

## **Eldorado Springs Community Meeting**

February 8th, 2024

Meeting Start: 6:25pm

Meeting End: 7:55pm

TEAMS Video Conference Meeting & In person at Mt View Fire Station

**LIDAC Members Present:** Janet Robinson, Virginia Gurley, Alex North, Janet Gray

**Teams Guest:** Doug Larson, Mikaela Rivera, Tod Smith, Kurt Aronow, Chip Durfee, Steve Sangdahl

**In Person Guest:** Gabby Begeman (ORC), Cathy Shoenfeld, AC Delaney, Lenny Pike, Erica Larson, David Kahn, Kevin Tone, Scott Lehman, Jerilyn DeCoteau

**County Staff:** Taylor Ladenburg, Jennifer Keyes, Mike Thomas, Steve Durian, Olivia Lucas

### **Current Situation**

- The Local Improvement District (LID) was created in 2008 to fund original system with loans.
- The LID must dissolve once loans are paid off in 2025.
- LID can not be used for operations.
- The budget for 2024 is estimated for \$133,000. Total operating budget + loan repayment currently exceeds revenue. The budget is supplemented by the existing fund balance until the LID dissolves and a new revenue structure is decided.
- Quarterly billing will remain the same (for now) while the property assessment will go away when the LID dissolves.

### **Future Scenarios (See Slideshow)**

- Public Improvement District
- Title 32 Special District
- Other
  - County Run
  - Privately Run
  - Incorporation

### **Next Steps**

- Commissioners Town Hall ~~March 14<sup>th</sup>~~ (Now rescheduled to March 21<sup>st</sup>)
- Follow up WWTF Meeting - April
- Public invited to ESLAC Meetings (Third Thursday of every month)
- PID - requires petition by early May
- Title 32 - requires service plan by early May

## Public Q&A

- Is this a county-wide election? - No, however Boulder County is still looking into who are eligible electors (Property owners, residents, etc)
- Would the county Commissioners continue to be the Board under a PID? - Yes
- If a LID is not meant for operations, why wasn't a PID created at the start of the WWTF? - The legal question of operations under a LID wasn't fully answered at the time this district was formed. New case law clarified this question.
- Are we unable to do more metropolitan district services due to EASi owning the roads? - There are many more services available besides road maintenance such as mosquito control.
- Is there any difference in taxing authority with a PID and Special District? - They are similar but we will look further into the differences.
- In the sale to a private entity, who gets the money? - The money would go to the county.
- What happens to the rules and regulations in a new district? - New rules & regs would be adopted in a new district, by default we would continue to use the LID rules & regs.
- What happens to the district boundary? - Once the district dissolves, the boundary would technically dissolve with it. This is why it is important to make a new district before that. By default the county would run the district as is when the LID dissolves but with the creation of a new district inclusions or exclusions of certain properties can be discussed.
- Are there other PIDs in the county? - Yes, recently (2018) a Niwot subdivision (Burgundy Park) created a PID for road repaving.
- Are there title 32 districts in the county? - Yes, fire districts/water districts etc.
- Is incorporation even legally feasible? - Requires a certain number of electors. We would have to look into how many electors are in the town.
- If the County received an offer to buy the WWTF privately, what would the county say and would the community have any input? - If the county got an unsolicited offer, we would have to make it available for anyone to make an offer and there would be a public process.
- Does the PID expire? - No, the PID would have to be dissolved.

- How does the advisory board feel about these options? - All members agreed that they are continuing to form an opinion but really want more community feedback before they make a choice. Several committee members expressed that currently the PID seems like their preferred choice.
- How will the easement for the plant access road be handled in the event of a private sale? - Further research required