November 6, 2023 5:00 PM

Location: High Plains PK8, 4255 Buffalo Mountain Drive

**ATTENDEES:** Anne Messerli, Alek Miller, Bill Breunig, Brad Chope, Brendan Willits, Brent Grimditch, Candi Joshi, Chad Racine, Chris Wright, Cole Hanks, Mark Seeley, Michael Keen, Stephani Bradley, Stu Boyd, Tom Pitts, Todd Piccone, Kristen Battige, Ryan Baker, Tara Flores

<table>
<thead>
<tr>
<th>Agenda Item</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Call to Order/Pledge of Allegiance</strong></td>
</tr>
<tr>
<td>Chris Wright called the meeting to order at 5:01 p.m.</td>
</tr>
<tr>
<td><strong>Approval of Agenda for November 6, 2023</strong></td>
</tr>
<tr>
<td>Mark Seeley moved to approve the agenda for September 11, 2023 as presented. Cole Hanks seconded the motion.</td>
</tr>
<tr>
<td>Motion passed.</td>
</tr>
<tr>
<td><strong>Approval of Minutes from September 11, 2023</strong></td>
</tr>
<tr>
<td>Brendan Willits moved to approve the minutes for September 11, 2023 as presented. Mark Seeley seconded the motion.</td>
</tr>
<tr>
<td>Motion passed.</td>
</tr>
<tr>
<td><strong>Vice Chair Nominations</strong></td>
</tr>
<tr>
<td>There were no nominations so the committee was asked to think about Vice Chair nominations.</td>
</tr>
<tr>
<td><strong>Town of Berthoud Planning Update</strong></td>
</tr>
<tr>
<td>Walt Elish, Town of Berthoud reviewed the presentation going over Berthoud history and growth for the next 2-3 years.</td>
</tr>
<tr>
<td><strong>City of Loveland Planning Update</strong></td>
</tr>
<tr>
<td>Randy Maizland, Civil Engineer with the City of Loveland gave a brief review of development under review Citywide.</td>
</tr>
<tr>
<td><strong>Finance Update</strong></td>
</tr>
<tr>
<td>Gordon Jones, Chief Financial Officer reviewed the financial update with the committee. Gordon also explained how mill levy rates</td>
</tr>
</tbody>
</table>
### Master Plan Committee Meeting Minutes

#### Impact Financing and Taxation.

#### MPC Activity Follow-Up
Kristen Battige reviewed the top topics the committee noted from the September 11th meeting as well as the long-range master plan.

#### Intro to TSD Demographic Update
Ryan Baker gave a brief review of what December topics will be relating to TSD demographics.
- Enrollment projections
- School utilization
- High growth areas (Berthoud, East Loveland)

#### Announcements:
The next MPC meeting will be December 4, 2023 at Berthoud Elementary. The committee was asked to think about Vice Chair nominations.

#### Adjourn
Chris Wright moved to adjourn the meeting. Meeting adjourned at 7:06 p.m.

#### High Plains Tour
Kristen Battige took committee members on a tour of High Plains.
Master Plan Committee

6 November 2023
# Tonight’s Agenda

## Master Plan Committee 2023 - 2024

**AGENDA**

November 6, 2023  
5:00 P.M.  
Location: High Plains PK9, 4255 Buffalo Mountain Drive

<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>Presenter</th>
<th>Start Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Call to Order/Fledge of Allegiance</td>
<td>Chris Wright</td>
<td>5:00</td>
</tr>
<tr>
<td>Approval of Agenda for November 6, 2023</td>
<td>Chris Wright</td>
<td>5:03</td>
</tr>
<tr>
<td>Approval of Minutes from September 11, 2023</td>
<td>Chris Wright</td>
<td>5:04</td>
</tr>
<tr>
<td>Vice Chair Nominations</td>
<td>Chris Wright</td>
<td>5:05</td>
</tr>
<tr>
<td>Town of Berthoud Planning Update</td>
<td>Walt Elish/ Chris Kirk</td>
<td>5:15</td>
</tr>
<tr>
<td>City of Loveland Planning Update</td>
<td>Nicole Hahn</td>
<td>5:35</td>
</tr>
<tr>
<td>Finance Update</td>
<td>Gordon Jones</td>
<td>6:00</td>
</tr>
<tr>
<td>MPC Activity Follow-Up</td>
<td>Todd Piccone/Kristen Battise</td>
<td>6:30</td>
</tr>
<tr>
<td>Intro to TSD Demographic Update</td>
<td>Ryan Baker</td>
<td>6:50</td>
</tr>
<tr>
<td>Announcements:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vice Chair Nominees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Next MPC: December 4, 2023</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adjourn</td>
<td>Chris Wright</td>
<td>6:57</td>
</tr>
<tr>
<td>High Plains Tour</td>
<td>Kristen Battise</td>
<td>6:57</td>
</tr>
</tbody>
</table>
Vice Chair Nominations
Town of Berthoud Planning Update

Anne Johnson, Community Development Director
Chris Kirk, Town Administrator
Welcome to Berthoud
Population Growth Rate

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>2,990</td>
<td></td>
</tr>
<tr>
<td>1995</td>
<td>3,799</td>
<td>4.9%</td>
</tr>
<tr>
<td>2000</td>
<td>5,005</td>
<td>5.7%</td>
</tr>
<tr>
<td>2005</td>
<td>4,885</td>
<td>-0.5%</td>
</tr>
<tr>
<td>2010</td>
<td>5,103</td>
<td>0.9%</td>
</tr>
</tbody>
</table>

Nearly doubled in 6 years

Educational Attainment, Persons Age 25 and Older

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Berthoud</th>
<th>Larimer County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than High School</td>
<td></td>
<td></td>
</tr>
<tr>
<td>High School Graduate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Some College or Associate’s Degree</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bachelor’s Degree</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduate or Professional Degree</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Age Forecast: 2010 to 2025

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 9</td>
<td></td>
</tr>
<tr>
<td>10 to 19</td>
<td></td>
</tr>
<tr>
<td>20 to 29</td>
<td></td>
</tr>
<tr>
<td>30 to 49</td>
<td></td>
</tr>
<tr>
<td>50 to 59</td>
<td></td>
</tr>
<tr>
<td>60 to 69</td>
<td></td>
</tr>
<tr>
<td>70 to 79</td>
<td></td>
</tr>
<tr>
<td>80 to 89</td>
<td></td>
</tr>
<tr>
<td>90 and Over</td>
<td></td>
</tr>
</tbody>
</table>

Household Income Distribution

<table>
<thead>
<tr>
<th>Income (in 2021 Dollars)</th>
<th>Berthoud</th>
<th>Larimer County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $10,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$10,000 to $19,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$20,000 to $29,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$30,000 to $39,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$40,000 to $49,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$50,000 to $59,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$60,000 to $69,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$70,000 to $79,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$80,000 to $89,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$90,000 to $99,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$100,000 to $124,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$125,000 to $149,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$200,000 to $299,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$300,000 to $499,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$500,000 to $999,999</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$1,000,000 or more</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Private Investment

$100 million + in new construction 2020 - 2023
Residential Construction Outlook: 2023

New Residential Building Permits Issued by Year

- 2015: 111
- 2016: 264
- 2017: 435
- 2018: 521
- 2019: 347
- 2020: 505
- 2021: 509
- 2022: 223
- 2023: 144, as of 9/30

Residential Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmstead 2nd/Apartments</td>
<td>285 sf / 281 mf</td>
</tr>
<tr>
<td>Farmstead 3rd Filing</td>
<td>629 sf</td>
</tr>
<tr>
<td>Fickel Farm</td>
<td>101 sf</td>
</tr>
<tr>
<td>Hammond</td>
<td>371 sf + mf</td>
</tr>
<tr>
<td>Harvest Ridge</td>
<td>97 sf</td>
</tr>
<tr>
<td>Heritage Ridge</td>
<td>430 sf</td>
</tr>
<tr>
<td>Heron Lakes</td>
<td>705 sf + mf</td>
</tr>
<tr>
<td>Ludlow</td>
<td>1,800 sf + mf</td>
</tr>
<tr>
<td>Prairie Star</td>
<td>508 sf + mf</td>
</tr>
<tr>
<td>Revere</td>
<td>31 sf + 222 mf</td>
</tr>
<tr>
<td>Trails at Creekview</td>
<td>435 sf + mf</td>
</tr>
<tr>
<td>Westside Crossing</td>
<td>56 sf</td>
</tr>
<tr>
<td>Vantage</td>
<td>693 sf</td>
</tr>
</tbody>
</table>

TOTAL dwelling units approved or in Development Review: 6,644 units (2,682)
Parks and Future Planning Activities

Town Hall

Innovation District
Berthoud Town Park

- North Entry Plaza
- Salute to Old Baseball Fields
- Time Capsule
- Focal Point Sculpture on Pitchers Mound

- Landscape Buffer with Berms
- Community Area Possibilities: Gardens, Historical, Markers, Landmarks, Sculpture
- Landscape Buffer with Berms
- Large Family Pavilion w/ Plaza and Fire Pit
- Lawn Games Possibilities: Bocce, Horseshoes, Cornhole
- Leisure Trail Possibilities: Exercise, Station, Sculpture
- Water Tower Focal Point

- Restroom Pavilion with Concessions and Equipment
- Natural Splash Pad
- Higher Elevation
- Shade pergolas
- Stone with Waterfalls
- Splash Pad
- Lower Elevation

- Picnic Tables & Shade
- Focal Point / Artwork
- Picnic pergolas
- Promenade Connection From Downtown
- Decorative Medallion
- Fire Pit/Water Feature
- Perennial Planting Area Typical
- Parking
- Promenade with Decorative Paving & Benches
- Shelters
- Veteran's Plaza
- Flagpole
- Benches
- Service Plaques
- Memorial Pavers
- Planter Areas

- Bimson Ave
- 5th St
- 6th St
- 7th St
Legend
1. Recreation Center
2. Outdoor Aquatics
3. Multi-Purpose Field
4. Pavilions/Special Events
5. Picnic Pavilion + Restrooms
6. Parking
7. Entry Plaza, Auto Drop-off, and Pedestrian Promenade
8. Tennis Courts
9. Basketball Courts
10. Playground/Nature Play
11. Community Gardens
12. Orchard
13. Demonstration Agricultural Fields
14. Loop Trail
15. Regional Trail Connections
16. Natural/Open Space
17. Irrigation Pond
Parks and Future Planning Activities

- Ball Fields
- Multi-purpose Fields
- Future Water Access
- Basketball Court (2)
- Tennis Court (2)
- Destination Playground
- Amphitheater
- Pump Track/BMX Park
- Picnic Pavilion + Restrooms
- Concessions
- Concessions
- Maintenance/Emergency Access

Erroneous Entry: 11. Parking

Corrected Entry: 11. Natural/Open Space

Additional Entry: 13. Loop Trail

Additional Entry: 14. Regional Trail

Waggoner
City of Loveland Planning Update

Nicole Hahn, City Engineer
THOMPSON SCHOOL DISTRICT

Financial Update

Master Planning Committee (MPC) Meeting

November 6, 2023
School Finance Act (SFA) Funding

Funding of the SFA is called for in the state constitution and was adopted in 1994 and remains one of the 5 oldest, unmodified education funding programs in the nation.

SFA calls for funding from three primary sources: 1) local real estate property tax; 2) local specific ownership tax; and 3) state equalization.

Budget Stabilization (BS) Factor (formerly known as Negative Factor) was fully initiated in FY11, which is a reduction in revenue for schools, thus cutting K-12 funding (cumulative $166.8M) [*Scheduled to be removed in 2024-25 state budget*]

For FY23 local taxes were approximately 51.2% of total education funding vs 48.8% from the state, after allowing for $5.2 million less in funding from the BS Factor.
K-12 Education Related Mill Levy Tax Rates Assessed by TSD

**School Finance Act**
(24.360 mills)
(increasing by 1.000 mill per year to 27.000 mills in FY2026)

**Mill Levy Overrides**
(12.834 mills)

- 1999 MLO
  (capped at $7.5M)

- 2006 MLO
  (capped at $6.54M)

- 2018 MLO
  (fixed at 7.6 mills)

**Abatements**
(0.244 mills)

**Bond Redemption**
(7.133 mills)

- 2005 Bond
- 2018 Bond

Total TSD mills levied in FY2023 = 44.571 mills
Mill Levy Tax Rates in Thompson School District

TSD Education Related Mill Levy Rate

Mill Levy Tax Rate for School Finance
(Residential & Non-Residential Property)
Education Related Mill Levy Tax Rates in Thompson School District

• Mill levy tax rates for FY23 for Thompson School District are comprised of the following:
  • School Finance Act – dictated by the state as part of the School Finance Act (24.360 mills)
  • Local Mill Levy Overrides (MLO) – initiatives passed locally by voters to allow for additional education funds that typically are not construction related (12.834 mills)
  • Bond Redemption – initiatives passed locally by voters to service the bond debt for proceeds used for capital improvement/construction purposes (7.133 mills)
  • Abatement – for appeals/abatements of assessed valuations (0.244 mills)

*TSD education related property tax calculation - EXAMPLE:*

\[
\text{\{\{(Residential Property Value - $15,000) \times 6.765\%\} \times 44.571 \text{ mills} / 1000}
\]

\[
\text{\{(\$500,000-$15,000) \times 6.765\%\} \times 44.571 \text{ mills} / 1000 = \$1,462 per year}
\]

\[
\$1,462 / \$500,000 = 0.29\% \text{ of residential property value}
\]

Education Related Mill Levy Rates FY2023 – District Comparisons

• St. Vrain 58.385 mills
• Poudre 55.865 mills
• Windsor 50.879 mills
• Greeley 50.399 mills
• Johnstown 45.735 mills
• Thompson 44.571 mills
Estimated Impact of Proposition HH on Property Taxes in TSD - 2024

- Residential Assessment Rate (RAR) reduces from 6.765% to 6.700%
- Residential property credit increases from $15,000 to $50,000 ($40,000 in subsequent years)
- Homestead Exemption would become portable (first $100,000 of home value)
- TABOR cap increases by 1% (additional revenue used for education funding & local govt backfill)
- TABOR refunds at flat rate for all taxpayers (based on taxable income in subsequent years)
- Assessed Valuation (AV) would be less, resulting in less of an increase in property taxes

**TSD education related property tax calculation – EXAMPLE (w/Prop HH):**

\[
\left((\text{Residential Property Value} - \$50,000) \times 6.700\%\right) \times \frac{44.571 \text{ mills}}{1000} \\
\left((\$500,000 - \$50,000) \times 6.700\%\right) \times \frac{44.571 \text{ mills}}{1000} = \$1,344 \text{ per year}
\]

\[
\frac{\$1,344}{\$500,000} = 0.27\% \text{ of residential property value}
\]

**TSD education related property tax calculation – EXAMPLE (no Prop HH):**

\[
\left((\text{Residential Property Value} - \$15,000) \times 6.765\%\right) \times \frac{44.571 \text{ mills}}{1000} \\
\left((\$500,000 - \$15,000) \times 6.765\%\right) \times \frac{44.571 \text{ mills}}{1000} = \$1,462 \text{ per year}
\]

\[
\frac{\$1,462}{\$500,000} = 0.29\% \text{ of residential property value}
\]
Estimated Centerra South Assessed Valuation Build Out Schedule

Residential Property AV = $38.6M

Residential Property AV = $48.4M

$87.0M
### Impact of URA on TSD Tax Revenue

#### School Finance Act

- Any portion of K-12 education program funding not collected via local property tax is backfilled by the state **so no impact to TSD occurs in this category under current Colorado statute**

#### Mill Levy Overrides

- **1999 MLO** – revenue is capped at $7.5M on this MLO per original ballot language and the net AV in the District results in the tax revenue calculation meeting that maximum **so no impact to TSD occurs in this category**
- **2006 MLO** – revenue is capped at $6.54M on this MLO per original ballot language and the net AV in the District results in the tax revenue calculation meeting that maximum **so no impact to TSD occurs in this category**
- **2018 MLO** – revenue is calculated at a fixed 7.600 mills on this MLO per the original ballot language so any URA AV that is deducted in arriving at the net AV amount used for mill levy revenue calculations will be remitted back to TSD through the IGA revenue distribution negotiated with LURA

#### Abatements

- Mill levy rate is adjusted based on net AV to collect the amount required **so no impact to TSD occurs in this category**

#### Bond Debt Service

- **2005 Bond** – mill levy rate is adjusted based on net AV to collect the amount required for servicing this debt **so no impact to TSD occurs in this category**
- **2018 Bond** – mill levy rate is adjusted based on net AV to collect the amount required for servicing this debt **so no impact to TSD occurs in this category**
Thompson School District – General Obligation Bond Debt

General Obligation Bonds - Issued 2005 / Refunding 2016

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal</th>
<th>Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>23-24</td>
<td>9,000,000</td>
<td>0</td>
</tr>
<tr>
<td>24-25</td>
<td>9,500,000</td>
<td>0</td>
</tr>
<tr>
<td>25-26</td>
<td>10,000,000</td>
<td>0</td>
</tr>
</tbody>
</table>

General Obligation Bonds - Issued 2019

<table>
<thead>
<tr>
<th>Year</th>
<th>Principal</th>
<th>Interest</th>
</tr>
</thead>
<tbody>
<tr>
<td>23-24</td>
<td>2,000,000</td>
<td>0</td>
</tr>
<tr>
<td>24-25</td>
<td>4,000,000</td>
<td>0</td>
</tr>
<tr>
<td>25-26</td>
<td>6,000,000</td>
<td>0</td>
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<tr>
<td>26-27</td>
<td>8,000,000</td>
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<tr>
<td>27-28</td>
<td>10,000,000</td>
<td>0</td>
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<tr>
<td>28-29</td>
<td>12,000,000</td>
<td>0</td>
</tr>
<tr>
<td>29-30</td>
<td>14,000,000</td>
<td>0</td>
</tr>
<tr>
<td>30-31</td>
<td>16,000,000</td>
<td>0</td>
</tr>
<tr>
<td>31-32</td>
<td>18,000,000</td>
<td>0</td>
</tr>
</tbody>
</table>
- Issue 2005 par amount approved by voters = $89.2 million
- Issue 2019 par amount approved by voters = $149.0 million
- Total 2019 bond projects estimated to be ~$205.0 million
  - Par amount
  - Premium
  - BEST grants
  - Sale of buildings / land
  - Approx. 37.6% more benefit than authorized
Thompson School District – Certificates of Participation (COPs)

Outstanding Certificates of Participation (COPs) - Issued 2014
(original construction of High Plains)

Outstanding Certificates of Participation (COPs) - Issued 2022
(addition to High Plains)
Thompson School District – Certificates of Participation (COPs)

Outstanding Certificates of Participation (COPs) - Series 2014 & Series 2022 Combined

- Issue 2014 par amount = $9,095,000
- Original construction of High Plains included funds from:
  - Issued COPs
  - District Capital Projects budget
  - Previously deposited funds from the IGA
- Issue 2019 par amount = $14,870,000
Questions

???
NOTES FROM MEETING:

**Capital Maintenance Forecasting**
- Exterior door and hardware
- Lighting or natural lighting
- What, if any, is the cost benefit of solar energy? Could this help with costs?

**Existing Utilization & Projected Demographics**
- Low or declining enrollment in some schools
- Ensuring spaces to keep our ESS students in their neighborhood schools
- Improving transportation so we can improve utilization

**Learning Space Enhancements**
- Air conditioning - mechanical upgrades
- ADA accessible playgrounds
- Alternative student spaces (no desks/minimal desks)
- Gender neutral bathrooms/lockers
Master Plan Update
Long Range Master Plan Timeline

Proposed 2023 Update:

0-3 years

- Acquire all in-process dedication sites
- Provide solutions to address learning space enhancement needs
- **Address PK8 population growth in Berthoud area**
- Develop funding plan for Capital Needs—potential bond
- Update modular building plan, including re-allocation and removal
- Monitor utilization per policy FCA

3-7 years

- **Monitor capacity in Berthoud area for high school addition**
- Address Capital Maintenance and Learning Space enhancement needs
- Monitor utilization per policy FCA

7-10+ years

- Address Capital Maintenance and Learning Space enhancement needs
- Address PK8 population growth in the northeast part of the District
- Acquire land for future secondary campus in SE quadrant
Master Plan Update Activity Follow-Up

Highlights from committee on long range needs -

(Blue items will be addressed at future meetings and green adjusted in 0-7 year plan)

- Transparent criteria regarding investment policy - Capital Maintenance Forecasting
- Durability of new vs existing construction - Capital Maintenance Forecasting
- Developers being held responsible - RYAN
- Land acquisition for investment - TODD
- Diversity of offerings – is there space available to grow programs at TCC - Learning Space Enhancements
- New school or renovate existing school in Berthoud
  - Can we move high/secondary school to the 3-7 year time period - Adjusted in timeline
- What is the current modular building plan – does district own or lease - KRISTEN
- Demographics – why do some populations move from TSD schools to private/charter - TODD
- What has the board identified as learning space enhancement needs - KRISTEN
- How to deal with uncertainty in growth projections - RYAN/ TODD
- Are we meeting security needs at all schools - TODD
- For existing schools compare learning spaces to master plan standards to identify needed upgrades - Learning Space Enhancements
- MLO for maintenance going forward - TODD
- What about Erwin/LHS? NW monitoring should be listed - RYAN and Projected Demographics
- NE part of district 7+…would like info on this - Projected Demographics
- Would district consider talking to Weld RE4 or Poudre to move Windsor part of TSD boundary - TODD
Intro to TSD Utilization and Projected Demographics Update

Ryan Baker, TSD Planning Manager