

Niwot Incorporation Public Forum

March 12, 2026

NIWOT INCORPORATION COMMITTEE

- 1. Recap**
- 2. Updates**
- 3. Petition Status and Logistics**
- 4. Introduction of Team Leads**
- 5. County and Town Services**
- 6. Structured Q&A**

The Big Picture – Why We're Here

- **Local control of decisions and taxes** – Niwot isn't a priority and county commissioners aren't accountable to Niwot voters
- **Fix the roads** before they deteriorate beyond repair . . . and at a more reasonable cost than a Public Improvement District (PID)
- **Land use rules and building codes** tailored to our small town, not county-wide systems designed for larger and more diverse areas
- **Predictable and attractive investment environment** for local businesses
- **Service level agreements and revenue sources** that are only available to a municipality

It all comes down to decisions about Niwot made by the people who live with the consequences. It's not more government – it's replacing current county government with local government that we elect.

Problem: Niwot Has No Voice in Elections



Updated Pro Forma – Shows Financial Feasibility

First full year

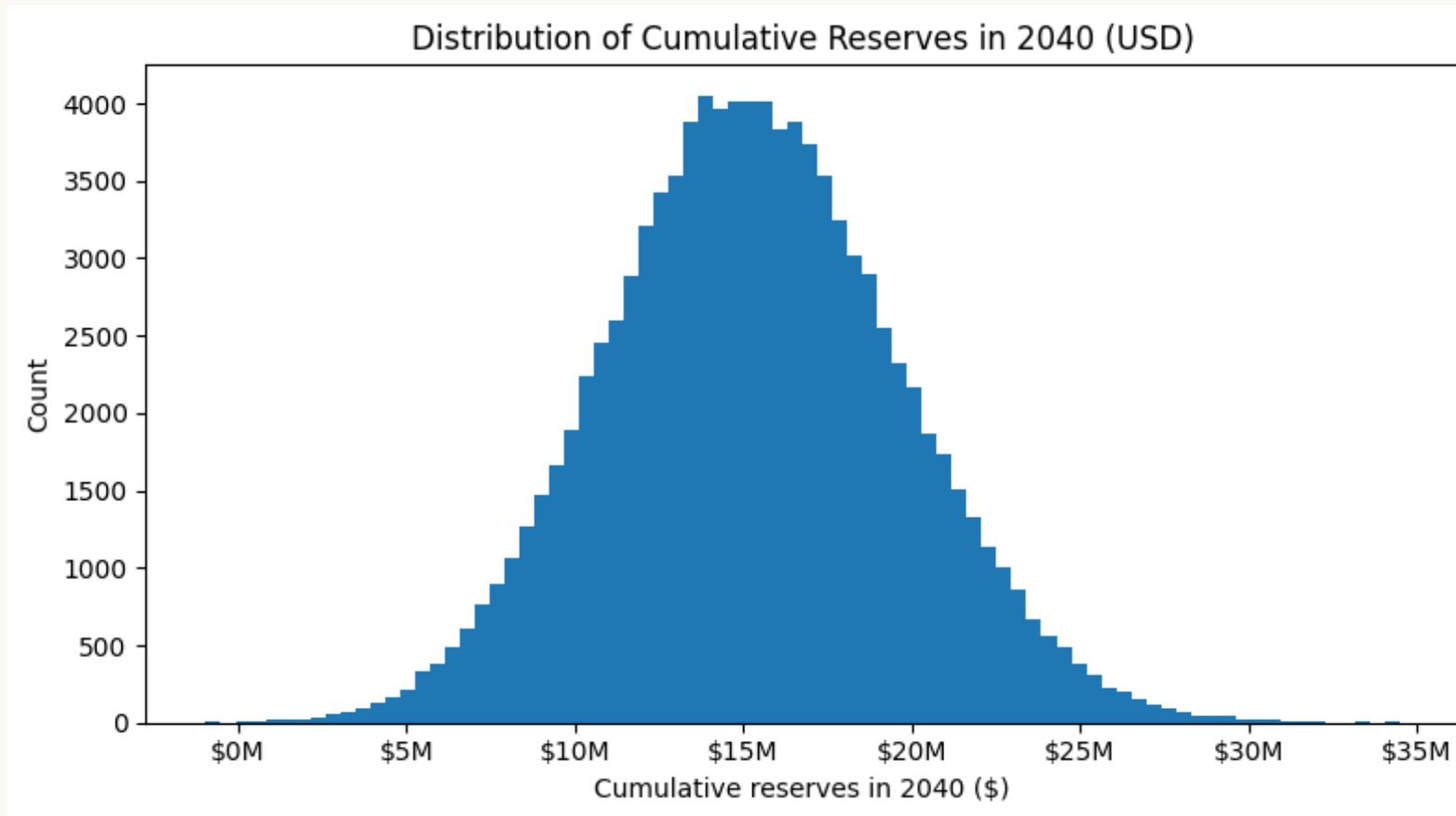
Revenue	2029	2030	2031	...	2040
Voter Approved:					
Property Tax - 4 mills	\$886	\$897	\$954		\$1,422
Sales Tax - 2.5%	\$2,251	\$2,319	\$2,388		\$3,116
Use Tax - 2.5%	\$495	\$510	\$525		\$686
Retail Marijuana Tax - 3%	\$52	\$53	\$55		\$71
Other Revenue	\$795	\$818	\$843		\$1,100
TOTAL REVENUE	\$4,478	\$4,597	\$4,765		\$6,395
Expenses					
Roads Capital Project Loan Repayment	\$820	\$1,235	\$1,232		\$1,231
Pay and Benefits	\$454	\$467	\$480		\$615
Major Services:					
Public Safety - Boulder County Sheriff	\$450	\$464	\$477		\$623
Public Works - Road routine maintenance	\$419	\$431	\$444		\$579
Other Services	\$397	\$409	\$421		\$549
Administrative Expenses	\$199	\$205	\$211		\$275
Other Expenses	\$373	\$384	\$396		\$517
Contingency of 15%	\$344	\$354	\$364		\$474
TOTAL OPERATING EXPENSES	\$2,635	\$2,713	\$2,793		\$3,632
CONTRIBUTION TO RESERVES FUND	\$1,023	\$649	\$740		\$1,532
CUMULATIVE RESERVES	\$2,885	\$3,533	\$4,274		\$15.029

- **Fire service changes are removed, incorporation only**
- Includes recently acquired information and feedback at Budget Workshop on February 27.
- Details of basis for line items in the Pro Forma are posted on Niwot.Town.

All \$ in 000

Sensitivity Analysis on Pro Forma

Monte Carlo: 100,000 simulations over 2027-2040, calculating contribution to reserves and terminal cumulative reserves. (Bond Payment Held Constant)



Tax Impact

- Tax calculator at Niwot.town
- ~\$270 for a \$1M
- \$0.15 extra cents for a \$10 sandwich at Niwot Market

LOOK UP YOUR HOME VALUE

Start typing your street address to find your property and auto-fill the home value.

ESTIMATE YOUR COST

I also own commercial property in Niwot

HOME VALUE*	ANNUAL LOCAL SPENDING**	ANNUAL ONLINE SPENDING***
<input type="text" value="\$1,000,000"/>	<input type="text" value="\$2,500"/>	<input type="text" value="\$7,500"/>

Total taxable spending: **\$10,000/year**

PROPERTY TAX	SALES TAX	TOTAL
\$268.00 per year	\$250.00 per year	\$518.00 \$43.17/month

*Residential property taxed at Colorado's 6.7% assessment rate × 4-mill levy.
**Excludes groceries, which are exempt from the sales tax.
***Includes remote and online retail purchases, streaming services, cell phone plans, and other taxable digital goods.
†Commercial property assessed at 25% of market value (HB 24B-1001) × 4-mill levy.

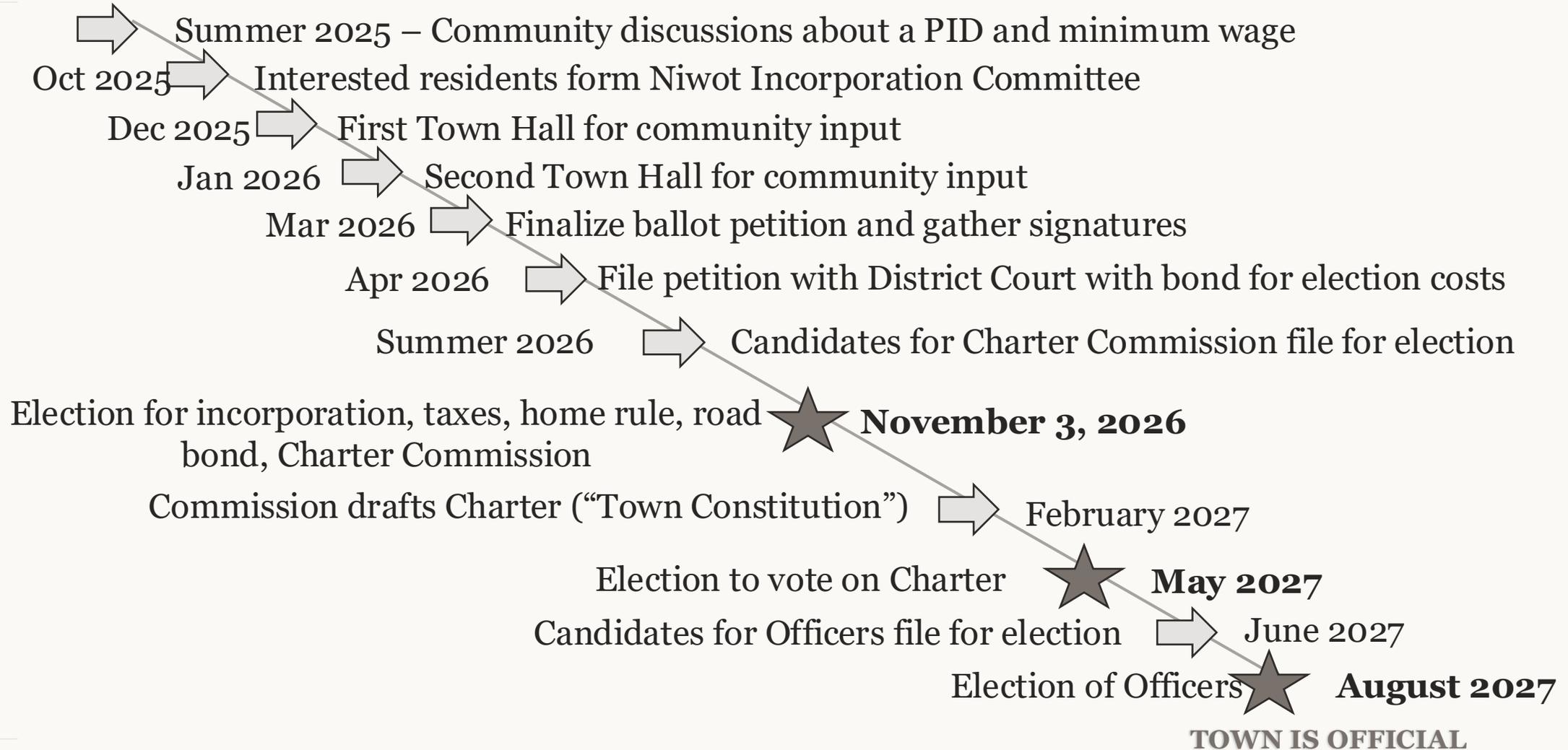
Petition Status

- Petition is complete and ready for signatures
- Full petition with exhibits is posted on Niwot.Town
- Petition asks that three major questions be put to the voters in November:
 1. Do you want to organize Niwot into a municipality?
 2. Do you want to form a Home Rule Charter Commission consisting of 9 Charter Commissioners? (alternative is statutory law)
 3. Do you approve putting revenue measures on the ballot?
 - Sales and use tax of 2.5%. Excludes food purchased for domestic consumption
 - Property tax of 4 mills
 - Marijuana tax of 3% on sale of retail marijuana products
 - Road bonds of \$15M for funding of roads and related infrastructure
 - Authorization to retain and spend the full amount of all revenues collected

Petition Logistics

- Question #1: Organization into a Municipality (and associated tax measures) requires 150 signatures
 - Signers must be 18 years of age, a citizen of the United States, and registered elector (voter)
 - Signers must also be a landowner and resident within the territory proposed to be a municipality
- Question #2: Formation of Home Rule Charter Commission requires 5% of registered electors in the territory (183)
- Signed petitions and request for Order for election will be submitted to District Court
- Court will appoint 5-9 Election Commissioners
- Election Commissioners will organize election (with Boulder County) and establish process for candidates for the Charter Commission

Timeline – Three Elections



Upcoming Engagement

1-2 Events per month – a combination of daytime and evening events

Economic Vitality Business Roundtable

Tuesday, April 16 – Public Update Session on Business Vitality

6:30 PM, Niwot Hall

April/May – Workshop and Public Update on Roads

May/June – Workshop and Public Update on Home Rule

June/July – Workshop and Public Update on Land Use

Introduction of Team Leads

- **Financial Review – Steve Lehan**
- **Petition and Legal Mechanics – Paula Hemenway**
- **Business Vitality – Tony Santelli**
- **Roads – Bob Kilcullen**
- **Home Rule Rationale and Objectives – Jim Parys**
- **Community Outreach – Georgianna Holderbein**
- **Narrative and Communications – Kevin Klau and Sara Hughes**
- **Land Use, Permitting and Zoning – Curt Bruner**

**Anyone interested in volunteering for any of these teams,
please email us at contact@niwot.town**

Counties and Municipalities Have Different Roles

- Under Colorado law:
 - Counties provide regional services across large geographic areas.
 - Municipalities provide local services tailored to their communities.
- Niwot is an outlier – most communities of Niwot’s character are incorporated.
- We’re not too small or too rural - we just need to step into our proper governance role.
- If we don’t incorporate, we remain at an economic disadvantage compared to neighboring municipalities.
- Incorporation won’t jeopardize what works in our relationship with the County.

Services Provided by Counties

- Public Health and Human Services
- Courts and Justice System for Major Offenses
- Major Roadways and Regional Transportation
- Regional Services – open space (county-owned land stays county-owned), RTD, emergency management coordination
- Elections – ballots, registration, county, state, and federal elections
- Property Assessment and Tax Collection
- Vital Records – birth, adoption, death, marriage, divorce

Services Provided by Municipalities

- Land Use and Zoning – policies, approving/denying developments, building permits
- Public Safety and Law Enforcement
- Public Works – snow plowing, street sweeping, stormwater management
- Roads within Boundaries – maintenance and repair, sidewalks, crosswalks, signage
- Parks, Trails, and Recreation if owned by municipality
- Code Enforcement – Noise, parking, property maintenance
- Planning and Community Development – business regulations such as minimum wage
- Local Administration – Town Manager & Clerk, Records & Municipal Elections, Budget & Finance
- Fire Protection and Emergency Medical Services (unless provided by a fire district)

Structured Q&A

Priority on submitted questions relating to:

- **Emailed**
- **Cards**
- **Financial Feasibility**
- **Petition Status and Logistics**
- **Other topics if time allows**

Structured Q&A – Emailed Questions

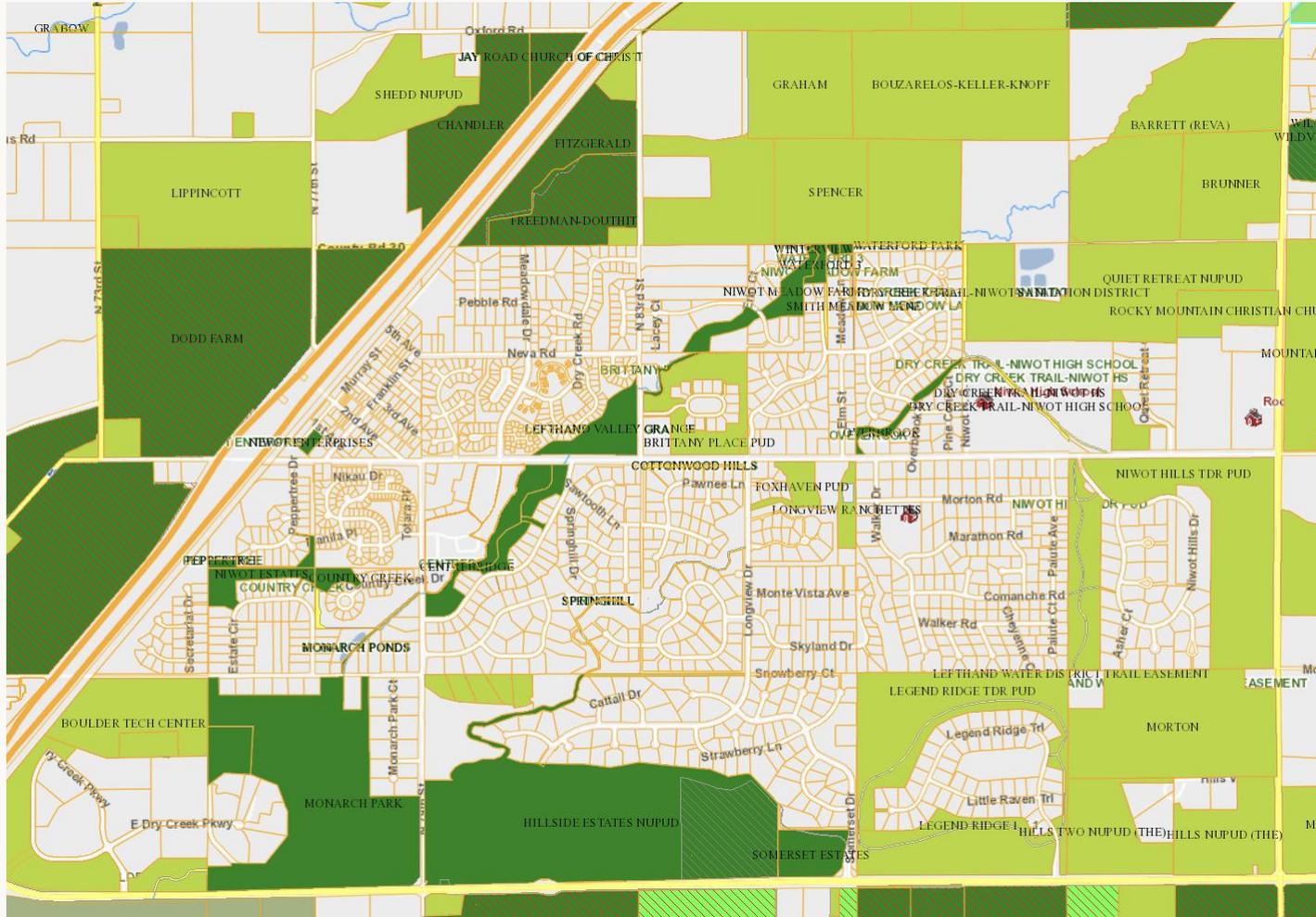
- What percentage of Niwot homes are currently in an HOA and will local control mean that we can vote for ordinances that can override our HOA overly restrictive rules? Such as being able to have short term rentals and take advantage of festivals such as Sundance, which would help a lot of people on retirement incomes, particularly in this economy.
- Should future changes to fire service be voted on by the residents of Niwot rather than simply decided by the elected councilors?

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Open Space and Conservation Easements Limit Growth



 Designated Open Space

 Conservation Easement