



Legislation Details (With Text)

**File #:** Res NIGID 2020-04      **Version:** 1      **Name:**

**Type:** NIGID Resolution      **Status:** Passed

**File created:** 8/5/2020      **In control:** Northern Infrastructure General Improvement District

**On agenda:** 8/17/2020      **Final action:** 8/17/2020

**Title:** JOINT RESOLUTION APPROVING STANDARDS FOR THE INCLUSION OF PROPERTY IN THE COMMERCE CITY NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution, 2. NIGID Area and Current Inclusions Map, 3. Presentation

Date	Ver.	Action By	Action	Result
8/17/2020	1	Northern Infrastructure General Improvement District	approved	Pass

JOINT RESOLUTION APPROVING STANDARDS FOR THE INCLUSION OF PROPERTY IN THE COMMERCE CITY NORTHERN INFRASTRUCTURE GENERAL IMPROVEMENT DISTRICT

This joint resolution is intended to memorialize expectations and standards for the inclusion of certain properties in the Commerce City Northern Infrastructure General Improvement District (“NIGID”) is a public improvement district and a body corporate duly organized pursuant to Part 6, Article 25, Title 31, Colorado Revised Statutes, and Ordinance 1212 Series 1997 of the City of Commerce City, Colorado (“City”) adopted by the City Council on August 18, 1997. The resolution details background information, including the relationship of the City, NIGID, and the South Adams County Water and Sanitation District (“SACWSD”), the funding of water and wastewater and other improvements by the NIGID for the benefit of properties in the “Northern Range” area of the City (including future parts of the City), the purpose of inclusion, and the various resolutions, agreements, and rules and practices intended to be memorialized and implemented through the resolution.

Through the application of the resolution, the City will require certain properties currently not included in the NIGID to include or take other action if within a defined “NIGID Area,” as defined in the resolution. The NIGID Area is shown in green in the attached map, with gray areas showing properties currently included in the NIGID. Properties that were identified and evaluated in the Northern Study Project, a project conducted prior to the establishment of the GID, are not subject to the inclusion requirements.

The inclusion requirements can be summarized as follows:

- Properties that can be annexed must include in the NIGID at the time of annexation.
- Properties that are not eligible for annexation may defer inclusion until annexation, subject to an agreement to annex, or until development requires new or increases water or wastewater service.
- Currently annexed properties that are not included must include when rezoned or seeks another development approval or when seeking new or increased water or wastewater service.

Additional attachments can be found in the City Council presentation.

**Staff Recommendation:** Approval.

**Suggested Motion:** I move to approve Resolution No. 2020-04.