.691	1.505	1.279	1.349	1.289	1.323	1.331
Exempla GID	0.000	0.000	0.000	0.000	0.000	0.000	25.000	5.000	5.000	5.000
Fairways Metro	4.963	4.691	4.691	4.545	3.651	3.108	3.288	3.428	3.621	3.651
Forest Glen Transit	0.000	0.000	0.000	0.000	1.490	1.037	0.910	0.950	0.661	1.110
Gunbarrel Estates	3.203	3.656	3.861	3.616	3.628	3.091	6.785	6.785	6.785	6.662
Gunbarrel General Imp	4.994	4.402	5.624	5.234	5.234	4.299	3.987	4.161	0.000	0.000
Lafayette City Cntr GID	0.000	0.000	17.000	16.745	17.000	25.000	26.072	29.587	6.769	26.114
Lafayette Corporate Campus	0.000	0.000	0.000	0.000	0.000	0.000	73.963	61.056	46.761	43.582
Lafayette Tech Center	0.000	0.000	0.000	0.000	25.000	43.000	98.746	84.319	89.500	99.000
Longmont Downtown	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310
Longmont General	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798
Nederland Community Library	0.000	0.000	0.000	0.000	0.000	0.000	2.500	2.061	1.960	2.500
Northern Colorado Water	0.000	0.000	0.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000
St Vrain Left Hand Water	0.000	0.000	0.000	0.000	0.000	0.000	0.245	0.243	0.230	0.222
Superior Metro #2	25.000	25.000	25.000	25.000	25.000	25.000	22.000	8.000	7.500	7.400
Superior Metro #3	25.000	25.000	25.000	25.000	25.000	25.000	22.000	8.000	7.500	7.000
Superior/McCaslin Interchange	0.000	0.000	0.000	0.000	0.000	25.970	35.000	35.000	35.000	35.000
University Hills	4.040	3.327	3.424	3.344	3.163	2.504	2.684	2.514	2.729	2.564
Urban Drainage & Flood	0.696	0.668	0.676	0.583	0.594	0.521	0.531	0.533	0.538	0.860

2006

BOULDER COUNTY, COLORADO
 Combining Balance Sheet
 Nonmajor Governmental Funds – Capital Projects Funds
 December 31, 2006

Assets	Capital Projects	Gunbarrel General Improvement District	Open Space Capital Improvement Fund II	Total nonmajor capital projects funds
Equity in Treasurer's cash and Investments	\$ 7,098,735	\$ 261,467	\$ —	\$ 7,360,202
Restricted cash	807	—	—	807
Property taxes receivable	6,500,682	—	—	6,500,682
Due from other governmental units	19,691	—	—	19,691
Due from component unit	90	—	—	90
Interest receivable	—	1,877	—	1,877
County goods and services receivable	4,521	—	—	4,521
Due from other funds	181,544	2,372	—	183,916
Prepaid expenditures	3,044	—	—	3,044
Inventory	—	—	—	—
Total assets	\$ 13,809,114	\$ 265,716	\$ —	\$ 14,074,830
Liabilities and Fund Balances				
Liabilities:				
Accounts payable	\$ 580,605	\$ —	\$ —	\$ 580,605
Due to other funds	165	—	—	165
Deferred revenue	7,022,339	—	—	7,022,339
Accrued liabilities	35,395	—	—	35,395
TABOR liability	—	—	—	—
Other liabilities	435	—	—	435
Total liabilities	7,638,939	—	—	7,638,939
Fund balances:				
Reserved for:				
Inventory and prepaid expenditures	3,044	—	—	3,044
Capital transactions	807	—	—	807
Unreserved, reported in:				
Capital projects funds	6,166,324	265,716	—	6,432,040
Total fund balances	6,170,175	265,716	—	6,435,891
Total liabilities and fund balances	\$ 13,809,114	\$ 265,716	\$ —	\$ 14,074,830

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2006

	Capital Projects	Gunbarrel General Improvement District	Open Space Capital Improvement Fund II	Total nonmajor capital projects funds
Revenues:				
Taxes	\$ 6,367,903	\$ —	\$ —	\$ 6,367,903
Interest on investments	20,655	12,680	—	33,335
Intergovernmental	22,288	—	—	22,288
Charges for services	20,777	—	—	20,777
Other revenue	544,926	—	—	544,926
Total revenues	6,976,549	12,680	—	6,989,229
Expenditures:				
Current:				
General government	\$ 4,437,123	\$ —	\$ —	\$ 4,437,123
Conservation	1,205,628	422	—	1,206,050
Public safety	2,264,345	—	—	2,264,345
Health and welfare	178,674	—	—	178,674
Economic opportunity	—	—	—	—
Highways and streets	46,767	—	—	46,767
Sanitation	—	—	—	—
Urban redevelopment/housing	—	—	—	—
Debt service:				
Principal	270,100	—	9,285,000	9,555,100
Interest and fiscal charges	129,199	—	2,185,403	2,314,602
Debt issuance costs	—	—	—	—
Total expenditures	8,531,836	422	11,470,403	20,002,661
Excess (deficiency) of revenues over expenditures	(1,555,287)	12,258	(11,470,403)	(13,013,432)
Other financing sources:				
Debt issuance	—	—	—	—
Premium on bonds sold	—	—	—	—
Transfers in	861,260	—	11,470,403	12,331,663
Total other financing sources	861,260	—	11,470,403	12,331,663
Net change to fund balance	(694,027)	12,258	—	(681,769)
Fund balance, January 1	6,864,202	253,458	—	7,117,660
Fund balance, December 31	\$ <u>6,170,175</u>	\$ <u>265,716</u>	\$ <u>—</u>	\$ <u>6,435,891</u>

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance
Budgeted Nonmajor, Major Capital Projects, and Proprietary Funds
Year ended December 31, 2006

	<u>Final budget</u>	<u>Actual (includes transfers out)</u>	<u>Variance</u>
Budgeted nonmajor special revenue funds:			
Recycling Capital Improvement Fund	\$ —	\$ —	\$ —
Developmental Disabilities Fund	4,911,575	4,911,575	—
Emergency Rescue Services Fund	217,801	217,800	1
Grants Fund	12,000,000	11,295,807	704,193
Workforce Boulder County Fund (presented within Grants Fund on combining statements)	5,000,000	3,988,076	1,011,924
Fire Training Fund	4,097,296	326,500	3,770,796
Health and Human Services 2002 Fund	3,559,761	3,535,173	24,588
Eldorado Springs Local Improvement District Fund	1,730,500	597,906	1,132,594
Retirement Fund	15,129,089	5,694,103	9,434,986
Conservation Trust Fund	1,716,090	—	1,716,090
Offender Management Fund			
Construction	2,337,350	1,904,942	432,408
Debt service	436,358	436,358	—
Jail expansion	814,490	814,488	2
Partnership for Active Community Engagement (PACE)	222,870	197,691	25,179
Alternative	140,820	84,246	56,574
Worthy Cause Tax Fund			
Worthy Cause Tax 1 (2001)	150,000	—	150,000
Worthy Cause Tax 2 (2004)	3,083,850	1,423,850	1,660,000
Budgeted major capital projects fund:			
Open Space Capital Improvement Fund			
Bond Series 2000B, 2001, 2002, 2006	53,911,938	53,795,432	116,506
Bond Series 2005A	33,017,192	16,583,475	16,433,717
Budgeted nonmajor capital projects funds:			
Capital Projects Fund:			
Facilities management	411,938	198,482	213,456
Infrastructure	1,599,241	1,233,701	365,540
General reconstruction	10,250,849	5,409,748	4,841,101
Parks general reconstruction	228,697	22,444	206,253
Open Space and Transportation Complex	1,958,580	1,667,461	291,119
Gunbarrel General Improvement District Fund	230,608	422	230,186
Open Space Capital Improvement Fund II			
Bond Series 1996, 1998	11,470,403	11,470,403	—
Budgeted proprietary funds:			
Risk Management Fund	14,224,181	11,845,673	2,378,508
Recycling Center Fund (*)	4,524,727	4,323,140	201,587

(*) Depreciation expense is not budgeted in the proprietary funds.
\$36,583 of budgeted capital expenditures are included in the Recycling Center actual total.

The schedule of budgetary compliance is included to show budgetary compliance at the legal level of control for all appropriations not shown elsewhere in this report.

TABLE C-2

BOULDER COUNTY, COLORADO
 Direct and Overlapping Property Tax Rates
 Last Ten Assessed/Collected Years

	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07
Fire districts:										
Alienspark	5.986	6.124	5.257	5.470	4.757	7.507	7.507	7.507	7.507	7.507
Berthoud	8.128	8.128	7.674	8.924	15.024	15.274	15.274	15.274	12.531	12.531
Boulder Heights	6.001	6.001	5.673	7.992	7.992	7.992	7.992	0.000	0.000	0.000
Boulder Rural	4.405	4.405	4.405	4.405	7.747	7.747	7.747	7.747	7.747	11.747
Cherryvale	6.609	7.055	6.764	6.650	6.325	6.325	8.325	8.325	11.325	0.000
Clover Basin	31.920	31.920	31.920	31.920	16.500	10.640	6.978	7.420	7.110	3.978
Coal Creek Canyon	8.000	8.200	8.200	8.000	8.000	8.000	8.000	8.000	8.000	8.000
Eldorado Spgs-Marshall	4.110	4.110	4.110	4.110	4.110	4.110	4.110	6.110	6.110	0.000
Four Mile	7.292	7.292	7.292	7.292	7.292	7.292	3.555	7.292	7.292	7.292
Gold Hill	3.852	3.863	3.748	3.748	3.555	3.555	3.555	7.561	7.555	7.555
High Country	6.402	6.439	6.439	6.439	6.439	8.439	8.439	8.439	8.439	8.439
Hygiene	1.750	3.004	2.750	2.774	2.137	4.099	4.099	4.099	4.099	4.099
Indian Peaks	3.590	3.603	3.112	3.292	3.000	3.089	2.810	3.060	3.014	3.142
Lafayette Rural	1.778	1.778	1.778	1.778	1.090	2.500	2.500	2.500	2.500	2.500
Left Hand	13.637	13.431	11.967	8.207	11.022	11.022	11.022	11.022	11.022	11.022
Longmont	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Louisville	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186	3.186	6.686
Lyons	5.581	5.776	4.991	5.224	6.521	6.763	6.765	6.952	9.148	7.193
Mountain View	9.337	9.573	9.085	8.917	8.657	8.577	8.177	8.107	8.257	7.977
Nederland	7.500	11.690	12.147	12.432	11.023	11.715	11.434	11.433	11.308	11.338
North Metro	0.000	0.000	0.000	8.652	8.227	7.909	7.956	7.955	8.135	11.179
Pine Brook Hills	4.689	4.689	4.689	6.189	6.189	6.189	6.189	0.000	0.000	0.000
Sugarloaf	6.915	6.915	6.611	6.611	6.805	6.700	6.716	6.738	6.872	7.276
Sunshine	4.481	8.480	8.480	8.480	8.480	8.480	8.480	8.480	8.480	8.480
West Adams County	9.036	8.600	8.551	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Special districts:										
Boulder Central	8.242	6.623	6.526	6.575	6.345	5.544	5.744	6.934	5.657	5.956
Colo Tech Cntr. Metro	32.234	30.000	25.000	25.000	25.000	25.000	23.000	23.000	22.000	22.000
Downtown Boulder	0.000	0.000	5.361	5.175	4.689	5.453	5.595	5.739	6.098	4.460
Estes Valley Rec	1.972	2.034	1.691	1.505	1.279	1.349	1.289	1.323	1.331	1.472
Exempla GID	0.000	0.000	0.000	0.000	0.000	25.000	6.000	5.000	5.000	5.000
Fairways Metro	4.691	4.691	4.545	3.651	3.108	3.288	3.428	3.621	3.651	3651.000
Forest Glen Transit	0.000	0.000	0.000	1.490	1.037	0.910	0.950	0.661	1.110	1040.000
Gunbarrel Estates	3.656	3.881	3.616	3.628	3.091	6.785	6.785	6.785	6.662	6.674
Gunbarrel General Imp	4.402	5.624	5.234	5.234	4.299	3.987	4.161	0.000	0.000	0.000
Lafayette City Cntr GID	0.000	17.000	16.745	17.000	25.000	28.072	29.587	6.769	28.114	26.342
Lafayette Corporate Campus	0.000	0.000	0.000	0.000	0.000	73.963	61.056	46.761	43.582	35.153
Lafayette Tech Center	0.000	0.000	0.000	25.000	43.000	98.746	84.319	89.500	99.000	49.500
Longmont Downtown	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310
Longmont General	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798
Nederland Community Library	0.000	0.000	0.000	0.000	0.000	2.500	2.061	1.960	2.500	2.492
Northern Colorado Water	0.000	0.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000
St Vrain Left Hand Water	0.000	0.000	0.000	0.000	0.000	0.245	0.243	0.230	0.222	0.214
Superior Metro #2	25.000	25.000	25.000	25.000	25.000	22.000	8.000	7.500	7.400	7.300
Superior Metro #3	25.000	25.000	25.000	25.000	25.000	22.000	8.000	7.500	7.000	7.000
Superior/McCaslin Interchange	0.000	0.000	0.000	0.000	25.970	35.000	35.000	35.000	35.000	35.000
University Hills	3.327	3.424	3.344	3.163	2.504	2.684	2.514	2.729	2.564	2.662
Urban Drainage & Flood	0.668	0.676	0.583	0.594	0.521	0.531	0.533	0.538	0.660	0.542

2007

BOULDER COUNTY, COLORADO

Combining Balance Sheet

Nonmajor Governmental Funds – Capital Projects Funds

December 31, 2007

Assets	Capital Projects	Gunbarrel General Improvement District	Open Space Capital Improvement Trust Fund II	Total nonmajor capital projects funds
Equity in Treasurer's cash and investments	\$ 6,348,277	\$ 16,449	\$ —	\$ 6,364,726
Restricted cash	659	—	—	659
Property taxes receivable	5,893,394	—	—	5,893,394
Due from other governmental units	2,512	—	—	2,512
Due from component unit	4,010	—	—	4,010
Interest receivable	—	54	—	54
County goods and services receivable	35,354	—	—	35,354
Due from other funds	250,718	1,152	—	251,870
Prepaid items	1,500	—	—	1,500
Total assets	\$ 12,536,424	\$ 17,655	\$ —	\$ 12,554,079
Liabilities and Fund Balances				
Liabilities:				
Accounts payable	\$ 531,601	\$ —	\$ —	\$ 531,601
Due to other funds	2,406	—	—	2,406
Deferred revenue	5,891,278	—	—	5,891,278
Accrued liabilities	47,646	—	—	47,646
Total liabilities	6,472,931	—	—	6,472,931
Fund balances:				
Reserved for:				
Prepaid items	1,500	—	—	1,500
Unreserved, reported in:				
Capital projects funds	6,061,993	17,655	—	6,079,648
Total fund balances	6,063,493	17,655	—	6,081,148
Total liabilities and fund balances	\$ 12,536,424	\$ 17,655	\$ —	\$ 12,554,079

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2007

	Capital Projects	Gunbarrel General Improvement District	Open Space Capital Improvement Trust Fund II	Total nonmajor capital projects funds
Revenues:				
Taxes	\$ 6,928,458	\$ 2	\$ —	\$ 6,928,460
Interest on investments	1,039	11,473	—	12,512
Intergovernmental	611,294	—	—	611,294
Charges for services	24,379	—	—	24,379
Other revenue	592,124	—	—	592,124
Total revenues	8,157,294	11,475	—	8,168,769
Expenditures:				
Current:				
General government	\$ 7,555,358	\$ —	\$ —	\$ 7,555,358
Conservation	272,321	259,536	—	531,857
Public safety	4,099,338	—	—	4,099,338
Health and welfare	37,727	—	—	37,727
Highways and streets	215	—	—	215
Debt service:				
Principal	277,500	—	9,885,000	10,162,500
Interest and fiscal charges	121,100	—	1,704,681	1,825,781
Total expenditures	12,363,559	259,536	11,589,681	24,212,776
Excess (deficiency) of revenues over expenditures	(4,206,265)	(248,061)	(11,589,681)	(16,044,007)
Other financing sources:				
Transfers in	4,099,583	—	11,589,681	15,689,264
Total other financing sources	4,099,583	—	11,589,681	15,689,264
Net change to fund balance	(106,682)	(248,061)	—	(354,743)
Fund balance, January 1	6,170,175	265,716	—	6,435,891
Fund balance, December 31	\$ 6,063,493	\$ 17,655	\$ —	\$ 6,081,148

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance
Budgeted Nonmajor, Major Capital Projects, and Proprietary Funds
Year ended December 31, 2007

	<u>Final budget</u>	<u>Actual (includes transfers out)</u>	<u>Variance</u>
Budgeted nonmajor special revenue funds:			
Recycling Capital Improvement Fund	\$ 6,495,000	\$ 6,495,000	\$ —
Developmental Disabilities Fund	4,990,367	4,990,367	—
Grants Fund	12,000,000	10,663,386	1,336,614
Workforce Boulder County Fund (presented within Grants Fund on combining statements)	5,000,000	4,251,513	748,487
Fire Training Fund	4,303,053	4,301,073	1,980
Health and Human Services 2002 Fund	3,668,267	3,665,738	2,529
Eldorado Springs Local Improvement District Fund	1,661,920	180,227	1,481,693
Retirement Fund	6,611,269	6,178,506	432,763
Conservation Trust Fund	2,295,872	1,190,361	1,105,511
Offender Management Fund			
Construction	1,365,041	1,365,041	—
Debt service	434,158	434,158	—
Jail expansion	866,789	859,338	7,451
Partnership for Active Community Engagement (PACE)	299,818	242,241	57,577
Alternatives	24,163	24,163	—
Integrated Treatment Courts	404,600	404,600	—
Worthy Cause Tax Fund			
Worthy Cause Tax 1 (2001)	150,000	—	150,000
Worthy Cause Tax 2 (2004)	3,711,261	2,690,025	1,021,236
Budgeted major capital projects fund:			
Open Space Capital Improvement Fund			
Bond Series 2000B, 2001, 2002, 2006	16,351,091	15,479,208	871,883
Bond Series 2005A	29,692,273	26,247,792	3,444,481
Budgeted nonmajor capital projects funds:			
Capital Projects Fund:			
Facilities management	435,156	225,122	210,034
Infrastructure	1,682,772	1,181,609	501,163
General reconstruction	15,088,697	10,533,156	4,555,541
Parks general reconstruction	226,252	34,857	191,395
Open Space and Transportation Complex	389,361	388,815	546
Gunbarrel General Improvement District Fund	259,536	259,536	—
Open Space Capital Improvement Fund II			
Bond Series 1996, 1998	11,589,682	11,589,681	1
Budgeted proprietary funds:			
Risk Management Fund	13,408,572	12,676,725	731,847
Fleet Services Fund (*)	1,976,470	1,922,009	54,461
Recycling Center Fund (*,**)	11,651,155	9,551,197	2,099,958

(*) Depreciation expense is not budgeted in the proprietary funds, and is not included in the actual expense totals.
For 2007, depreciation expense was \$182,092 for the Fleet Services Fund and \$540,675 for the Recycling Center Fund.

(**) \$4,950,625 of budgeted capital expenditures related to the single stream waste facility are included in the Recycling Center actual total.

The schedule of budgetary compliance is included to show budgetary compliance at the legal level of control for all appropriations not shown elsewhere in this report.

TABLE C-2

BOULDER COUNTY, COLORADO
 Direct and Overlapping Property Tax Rates
 Last Ten Assessed/Collected Years

	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
Fire districts:										
Alenapark	6.124	5.257	5.470	4.757	7.507	7.507	7.507	7.507	7.507	7.507
Berthoud	8.128	7.674	8.924	15.024	15.274	15.274	15.274	12.531	12.531	12.531
Boulder Heights	6.001	5.673	7.992	7.992	7.992	7.992	0.000	0.000	0.000	0.000
Boulder Mountain	0.000	0.000	0.000	0.000	0.000	0.000	6.189	1.803	6.189	6.189
Boulder Rural	4.405	4.405	4.405	7.747	7.747	7.747	7.747	7.747	11.747	11.747
Cherryvale	7.055	6.764	6.650	6.325	6.325	6.325	6.325	11.325	0.000	0.000
Clover Basin	31.920	31.920	31.920	16.500	10.640	6.978	7.420	7.110	3.978	3.978
Coal Creek Canyon	8.200	8.200	8.000	8.000	8.000	8.000	8.000	8.000	8.000	8.000
Eldorado Spgs-Marshall	4.110	4.110	4.110	4.110	4.110	4.110	4.110	6.110	6.110	0.000
Four Mile	7.292	7.292	7.292	7.292	7.292	3.555	7.292	7.292	7.292	7.292
Gold Hill	3.863	3.746	3.746	3.555	3.555	3.555	7.561	7.555	7.555	7.555
High Country	8.439	8.439	8.439	8.439	8.439	8.439	8.439	8.439	8.439	8.439
Hygiene	3.004	2.750	2.774	2.137	4.099	4.099	4.099	4.099	4.099	4.099
Indian Peaks	3.603	3.112	3.292	3.000	3.089	2.810	3.080	3.014	3.142	3.116
Lafayette Rural	1.776	1.776	1.776	1.090	2.500	2.500	2.500	2.500	2.500	2.500
Left Hand	13.431	11.967	6.207	11.022	11.022	11.022	11.022	11.022	11.022	11.022
Longmont	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Louisville	3.188	3.188	3.188	3.188	3.188	3.188	3.188	3.188	6.686	6.686
Lyons	5.776	4.991	5.224	6.621	6.763	6.765	6.952	8.148	7.193	7.196
Mountain View	9.573	9.085	8.917	8.657	8.577	8.177	8.107	8.257	7.977	7.877
Nederland	11.690	12.147	12.432	11.023	11.715	11.434	11.433	11.308	11.338	11.120
North Metro	0.000	0.000	8.552	8.227	7.909	7.955	7.955	8.135	11.179	11.301
Pine Brock Hills	4.689	4.689	6.189	6.189	6.189	6.189	0.000	0.000	0.000	0.000
Rocky Mountain	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	11.325	11.325
Sugarloaf	6.915	6.611	6.611	6.805	6.700	6.716	6.738	6.672	7.276	7.276
Sunshine	8.480	8.480	8.480	8.480	8.480	8.480	8.480	8.480	8.480	8.480
West Adams County	8.600	8.551	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Special districts:										
Boulder Central	6.623	6.526	6.575	5.345	5.544	5.744	5.934	5.657	5.956	5.005
Colo Tech Cntr. Metro	30.000	25.000	25.000	25.000	25.000	23.000	23.000	22.000	22.000	19.917
Downtown Boulder	0.000	5.361	5.175	4.889	5.453	5.595	5.739	6.098	4.460	3.700
Estes Valley Rec	2.034	1.691	1.505	1.279	1.349	1.289	1.323	1.331	1.472	1.404
Exempla GID	0.000	0.000	0.000	0.000	25.000	5.000	5.000	5.000	5.000	5.000
Fairways Metro	4.691	4.545	3.651	3.108	3.288	3.428	3.621	3.651	3.651	3.651
Forest Glen Transit	0.000	0.000	1.490	1.037	0.910	0.850	0.661	1.110	1.040	1.012
Gunbarrel Estates	3.851	3.616	3.628	3.091	6.785	6.755	6.785	6.662	6.674	6.644
Gunbarrel General Imp	5.624	5.234	5.234	4.298	3.987	4.161	0.000	0.000	0.000	0.000
Harvest Junction Metro	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	30.000	30.000
Lafayette City Cntr GID	17.000	16.745	17.000	25.000	26.072	29.587	6.769	26.114	26.342	23.088
Lafayette Corporate Campus	0.000	0.000	0.000	0.000	73.963	61.056	46.761	43.582	35.153	24.423
Lafayette Tech Center	0.000	0.000	25.000	43.000	98.746	84.318	89.500	96.000	49.500	49.500
Longmont Downtown	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310	3.310
Longmont General	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798	6.798
Nederland Community Library	0.000	0.000	0.000	0.000	2.500	2.061	1.960	2.500	2.492	2.500
Nederland Downtown Dev.	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	5.000	5.000
Superior Metro #2	25.000	25.000	25.000	25.000	22.000	8.000	7.500	7.400	7.300	6.850
Superior Metro #3	25.000	25.000	25.000	25.000	22.000	8.000	7.500	7.000	7.000	6.500
Superior/McCaslin Interchange	0.000	0.000	0.000	25.970	35.000	35.000	35.000	35.000	35.000	35.000
University Hills	3.424	3.344	3.183	2.504	2.684	2.514	2.729	2.564	2.662	2.038
Urban Drainage & Flood	0.676	0.593	0.594	0.521	0.531	0.533	0.536	0.680	0.542	0.507
Weld Library District	0.000	0.000	0.000	0.000	0.000	0.000	0.000	3.261	3.261	3.253

2008

BOULDER COUNTY, COLORADO

Combining Balance Sheet

Nonmajor Governmental Funds – Capital Projects Funds

December 31, 2008

Assets	Capital Projects	Gunbarrel General Improvement District	Total nonmajor capital projects funds
Equity in Treasurer's cash and investments	\$ 3,924,668	\$ 17,655	\$ 3,942,323
Restricted cash	44	—	44
Property taxes receivable	3,636,157	—	3,636,157
Due from other governmental units	2,718	—	2,718
Due from component unit	2,384	—	2,384
County goods and services receivable	75,451	—	75,451
Due from other funds	54,639	—	54,639
Prepaid items	2,007	—	2,007
Total assets	\$ 7,698,068	\$ 17,655	\$ 7,715,723
Liabilities and Fund Balances			
Liabilities:			
Accounts payable	\$ 605,533	\$ —	\$ 605,533
Due to other funds	1,007	—	1,007
Deferred revenue	3,635,592	—	3,635,592
Accrued liabilities	50,571	—	50,571
Other liabilities	6,537	—	6,537
Total liabilities	4,299,240	—	4,299,240
Fund balances:			
Reserved for:			
Prepaid items	2,007	—	2,007
Unreserved, reported in:			
Capital projects funds	3,396,821	17,655	3,414,476
Total fund balances	3,398,828	17,655	3,416,483
Total liabilities and fund balances	\$ 7,698,068	\$ 17,655	\$ 7,715,723

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance

Nonmajor Governmental Funds -- Capital Projects Funds

Year ended December 31, 2008

	<u>Capital Projects</u>	<u>Gunbarrel General Improvement District</u>	<u>Total nonmajor capital projects funds</u>
Revenues:			
Taxes	\$ 6,214,158	\$ —	\$ 6,214,158
Interest on investments	245	—	245
Intergovernmental	72,931	—	72,931
Charges for services	87,741	—	87,741
Other revenue	567,640	—	567,640
Total revenues	6,942,715	—	6,942,715
Expenditures:			
Current:			
General government	\$ 6,250,403	\$ —	\$ 6,250,403
Conservation	387,033	—	387,033
Urban redevelopment/housing	27,602	—	27,602
Public safety	2,736,332	—	2,736,332
Health and welfare	16,254	—	16,254
Highways and streets	473	—	473
Debt service:			
Principal	283,050	—	283,050
Interest and fiscal charges	102,728	—	102,728
Total expenditures	9,803,875	—	9,803,875
Excess (deficiency) of revenues over expenditures	(2,861,160)	—	(2,861,160)
Other financing sources:			
Proceeds from sale of capital assets	12,495	—	12,495
Transfers in	184,000	—	184,000
Total other financing sources	196,495	—	196,495
Net change to fund balance	(2,664,665)	—	(2,664,665)
Fund balance, January 1	6,063,493	17,655	6,081,148
Fund balance, December 31	\$ <u>3,398,828</u>	\$ <u>17,655</u>	\$ <u>3,416,483</u>

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance
Budgeted Nonmajor, Major Capital Projects, and Proprietary Funds

Year ended December 31, 2008

	<u>Final budget</u>	<u>Actual (includes transfers out)</u>	<u>Variance</u>
Budgeted nonmajor special revenue funds:			
Recycling Capital Improvement Fund	\$ 233,400	\$ 233,400	\$ —
Developmental Disabilities Fund	5,556,386	5,556,385	1
Grants Fund	12,000,000	10,327,298	1,672,702
Workforce Boulder County Fund	5,000,000	4,722,803	277,197
Health and Human Services 2002 Fund	3,835,620	3,818,650	16,970
Eldorado Springs Local Improvement District Fund	1,704,766	1,512,139	192,627
Retirement Fund	—	1,167,075	(1,167,075)
Conservation Trust Fund	1,657,502	1,133,748	523,754
Offender Management Fund			
Debt service	436,845	436,845	—
Jail expansion	903,593	903,536	57
Partnership for Active Community Engagement (PACE)	308,813	308,813	—
Integrated Treatment Courts	453,161	450,303	2,858
Worthy Cause Tax Fund			
Worthy Cause Tax 2 (2004)	3,467,760	1,081,046	2,386,714
Budgeted major capital projects fund:			
Open Space Capital Improvement Fund I	32,075,823	31,396,068	679,755
Open Space Capital Improvement Fund II	52,237,406	28,379,060	23,858,346
Budgeted nonmajor capital projects funds:			
Capital Projects Fund:			
Infrastructure	2,680,585	1,847,294	833,291
General reconstruction	9,661,979	7,540,824	2,121,155
Parks general reconstruction	301,395	29,979	271,416
Open Space and Transportation Complex	385,778	385,778	—
Gunbarrel General Improvement District Fund	16,180	—	16,180
Budgeted proprietary funds:			
Risk Management Fund	15,103,813	13,516,435	1,587,378
Fleet Services Fund (*)	1,963,490	1,644,507	318,983
Recycling Center Fund (*,**)	7,657,556	5,752,749	1,904,807

(*) Depreciation expense is not budgeted in the proprietary funds, and is not included in the actual expense totals. For 2008, depreciation expense was \$178,437 for the Fleet Services Fund and \$501,659 for the Recycling Center Fund.

(**) \$1,017,454 of budgeted capital expenditures related to the single stream waste facility are included in the Recycling Center actual total.

The schedule of budgetary compliance is included to show budgetary compliance at the legal level of control for all appropriations not shown elsewhere in this report.

2009

BOULDER COUNTY, COLORADO

Notes to the Basic Financial Statements

December 31, 2009

blending. The component unit columns in the government-wide financial statements include the financial data of the County's discrete component unit. It is reported in a separate column to emphasize that it is legally separate from the County.

The following component units are included in the accompanying financial statements:

Blended Presentation

Gunbarrel General Improvement District Fund (the District) – This is a subdivision of the State of Colorado created for constructing certain public improvements to be located within the District and governed by a board comprised of the County's elected Board of County Commissioners. The District is reported as a capital projects fund, and there are no separately published financial statements. In 2009, the Gunbarrel GID fund was closed and the remaining equity transferred to the General Fund.

Boulder County Housing Authority Fund (the Authority) – The Authority was established in 1975 to promote and provide quality, affordable housing for lower-income families, older adults, and individuals with disabilities. Prior to 2003, the Authority was a governmental entity independent of the County, governed by a seven-member board. In Resolution 2003-16, adopted by the Board of County Commissioners (the Board) on January 14, 2003, the Board constituted itself as the governing body of the Authority. Effective January 1, 2003, the Authority became a component unit of the County and is governed by a board comprised of the County's elected Board of County Commissioners. The Authority meets the definition of, and operates as, an enterprise fund of the County. As such, the County provides support to the Housing Authority in the interest of supporting affordable housing within the County.

As of 2008, the Authority has two additional organizations included within its reporting entity. MFPH Acquisitions LLC was created in April 2008 for the purpose of receiving certain affordable housing units from the Authority, and will hold, manage, and ultimately sell the units through negotiated sale at fair market value. SFPH Acquisitions LLC was created in May 2008 for the purpose of receiving certain affordable housing units from the Authority, and will also hold, manage and ultimately sell the units at fair market value. The sole member of both corporations is the Boulder County Housing Authority. Accordingly, both MFPH and SFPH Acquisitions LLC are component units within the Authority's financial reporting entity.

Discrete Presentation

Boulder County Public Health (BCPH) – BCPH was organized by authority of state statute on March 25, 1952. BCPH was established to provide public health services to the residents of Boulder County in the following areas: environmental, family, community, communicable disease control, behavioral health and other administrative programs. In 1973, BCPH was further segregated as a component unit of the County by resolution of the Boulder County Board of Commissioners, and remains a legally separate entity. According to state statute, the Commissioners appoint the five-member BCPH governing board. In addition, the County appropriates significant operating funds to BCPH.

Complete financial statements for the individual component units may be obtained at their respective administrative offices.

Boulder County Public Health
3450 North Broadway
Boulder, CO 80304

Boulder County Housing Authority
2525 13th Street, Suite 204
Boulder, CO 80304

BOULDER COUNTY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2009

Assets	Capital Expenditures	Gunbarrel General Improvement District	Open Space Capital Improvement Fund I	Open Space Capital Improvement Fund II	Total nonmajor capital projects funds
Equity in pooled cash and investments	\$ 2,549,057	\$ —	\$ 2,634,775	\$ —	\$ 5,183,832
Property taxes receivable	7,171,848	—	—	—	7,171,848
Interest receivable	—	—	4,629	8,709	13,338
County goods and services receivable, net	10,098	—	4,951	625	15,674
Due from other funds	562,109	—	5,298,680	5,770,664	11,631,453
Due from other governmental units	12,854	—	2,582,339	—	2,595,193
Due from component unit	1,225	—	—	—	1,225
Prepaid items	—	—	985,200	—	985,200
Restricted cash	27	—	—	16,077,385	16,077,392
Total assets	\$ 10,307,218	\$ —	\$ 11,510,574	\$ 21,857,363	\$ 43,675,155
Liabilities and Fund Balances					
Liabilities:					
Accounts payable	\$ 388,591	\$ —	\$ 203,386	\$ 26,438	\$ 618,815
Due to other funds	9,266	—	5,671,824	5,221,851	10,902,941
Deferred revenue	7,170,975	—	1,872,687	—	9,043,662
Accrued liabilities	79,382	—	45,048	—	124,430
Total liabilities	7,648,214	—	7,792,945	5,248,689	20,689,848
Fund balances:					
Reserved for:					
Prepaid items	—	—	985,200	—	985,200
Unreserved, reported in:					
Capital projects funds	2,659,004	—	2,732,429	16,608,674	22,000,107
Total fund balances	2,659,004	—	3,717,629	16,608,674	22,985,307
Total liabilities and fund balances	\$ 10,307,218	\$ —	\$ 11,510,574	\$ 21,857,363	\$ 43,675,155

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2009

	Capital Expenditures	Gunbarrel General Improvement District	Open Space Capital Improvement Fund I	Open Space Capital Improvement Fund II	Total nonmajor capital projects funds
Revenues:					
Taxes and special assessments	\$ 3,614,751	\$ —	\$ 15,763,008	\$ —	\$ 19,377,759
Intergovernmental	17,743	—	—	3,270	21,013
Charges for services	323,603	—	1,537	—	325,140
Investment and interest income	110	—	297,215	269,704	567,029
Other revenue	672,130	—	15,727	1,943	689,800
Total revenues	4,628,337	—	16,077,487	274,917	20,980,741
Expenditures:					
Current:					
General government	\$ 4,872,993	\$ —	\$ —	\$ —	\$ 4,872,993
Conservation	271,916	—	2,790,442	7,746,646	10,809,004
Public safety	8,441,352	—	—	—	8,441,352
Health and welfare	229,074	—	—	—	229,074
Highways and streets	17,899	—	—	—	17,899
Urban redevelopment/housing	6,263	—	—	—	6,263
Debt service:					
Principal	290,450	—	2,585,000	11,120,000	13,995,450
Interest and fiscal charges	93,902	—	7,257,263	2,531,082	9,882,247
Debt issuance costs	—	—	329,255	—	329,255
Total expenditures	14,223,849	—	12,961,960	21,397,728	48,583,537
Excess (deficiency) of revenues over expenditures	(9,595,512)	—	3,115,527	(21,122,811)	(27,602,796)
Other financing sources:					
Proceeds from sale of capital assets	—	—	422,360	—	422,360
Debt issuance	—	—	44,805,000	—	44,805,000
Premium on bond sale	—	—	3,555,579	—	3,555,579
Payment to debt refunding escrow agent	—	—	(47,972,836)	—	(47,972,836)
Transfers in	8,858,098	—	1,600,000	11,734,770	22,192,868
Transfers out	(2,410)	(17,655)	(8,214,263)	—	(8,234,328)
Total other financing sources	8,855,688	(17,655)	(5,804,160)	11,734,770	14,768,643
Net change to fund balance	(739,824)	(17,655)	(2,688,633)	(9,388,041)	(12,834,153)
Fund balance, January 1	3,398,828	17,655	6,406,262	25,996,715	35,819,460
Fund balance, December 31	\$ 2,659,004	\$ —	\$ 3,717,629	\$ 16,608,674	\$ 22,985,307

BOULDER COUNTY, COLORADO
Schedule of Budgetary Compliance
Budgeted Nonmajor and Proprietary Funds
Year ended December 31, 2009

	<u>Final budget</u>	<u>Actual</u>	<u>Variance</u>
Budgeted nonmajor special revenue funds:			
Road and Bridge Fund			
Architect's projects - transportation	\$ 1,446,023	\$ 25,866	\$ 1,420,157
Projects and maintenance	26,303,473	18,327,757	7,975,716
Transportation Complex	655,115	655,015	100
Recycling Capital Improvement Fund	568,000	568,000	—
Developmental Disabilities Fund	5,590,024	5,590,024	—
Grants Fund	12,250,000	12,070,184	179,816
Workforce Boulder County Fund	6,000,000	5,785,178	214,822
Health and Human Services 2002 Fund	3,936,956	3,918,293	18,663
Retirement Fund ,	1,167,075	—	1,167,075
Conservation Trust Fund	1,042,155	366,052	676,103
Offender Management Fund			
Integrated Treatment Courts	474,863	445,456	29,407
Construction and debt	434,308	434,308	0
Jail and alternative programs	1,240,761	1,240,176	585
Worthy Cause Tax Fund	4,240,101	963,008	3,277,093
Clean Energy Options LID Fund	10,527,150	7,497,720	3,029,430
Budgeted nonmajor capital projects funds:			
Capital Expenditures Fund			
Capital projects	15,914,611	13,841,907	2,072,704
Open Space and Transportation Complex	384,352	384,352	—
Gunbarrel General Improvement District Fund	18,000	17,655	345
Open Space Capital Improvement Fund I			
1994 Sales Tax	17,520,483	17,210,451	310,032
2005 Sales Tax	4,018,927	3,965,772	53,155
Open Space Capital Improvement Fund II			
Open Space Bonds Series 1996/1998	11,734,770	11,734,770	—
Open Space Bonds Series 2008	25,996,713	9,662,958	16,333,755
Budgeted proprietary funds:			
Eldorado Springs Local Improvement District Fund (*, **)	741,018	712,139	28,879
Risk Management Fund			
Property, Casualty, Workers' Comp	2,021,532	1,506,831	514,701
Health and dental insurance	14,498,842	13,734,653	764,189
Fleet Services Fund (*)	1,940,111	1,907,802	32,309
Recycling Center Fund			
Hazardous Materials Management	1,417,102	—	1,417,102
Recycling Center (*)	4,379,841	4,007,381	372,460

The schedule of budgetary compliance is included to show compliance at the legal level of control as established by Boulder County Appropriation Resolution 2008-149, and includes all appropriations not shown elsewhere in this report. Appropriations are reported at the fund level or at the spending agency level if so designated by the resolution.

Final budget and actual totals include transfers, capital expenditures, and debt service as applicable.

- (*) Depreciation expense is not budgeted in the proprietary funds, and is not included in the actual expense totals. 2009 depreciation expense is as follows:
Eldorado Springs LID Fund - \$5,092
Fleet Services Fund - \$167,644
Recycling Center Fund - \$774,173

- (**) \$558,689 of budgeted capital expenditures related to the wastewater treatment plant construction are included in the Eldorado Springs LID Fund actual total, as is \$122,657 in debt principal and interest payments.

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RECORDED

NOV 23 1994

EXEMPT

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GENERAL WARRANTY DEED

(Statutory Form, C.R.S., §38-30-113)

NORTH BOULDER "40", a general partnership, whose street address is 2090 E. 104th, Suite 202 of the City of Denver, County of Denver and State of Colorado, for the consideration of TWO HUNDRED NINETY FOUR THOUSAND THIRTY DOLLARS (294,030.00), in hand paid, hereby sells and conveys to Boulder County Gunbarrel General Improvement District, a public or quasi-municipal subdivision of the State of Colorado and a body corporate, whose street address is P.O. Box 471 of the City of Boulder, of the County of Boulder and State of Colorado, the following real property in the County of Boulder and State of Colorado, to wit:

See Exhibit "A" attached hereto and by this reference made a part of this deed, with all its appurtenances and warrants the title to the same, subject to those matters set forth in Exhibit "B" attached hereto and by this reference made a part of this Deed.

Signed this 22nd day of November, 1994.

NORTH BOULDER "40",
a general partnership

By: [Signature]
Don D. Finley
General Partner

By: [Signature]
A. Don McFall
General Partner

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F2022 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

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CHICAGO TITLE & COLORADO INC.

65749

GENERAL WARRANTY DEED

(Statutory Form, C.R.S., §38-30-113)

Kurt F.G. Jafay, A/K/A Kurt Jafay, whose street address is 2800 S. University #1, Denver, Colorado 80210, of the State of Colorado, for the consideration of FIVE HUNDRED SIXTY SEVEN THOUSAND NINE HUNDRED AND FIFTEEN DOLLARS (\$567,915.00), in hand paid, hereby sells and conveys to the Boulder County Gunbarrel General Improvement District, whose legal address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, and State of Colorado, the following real property in the County of Boulder, and State of Colorado, to wit:

See Exhibit A attached hereto and incorporated herein by this reference

with all its appurtenances and warrants the title to the same, subject to those matters set forth on Exhibit B, attached hereto and by this reference made a part of this Deed.

Signed this 4th day of January, 1995.

STATE DOCUMENTARY FEE

JAN 12 1995

\$ Exempt

STATE OF COLORADO

COUNTY OF BOULDER

} ss.

Kurt F.G. Jafay
Kurt F. G. Jafay,
A/K/A Kurt Jafay



The foregoing instrument was acknowledged before me this 4th

January, 1995, by Kurt F.G. Jafay, A/K/A Kurt Jafay.

In witness my hand and official seal.

My commission expires: 12/4/97

Veronica J. [Name]
Notary Public

STAMP # CO-01363/PAY
EXEMPT FROM DOC FEE AND
EXEMPT FROM RECORDING FEE

Notice: If the film image is less clear than this notice, it is due to the quality of the document being filmed.



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GENERAL WARRANTY DEED

(Statutory Form, C.R.S., §38-30-113)

Grantor, JAMES CONSTRUCTION CO., INC., a Colorado Corporation, of Boulder County, whose legal address is 2919 Valmont Road, Boulder, Colorado, 80301 for the consideration of FIVE HUNDRED SEVENTY THOUSAND TWO HUNDRED EIGHTY DOLLARS (\$570,280.00), in hand paid, hereby sells and conveys to Grantee, the Boulder County Gunbarrel General Improvement District, whose legal address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, State of Colorado, the following real property in the County of Boulder and State of Colorado, to wit:

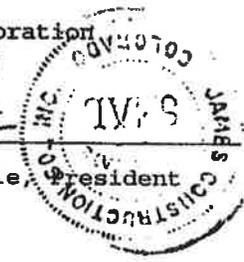
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY, with all its appurtenances and warrants the title to the same, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

Signed this 30 day of MAR., 1998.

JAMES CONSTRUCTION CO., INC., a Colorado Corporation

By:

[Handwritten signature]
Jim Postle



Jim Postle, President

ReB

TITLE AMERICA BB 11951098



Boulder County Clerk, CO WD



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Page: 1 of 6
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GENERAL WARRANTY DEED

(Statutory Form, C.R.S., §38-30-113)

K128121

Grantors, Donald W. Coen and Frances L. Coen, as tenants in common, whose legal address is 6769 Jay Road, Boulder Colorado 80301, of the County of Boulder and State of Colorado, for the consideration of SIX HUNDRED EIGHTY THOUSAND DOLLARS (\$680,000.00), in hand paid, hereby sell and convey to Grantees, the County of Boulder, a body corporate and politic, whose legal address is P.O. Box 471, Boulder, Colorado 80306, and the Gunbarrel Public Improvement District, a quasi-municipal subdivision of the State of Colorado and a body corporate, whose legal address is 1325 Pearl Street, Boulder, Colorado 80302, of the County of Boulder, State of Colorado, as tenants in common, the following real property in the County of Boulder and State of Colorado, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY, with all its appurtenances and warrant the title to the same, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

Exempt

Signed this 15th day of May, 2002.

Donald W. Coen

Frances L. Coen

NOTE: This document is being rerecorded to correct the number of water shares from 163 to 162.



Boulder County Clerk, CO WD

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Boulder County Clerk, CO MD

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GENERAL WARRANTY DEED

(Statutory Form, C.R.S., §38-30-113)

Grantor, the **Stanley F. Johnson Revocable Trust**, as to an undivided 1/2 interest, and the **Pauline Y. Johnson Revocable Trust**, as to an undivided 1/2 interest, whose legal address is 6645 Jay Road, Boulder, Colorado 80301, of the County of Boulder and State of Colorado, for the consideration of SEVEN HUNDRED EIGHTY-FIVE THOUSAND ONE HUNDRED SEVENTY AND 00/100 DOLLARS (\$785,170.00) in hand paid, hereby sells and conveys to Grantee, the **County of Boulder**, a body corporate and politic, whose legal address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, State of Colorado, and the **Gunbarrel Public Improvement District**, a quasi-municipal subdivision of the State of Colorado and a body corporate, whose legal address is 1325 Pearl Street, Boulder, Colorado 80302, of the County of Boulder, State of Colorado the following real property in the County of Boulder and State of Colorado, to wit:

4-1
0

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY,

with all its appurtenances and warrants the title to the same, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

Signed this 13th day of January, 2003.



80169

80170

OOC Fee

G-x-emp

Stanley F. Johnson Revocable Trust

By: Stanley F. Johnson, Jr.
Stanley F. Johnson, Trustee

Pauline Y. Johnson Revocable Trust

By: Pauline Y. Johnson, Trustee
Pauline Y. Johnson, Trustee

ROE



GENERAL WARRANTY DEED

(Statutory Form, C.R.S. § 38-30-113)

UTC
434631

Grantor, **The Thomas Joe Churchill and Susan Montanye Churchill AB Living Trust**, whose legal address is 6077 Jay Road, Boulder, Colorado 80301, of the County of Boulder and State of Colorado, for the consideration of Seven Hundred Thousand Dollars (\$700,000.00), in hand paid, hereby sells and conveys to Grantees, the **County of Boulder**, a body corporate and politic, whose legal address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, State of Colorado, and the **Gunbarrel Public Improvement District**, a quasi-municipal subdivision of the State of Colorado and a body corporate, whose legal address is 1325 Pearl Street, 3rd Floor, Boulder, Colorado 80302, as tenants in common, the following real property in the County of Boulder and State of Colorado, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY,

with all its appurtenances and warrants the title to the same, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

Signed this 19th day of December, 2007.

The Thomas Joe Churchill and Susan Montanye Churchill AB Living Trust

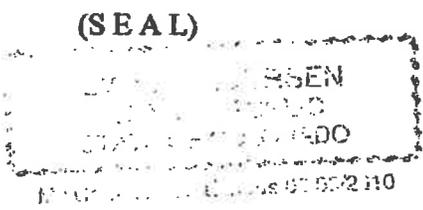
By: [Signature]
Thomas Joe Churchill, Trustee

By: [Signature]
Susan Montanye Churchill, Trustee

STATE OF COLORADO)
)ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 19th day of December, 2007, by Thomas Joe Churchill and Susan Montanye Churchill, Trustees of the Thomas Joe Churchill and Susan Montanye Churchill AB Living Trust.

Witness my hand and official seal.



[Signature]
Notary Public

My commission expires: _____

ROB

2W

OFFICIAL BALLOT
GUNBARREL GENERAL IMPROVEMENT DISTRICT

Boulder County, Colorado

November 2, 1993

Charlotte Houston Boulder County Clerk and Recorder.

QUESTION NO. 1:

SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED BY NOT MORE THAN \$2,535,000 IN PRINCIPAL AMOUNT, WITH A REPAYMENT COST OF NOT MORE THAN \$3,695,115 TOTAL PRINCIPAL AND INTEREST BY THE ISSUANCE OF NEGOTIABLE INTEREST-BEARING GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING AND REFINANCING, IF NECESSARY OR DESIRABLE, THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF OPEN SPACE AREAS AND PUBLIC PARKS, INCLUDING IMPROVEMENTS AS DETERMINED TO BE APPROPRIATE FOR THE ACCOMMODATION OF PUBLIC RECREATIONAL USES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT AND COSTS, SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES AND ANY OTHER LEGALLY AVAILABLE FUNDS, TO BECOME DUE AND PAYABLE WITHIN 12 YEARS OF THE DATE OR RESPECTIVE DATES

➤	YES	+
➤	NO	+

OF SUCH BONDS, TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT EXCEEDING 7% PER ANNUM, AND TO BE CALLABLE FOR REDEMPTION WITH OR WITHOUT A PREMIUM NOT EXCEEDING 3% OF THE PRINCIPAL THEREOF, AS MAY LATER BE DETERMINED BY THE BOARD OF DIRECTORS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT PROPERTY TAXES BE INCREASED WITHOUT REGARD TO RATE BY NOT MORE THAN \$356,118 ANNUALLY TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT BE AUTHORIZED TO RECEIVE AND EXPEND THE PROCEEDS OF SUCH BONDS AND RECEIVE AND EXPEND SUCH PROPERTY TAXES AND OTHER LEGALLY AVAILABLE FUNDS TO THE EXTENT REQUIRED TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS OR PROVIDE FOR RESERVES OR ADMINISTRATIVE COSTS OF THE DISTRICT, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION?

GUNB-121P

Precinct
GUNB

VOTE BOTH SIDES

403

QUESTION NO. 2:

SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED BY NOT MORE THAN \$2,050,000 IN PRINCIPAL AMOUNT, WITH A REPAYMENT COST OF NOT MORE THAN \$2,988,015 TOTAL PRINCIPAL AND INTEREST BY THE ISSUANCE OF NEGOTIABLE INTEREST-BEARING GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING AND REFINANCING, IF NECESSARY OR DESIRABLE, THE GRADING, PAVING, CURBING, GUTTERING, DRAINING OR OTHERWISE IMPROVING THE WHOLE OR ANY PART OF ANY STREET OR ALLEY WITHIN THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT AND COSTS, SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES AND ANY OTHER LEGALLY AVAILABLE FUNDS, TO BECOME DUE AND PAYABLE WITHIN 12 YEARS OF THE DATE OR RESPECTIVE DATES OF SUCH BONDS, TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT EXCEEDING 7% PER ANNUM, AND TO BE CALLABLE FOR REDEMPTION WITH OR WITHOUT A PREMIUM NOT EXCEEDING 3% OF THE PRINCIPAL THEREOF, AS MAY LATER BE DETERMINED BY THE BOARD OF DIRECTORS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT PROPERTY TAXES BE INCREASED WITHOUT REGARD TO RATE BY NOT MORE THAN \$287,770 ANNUALLY TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT BE AUTHORIZED TO RECEIVE AND EXPEND THE PROCEEDS OF SUCH BONDS AND RECEIVE AND EXPEND SUCH PROPERTY TAXES AND OTHER LEGALLY AVAILABLE FUNDS TO THE EXTENT REQUIRED TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS OR PROVIDE FOR RESERVES OR ADMINISTRATIVE COSTS OF THE DISTRICT, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION?

➤	YES	+
➤	NO	+

GUNB-122

VOTE BOTH SIDES

OFFICIAL BALLOT
COORDINATED ELECTIONS
Boulder County, Colorado, November 2, 1993

Charlotta Anagnostis Boulder County Clerk and Recorder

COUNTY QUESTION A

SHALL BOULDER COUNTY TAXES BE INCREASED \$6.5 MILLION ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE) THROUGH A SALES AND USE TAX OF 0.25% (ONE QUARTER OF ONE PERCENT) BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, WITH PROCEEDS USED FOR TRAILS AND OPEN SPACE ACQUISITION AND MAINTENANCE AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION 93-174; AND SHALL BOULDER COUNTY DEBT BE INCREASED UP TO \$40 MILLION WITH A REPAYMENT COST OF UP TO \$50 MILLION PAYABLE SOLELY FROM A PORTION OF THE PROCEEDS OF SAID 0.25% SALES AND USE TAX, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL BOULDER COUNTY BE AUTHORIZED TO RECEIVE AND SPEND THE FULL REVENUES GENERATED BY SAID 0.25% SALES AND USE TAX AND THE PROCEEDS OF SAID BONDS DURING 1994 AND EACH SUBSEQUENT YEAR WITHOUT LIMITATION OR CONDITION AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY BOULDER COUNTY?

"SHALL A COUNTY-WIDE ONE QUARTER OF ONE PERCENT (0.25%) SALES AND USE TAX BE IMPOSED

➤	YES	+
➤	NO	+

IN THE COUNTY OF BOULDER BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, EXEMPTING THEREFROM SALES AND PURCHASES OF CERTAIN ITEMS, INCLUDING, BUT NOT LIMITED TO, FOOD, FUEL AND ENERGY FOR RESIDENTIAL LIGHT, HEAT AND POWER, AND MACHINERY AND MACHINE TOOLS, THE NET PROCEEDS OF WHICH SHALL BE EXPENDED FOR ACQUIRING, DEVELOPING NECESSARY ACCESS TO, AND PRESERVING OPEN SPACE REAL PROPERTY OR INTERESTS IN OPEN SPACE REAL PROPERTY AND WATER RIGHTS TO BE USED IN CONNECTION WITH OPEN SPACE LANDS, AND DEVELOPING PATHS AND RECREATIONAL TRAILS, AND FOR THE MAINTENANCE, IMPROVEMENT, MANAGEMENT AND PATROL OF SUCH OPEN SPACE REAL PROPERTY; AND SHALL THE COUNTY OF BOULDER BE AUTHORIZED TO CREATE A SPECIAL FUND TO BE KNOWN AS THE "BOULDER COUNTY OPEN SPACE SALES AND USE TAX CAPITAL IMPROVEMENT FUND" (THE FUND) AND TO ISSUE SALES AND USE TAX REVENUE BONDS

Text Continued

COUN-219-P

Precinct

510 VOTE BOTH SIDES

COUNTY QUESTION A Continued

(THE "BONDS") IN AN AGGREGATE AMOUNT OF \$40 MILLION IN ONE OR MORE SERIES TO BE USED FOR CAPITAL IMPROVEMENTS INCLUDING ACQUISITION OF INTERESTS IN OPEN SPACE REAL PROPERTY AND ACCESS THERETO, WATER RIGHTS, AND IMPROVEMENTS UPON OPEN SPACE REAL PROPERTY, AND DEPOSIT A PORTION OF THE REVENUES OF THE SAID SALES AND USE TAX INTO THE FUND. PLEDGED TO THE REPAYMENT OF THE BONDS, UPON SUCH TERMS AS THE BOARD OF COUNTY COMMISSIONERS AND STATE AND FEDERAL LAW MAY PROVIDE, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL THE COUNTY OF BOULDER BE AUTHORIZED TO RECEIVE AND EXPEND THE FULL SALES AND USE TAX REVENUES AND THE PROCEEDS OF THE BONDS AND REFUNDING BONDS AUTHORIZED BY THE PASSAGE OF THIS MEASURE, AND TO BUDGET AND APPROPRIATE SUCH REVENUES, PROCEEDS AND EXPENDITURES APART FROM ANY OTHER EXPENDITURE OF THE COUNTY WHICH MAY BE LIMITED PURSUANT TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND THE REVENUES AND PROCEEDS AUTHORIZED FOR COLLECTION, RECEIPT AND EXPENDITURE BY THE PASSAGE OF THIS MEASURE SHALL NOT BE COUNTED IN ANY SUCH FISCAL YEAR SPENDING OR EXPENDITURE LIMITATION; ALL THE FOREGOING BEING IN ACCORDANCE WITH THE PROPOSAL SET FORTH IN RESOLUTION NO. 93-174 OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BOULDER DATED AUGUST 31, 1993."

COUN-220

VOTE BOTH SIDES

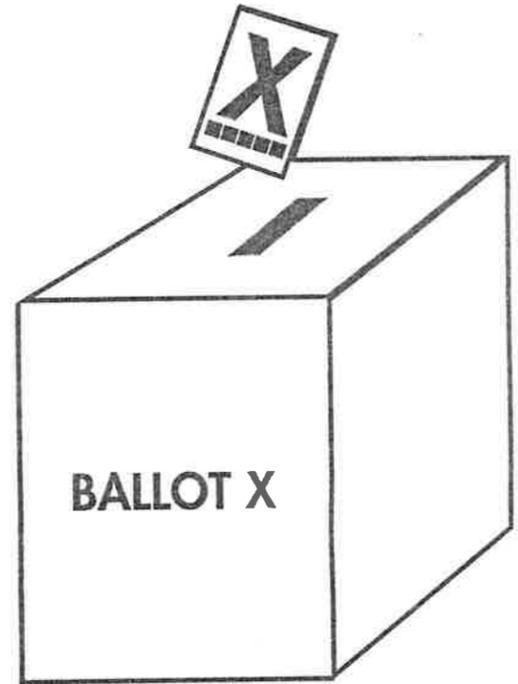
COORDINATED

ELECTION



NOTICE

**Titles, Text, & Pro/Con Summaries For
The Art. X, Section 20 Issues To Be Voted
On At The Coordinated, Non Partisan
Polling Places November 2, 1993**



**Not All Issues Will Be Voted On By Every Elector. The Ballots
You Will Be Issued Are Listed On The Mailing Label.**

This notice is being mailed to each **address** with one or more registered electors. **You may not** be eligible to vote on all issues presented. If you have any questions, please call **441-3516**.

BUK RATE
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BOULDER, CO
PERMIT #485

Jurisdictions participating in the Boulder County Coordinated Election are as follows:

The state, Boulder County, Boulder Valley, Park, St. Vrain Valley, and Thompson school districts; the municipalities of Boulder, Broomfield, Lafayette, Longmont, Louisville, and Lyons; Allenspark Water and Sanitation District; and Gunbarrel General Improvement District are having regular biennial or special elections on November 2, 1993.

Boulder County Clerk & Recorder
Elections Division
P.O. Box 471
Boulder, CO 80306-0471

ELECTION DATE: Tues., November 2, 1993
the polls are open: 7:00 a.m. to 7:00 p.m.

AND THAT THE VALID PORTIONS OF THE STATUTE AND BALLOT TITLE ARE NOT SO ESSENTIALLY AND INSEPARABLY CONNECTED WITH OR DEPENDENT UPON THE INVALID PORTIONS THAT THE VALID PORTIONS WOULD NOT HAVE BEEN ENACTED WITHOUT THE INVALID PORTIONS.

SECTION 2. Referral for voter approval. Section 1 of this act shall be submitted to a vote of the registered electors of the state of Colorado at the next state-wide election for their approval or rejection in accordance with the provisions of section 1 of article V and section 20 of article X of the state constitution. Each elector voting at said election and desirous of voting for or against said act shall cast a vote as provided by law either "Yes" or "No" on the proposition; "Shall state taxes be increased by \$13,100,000 annually in the first full fiscal year of implementation, and by \$13,100,000 as adjusted for inflation plus the percentage change in state population for each fiscal year after the first full fiscal year of implementation, by reinstating the 0.2 percent sales tax on tourist-related items, including lodging services, restaurant food and drinks, ski lift admission, private tourist attraction admission, passenger automobile rental, and tour bus and sightseeing tickets for the purpose of funding statewide tourism marketing and promotional programs under the Colorado tourism board in order to assist future tourism growth and promote Colorado's continuing economic health?"

SECTION 3. The votes cast for the adoption or rejection of said act shall be canvassed and the result determined in the manner provided by law for the canvassing of votes for representatives in Congress, and if a majority of the electors voting on the question shall have voted "Yes", said act shall become law.

FISCAL INFORMATION

District fiscal Year Spending
(Total Non-exempt Revenues in Millions)

FY 90	FY 91	FY 92	FY 93	FY 94
\$4,373	\$4,570	\$4,874	\$5,255	\$5,234

The overall dollar change for the five year period from FY 90 to FY 94 is \$861 million.

The overall percentage change for the same five year period is 19.7%.

STATEMENT FOR THE MEASURE

In an independent study commissioned by the State of Florida to assess tourism promotional programs, a management firm singled out Colorado from the 50 state tourism offices as having "the most effective tourism marketing organization in North America".

Since its inception ten years ago, Colorado's tourism promotional efforts pushed the growth of tourism spending in our State from \$3.1 billion in 1983 to \$6.4 billion in 1992.

Operating with a budget of \$13.1 million, these funds generate advertising campaigns that promote all of what Colorado has to offer to over 88 million potential tourists annually. In 1992, over 849,000 tourists requested and received detailed vacation guides and planning information; 15,000 travel agents and tour operators received guides that help them develop packages and tours; over 600,000 travelers visited the State's six welcome centers staffed by over 200 volunteers; what started out in 1988 as 1,200 vacation trips to Colorado from the United Kingdom grew into 29,000 trips from that country in 1992 alone. This effective marketing organization is operated by a professional staff that is less than half the size of other competing State travel offices.

The \$13 million tourism promotion budget is generated from a limited sales tax of two-tenths of one percent, or 20 cents on purchases of \$100, which applies only to those who rent cars, stay in hotels, purchase a ski lift ticket, visit a private tourist attraction, or dine out. More than half of this tax was paid for by the 17 million tourists who visited our State in 1992, versus our 3.2 million in-state residents.

While a tourist who visited Colorado in 1992 may have paid a total of three dollars in tax on a week long stay involving \$1,500 in lodging, food, skiing, transportation and meals, a Colorado family will pay less than \$5.00 of tourism tax the entire year on taxable purchases.

It serves the best interest of the taxpayer. At a cost of \$13 million last year, Colorado's tourism promotional effort attracted 17 million state visitors who left with us \$420 million in taxes. Thus each Colorado family averaged \$5.00 in cost for promoting tourism and received \$320.00 back in the form of government services.

It serves the best interest of our neighbor. Last year more than 115,000 people were employed directly by the tourism industry. Every seventh worker in Colorado was touched in spending by either the tourism customer or employee.

It serves the best interest of our individual communities. To distribute the benefits of tourism fairly, the state promotes year-round activities, not just skiing, with over two-thirds of its budget dedicated to the summer and fall season.

In Colorado, seventy-five percent of the tourism industry is businesses having less than 20 employees. The continuation of state effort is critical to local businesses, who cannot individually afford to compete against the promotional efforts of the 49 other state tourism offices.

STATEMENT AGAINST THE MEASURE

1. This tax is postured as a tax on tourists, but Colorado taxpayers pay the lion's share, not: "out-of-staters". Even using a very conservative approach, at least 80 percent of the tourism tax is collected from Colorado residents. This tax taxes all Coloradans — ALL restaurants, takeout food, lodging, rental cars, ski lift tickets, etc.

2. This referendum does not include any mandatory review (sunset provision) of this tax now. This was deleted in 1993 and there is no provision for any future mandatory review of whether this tax is or remains useful to the taxpayers of Colorado. Removing tax revenue from annual budgetary review means it will be spent whether effective or not, or even if needed more for other programs like parks, prisons, health care or education.

3. The Colorado tourism subsidy is already 50% more than the average expenditure in other states. This tax is 3.5 times what California (10 times as big) spent two years ago. That's 35 times the tourism spending per citizen.

4. Tourism must be looked at as a business and as such should pay its own way as other businesses unless you, the Colorado taxpayer, think its appropriate to provide a subsidy (marketing subsidy in this case) with your taxes. This tax subsidizes big business, no small motels/cafes. One giant foreign corporation with \$7.7 billion in sales owns three Colorado ski resorts, but wants your taxes to buy its ads!

5. This tax is a violation of free-market principles because it gives special governmental treatment to a single, thriving industry. This is inappropriate in an economy in which success or failure should be dictated by the market. It is also inconsistent with the treatment afforded other industries in Colorado.

6. Payments to the tourism industry are segregated from the rest of the state budget. The full amount will go to tourism each and every year — regardless of public needs for other government services, such as education and public safety.

7. This tax is hidden from you when you pay it. If a good idea, why are government tourism attractions (Winter Park, Royal Gorge) tax-free? Section 39-26.1-104 (2). Why does 39-26.1-107 (1) allow hidden taxes?

8. Section 39-26.1-104(1) of this referendum, which defines what may be taxed is ambiguous. The phrase ... "including but not limited to:" raises the questions as to what might be taxed in the future and who makes the decision; whether this decision would be left up to the sole discretion of the tourist board.

9. Tourism marketing and promotional programs have the secondary effect of increasing population influx which diminishes the quality of our life. Encouraging population influx is an inappropriate and damaging use of taxation.

10. Lack of proper administrative procedures and exemption from the State Administrative Procedure Act has allowed a misuse of discretion by the Executive Director and his staff with no appeal of decisions available.

BOULDER COUNTY, COLORADO

COUNTY QUESTION A:

SHALL BOULDER COUNTY TAXES BE INCREASED \$6.5 MILLION ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE) THROUGH A SALES AND USE TAX OF 0.25% (ONE QUARTER OF ONE PERCENT) BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, WITH PROCEEDS USED FOR TRAILS AND OPEN SPACE ACQUISITION AND MAINTENANCE AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION 93-174; AND SHALL BOULDER COUNTY DEBT BE INCREASED UP TO \$40 MILLION WITH A REPAYMENT COST OF UP TO \$50 MILLION PAYABLE SOLELY FROM A PORTION OF THE PROCEEDS OF SAID 0.25% SALES AND USE TAX, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL BOULDER COUNTY BE AUTHORIZED TO RECEIVE AND SPEND THE FULL REVENUES GENERATED BY SAID 0.25% SALES AND USE TAX AND THE PROCEEDS OF SAID BONDS DURING 1994 AND EACH SUBSEQUENT YEAR WITHOUT LIMITATION OR CONDITION AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY BOULDER COUNTY?

"SHALL A COUNTY-WIDE ONE QUARTER OF ONE PERCENT (0.25%) SALES AND USE TAX BE IMPOSED IN THE COUNTY OF BOULDER BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, EXEMPTING THEREFROM SALES AND PURCHASES OF CERTAIN ITEMS, INCLUDING, BUT NOT LIMITED TO, FOOD, FUEL AND ENERGY FOR RESIDENTIAL LIGHT, HEAT AND POWER, AND MACHINERY AND MACHINE TOOLS, THE NET PROCEEDS OF WHICH SHALL BE EXPENDED FOR ACQUIRING, DEVELOPING NECESSARY ACCESS TO, AND PRESERVING OPEN SPACE REAL PROPERTY OR INTERESTS IN OPEN SPACE REAL PROPERTY AND WATER RIGHTS TO BE USED IN CONNECTION WITH OPEN SPACE LANDS, AND DEVELOPING PATHS AND RECREATIONAL TRAILS, AND FOR THE MAINTENANCE, IMPROVEMENT, MANAGEMENT AND PATROL OF SUCH OPEN SPACE REAL PROPERTY; AND SHALL THE COUNTY OF BOULDER BE AUTHORIZED TO CREATE A SPECIAL FUND TO BE KNOWN AS THE "BOULDER COUNTY OPEN SPACE SALES AND USE TAX CAPITAL IMPROVEMENT FUND" (THE "FUND") AND TO ISSUE SALES AND USE TAX REVENUE BONDS (THE "BONDS") IN AN AGGREGATE AMOUNT OF \$40 MILLION IN ONE OR MORE SERIES TO BE USED FOR CAPITAL IMPROVEMENTS INCLUDING ACQUISITION OF INTERESTS IN OPEN SPACE REAL PROPERTY AND ACCESS THERETO, WATER RIGHTS, AND IMPROVEMENTS UPON OPEN SPACE REAL PROPERTY, AND DEPOSIT A PORTION OF THE REVENUES OF THE SAID SALES AND USE TAX INTO THE FUND, PLEDGED TO THE REPAYMENT OF THE BONDS, UPON SUCH TERMS AS THE BOARD OF COUNTY COMMISSIONERS AND STATE AND FEDERAL LAW MAY PROVIDE, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL THE COUNTY OF BOULDER BE AUTHORIZED TO RECEIVE AND EXPEND THE FULL SALES AND USE TAX REVENUES AND THE PROCEEDS OF THE BONDS AND REFUNDING BONDS AUTHORIZED BY THE PASSAGE OF THIS MEASURE, AND TO BUDGET AND APPROPRIATE SUCH REVENUES, PROCEEDS AND EXPENDITURES APART FROM ANY OTHER EXPENDITURE OF THE COUNTY WHICH MAY BE LIMITED PURSUANT TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND THE REVENUES AND PROCEEDS AUTHORIZED FOR COLLECTION, RECEIPT AND EXPENDITURE BY THE PASSAGE OF THIS MEASURE SHALL NOT BE COUNTED IN ANY SUCH FISCAL YEAR SPENDING OR EXPENDITURE LIMITATION; ALL THE FOREGOING BEING IN ACCORDANCE WITH THE PROPOSAL SET FORTH IN RESOLUTION NO. 93-174 OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BOULDER DATED AUGUST 31, 1993."

TEXT OF COUNTY-WIDE OPEN SPACE SALES AND USE TAX PROPOSAL ON THE NOVEMBER 2, 1993 BALLOT, APPEARING AS "COUNTY QUESTION A":

RESOLUTION NO. 93 - 174

NOW, THEREFORE, BE IT RESOLVED that there shall be referred to the registered electors of the County of Boulder at a special election to be held on Tuesday, November 2, 1993, the following proposal:

1. THAT a county-wide one quarter of one percent (0.25%) sales tax in accordance with the provisions of Article 2, Title 29, Colorado Revised Statutes, as amended, is hereby imposed on the sale of tangible personal property at retail or the furnishing of services in the County of Boulder as provided in Paragraph (d) of Subsection (1) of Section 29-2-105, Colorado Revised Statutes, as amended, and as is more fully hereinafter

set forth. For the purposes of this sales tax proposal, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to a destination outside the limits of the County of Boulder or to a common carrier for delivery to a destination outside the limits of the County of Boulder. The gross receipts from such sales shall include delivery charges when such charges are subject to the state sales and use tax imposed by Article 26 of Title 39, Colorado Revised Statutes, as amended, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the County of Boulder or has more than one place of business, the place or places at which the retail sales are consummated for the purpose of a sales tax imposed by this proposal shall be determined by the provisions of Article 26 of Title 39, Colorado Revised Statutes, as amended, and by rules and regulations promulgated by the Department of Revenue. The amount subject to tax shall not include the amount of any sales or use tax imposed by Article 26 of Title 39, Colorado Revised Statutes, as amended. The tangible personal property and services taxable pursuant to this proposal shall be the same as the tangible personal property and services taxable pursuant to Section 39-26-104, Colorado Revised Statutes, as amended, and subject to the same exemptions as those specified in Section 39-26-114, Colorado Revised Statutes, as amended, and further subject to the exemption for sales of food specified in Section 39-26-114(1)(a)(XX), Colorado Revised Statutes, as amended, the exemption for purchases of machinery and machine tools specified in Section 39-26-114(11), Colorado Revised Statutes, as amended, and the exemption of sales and purchases of those items in Section 39-26-114(1)(a)(XXI), Colorado Revised Statutes, as amended. All sales of personal property on which a specific ownership tax has been paid or is payable shall be exempt from the sales tax imposed by the County of Boulder when such sales meet both of the following conditions:

- (a) The purchaser is a non-resident of or has his principal place of business outside of the County of Boulder; and
- (b) Such personal property is registered or required to be registered outside the limits of the County of Boulder under the laws of the State of Colorado.

The county-wide sales tax shall not apply to the sale of construction and building materials, as the term is used in Section 29-2-109, Colorado Revised Statutes, as amended, if such materials are picked up by the purchaser and if the purchaser of such materials presents to the retailer a building permit or other documentation acceptable to the County evidencing that a local use tax has been paid or is required to be paid.

The county-wide sales tax will not apply to the sale of tangible personal property at retail or the furnishing of services if the transaction was previously subjected to a sales or use tax lawfully imposed on the purchaser or user by another statutory or home rule county equal to or in excess of that sought to be imposed by the County of Boulder. A credit shall be granted against the sales tax imposed by the County of Boulder with respect to such transaction equal in amount to the lawfully imposed local sales or use tax previously paid by the purchaser or user to the previous statutory or home rule county. The amount of the credit shall not exceed the sales tax imposed by the County of Boulder.

The sales tax imposed shall be collected, administered and enforced by the Executive Director of the Department of Revenue in the same manner as the collection, administration and enforcement of the Colorado State sales tax, as provided by Article 26 of Title 39, Colorado Revised Statutes, as amended.

2. THAT a County-wide one quarter of one percent (0.25%) use tax in accordance with the provisions of Article 2, Title 29 Colorado Revised Statutes, as amended is hereby imposed for the privilege of using or consuming in the County of Boulder any construction and building materials purchased at retail and for the privilege of storing, using, or consuming in the County of Boulder any motor and other vehicles, purchased at retail on which registration is required. The use tax shall not apply:

- (a) To the storage, use, or consumption of any tangible personal property the sale of which is subject to a retail sales tax imposed by the County of Boulder;
- (b) To the storage, use, or consumption of any tangible personal property purchased for resale in the County of Boulder either in its original form or as an ingredient of a manufactured or compounded product, in the regular course of a business;
- (c) To the storage, use, or consumption of tangible personal property brought into the County of Boulder by a non-resident thereof for his own storage, use, or consumption while temporarily within the County; however, this exemption does not apply to the storage, use, or consumption of tangible personal property brought into this state by a non-resident to be used in the conduct of a business in this state;
- (d) To the storage, use, or consumption of tangible personal property by the United States government, or the State of Colorado, or its institutions, or its political subdivisions in their governmental capacities only or by religious or charitable corporations in the conduct of their regular religious or charitable functions;
- (e) To the storage, use, or consumption of tangible personal property by a person engaged in the business of manufacturing or

compounding for sale, profit, or use any article, substance, or commodity, which tangible personal property enters into the processing of or becomes an ingredient or component part of the product or service which is manufactured, compounded, or furnished and the container, label, or the furnished shipping case thereof;

(f) To the storage, use, or consumption of any article of tangible personal property the sale or use of which has already been subjected to a legally imposed sales or use tax of another statutory or home rule county equal to or in excess of that imposed by the County of Boulder. A credit shall be granted against the use tax imposed by the County of Boulder with respect to a person's storage, use, or consumption in the County of Boulder of tangible personal property purchased in another statutory or home rule county. The amount of the credit shall be equal to the tax paid by the person by reason of the imposition of a sales or use tax of the other statutory or home rule county on the purchase or use of the property. The amount of the credit shall not exceed the tax imposed by this resolution;

(g) To the storage, use, or consumption of tangible personal property and household effects acquired outside of the County of Boulder and brought into it by a non-resident acquiring residency;

(h) To the storage or use of a motor vehicle if the owner is or was, at the time of purchase, a non-resident of the County of Boulder and he purchased the vehicle outside of the County of Boulder for use outside of the County of Boulder and actually so used it for a substantial and primary purpose for which it was acquired and he registered, titled, and licensed said motor vehicle outside of the County of Boulder;

(i) To the storage, use or consumption of any construction and building materials and motor and other vehicles on which registration is required if a written contract for the purchase thereof was entered into prior to the effective date of this use tax resolution;

(j) To the storage, use or consumption of any construction and building materials required or made necessary in the performance of any construction contract bid, let, or entered into any time prior to the effective date of this use tax resolution.

3. THAT except as provided by Section 39-26-208 and Section 39-26-304, Colorado Revised Statutes, as amended, any use tax imposed shall be collected, enforced and administered by the County of Boulder. The use tax on construction and building materials will be collected by the County building inspector or as may be otherwise provided by intergovernmental agreement, based upon an estimate of building and construction materials costs submitted by the owner or contractor at the time a building permit application is made.

4. THAT if the majority of the qualified electors voting thereon vote for approval of this County-wide sales and use tax proposal, such County-wide sales and use tax shall be effective throughout the incorporated and unincorporated portions of the County of Boulder beginning January 1, 1994.

5. THAT the cost of the election shall be paid from the general fund of the County of Boulder.

6. THAT the County Clerk and Recorder shall publish the text of this sales and use tax proposal four separate times, a week apart, in the official newspaper of the County of Boulder and each city and incorporated town within this County.

7. THAT the County Clerk and Recorder, as election officer, shall undertake all measures necessary to comply with the election provisions set forth in Colo. Const., Art. X, Section 20(3), including but not limited to the mailing of required election notices and ballot issue summaries.

8. THAT the conduct of the election shall conform so far as is practicable to the general election laws of the State of Colorado.

9. THAT the net proceeds from the sales and use tax received by the County of Boulder shall be expended by the County of Boulder for the following purposes:

- (a) To acquire fee title interest in real property through all means available and by various types of instruments and transactions, in the County of Boulder for open space when determined by the Board of County Commissioners, acting pursuant to authority as set forth in title 30, C.R.S., and in article 7 of title 29, C.R.S., to be necessary to preserve such areas;
- (b) To acquire an interest in real property by other devices, such as, but not limited to, lease, development rights, mineral and other subsurface rights and conservation easements in order to effect the preservation of open space lands, as hereinafter defined, in the County of Boulder;
- (c) To acquire water rights and water storage rights for use in connection with real property acquired for open space;
- (d) To acquire rights-of-way and easements for access to open space lands and for trails in the County of Boulder and to build and improve such accessways and trails;
- (e) To acquire options related to these acquisitions;
- (f) To pay for all related costs of acquisition and construction as set forth in subparagraphs (a) through (c) above;
- (g) To improve all County of Boulder open space property and trails in accordance with Parks and Open Space policies adopted by the Board of County Commissioners; improvements shall be related to resource management, including but not limited to water improvements (irrigation, domestic use and recreation-

al uses), preservation enhancements (fences, wetlands and wildlife habitat improvements), and passive recreational uses, such as trails, trailhead parking and other access improvements, picnic facilities and restrooms;

(h) To manage, patrol, and maintain all County of Boulder open space property and trails in accordance with Parks and Open Space policies adopted by the Board of County Commissioners;

(i) To permit the use of these funds for the joint acquisition of open space property with municipalities located within the County of Boulder in accordance with an intergovernmental agreement for open space or with other governmental entities or land trusts;

(j) To pay the costs of issuance and debt service of the revenue bonds, including principal and interest thereon, as authorized by this resolution.

Open space land, for the purposes of this resolution, is generally described as: those lands in which it has been determined by the Board of County Commissioners that it is, or may in the future be, within the public interest to acquire an interest in order to assure their protection and to fulfill one or more of the functions described below. Interests acquired may include fee simple, lease, easements, development rights and conservation easements.

Open space shall serve one or more of the following functions: (a) urban shaping between or around municipalities or community service areas and buffer zones between residential and non-residential development;

(b) preservation of critical ecosystems, natural areas, scenic vistas and areas, fish and wildlife habitat, natural resources and landmarks, and cultural, historical and archeological areas,;

(c) linkages and trails, access to public lakes, streams and other usable open space lands, stream corridors and scenic corridors along existing highways;

(d) areas of environmental preservation, designated as areas of concern, generally in multiple ownership, where several different preservation methods (including other governmental bodies' participation or private ownership) may need to be utilized;

(e) conservation of natural resources, including but not limited to forest lands, range lands, agricultural land, aquifer recharge areas, and surface water;

(f) preservation of land for outdoor recreation areas limited to passive recreational use, including but not limited to hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing.

Open space acquisitions shall be as exemplified by, or similar in character to, those identified on Exhibit A, attached hereto and incorporated herein by this reference.

Once acquired, open space may be used only for passive recreational purposes, for agricultural purposes, or for environmental preservation purposes, all as set forth above.

10. THAT the Board of County Commissioners will annually consult the City Councils and Town Boards of the municipalities within Boulder County to assure that open space preservation and trail projects identified by municipalities are considered in setting county open space acquisition and trail development priorities for the following calendar year.

11. THAT no open space land acquired through the revenues provided by this sales and use tax may be sold, leased, traded, or otherwise conveyed, nor may any exclusive license or permit on such open space land be given, until approval of such disposal by the Board of County Commissioners. Prior to such disposal, the proposed shall be reviewed by the Parks and Open Space Advisory Committee, and a recommendation shall be forwarded to the Board of County Commissioners. Approval of the disposal may be given only by a majority vote of the members of the Board of County Commissioners after a public hearing held with notice published at least ten (10) days in advance in the official newspaper of the County and of each city and incorporated town within the County, giving the location of the land in question and the intended disposal thereof. No such open space land shall be disposed of until sixty (60) days following the date of Board of County Commissioners' approval of such disposal. If, within such sixty (60) day period, a petition meeting the requirements of §29-2-104, C.R.S., as amended, or its successor statute, is filed with the County Clerk, requesting that such disposal be submitted to a vote of the electors, such disposal shall not become effective until a referendum held in accordance with said statute has been held. The provisions of this paragraph shall not apply to agricultural leases for crop or grazing purposes for a term of ten (10) years or less.

12. If the real property or any interest therein acquired by use of proceeds of said sales and use tax pursuant to paragraph 9 of this resolution be ever sold, exchanged, transferred or otherwise disposed of, the consideration for such sale, exchange, transfer or disposition shall be subject to the same expenditure and use restrictions as those set forth herein for the original proceeds of said sales and use tax, including restrictions set forth in this paragraph; and if such consideration is by its nature incapable of being subject, then the proposed sale, exchange, transfer or disposition shall be unlawful and shall not be made.

13. THAT the County of Boulder will not use any of the revenues received from the sales and use tax to acquire an interest, other than an option, in open space land within the community service area of a municipality as designated and recognized by action of the Board of County Commissioners in accordance with the Boulder County Comprehensive Plan or as provided in an intergovernmental agreement with such municipality, without the concurrence of the municipality involved.

14. THAT revenue generated from activities on open space lands may be used to acquire, manage, patrol, improve and maintain open space properties.

15. THAT a special fund, to be known as the "Boulder County Open Space Sales and Use Tax Capital Improvement Fund" (the "Fund") shall be created and that at least ninety percent (90%) and up to one-hundred percent (100%) of total revenues may be pledged for capital improvement bonds and be deposited into the Fund, and that sales and use tax revenue bonds may be issued in the aggregate amount of \$40 million, the proceeds of which shall be used for the purposes and in accordance with the limitations of this resolution, for the repayment of which the monies deposited in the Fund shall be pledged, and that 6.5% shall be the maximum net effective interest rate of the bonds, and that, if this ballot measure is approved by a majority of the voters voting thereon, the Board of County Commissioners shall adopt a resolution authorizing the bonds and setting the terms thereof in accordance with the provisions of said Article, such bonds being issued under the authority of Section 29-2-112, C.R.S.

16. THAT a maximum of ten percent (10%) of total revenues may be deposited into a special fund, to be known as the "Boulder County Open Space Sales and Use Tax Operations and Maintenance Fund", and the monies deposited therein may be used to pay for operations and maintenance activities for any interest in open space lands owned by the County of Boulder.

17. THAT interest generated from the revenues of the sales and use tax shall be used for the purposes set forth in this resolution.

18. THAT, for purposes of Colo. Const., Art. X, Section 20, the receipt and expenditure of revenues of the sales and use tax and of the revenue bonds and refunding bonds, if any, shall be accounted for, budgeted and appropriated separately from other revenues and expenditures of Boulder County and outside of the fiscal year spending of the County as calculated under Art. X, Section 20, and nothing in Art. X, Section 20, shall limit the receipt and expenditure in each fiscal year of the full amount of such revenues of the sales and use tax and the revenue and refunding bonds, nor shall receipt and expenditure of such revenues affect or limit the receipt or expenditure of any and all other revenues of Boulder County for any fiscal year.

19. THAT if any provision of this resolution or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or applications and to this end, the provisions of this resolution are declared to be severable.

20. THAT the sales and use tax shall expire at 12:00 a.m. on January 1, 2010, and all monies remaining in any of the Funds created hereunder may continue to be expended for the purposes set forth herein until completely exhausted.

NOW, THEREFORE, BE IT FURTHER RESOLVED:

1. THAT the Ballot Question on the county-wide sales and use tax proposal that shall be referred to the registered electors of the County of Boulder at a special election to be held on Tuesday, the 2nd day of November, 1993, shall be:

SHALL BOULDER COUNTY TAXES BE INCREASED \$6.5 MILLION ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE) THROUGH A SALES AND USE TAX OF 0.25% (ONE QUARTER OF ONE PERCENT) BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, WITH PROCEEDS USED FOR TRAILS AND OPEN SPACE ACQUISITION AND MAINTENANCE AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION 93-174; AND SHALL BOULDER COUNTY DEBT BE INCREASED UP TO \$40 MILLION WITH A REPAYMENT COST OF UP TO \$50 MILLION PAYABLE SOLELY FROM A PORTION OF THE PROCEEDS OF SAID 0.25% SALES AND USE TAX, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL BOULDER COUNTY BE AUTHORIZED TO RECEIVE AND SPEND THE FULL REVENUES GENERATED BY SAID 0.25% SALES AND USE TAX AND THE PROCEEDS OF SAID BONDS DURING 1994 AND EACH SUBSEQUENT YEAR WITHOUT LIMITATION OR CONDITION AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY BOULDER COUNTY?

"Shall a county-wide one quarter of one percent (0.25%) sales and use tax be imposed in the County of Boulder beginning January 1, 1994 and ending December 31, 2009, exempting therefrom sales and purchases of certain items, including, but not limited to, food, fuel and energy for residential light, heat and power, and machinery and machine tools, the net proceeds of

which shall be expended for acquiring, developing necessary access to, and preserving open space real property or interests in open space real property and water rights to be used in connection with open space lands, and developing paths and recreational trails, and for the maintenance, improvement, management and patrol of such open space real property; and shall the County of Boulder be authorized to create a special fund to be known as the "Boulder County Open Space Sales and Use Tax Capital Improvement Fund" (the "Fund") and to issue sales and use tax revenue bonds (the "Bonds") in an aggregate amount of \$40 million in one or more series to be used for capital improvements including acquisition of interests in open space real property and access thereto, water rights, and improvements upon open space real property, and deposit a portion of the revenues of the said sales and use tax into the Fund, pledged to the repayment of the Bonds, upon such terms as the Board of County Commissioners and state and federal law may provide, which authorization shall include authority to refund such Bonds and refunding bonds without additional voter approval; and shall the County of Boulder be authorized to receive and expend the full sales and use tax revenues and the proceeds of the Bonds and refunding bonds authorized by the passage of this measure, and to budget and appropriate such revenues, proceeds and expenditures apart from any other expenditure of the County which may be limited pursuant to Article X, Section 20 of the Colorado Constitution, and the revenues and proceeds authorized for collection, receipt and expenditure by the passage of this measure shall not be counted in any such fiscal year spending or expenditure limitation; all the foregoing being in accordance with the proposal set forth in Resolution No. 93-174 of the Board of County Commissioners of the County of Boulder dated August 31, 1993."

ADOPTED this 31st day of August, 1993.

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BOULDER

The estimated total of County fiscal year spending for the current year and each of the past four years and the overall percentage and dollar change for the period are as follows:

Year	Fiscal Year Spending
1993	\$76,356,235
1992	\$76,840,591
1991	\$68,756,364
1990	\$64,156,833
1989	\$58,434,069

Total Percentage Change: 30.6%
Total Dollar Change: \$17,922,166

County estimates of the maximum dollar amount of the proposed tax increase in 1994, the first full fiscal year thereof, and of County fiscal year spending in said year without such increase are as follows:

Maximum 1994 Tax Increase	Maximum Fiscal Year 1994 Spending Without Tax Increases
\$6,500,000	\$76,996,565

The maximum principal amount of the proposed County bonded debt, the maximum annual repayment cost thereof and the maximum total repayment cost thereof are as follow:

Maximum Principal Amount	Maximum Annual Repayment Cost	Maximum Total Repayment Cost
\$40,000,000	\$5,850,000	\$50,000,000

The principal balance of total current County bonded debt, maximum annual repayment cost and maximum remaining total repayment cost are as follows:

Principal Balance	Maximum Annual Repayment Cost	Maximum Remaining Total Repayment Cost
\$0	\$0	\$0

A summary of written comments in favor of County Question A filed with the County Clerk and Recorder is as follows:

Open space is a vital part of the economic strength of Boulder County. That's why business leaders often point to open space and trails as amenities which make the county a desirable place to invest and work.

Because of the rapid pace of growth and development in Boulder County, the opportunities to preserve open space are fast disappearing. Land which is thought to be open space is often only open land that is very likely to be developed. Boulder County citizens have repeatedly said that scenic or environmentally special lands should be preserved. There is an urgent need to preserve stream corridors, natural landmarks, community buffers,

trail systems and wildlife habitat before the opportunity is lost. The loss of wildlife habitat has been a growing concern to Boulder County citizens, and the sales tax will provide a means to preserve habitat to support a diversity of wildlife. Protecting stream corridors, wetlands and habitat areas in the mountains and the plains will help assure that ecosystems are not destroyed and that there will always be a place for the wildlife.

0.25% sales tax (25 cents on a \$100 purchase) is a fair way to raise significant additional revenue for open space purchases. Exemptions on food, medicines, and heat and power sources help insure its fairness. Visitors to Boulder County who enjoy our open space will help pay for it, contributing almost 25% of the sales tax paid in Boulder County.

The cost of the tax is small. The cost of the 0.25% sales tax to the average income household in Boulder County would be approximately \$33 per year. That is less than 10 cents per day per household.

The open space tax proposal promotes better communication and cooperation between municipalities and county government concerning designation and purchase of open space properties. Each year the county will solicit input from the municipalities in setting open space and trail priorities. Also, the county could not use the sales tax funds to purchase land within a community service area mutually adopted by a municipality and the county without the concurrence of the municipality involved.

There is little or no loss of tax revenue from buying open space land and removing it from the tax rolls. Most of the land which the county acquires as open space is agricultural land. County revenues lost by removing agricultural land from tax rolls because of open space purchases are replaced approximately 2:1 with revenues from the agricultural leases on open space properties. The lease payments from individual open space properties may be as much as four or five times the amount of property tax generated by the property.

A summary of written comments against County Question A filed with the County Clerk and Recorder is as follows:

The County is proposing increasing taxes \$82 per average residence, for open space. Taxpayer debt obligation will increase \$632 per average resident.

Ten million of this debt is for interest, and will buy no open space. A fiscally responsible approach would be to buy the land as revenue comes in, and save the taxpayers the interest. Open space is expensive to buy, costly to maintain, and drops off the tax rolls.

This ballot issue takes away your right to receive a tax refund from "windfall" tax collections even after the debt is repaid. The County is attempting to override the State Constitution, and abolish the spending limit, which could be legally challenged and invalidate this election. Keep the spending limit, and make them live on a budget.

Combined County, city and school district average \$424 in new taxes next year, and new debt obligations of \$6,235 per average County residence. Added to this are federal income taxes, additional gas tax, and national health care will boost taxes next year, on top of rising property appraisals. Vote "NO" on this question.

The County should not be the largest landowner in the County. Open space can be preserved through development right acquisitions and proper land use agreements with land owners. The County cannot maintain the open space they currently have adequately. The tax proposal allows for part of the proceeds to go toward maintenance, but it does not detail how much funds allow for maintenance. By not dictating a specific portion for maintenance, it leaves it up to the Department and Commissioners. All the proceeds could go toward land acquisition and probably only down payments on huge amounts of property that the County will ask for more funds to cover the rest of the costs. This appears to be a way for the County to halt all development regardless of a comp. plan.

The cities have aggressive open space tax proposals from which open space money should come, since city populations are those in need and desire for open space.

In addition to the specific comments received against the proposal which are summarized above, certain general comments were received that did not relate specifically to this ballot question but rather stated arguments against all debt increases, tax increases and increases of revenue, debt and spending limits. Such comments generally stated that governments should use their existing funds, rather than borrowed funds, to finance current expenditures and projects, that governments should be able to provide an adequate level of services using their present revenue sources, that governments should cut existing expenditures prior to raising taxes or issuing additional debt, that the electors should not allow governments to keep revenues they receive which are in excess of the increases allowed by article X, section 20 of the Colorado Constitution, that debt and tax increase issues should not be included in the same question and that revenue

increase questions must specify the maximum dollar amount of the increase permitted in any year and further generally criticized governmental waste and inefficiencies.

BOULDER COUNTY CLERK & RECORDER
P.O. BOX 471
BOULDER, CO 80306-0471
TELEPHONE: 441-3516

**BOULDER VALLEY SCHOOL DISTRICT RE2
BOULDER AND GILPIN COUNTIES, COLORADO**

**Election Office
6500 East Arapahoe
Boulder, CO 80303
Telephone: 447-5114**

**NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE
DEBT**

Ballot Title and Text of Bond Question No. 1 – Basic Authorization:

SHALL BOULDER VALLEY SCHOOL DISTRICT RE2'S DEBT BE INCREASED \$89,000,000, WITH A REPAYMENT COST OF \$166,290,620 (WHICH IS THE MAXIMUM PRINCIPAL AND INTEREST OVER THE LIFE OF SUCH DEBT) AND SHALL BOULDER VALLEY SCHOOL DISTRICT RE2'S TAXES BE INCREASED \$10,862,540 ANNUALLY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF (THE "BONDS"), ALL FOR THE PURPOSE OF CONSTRUCTING, ERECTING, ACQUIRING, PURCHASING, ENLARGING, IMPROVING, REMODELING, REPAIRING, EQUIPPING, FURNISHING OR MAKING ADDITIONS TO ANY SCHOOL BUILDING, AND ACQUIRING, PURCHASING OR IMPROVING SCHOOL GROUNDS, AND PAYING FEES AND COSTS IN CONNECTION WITH THE BONDS, AND SHALL THE BONDS BE GENERAL OBLIGATIONS OF THE DISTRICT, BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 6.60% PER ANNUM AND BE REFINANCED AT ANY NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF SUCH MAXIMUM NET EFFECTIVE INTEREST RATE, AND MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED, DATED AND SOLD AT SUCH TIME OR TIMES AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT HERewith, AS THE BOARD OF EDUCATION MAY DETERMINE; AND IN CONNECTION THEREWITH (I) SHALL THE DISTRICT'S AD VALOREM PROPERTY TAXES BE INCREASED IN ANY YEAR IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS WHEN DUE, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION EXCEPT AS STATED ABOVE, AND (II) SHALL THE PROCEEDS OF THE BONDS, AND THE REVENUES FROM SUCH TAXES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES, BE COLLECTED AND SPENT WITHOUT LIMITATION OR CONDITION, AND WITHOUT LIMITING THE COLLECTION OR SPENDING OF ANY OTHER REVENUES OR FUNDS BY THE DISTRICT, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

SUMMARIES OF WRITTEN COMMENTS FILED WITH THE ELECTION OFFICER

The following summaries were prepared from comments filed by persons FOR the proposal:

- Overcrowding in the Boulder Valley School District must be alleviated. Enrollment has increased by over 2,700 students since 1990 to its current level of 24,303 and is expected to increase to 30,000 by year 2000.
- The Board of Education concluded after months of study that a bond issue was required in view of growth projections, the alternatives for meeting growth, the need to maintain safety standards, meet technology standards and replace needed equipment.
- The Basic Authorization request meets urgent short-term needs for construction of new schools and additions, renovation of existing facilities to meet current standards and providing instructional and information technology, which cannot be addressed through the annual operating budget.
- Excellent education requires adequately equipped and uncrowded facilities.

- The nine communities within the District are economically interrelated. All District residents have a responsibility to provide and maintain schools throughout the District.

- State law provides for the District to borrow funds for building programs by issuing bonds approved by the voters that are paid off over time in the most cost effective manner. Neither the operating budget nor the capital reserve fund generates sufficient money for a major building program to pay as you go.

- The current District mill levy for bond redemption ranks 13 lowest out of 16 Metro districts.

- The District proposes to borrow now because interest rates are at a 21-year low.

- The District's annual debt repayment for previous capital construction is reduced in 1994, allowing new debt to be added with a minimal cost impact on taxpayers.

- Bond issue costs will be paid with interest income earned through reinvestment while construction is in progress.

- Since 1988 the District budget increase has been lower than the rate of inflation and increases in student enrollment.

- If the Basic Authorization passes, there will only be a net increase of \$20/year per \$100,000 of market value on a home.

- The Basic Authorization includes new and improved technology which will enable students to be prepared for the 21st Century.

- The quality of life in each community is dependent on the quality of schools.

- The District has proven itself to be lean and well managed by making administrative cuts, program reductions and cost effective decisions.

- Excellent schools benefit children and their families and have a positive economic impact on all of the communities within the District. They attract businesses, bring jobs, enhance property values and ensure economic vitality, benefiting all taxpayers.

The following summaries were prepared from comments filed by persons AGAINST the proposal:

- Spending more money per student, hiring more teachers and increasing teacher salaries has not increased student achievement in the United States.

- There are currently empty seats in the school district.

- Deferred maintenance should come from operating budget not proposed bond issue.

- District has no shortage of funds. More money isn't the answer. Accountability is needed first.

- Instead of increasing taxes and debt, use existing revenues by cutting waste, salaries and fringe benefits.

- Voting "no" may cause a change in budget priorities.

- In light of all the other local demands, voters must make the hard choices the politicians won't. Government can't do everything for everybody.

- Property taxes are unfair because they are not based on ability to pay and they hurt people on fixed incomes, particularly senior citizens.

- Government should privatize activities to save money.

- Government may have other alternatives to increasing taxes, such as using reserves, imposing user fees, firing administrators or selling assets.

- Government's increased revenues over the years should be used instead of increasing taxes. Higher taxes harm taxpayers and hurt the economy.

- Measure violates the State Constitution and will cost District legal fees.

- Voting "yes" means higher taxes.

- Government debt is too high. Should pay-as-you-go and stop passing the bill to children and grandchildren.

- Debt financing is too expensive as only bond dealers and investors benefit. Costs of bond issue are included in the borrowing.

- District should cut spending and use the savings. Not to have the money on hand now is a sign of bad planning.

Ballot Title and Text of Bond Question No. 2 – Additional Authorization – Long-Term Capital Plan:

SHALL BOULDER VALLEY SCHOOL DISTRICT RE2'S DEBT BE INCREASED \$36,000,000 WITH A REPAYMENT COST OF \$72,053,640 (WHICH IS THE MAXIMUM PRINCIPAL AND INTEREST OVER THE LIFE OF SUCH DEBT) AND SHALL BOULDER VALLEY SCHOOL DISTRICT RE2'S TAXES BE INCREASED \$4,341,660 ANNUALLY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF (THE "ADDITIONAL BONDS"), WHICH SHALL BE INCURRED ONLY IF THE BASIC AUTHORIZATION IS APPROVED, ALL FOR THE PURPOSE OF CONSTRUCTING, ERECTING, ACQUIRING, PURCHASING, ENLARGING, IMPROVING, REMODELING, REPAIRING, EQUIPPING, FURNISHING OR MAKING ADDITIONS TO ANY SCHOOL BUILDING, AND ACQUIRING, PURCHASING OR IMPROVING SCHOOL GROUNDS, AND PAYING FEES AND COSTS IN CONNECTION WITH THE ADDITIONAL BONDS, AND SHALL THE ADDITIONAL BONDS BE GENERAL OBLIGATIONS OF THE DISTRICT, BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 7.60% PER ANNUM AND BE REFINANCED AT ANY NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF SUCH MAXIMUM NET EFFECTIVE INTEREST RATE, AND MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED, DATED AND SOLD AT SUCH TIME OR TIMES AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT HERewith, AS THE BOARD OF EDUCATION MAY DETERMINE; AND IN CONNECTION THEREWITH (I) SHALL THE DISTRICT'S AD VALOREM PROPERTY TAXES BE INCREASED IN ANY YEAR IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE ADDITIONAL BONDS WHEN DUE, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION EXCEPT AS STATED ABOVE, AND (II) SHALL THE PROCEEDS OF THE ADDITIONAL BONDS, AND THE REVENUES FROM SUCH TAXES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES, BE COLLECTED AND SPENT WITHOUT LIMITATION OR CONDITION, AND WITHOUT LIMITING THE COLLECTION OR SPENDING OF ANY OTHER REVENUES OR FUNDS BY THE DISTRICT, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

SUMMARIES OF WRITTEN COMMENTS FILED WITH THE ELECTION OFFICER

The following summaries were prepared from comments filed by persons FOR the proposal:

- Refer to the Summary of Comments FOR the Basic Authorization. Those comments are included in this summary FOR the Additional Bonds.

- The Additional Bonds will not be issued unless the Basic Authorization is approved.

- The Additional Bonds address needs projected through the year 2000 (seven years from now).

- The Additional Bonds allow the District to plan for the student enrollment growth which will occur, rather than react to it when it is occurring or respond to it after the fact. Because it takes 18-24 months to build a new elementary school, it is imperative to begin now to provide for the schools that will be needed in 1996-2000.

- The Additional Bonds will provide four new elementary schools, a middle school addition and building and site improvements.

- The Basic Authorization (\$20) and the Additional Bonds (\$15) will cost the owner of a home with a market value of \$100,000 a total of \$35 more in 1994 than the amount paid for school bonds in 1993. This amount is less than \$3 per month.

FISCAL YEAR SPENDING INFORMATION

FISCAL YEAR	DOLLAR SPENDING	DOLLAR CHANGE	APPROX. PERCENTAGE CHANGE
1989 Actual	\$1,136,683		
1990 Actual	\$1,120,393	(16,290)	(1.5)%
1991 Actual	\$1,009,016	(111,377)	(10)%
1992 Actual	\$1,247,776	238,760	24%
1993 Estimate	\$1,311,420	63,644	5%
1994 Estimated Budget without add'l sales tax revenue	\$1,400,000	88,580	6.5%
1994 Estimated Budget with add'l sales tax revenue	\$1,590,000	178,580	13.6%

CURRENT CITY BONDED DEBT REPAYMENT SCHEDULE

WATER & SEWER REVENUE BONDS-SERIES 1991			GENERAL OBLIGATION WATER REFUNDING BONDS SERIES 1990	
ANNUAL REPAYMENT Year	ANNUAL REPAYMENT Cost	ANNUAL REPAYMENT Year	ANNUAL REPAYMENT Cost	
1991	2001	1991	2001	Total Bonds \$505,000.00
1992	5,000	1992	2002	Funds of Issuer 99,895.98
1993	10,000	1993	2003	Total Source \$604,895.98
1994	10,000	1994	2004	Beg. Cash
1995	10,000	1995	2005	Full Cash \$591,896.88
1996	10,000			Issuance Costs 4,000.00
1997	15,000			U/W Spread(1.782%) 8,999.10
1998	15,000			Balance (0.00)
1999	15,000			Total Use \$604,895.98
2000	15,000			
				Ave Rate 6.4817%
				NIC 7.1198%
				Ave Life 2.7929
				Bond Yield 6.4798%
				Accrued Int. 1,077.83

.If Lyons refunds the \$90,000, the average residence will receive a refund of \$186.

.Combined new taxes for town, county, & school district add up to \$541 for 1994, & will increase total taxpayer debt \$5,102 per average Lyons resident.

.The ballot question is vague; percentages of funds to be allocated to streets & water purchases is not defined.

.Explanation of need for additional water resources, how many residents can the existing supply support?

.The Town has a clear need for long overdue street repair; many streets may be beyond inexpensive repair due to years of neglect.

.Part of the ballot issue asks funding for a resource to allow unfettered growth.

.We clearly cannot afford to support the existing Town infrastructure yet we want more?

.By approving ballot question No. 1 you give up your right to a refund of excess revenue.

.Colorado Springs received a \$2,000,000 refund credited to their electric bills, TABOR requires government to share the excess increase above its automatic revenue growth.

.This is a request for a revenue change. Read the ballot issue carefully, it must ask for a specific dollar amount as an override. If a ballot issue violates the Constitution you the voter should vote against the issue.

.Government is asking to return to the bad old days of unlimited spending, which means more bureaucracy and regulation.

.Send the government the message to "Live on a budget and share windfall revenue above your normally allowed growth with the citizens you work for."

.Take into consideration things you may have heard about this government's use of existing taxes. Are the salaries and fringe benefits of these public servants generally higher than those of the taxpayers they work for?

.Is there a specific and good justification for this request? Are there other programs that could be trimmed to provide the money and still allow a refund?

.Voting "NO" will require the government to review their budget priorities.

.Your refund will help you pay for the ballot issues you approve, if you don't vote to give it away.

.Modest tax refunds will help the economy, more money to spend means more jobs.

.Saving one dollar in taxes is like a two dollar pay raise, as taxes are 50% of income now.

.Can government tap from its reserves if this revenue limit override is defeated? Have they truly considered ALL alternatives?

.Who can spend your hard earned money better, you or some bureaucrat?

.If you want unlimited government spending without citizen control, vote yes. If you want government to live on a budget and you want your refund vote no.

(See box at top of page.)

Town of Lyons
Lyons Town Clerk
P.O. Box 40
Lyons, CO 80540-0040
Telephone: 823-6622

**ALLENSPARK WATER & SANITATION DIST.
NOTICE OF ELECTION ON A REFERRED MEASURE
TO INCREASE REVENUE AND SPENDING LIMITATIONS**

1. The election will be held on Tuesday, November 2, 1993, between the hours of 7:00 AM and 7:00 PM.
2. District's Election Officer's address and telephone number is:

Election Officer
P.O. Box 91
Allenspark, CO 80510-0091
Telephone: 747-2048

3. The ballot title and text are as follows:

A QUESTION REGARDING AUTHORIZATION TO EXCEED REVENUE AND SPENDING LIMITATIONS.

SHALL ALLENSPARK WATER AND SANITATION DISTRICT BE AUTHORIZED TO ACCEPT GRANT MONEYS FROM THE STATE OF COLORADO IN AMOUNT UP TO AND INCLUDING \$500,000 IN THE AGGREGATE, WHEN AND IF SUCH MONEYS BECOME AVAILABLE TO THE DISTRICT OVER THE NEXT FOUR YEARS, AND SHALL THE MONEYS RECEIVED FROM SUCH GRANT OR GRANTS AND INVESTMENT EARNINGS THEREON, BE RECEIVED AND SPENT BY THE DISTRICT IN ANY YEAR WITHOUT REGARD TO ANY SPENDING REVENUE-RAISING OR OTHER LIMITATION IMPOSED BY OR CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SUCH AMOUNTS TO CONSTITUTE VOTER APPROVED REVENUE AND SPENDING CHANGES OF THE DISTRICT?

4. The following comment was received in favor of the ballot proposal:

Approval of this ballot issue will enable the Allenspark Water and Sanitation District to receive state grants from the state of Colorado for purpose of preliminary planning and design of a sewage treatment system. Without such authorization by the voters, the District may be precluded from receiving and spending such funds. There is no assurance that funds will be available this fiscal year, but funds may become available in succeeding fiscal years.

5. The following comment was received against this specific ballot proposal:

This ballot issue should be rejected in order to delay this project until it has been better researched and more equitably planned: the priority wastewater plant sites are on commercial properties outside the District and will result in extensive harm to these businesses and prolonged litigation; property owners within the District will be required to bear the financial burden of participation in the system regardless of their need or financial ability and, for out of state owners, without the opportunity to vote on the issue.

The following is a summary of comments which were received in opposition to all ballot issues in the state regarding increases to established revenue limitations:

The TABOR Amendment requires that governments not spend more than their constitutionally imposed revenue limitation. This is a request for an increase in that limitation, and the request must specify the "dollar amount" of that increase. Are there alternatives available to the government other than this revenue increase? Can the government reduce salaries and fringe benefits of its public servants? Is there specific and good justification for this request? Are there other programs that could be trimmed to provide the money? Voting "NO" is the only way to force the government to review its budget priorities. We must make the hard choices the politicians won't. Government can't do everything for everybody. Can government tap from its reserves if this revenue limit override is defeated? Can their needs be handled in another way? Are there too many administrators? Can some assets be sold?

**BOULDER COUNTY GUNBARREL
GENERAL IMPROVEMENT DISTRICT**

QUESTION NO. 1:

SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED BY NOT MORE THAN \$2,535,000 IN PRINCIPAL AMOUNT, WITH A REPAYMENT COST OF NOT MORE THAN \$3,695,115 TOTAL PRINCIPAL AND INTEREST BY THE ISSUANCE OF NEGOTIABLE INTEREST-BEARING GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING AND REFINANCING, IF NECESSARY OR DESIRABLE, THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF OPEN SPACE AREAS AND PUBLIC PARKS, INCLUDING IMPROVEMENTS AS DETERMINED TO BE APPROPRIATE FOR THE ACCOMMODATION OF PUBLIC RECREATIONAL USES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT AND COSTS, SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES AND ANY OTHER LEGALLY AVAILABLE FUNDS, TO BECOME DUE AND PAYABLE WITHIN 12 YEARS OF THE DATE OR RESPECTIVE DATES OF SUCH BONDS, TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT EXCEEDING 7% PER ANNUM, AND TO BE CALLABLE FOR REDEMPTION WITH OR WITHOUT A PREMIUM NOT EXCEEDING 3% OF THE PRINCIPAL THEREOF, AS MAY LATER BE DETERMINED BY THE BOARD OF DIRECTORS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT PROPERTY TAXES BE INCREASED WITHOUT REGARD TO RATE BY NOT MORE THAN \$356,118 ANNUALLY TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT BE AUTHORIZED TO RECEIVE AND EXPEND THE PROCEEDS OF SUCH BONDS AND RECEIVE AND EXPEND SUCH PROPERTY TAXES AND OTHER LEGALLY AVAILABLE FUNDS TO THE EXTENT REQUIRED TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS OR PROVIDE FOR RESERVES OR ADMINISTRATIVE COSTS OF THE DISTRICT, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION?

QUESTION NO. 2:

SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED BY NOT MORE THAN \$2,050,000 IN PRINCIPAL AMOUNT, WITH A REPAYMENT COST OF NOT MORE THAN \$2,988,015 TOTAL PRINCIPAL AND INTEREST BY THE ISSUANCE OF NEGOTIABLE INTEREST-BEARING GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING AND REFINANCING, IF NECESSARY OR DESIRABLE, THE GRADING, PAVING, CURBING, GUTTERING, DRAINING OR OTHERWISE IMPROVING THE WHOLE OR ANY PART OF ANY STREET OR ALLEY WITHIN THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT AND COSTS, SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES AND ANY OTHER LEGALLY AVAILABLE FUNDS, TO BECOME DUE AND PAYABLE WITHIN 12 YEARS OF THE DATE OR RESPECTIVE DATES OF SUCH BONDS, TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT EXCEEDING 7% PER ANNUM, AND TO BE CALLABLE FOR REDEMPTION WITH OR WITHOUT A PREMIUM NOT EXCEEDING 3% OF THE PRINCIPAL THEREOF, AS MAY LATER BE DETERMINED BY THE BOARD OF DIRECTORS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT PROPERTY TAXES BE INCREASED WITHOUT REGARD TO RATE BY NOT MORE THAN \$287,770 ANNUALLY TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT BE AUTHORIZED TO RECEIVE AND EXPEND THE PROCEEDS OF SUCH BONDS AND RECEIVE AND EXPEND SUCH PROPERTY TAXES AND OTHER LEGALLY AVAILABLE FUNDS TO THE EXTENT REQUIRED TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS OR PROVIDE FOR RESERVES OR ADMINISTRATIVE COSTS OF THE DISTRICT, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION?

The actual total of District fiscal year spending for the current year and each of the past four years and the overall percentage and dollar change for the period are as follows:

Year	Fiscal Year Spending
1993	\$ 0
1992	0
1991	0
1990	0
1989	0

Total Percentage Change: 0% Total Dollar Change: \$0

District estimates of the maximum dollar amounts of the proposed tax increases in 1995, the first full fiscal year thereof, and of District fiscal year spending in said year without such increases are as follows:

Question No.	Maximum Tax Increases	Maximum Fiscal Year Spending Without Tax Increases
1	\$356,118	\$0
2	\$287,770	\$0

The maximum principal amount of the proposed District bonded debt, the maximum annual repayment cost thereof and the maximum total repayment cost thereof are as follows:

Question No.	Maximum Principal Amount	Maximum Annual Repayment Cost	Maximum Total Repayment Cost
1	\$2,535,000	\$356,118	\$3,695,115
2	2,050,000	287,770	2,988,015

The principal balance of total current District bonded debt, maximum annual repayment cost and maximum remaining total repayment cost are as follows:

Principal Balance	Maximum Annual Repayment Cost	Maximum Remaining Total Repayment Cost
\$0	\$0	\$0

A summary of written comments in favor of Question No. 1 filed with the County Clerk and Recorder is as follows:

A "YES" vote on this Question indicates that you support providing funds in order to purchase lands for open space preservation and public parks within the Gunbarrel General Improvement District. Specific purposes for open space purchase include: to provide a buffer to preserve community identity, limit future growth and contain urban sprawl; to allow continuation of existing visual corridors; to retain attractive gateways into and out of Gunbarrel; to preserve agricultural lands of statewide or local

significance; and to preserve critical wild life habitats, wetlands and other environmentally sensitive areas.

At this time, the remaining rural and agricultural lands around Gunbarrel continue to be discussed as possible sites for future urban expansion by the City of Boulder. Urban growth on these lands would provide no clear benefits to residents of the Gunbarrel area, but would bring a number of significant negative impacts, including increased traffic, higher road maintenance costs, increased school overcrowding, and the loss of lands considered by many to be fundamental to the identity and beauty of the area. Purchase of rural lands by the General Improvement District to preserve open space around Gunbarrel would provide secure protection for these lands against future urban growth and its attendant negative impacts.

Estimated costs for a property with an assessed value of \$100,000 are approximately \$35 a year for twelve years. The Boulder County Commissioners have indicated that, subject to the passage of this issue and the County Open Space tax, the County will provide a matching contribution toward open space purchase within the Gunbarrel General Improvement District up to a maximum amount of \$1,900,000; this would potentially reduce significantly the net costs to property owners of the District. Further, continued growth pressures are likely to lead to higher future land costs. Postponing support may therefore result in substantially higher total costs, and the possibility that lands desired for open space preservation or public parks would be lost to continued urban growth.

Vote "YES" on this Question to indicate your support for the purchase of lands for open space preservation and public parks within the Gunbarrel General Improvement District.

A summary of written comments against Question No. 1 filed with the County Clerk and Recorder is as follows:

Gunbarrel proposed that taxes be increased \$356,118 next year to pay for open space and parks. Of the total debt requested \$3,696,115, only two and one half million actually go for open space, and nearly one-third \$1,161,115 goes to pay the finance charges. A more fiscally responsible approach would be to purchase the land as the tax revenue came in, thus saving the taxpayers over a million dollars.

Combining all taxes requested from the city, county and school district new taxes run as high as \$659 for next year, and add total new debt of \$10,925 for the average residence. Open space is expensive to buy and maintain. When purchased it comes off the tax rolls, and adds to your property tax bill.

Considering that federal taxes have just been raised, retroactively to January, a new gas tax has just started, and national health care will boost taxes next year, all on top of rapidly rising property valuations. When are enough taxes enough?

Vote "NO" on this ballot issue.

In addition to the specific comments received against the proposal which are summarized above, certain general comments were received that did not relate specifically to this ballot question but rather stated arguments against all debt increases, tax increases and increases of revenue, debt and spending limits. Such comments generally stated that governments should use their existing funds, rather than borrowed funds, to finance current expenditures and projects, that governments should be able to provide an adequate level of services using their present revenue sources, that governments should cut existing expenditures prior to raising taxes or issuing additional debt, that the electors should not allow governments to keep revenues they receive which are in excess of the increases allowed by article X, section 20 of the Colorado Constitution, that debt and tax increase issues should not be included in the same question and that revenue increase questions must specify the maximum dollar amount of the increase permitted in any year and further generally criticized governmental waste and inefficiencies.

A summary of written comments in favor of Question No. 2 filed with the County Clerk and Recorder is as follows:

A "YES" vote on this Question indicates that you support providing funds for road repairs, maintenance and safety improvements within the Gunbarrel General Improvement District.

The rapid growth and urban densities of unincorporated Gunbarrel subdivisions have placed great strains on the County road maintenance budget. Over the next five years, the County Transportation Department estimates that costs to repair and maintain Gunbarrel neighborhood roads will be approximately \$2,300,000, or approximately \$460,000 per year. This compares with the total 1993 County paved road maintenance budget of \$520,000. Further, County priorities for road repairs and maintenance are given to mountain and high volume arterial and collector roads; funds available to improve neighborhood roads are quite limited. Raising County taxes to perform road repairs and maintenance in Gunbarrel is unlikely, as this would require approval by voters in a County-wide election. Put simply, with-

out additional funds provided through the General Improvement District, there will not be sufficient resources available for the County to repair and maintain neighborhood roads in Gunbarrel.

The County Transportation Department has performed a detailed evaluation of all County roads in Gunbarrel and has developed a plan to bring these roads up to proper maintenance levels. Required repairs range from complete surface reconstruction on some older roads to overlays and minor patching on newer roads. The costs for major road repairs are roughly three times those of minor repairs. Therefore, deferring maintenance to a later date will result not only in a degradation in road safety, but also in substantially higher total costs. Preventative maintenance is a more cost effective approach.

Estimated costs for Gunbarrel road repairs, maintenance and safety improvements for a property with an assessed value of \$100,000 are approximately \$31 a year for twelve years. The Boulder County Commissioners have also indicated that, subject to the passage of this issue, the County will contribute an additional \$1 for every \$2 of principal contributed by property owners in the District, thus significantly reducing the net costs to property owners of the District.

Vote "YES" on this Question to indicate your support for providing funding for road repairs, maintenance and safety improvements within the Gunbarrel General Improvement District.

A summary of written comments against Question No. 2 filed with the County Clerk and Recorder is as follows:

Gunbarrel proposes that taxes be increased \$287,770 next year to pay for street maintenance and repair.

Of the total debt requested, \$2,988,015, only about two-thirds actually goes to maintenance. Nearly one-third \$938,015 goes to pay the finance charges. Street repair and maintenance are normally paid out of the regular operating budget, and the need to raise taxes shows poor financial management.

Combining all city, county and school district tax increases they run as high as \$659 for next year, and add total new debt of \$10,925 for the average residence.

Considering that federal taxes have been raised, retroactively to January, a new gas tax has just started, and national health care will boost taxes next year, all on top of rapidly rising property valuations. When are enough taxes enough?

Vote "NO" on this ballot issue!

In addition to the specific comments received against the proposal which are set forth above, certain general comments were received that did not relate specifically to this ballot question but rather stated arguments against all debt increases, tax increases and increases of revenue, debt and spending limits. Such comments generally stated that governments should use their existing funds, rather than borrowed funds, to finance current expenditures and projects, that governments should be able to provide an adequate level of services using their present revenue sources, that governments should cut existing expenditures prior to raising taxes or issuing additional debt, that the electors should not allow governments to keep revenues they receive which are in excess of the increases allowed by article X, section 20 of the Colorado Constitution, that debt and tax increase issues should not be included in the same question and that revenue increase questions must specify the maximum dollar amount of the increase permitted in any year and further generally criticized governmental waste and inefficiencies.

Boulder County Clerk & Recorder
P.O. Box 471
Boulder, CO 80306-0471
Telephone: 441-3516



SOURCE: CAFRS

GUNBARREL PUBLIC IMPROVEMENT DISTRICT, GPID
(Formerly known as Gunbarrel General Improvement District, GGID)

REVENUES:	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	1994 – 2009
Taxes – property		447,425	401,204	371,315	321,672	412,264	411,349	371,455	427,084	424,773	447,516	448,963		2			\$4,485,022
Specific ownership		33,216	33,711	32,047	28,265	36,162	38,564	35,191	32,254		6,210						\$275,620
Interest on investments	41,111	144,978	123,201	82,125	55,354	51,980	66,654	42,526	18,279			14,527	12,680	11,473			\$664,888
Intergovernmental										5,139							\$5,139
Charges for services			320														\$320
Sale of fixed assets						3,000											\$3,000
Miscellaneous			1,200	1,200													\$2,400
Total revenues	41,111	625,619	559,636	486,687	405,291	503,406	516,567	449,172	477,617	429,912	453,726	463,490	12,680	11,475			\$5,436,389
EXPENDITURES:																	
Capital outlay			845,056														\$845,056
Engineering fees	77	822,156	4,533														\$826,766
General government			1,287														\$1,287
Highway & street				71,941													\$71,941
Total non-open space	77	822,156	850,876	71,941													\$1,745,050
Open space purchases/ conservation	291,711	575,069		1,500	572,078	24			300,000	300,000			422	259,536			\$2,300,340
Debt service																	
Principal			265,000	275,000	295,000	305,000	325,000	340,000	360,000	375,000	395,000	415,000					\$3,350,000
Interest & fiscal charge	45,806	433,221	172,973	161,380	148,255	134,200	118,950	102,375	84,695	65,615	44,965	23,640					\$1,536,075
Total expenditures:	337,594	1,830,446	1,288,849	509,821	1,015,333	439,224	443,950	442,375	744,695	740,615	439,965	438,640	422	259,536			\$8,931,465
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(296,483)	(1,204,827)	(729,213)	(23,134)	(610,042)	64,182	72,617	6,797	(267,078)	(310,703)	13,761	24,850	12,258	(248,061)			
OTHER FINANCING SOURCES (USES)																	
Bond proceeds	3,512,731																\$3,512,731
Operating transfers in																	
Operating transfers out to General Funds																17,655	
Total other financing sources (uses):	3,512,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(17,655)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES AND OTHER FINANCING USES	3,216,248	(1,204,827)	(729,213)	(23,134)	(610,042)	64,182	72,617	6,797	(267,078)	(310,703)	13,761	24,850	12,258	(248,061)	0	(17,655)	
FUND BALANCES, BEGINNING OF YEAR		3,216,248	2,011,421	1,282,208	1,259,074	649,032	713,214	785,831	792,628	525,550	214,847	228,608	253,458	265,716	17,655	17,655	
FUND BALANCES, END OF YEAR	3,216,248	2,011,421	1,282,208	1,259,074	649,032	713,214	785,831	792,628	525,550	214,847	228,608	253,458	265,716	17,655	17,655	0	\$17,655

GUNBARREL PUBLIC IMPROVEMENT DISTRICT (GPID) OPEN SPACE PURCHASED																	
(Formerly known as Gunbarrel General Improvement District, GGID)																	
OPEN SPACE PURCHASES:	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	1994 – 2009
Parcels #:	LOT L	LOT M			LOT A				LOT J	LOT I				LOT B			
Warranty deed title:	Wholly owned	Wholly owned			Wholly owned				Jointly owned	Jointly owned				Jointly owned			
Purchase Price:	\$291,711	\$575,069			\$572,078				\$680,000	\$785,170				\$700,000			
GPID money	\$291,711	\$575,069	\$0	\$1,500	\$572,078	\$24	\$0	\$0	\$300,000	\$300,000	\$0	\$0	\$422	\$259,536	\$0	\$0	\$2,300,340
County contribution:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,000	\$485,170	\$0	\$0	\$0	\$440,464	\$0	\$0	\$1,305,634



Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

Sent by email to nikki_dsf@hotmail.com

November 4, 2016

Nikki Munson
4554 Starboard Drive
Boulder, CO 80301

Re: Your letter to Boulder County Regarding Matching GPID Funds

Dear Ms. Munson:

I have been asked to respond to your letter to the Boulder County Commissioners and the Director of the Parks and Open Space Department regarding issues related to county funds matching GPID funds used for open space acquisitions.

Your letter highlights a statement that was in the Election Notice for the GPID initiative that indicates Boulder County would match GPID funds up to a maximum amount of \$1,900,000. The Election Notice states that the county agreed to match *up to* that amount; it does not state that the county's match would equal that amount. Since the GPID ballot initiative passed, the county has provided \$1,305,634 in matching funds towards GPID open space acquisitions, meeting the commitment that was made in the Election Notice.

Prior to passage of the GPID ballot initiative, with input from the GPID steering committee and Gunbarrel residents, properties in the Rural Preservation Area of Area III of the Boulder Valley Comprehensive Plan were targeted for open space acquisition with GPID sales tax proceeds. The clear intent of the GPID steering committee was to purchase rural areas surrounding Gunbarrel, not to prevent infill development in areas surrounded by current development which were contemplated for potential future annexation. The BCHA property at 6655 Twin Lakes Road is not within the Rural Preservation Area; rather, it is within Area II of the Boulder Valley Comprehensive Plan. The BCHA property was never on the list of targeted GPID open space properties.

While it is inaccurate to say the county has a remaining obligation to invest additional matching funds, it is possible the county might invest additional funds to acquire open space properties within the GPID's targeted area. If the county were to do so, it would likely invest in the remaining priority properties identified by the GPID steering committee. Those properties lie east of 63rd Street, north of Jay Road up to the south side of the subdivisions, and west of the Johnson Trust open space property.

Sincerely,

Janis Whisman
Real Estate Division Manager
jwhisman@bouldercounty.org
(303) 678-6263

Open Space Properties in GPID Area

In 1993, a suggestion was made at a public meeting of the Boulder County Commissioners that if the County's open space tax passed, the county might be willing to match up to \$1.9 million (which was the original GPID sales tax collection projection) for open space purchases. That statement was described in the Election Notice in the written comments in favor of the initiative, but that statement was not made by the county itself. Boulder County never made an official commitment to match, or for the match to be at 50%. In addition, the original proposed county match never equated to \$1.9 million. The GPID paid 100% of the purchase price for the first three open space properties they purchased – James Construction, Jafay and Heatherwood Notch. County contributions are listed in the table below showing how the county has matched GPID acquisition funding.

#	Property	GPID Lot	Acres	Year	Price	Finance's GPID \$	POS' GPID \$	Actual County \$	Original Proposed County \$
1	Churchill	B	28.27	2007	\$700,000	\$259,536	\$259,536	\$440,464	\$350,000
2	Coen	J	30.02	2002	\$680,000	\$300,000	\$300,000	\$380,000	\$340,000
3	Heatherwood Notch	L	39.20	1994	\$294,030	\$291,711	\$294,030	\$0	\$147,015
4	Jafay	M	75.76	1995	\$568,200	\$575,069	\$568,200	\$0	\$284,100
5	James Construction	A	39.02	1998	\$570,280	\$572,078	\$570,280	\$0	\$285,140
6	Johnson Trust	I	29.81	2003	\$785,170	\$300,000	\$300,000	\$485,170	\$392,585
			<u>242.09</u>		<u>\$3,597,680</u>	<u>\$2,298,394</u>	<u>\$2,292,046</u>	<u>\$1,305,634</u>	<u>\$1,798,840</u>

Maximum county match for *purchases (listed in Election Notice)* : \$1,900,000
 Remaining county match **IF** county were to match up to \$1,900,000: \$594,366

If the county were to pay additional funds match up to the full \$1.9 million, it would invest only in the remaining original priority properties identified for GPID funding, which are in the Rural Preservation Area of Area III of the Boulder Valley Comprehensive Plan. These properties lie north of Jay Road to the south side of the subdivisions, east of 63rd Street, and west of the Johnson Trust property. (Properties east of the Coen property are not within the GPID area.)

Not Acquired With GPID - Acquired Before GPID, etc.

1	Gunbarrel Estates	10.60	1977	\$0
2	Habitat	2.90	1976	\$0
3	Homestead, The	1.79	1978	\$0
4	McCarthy (trail)	1.20	2000	\$0
5	Red Fox Hills	13.99	1980	\$0
6	Twin Lakes	13.11	1970	\$0
7	Twin Lakes 2	42.00	2002	\$130,000 in Area II, not Area III-Rural Preservation
8	Walden Ponds	101.50	1958	\$0
9	Willows	10.76	1978	\$0

From Notes to Basic Financial Statements in a county Budget Book (presumably from 2009 or later): In 2009, the Gunbarrel GPID fund was closed and the remaining equity transferred to the General Fund. (Also, the tax expired on 12/31/09.)

From: Bill Smart [mailto:bsmart6836@icloud.com]
Sent: Thursday, October 27, 2016 7:35 PM
To: Wobus, Nicole
Subject: Re: Is it legal to build on a flood plain?

Nicole,

Thank you for your timely response. As a community in close proximity to the proposed Twin Lakes project, we need to be assured that we will be properly compensated for any damages this project may cause, not only to the project, but to neighboring properties as well.

We feel we have made our best effort to forewarn the City Commissioners of the land's fragility and hope they will reassess this proposed plan by taking into consideration ALL individuals that could be affected. I think you would agree that "get a lawyer" is not an acceptable response and does not instill ones confidence in their city officials.

Thank you again.
Kay and Bill Smart

Sent from my iPad

On Oct 27, 2016, at 10:24 AM, Wobus, Nicole <nwobus@bouldercounty.org> wrote:

Hello Kay and Bill,

Your messages below, and a related message, were passed along to me. I appreciate your concerns. The city codes would apply to the development envisioned by the parcel owners, as the parcels would need to be annexed to the city before the development could occur. Issues related to hydrology were discussed as part of the series of Twin Lakes Stakeholder Group meetings (see notes available for the May 19 TLSG meeting, available [here](#)). Engineers from the city and county attended that meeting. Discussion at the meeting included acknowledgement by Dr. Gordon McCurry that development on the parcels could be engineered in such a way that would avoid, or potentially improve hydrologic conditions for neighboring properties. He noted the challenges of engineering a solution given the presence of wetlands on the vacant parcels.

Again, we appreciate your comments. Note that your communications will be

added to the public record.

Best regards,

Nicole

Nicole Wobus

Long Range Planning and Policy Manager|Boulder County Land Use Department

Mailing: PO Box 471 Boulder CO 80306

Physical address: 2045 13th street, Boulder CO 80302

Ph: 720-564-2298

nwobus@bouldercounty.org

www.bouldercounty.org/lu

<image001.png>

-----Original Message-----

From: Bill Smart [<mailto:bsmart6836@icloud.com>]

Sent: Monday, October 24, 2016 1:09 PM

To: #FloodPlainRegsMapsComment

Subject: Re: Is it legal to build on a flood plain?

It is located at 6655 and 6500 Twin lakes Rd , in Gunbarrel. The Boulder County Housing Authority has been given the results that have been culled from exhaustive research by TLAG, including hydrology tests that prove it is unsuitable for a project the size BCHA is proposing. The Archdiocese of Denver who had proposed to build a church at 6655 Twin Lakes Rd., also determined it was unbuildable. Ducks swim in this field for weeks in the spring...that should be proof enough on its own, what more do they need?

Now the BCHA is asking that the proposed development be even larger. Can the BCHA be held responsible for any damage caused, not only to the proposed development, but to the surrounding housing developments, due to their obvious lack of research? If so, I think this should be more than enough warning.

This project, if it proceeds, could eventually cost the city billions of dollars in damages. The current infrastructure is minimal and deteriorating rapidly. They don't seem to have any intention of repairing or upgrading this infrastructure. There have been at least 9 water main leaks just in this past year. This needs to be repaired and upgraded to accommodate such a development. The only response we get is "Get a Lawyer." This is not a mature response to hear from an elected official.

If they are not willing to give us truthful answers, we are asking you to give us your unbiased response to such a potentially disastrous and irresponsible act. They don't seem to be concerned about anything but their their agenda. They clearly have no regard concerning how it will affect this future development, while arrogantly ignoring the existing neighboring developments. We are trying to save them from creating a potentially devastating event. Such an event that will severely affect the people they profess to be helping and who will in turn face being homeless.

I am forced to write this request because BCHA's response of "Get a Lawyer!" is not a satisfactory, nor is it a responsible answer to hear from Elise Jones, our "current" elected official.

This is deeply troubling and needs to be looked into NOW and not AFTER a DISASTER happens. Please answer this reply as soon as possible.

Thank you for listening to a truly concerned citizen. Show us that our voice is also being heard.

Kay and Bill Smart

Sent from my iPad

> On Oct 21, 2016, at 7:33 AM, #FloodPlainRegsMapsComment
<floodplainregsmapscomment@bouldercounty.org> wrote:

>

> Hello Kay,

>

> Can you tell us a little more background about why you are asking so that we
may focus our response? A particular address? A particular type of work,
development or project you are considering? Timeframe for doing the work?

>

> Thank you.

>

>

> -----Original Message-----

> From: Bill Smart [<mailto:bsmart6836@icloud.com>]

> Sent: Thursday, October 20, 2016 7:30 PM

> To: #FloodPlainRegsMapsComment

> Subject: Is it legal to build on a flood plain?

>

> What are the restrictions for building a development on a flood plain? Do those
same restrictions apply to land with a high water table prone to flooding?

>

> Kay Marshall

>

>

> Sent from my iPad

>

From: [Wobus, Nicole](mailto:Wobus_Nicole)
To: georgehouse@comcast.net
Cc: [Ellis, Lesli](#); [Giang, Steven](#); "[Sugnet, Jay](#)"
Subject: FW: Twin Lakes Land Use Change Requests
Date: Friday, October 28, 2016 3:34:55 PM
Attachments: [image001.png](#)

Hello Donna,

You're correct that the Planning Commission decided at its October 19 meeting to reconsider its decision on the Twin Lakes land use designation change requests. The reconsideration process has not been solidified yet. We will update our website and provide notice of next steps as soon as we have more information to share.

I understand your interest in gaining clarity on next steps, and thank you for your patience.

Best regards,
Nicole

Nicole Wobus

Long Range Planning and Policy Manager | Boulder County Land Use Department

Mailing: PO Box 471 Boulder CO 80306

Physical address: 2045 13th street, Boulder CO 80302

Ph: 720-564-2298

nwobus@bouldercounty.org

www.bouldercounty.org/lu



Boulder County
Colorado

From: georgehouse@comcast.net [mailto:georgehouse@comcast.net]
Sent: Friday, October 28, 2016 3:08 PM
To: Lesli Ellis
Cc: Giang, Steven; Caitlin Zacharias; Jay Sugnet; Wobus, Nicole
Subject: Re: Twin Lakes Land Use Change Requests

Thanks Lesli.

Jay, Steven, and Nicole,

Can you please send answers to the other questions concerning the County hearings.

Thanks,

Donna

From: "Lesli Ellis" <EllisL@bouldercolorado.gov>
To: georgehouse@comcast.net, "Steven Giang" <sgiang@bouldercounty.org>, "Caitlin Zacharias" <ZachariasC@bouldercolorado.gov>
Cc: "Jay Sugnet" <SugnetJ@bouldercolorado.gov>, "Nicole Wobus" <nwobus@bouldercounty.org>
Sent: Friday, October 28, 2016 2:43:35 PM
Subject: RE: Twin Lakes Land Use Change Requests

Hi Donna –

I'll answer your question regarding the city schedule and will defer to county staff regarding process there.

On Nov. 1, City Council will take action to postpone the Nov. 10 hearing for Twin Lakes to a date that will be determined after the county rehearing takes place. At the earliest, that date will be sometime in early 2017. More information will be forthcoming to TLAG and others via different sources about the Nov. 10 hearing postponement.

Kind regards,

Lesli

From: georgehouse@comcast.net [<mailto:georgehouse@comcast.net>]
Sent: Friday, October 28, 2016 1:22 PM
To: Ellis, Lesli <EllisL@bouldercolorado.gov>; Steven Giang <sgiang@bouldercounty.org>; Zacharias, Caitlin <ZachariasC@bouldercolorado.gov>
Subject: Re: Twin Lakes Land Use Change Requests

Hi Lesli, Steven, and Caitlin,

I just learned that the City Council and Planning Board's November 10th meeting for the Twin Lakes parcels has been postponed and will probably be rescheduled sometime in the new year. Could you please send replies to my other questions below concerning the meetings of Boulder County Planning Commission and County Commissioners on the Twin Lakes parcels.

Thank you,

Donna George

From: georgehouse@comcast.net
To: ellisl@bouldercolorado.gov, "Steven Giang" <sgiang@bouldercounty.org>, zachariasc@bouldercolorado.gov
Sent: Thursday, October 27, 2016 1:14:47 PM
Subject: Twin Lakes Land Use Change Requests

Hi Lesli, Steven, and Caitlin,

I was away last week visiting family. I heard that on Wednesday, Oct. 19th, the Boulder County Planning Commission (BCPC) members decided in a 5-1 vote to schedule another

meeting to reconsider their earlier September 21st vote on the Twin Lakes land-use designation issue. So as I understand it, BCPC will have another meeting to reconsider the September 21st vote on the Twin Lakes land-use designation. When will this meeting take place and will BCPC conduct a new formal meeting with public comment and then hold their deliberations and vote? Will the Boulder County Commissioners also attend the meeting and will they also re-vote after the BCPC re-votes? How does all this affect the November 10th meeting with Boulder Planning Board and City Council concerning the public meeting and votes on the Twin Lakes land-use change requests? Has that meeting been rescheduled and if so when will it be?

Could you all send out an announcement to the public so they are aware of these changes and when the meetings will take place and what the procedures will be. I know someone attended the October 13th meeting with the Planning Board and City Council thinking that Twin Lakes was going to be discussed and learned the date had been changed to November 10th.

Thank you for your time considering all this.

Donna George

From: tintala
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov
Subject: Twin lakes
Date: Sunday, October 30, 2016 3:17:31 PM

Hello County Leaders

My name is Shane Williams I have a family in Twin Lakes on clipper ct, only 2 blocks from your proposed development plan... We are extremely fearful of what this development will bring and impose on our neighborhood.. Not only will the open space disappear but the already horrendous traffic issues that exist right now will be exacerbated. Last I heard, you were supposed to consider your constituents input. If you take our open space, there is NO MORE!, There is no factory making open space. Once its gone its gone! Not to mention the already failing infrastructure will not support this development.

We wonder how is it that you can logically consider this since our tax dollars paid for this land years ago with the original intention that it was supposed to be a church and community area... for the community. This has nothing to do with being opposed to affordable housing. Now its about the spin the commissioners have put on the original intention of our group.. Not to mention, how would you like open space in you backyard, that your tax \$ bought, be developed by a monopolized commission and housing authority in which is was GIVEN to by commissioners (same entity) knowing what its original intention was to be? Also, how would you like to see apartments in your backyard as opposed to open space where there is abundant wildlife. I'm guessing none of this even comes close to affecting your household or your residents.

How is it that you guys get to move forward with this absurd plan and disregard the whole community that opposes it? How is it that you guys ca disregard the original intention ? How is it that you commissioners , are also the head of the housing authority? How is that? WHY???? Do tell how much you expect to gain from such an imposition? How is it the Commissioners are also Head of Housing Authority? this creates a sterilized environment for two organizations that can monopolize one agenda.. against the wishes of a whole community.

Anyway, I have a 3 yr old son and a dog that loves to run through the open space and see the wildlife. My son will never ever get to ride his bike anywhere around here if you move forward due to the volume of traffic it will introduce to our neighborhood. It will be exponentially dangerous for walking and riding, as it is right now, people speed up and down the street that is already dilapidated. I wont be taking rides with my son on this busy street if this development happens.

So leaders of our county, we implore you to reconsider this abhorrent development and consider it as the glorious open space that it already is. It's not broken, so why develop it? This is illogical, irresponsible and absurd.

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