

Niwot Community Association  
Niwot Public Improvement District Survey  
July 30 – August 13, 2025

The NCA's charter includes being a two-way conduit of information by educating the community on local issues and conducting surveys to represent the opinions of our members to Boulder County officials.

Recently, the NCA distributed an information / education packet and a public opinion survey on the proposed Niwot Public Improvement District, the results of which will be shared with the Boulder County Commissioners.

<https://niwot.org/niwot-local-improvement-district/>

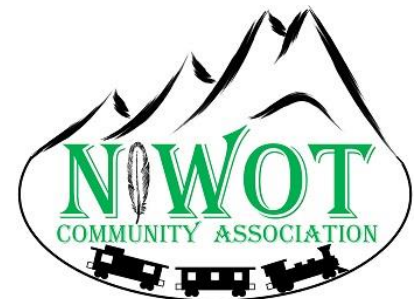
# Overview

The Niwot Community Association (NCA) conducted an opinion survey for the proposed public improvement district (PID) for the Niwot area. The purpose of the district would be to fund subdivision paving as well as support the Niwot Master Plan.

If approved at an upcoming Boulder County Commissioners public hearing, the proposed public improvement district will advance to the November 2025 ballot.

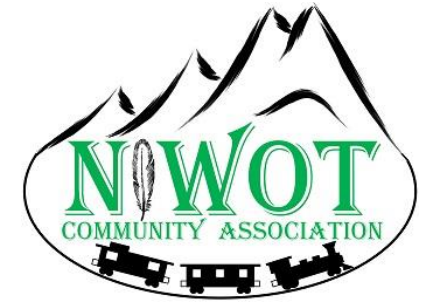
Total Responses	121
Duplicates	3
NCA Verified	99
Unverified	19

**The following slides report both the 99 verified NCA and 118 combined responses**



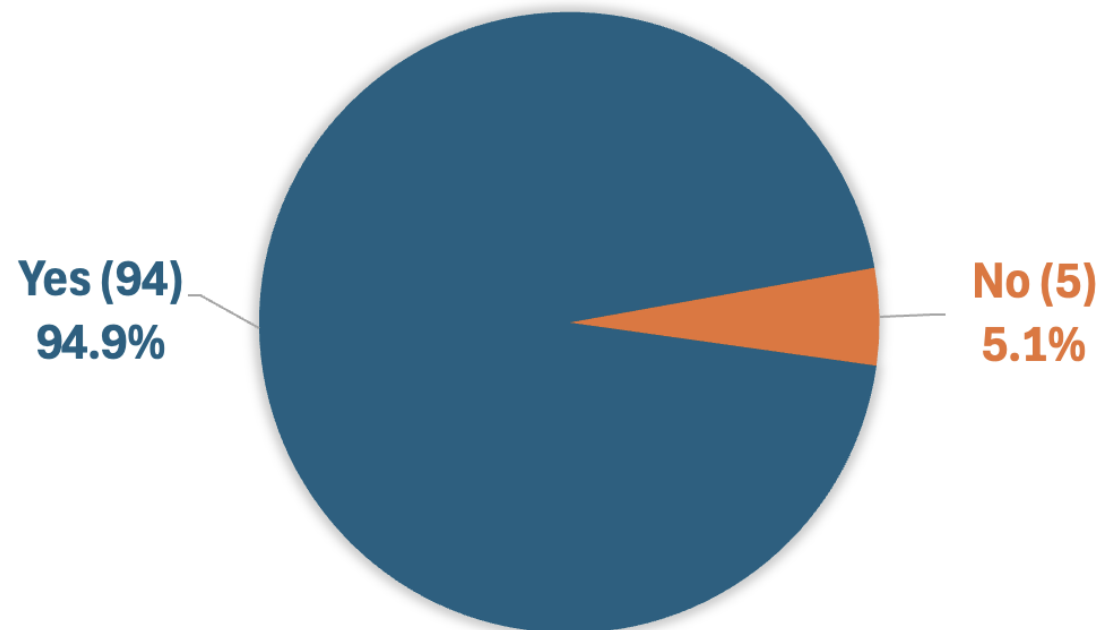
Do you live inside the proposed public improvement district boundaries? (select one)

- Yes
- No

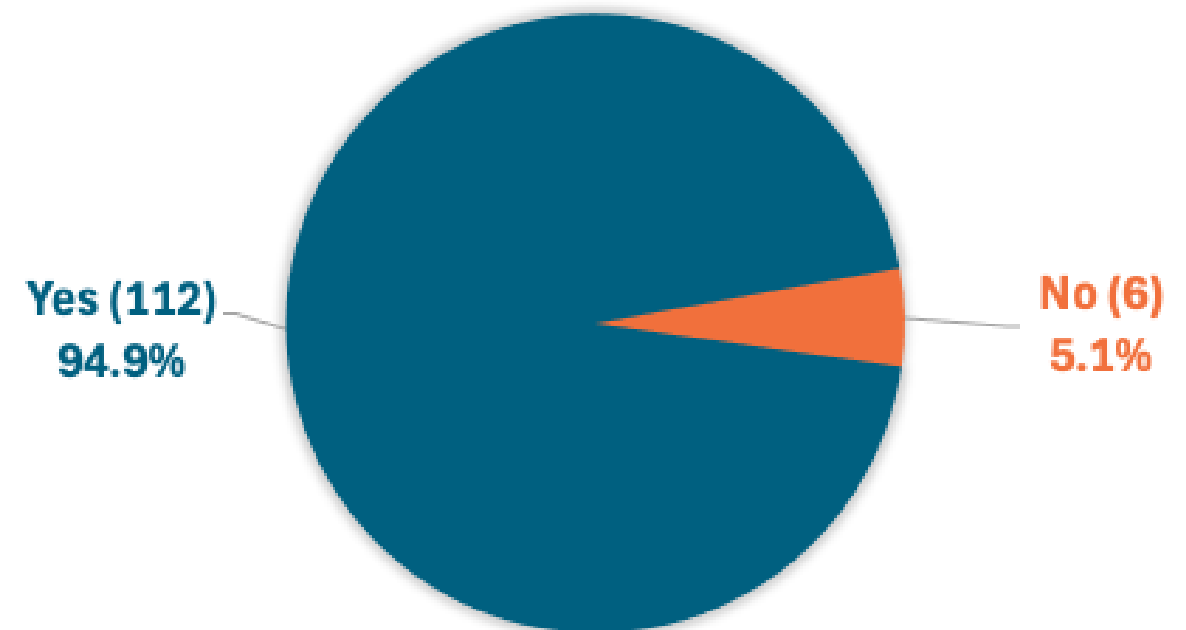


## Question 1

LIVE INSIDE BOUNDARIES - NCA

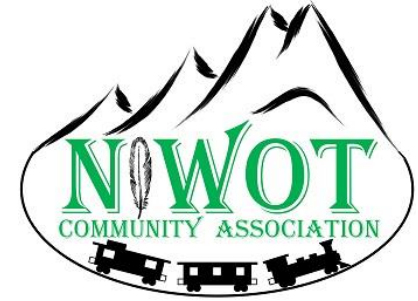


LIVE INSIDE BOUNDARIES - ALL



## Comments

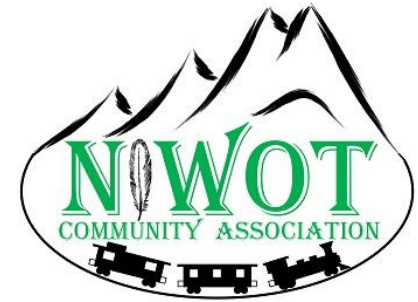
- Boulder County occasionally patches some of Spring Creek Circle, but never plows.
- I live just East of 95th & NIWOT RD
- In NCA boundaries Area VII
- Private road/HOA should not be included
- The proposed area omits MANY Niwot residents and streets.



## Question 1

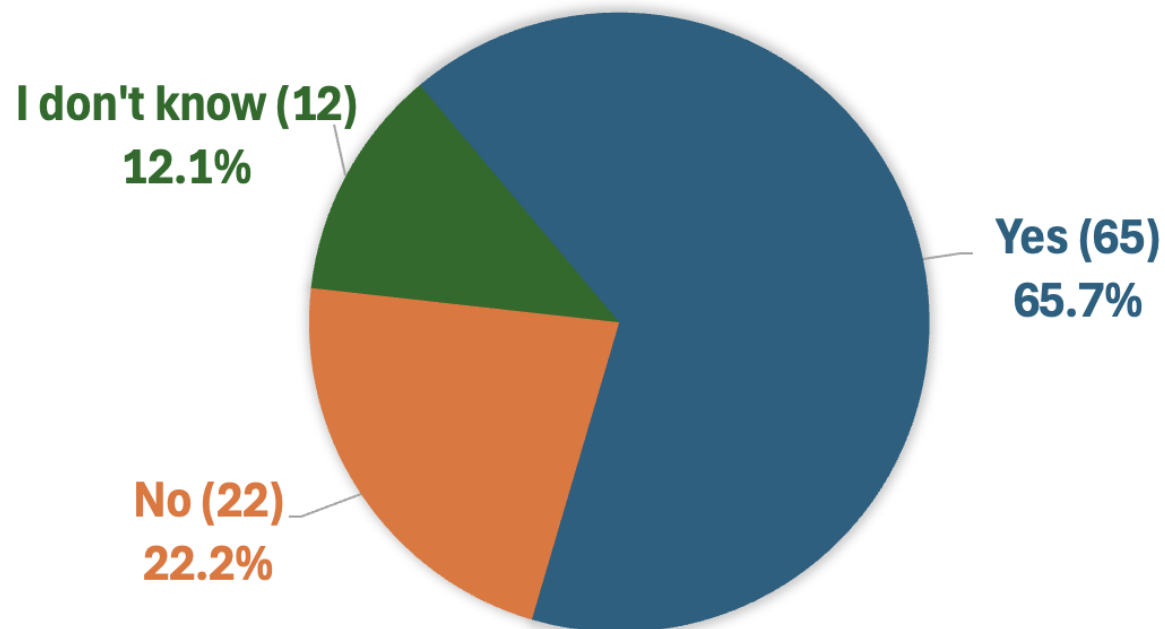
Do you support the idea of a public improvement district (not necessarily the currently proposed PID but in general) to generate revenue to address road repair and maintenance in Niwot?  
(select one)

- Yes
- No

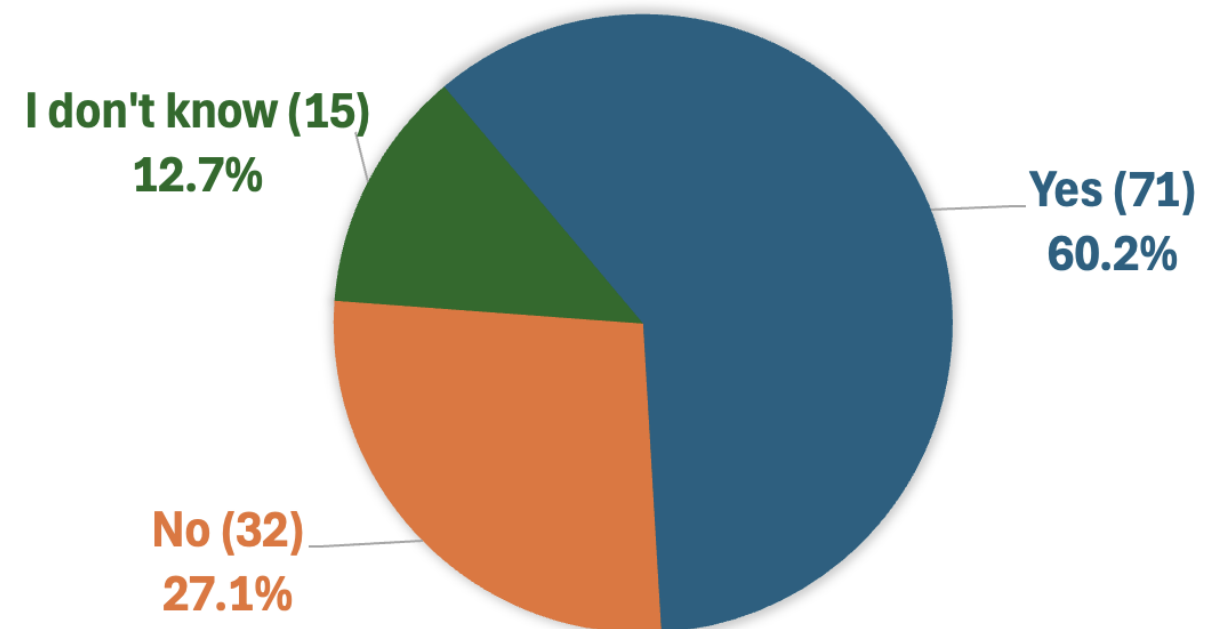


## Question 2

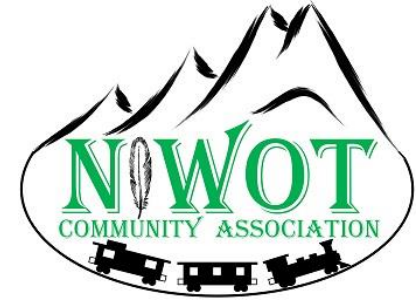
SUPPORT IDEA OF PID - NCA



SUPPORT IDEA OF PID - ALL



## Comments:

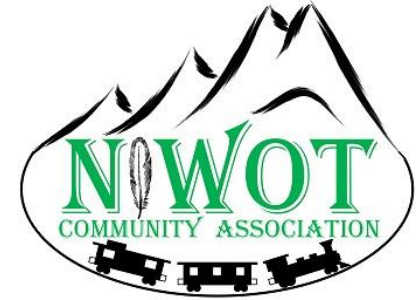


## Question 2

- "In perpetuity" property tax rise is concerning. And it only stand to reason that the taxes will go up more as repair costs rise over time
- AS stated in #6 below, my HOA owns their roads and all members already pay to maintain the roads. Some allowance for homeowners who are already paying for subdivision road maintenance must be included in the PID for me to support it.
- Boulder county receives a lot of money from high property taxes in Niwot and they should be responsible to repair and maintain the roads.
- But residences in HOAs on private roads should be excluded as our maintenance is already part of our dues.
- Has a long term bond been investigated to minimize the 12% increase in property taxes? Will BOCO contribute the amount currently spent/allocated for "maintenance" of these Boulder County Properties (eg. the streets that were required to be deeded to BOCO when subdivisions were built)?
- Here's the deal. I deeply resent BoCo's failure to hold up their end of things, but legal challenges weren't successful and I don't see that changing, so unfortunately, this large tax is probably more affordable than subdivisions trying to do it on their own.
- I do NOT support THIS proposed PID: it is too expensive for low income fixed income residents, Boulder County needs to participate a percentage of costs because most of these residential roads are Boulder County roads (deeded by subdivisions), boundaries are not Niwot asso many more .. a whole,
- I support a PID for the proposed downtown improvements shared for the long term vision of Niwot. Those plans are terrific. I am NOT supportive of the road maintenance PID as I truly believe that the County is NOT living up to their responsibility.
- I want there to be improvements, but my Boulder county taxes should cover it just like every other Boulder county town.
- In theory, yes, but the rates in this proposal seem insanely expensive.
- Incorporate Niwot
- Only because the county refuses to maintain our roads.
- PIDs are forever and will bind Niwot to Boulder County as long as there is any outstanding debt, which could be decades. . There's a better option.
- Property taxes are already too high and the county agreed to maintain roads and spent money elsewhere
- the mil amount is high.
- The PID is an expensive mistake. There are more cost effective solutions.
- The Proposed rate is too high.
- There should be a county contribution

## **Comments:**

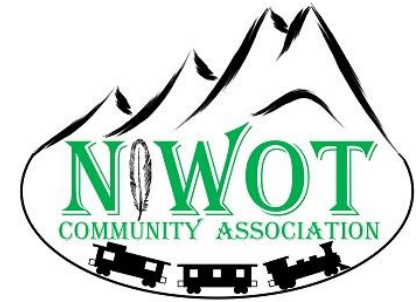
- This seems like the only way the roads problem will be solved
- Unsure at this time; biggest concern is how it is funded and how it is governed.
- We are confident that we will get nothing out of this.
- We would still be controlled by Boulder County
- While there is a Master Plan for downtown, I have not seen a plan for the PID repairs
- With this PID, each household would pay twice: once to the Boulder County Road Maintenance Department (per their website collects \$173 per household), plus the PID fee
- Would prefer an incorporation plan than a PID



## **Question 2**

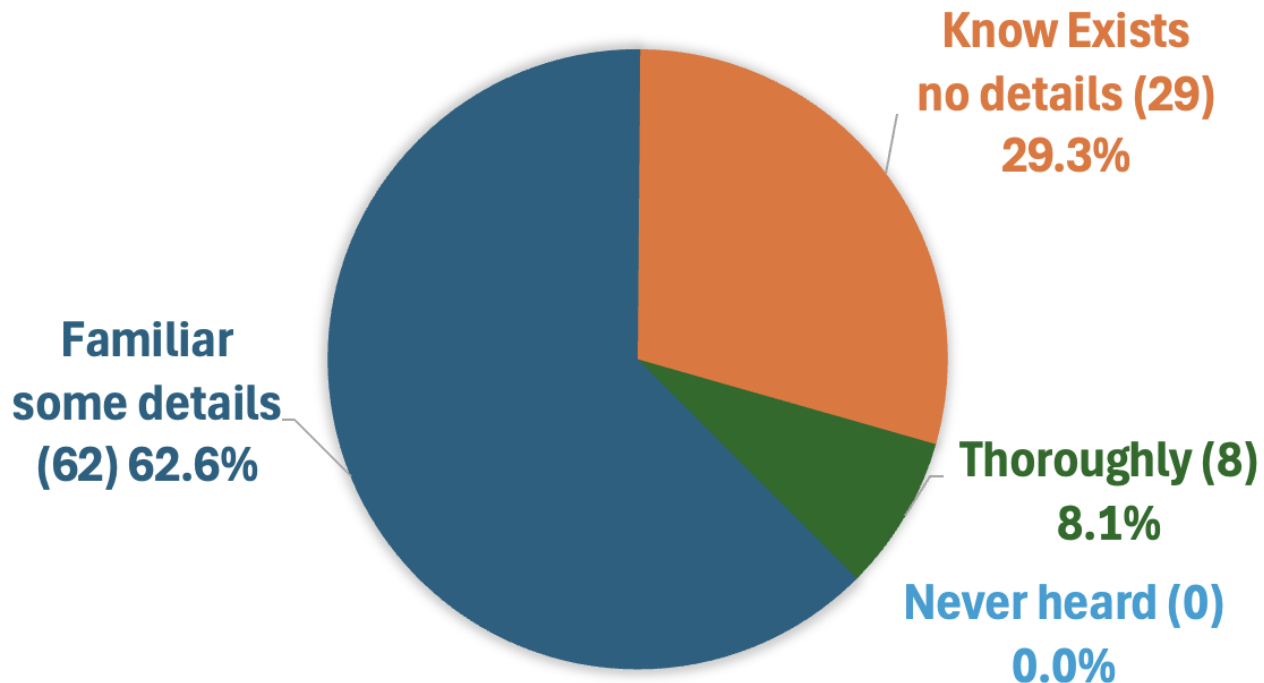
**How much do you know about the Niwot Master Plan that was adopted in May of this year by the Niwot Local Improvement District? (select one)**

- I thoroughly know the plans and objectives
- I am familiar with it and some of the details
- I know it exists, but none of the details
- I have never heard of it

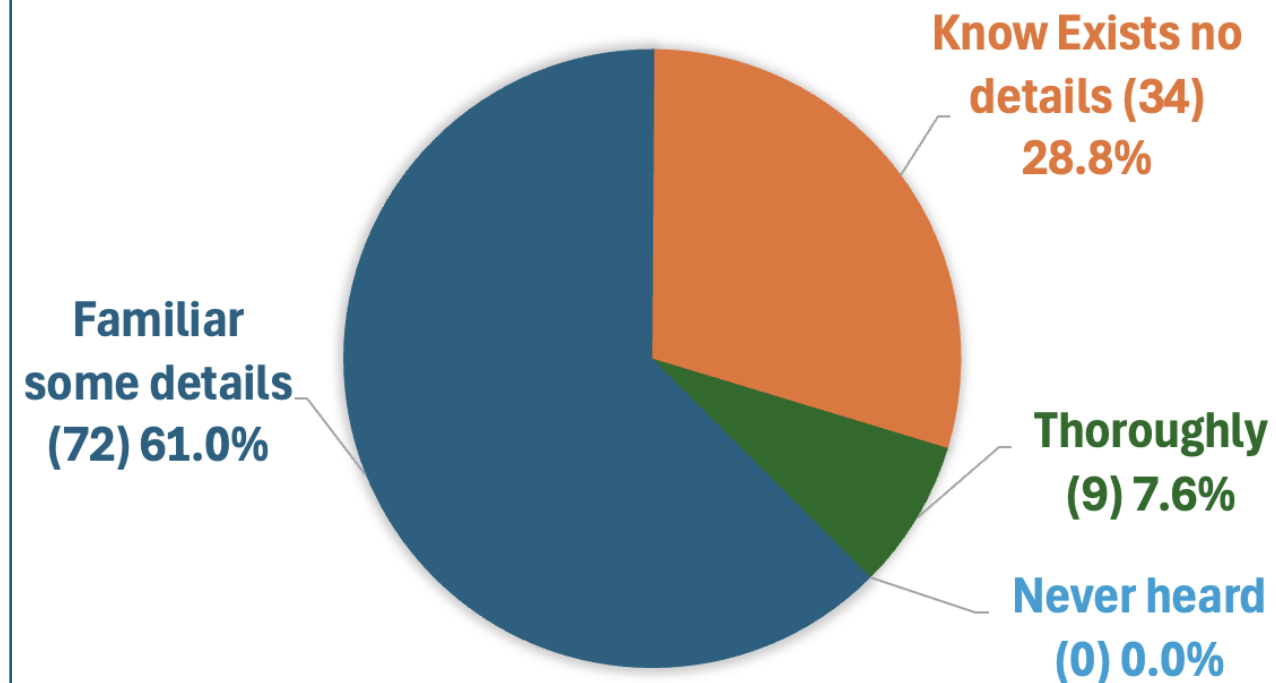


## Question 3

**KNOWLEDGE OF MASTER PLAN - NCA**



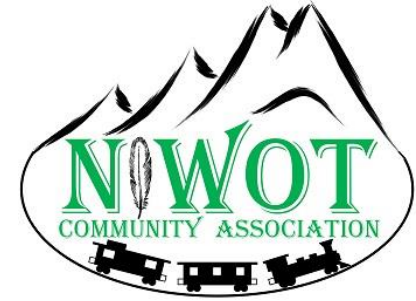
**KNOWLEDGE OF MASTER PLAN - ALL**





## **Comments:**

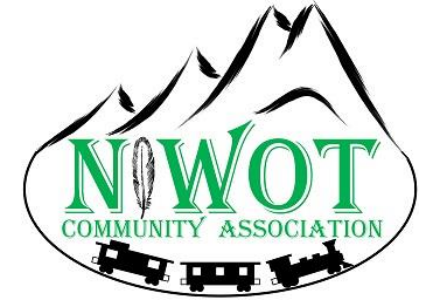
- I understand how much the proposed Master Plan will help the business district in downtown Niwot. Not sure how much it helps those of us who live up the hill east of the High School though? Plus, certain things seem quite unnecessary, like the 'Splash Park', no offense, but the Children's Park is already quite nice. Why? Also, don't like the idea of destroying the Niwot Volunteer Fire Dept bldg.
- It appears to be the same people on the LID that are creating the PID. Is that true?
- The Niwot Master Plan was designed and funded by the NLID along with public opportunity for input. The Master Plan is NOT ROADS so it should not be taking \$\$ away from road maintenance. The Niwot residents who would be taxed DID NOT VOTE FOR THE MASTER PLAN.
- Wonderful plan and I am VERY supportive of it. Let's start planting the trees now so they have growth while the rest is worked out.



## **Question 3**

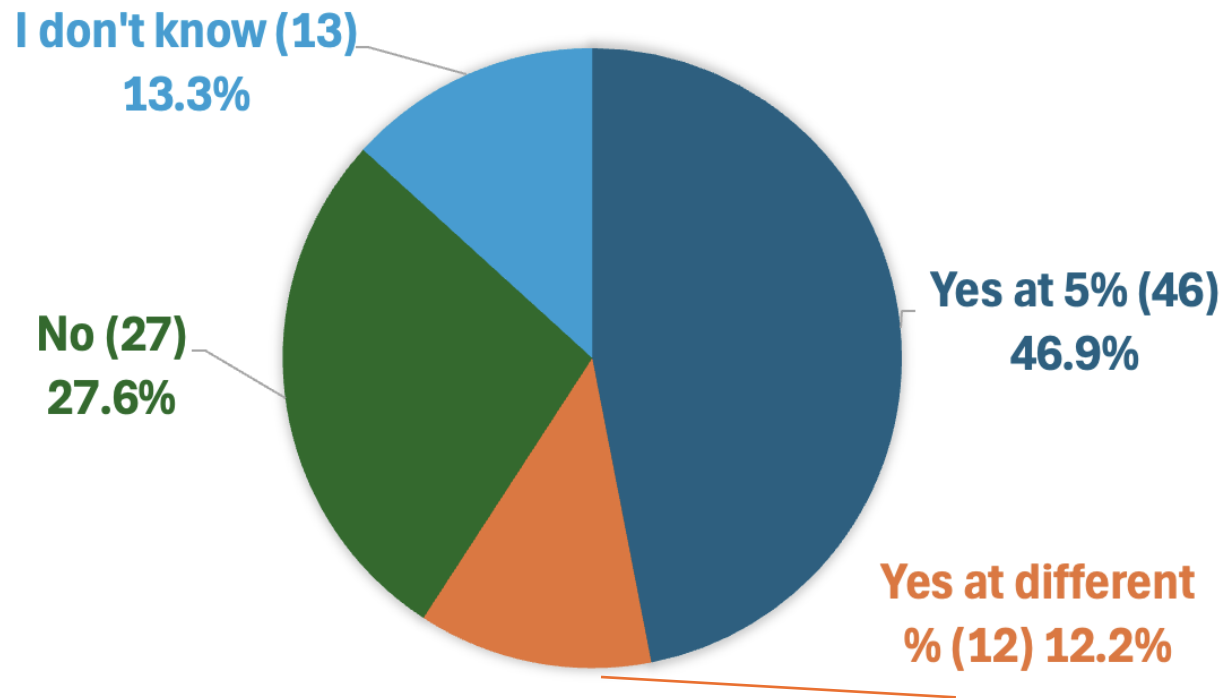
**Do you support the inclusion of Niwot Master Plan projects in the proposed public improvement district? (select one)**

- Yes, and the 5% limit makes sense
- Yes, but with a different annual limit
- I don't know
- No

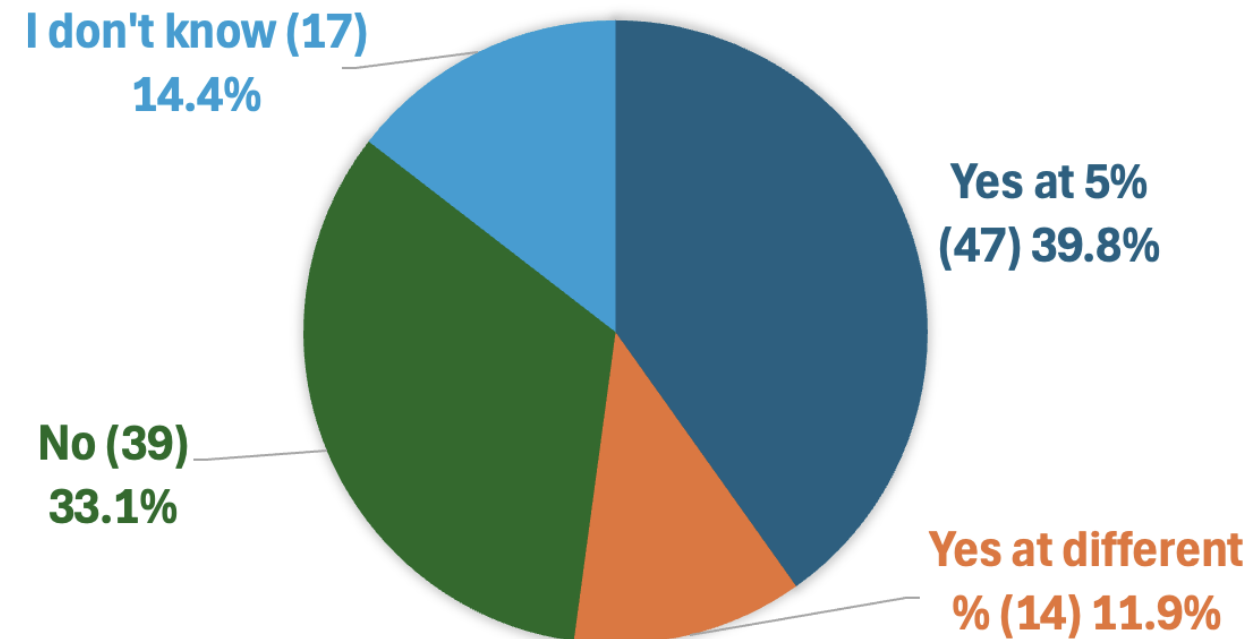


## Question 4

**MASTER PLAN PROJECTS INCLUDED - NCA**

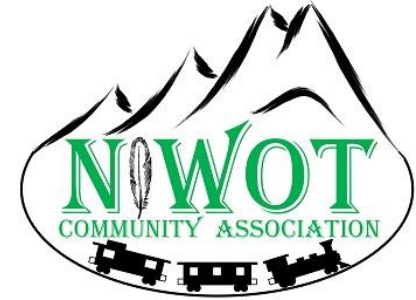


**MASTER PLAN PROJECTS INCLUDED - ALL**



## Do you support the inclusion of Niwot Master Plan projects in the proposed public improvement district? (select one)

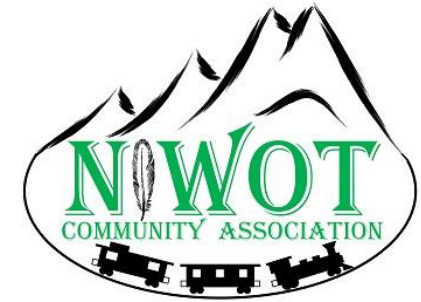
- Are there plans for the neighborhood road repairs? Otherwise, there is risk the roads still would not be repaired.
- Given the OTT nature of some of the suggestions (event plaza? splash pad? fishing pond?) I'd be more comfortable with something like 1%, esp if we could take that 4% off our taxes. I get the need, but an extra \$1.2K is a LOT for my family.
- I don't feel strongly about this, but it seems a little wonky that the local businesses involved in the master plan (through the LID) get a substantial amount of money at no added cost to them. Seems like the PID was designed by these businesses.
- I would flip the plan and dedicate MORE money to the Niwot Master Plan and the roads be damned. I have no issue just letting the roads go back to dirt because the County Commissioners have shirked their duties.
- I would like to see more allocated to realizing the Niwot Master Plan or at least initially to get the master plan going. I want to see key parts of master plan happen in the near term and not take 25 years.
- If the downtown businesses, which will benefit most from the Master Plan, are NOT included in being taxed, I do NOT approve of the inclusion. If they aren't a part of the funding, they shouldn't get to reap the benefits when everyone else has to pay (including all other business locales) it's simply not fair.
- keep focused on roads. Do not dilute the PID with other purposes. Moreover, including the LID master plan while removing the LID businesses from the property tax seems like an underhanded political move.
- Some of the projects (splash pad? fishing pond?) seem a little lower on the importance scale.
- The PID is already very expensive. perhaps the Master Plan should be funded separately.



## Question 4

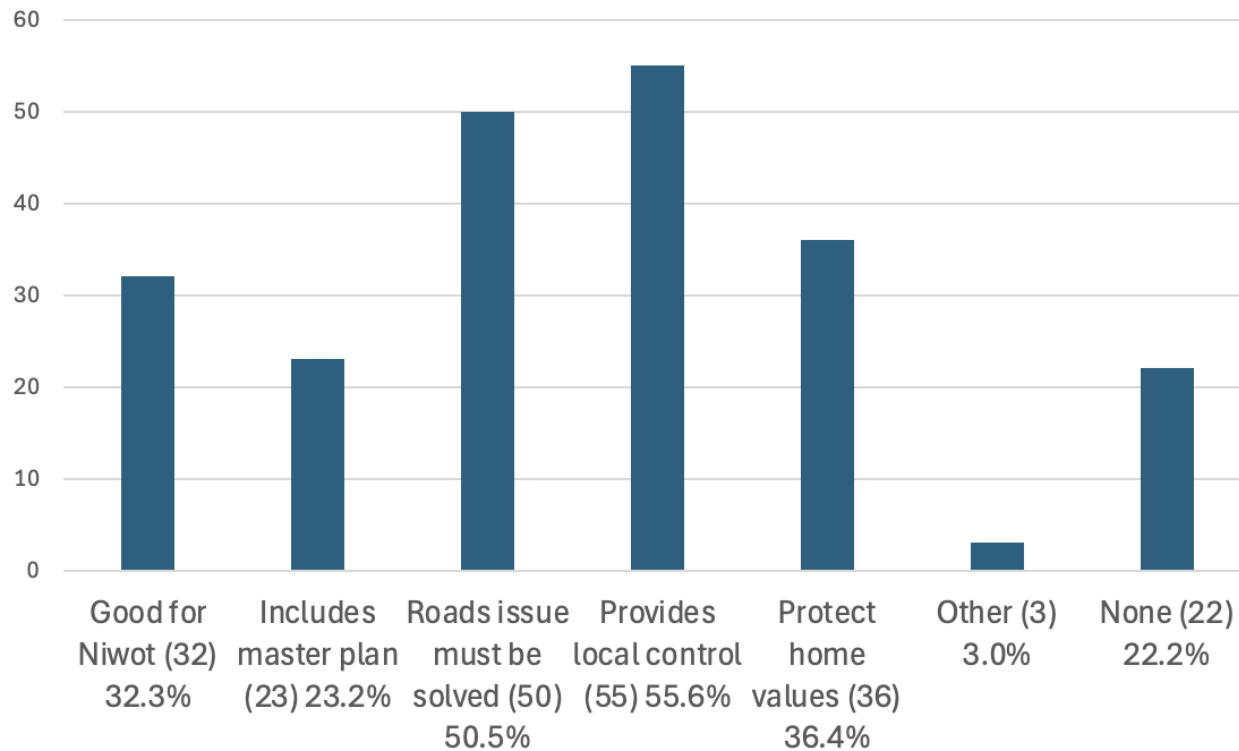
## I support the proposed public improvement district for these reasons: (select all that apply)

- It is a good solution for Niwot
- It includes Master Plan Projects which will improve the business district and community
- The roads issue must be solved, and this will get it done
- Boulder County is unlikely to change its policies, this would provide local control over our roads
- It will protect home values
- Other
- None of the above

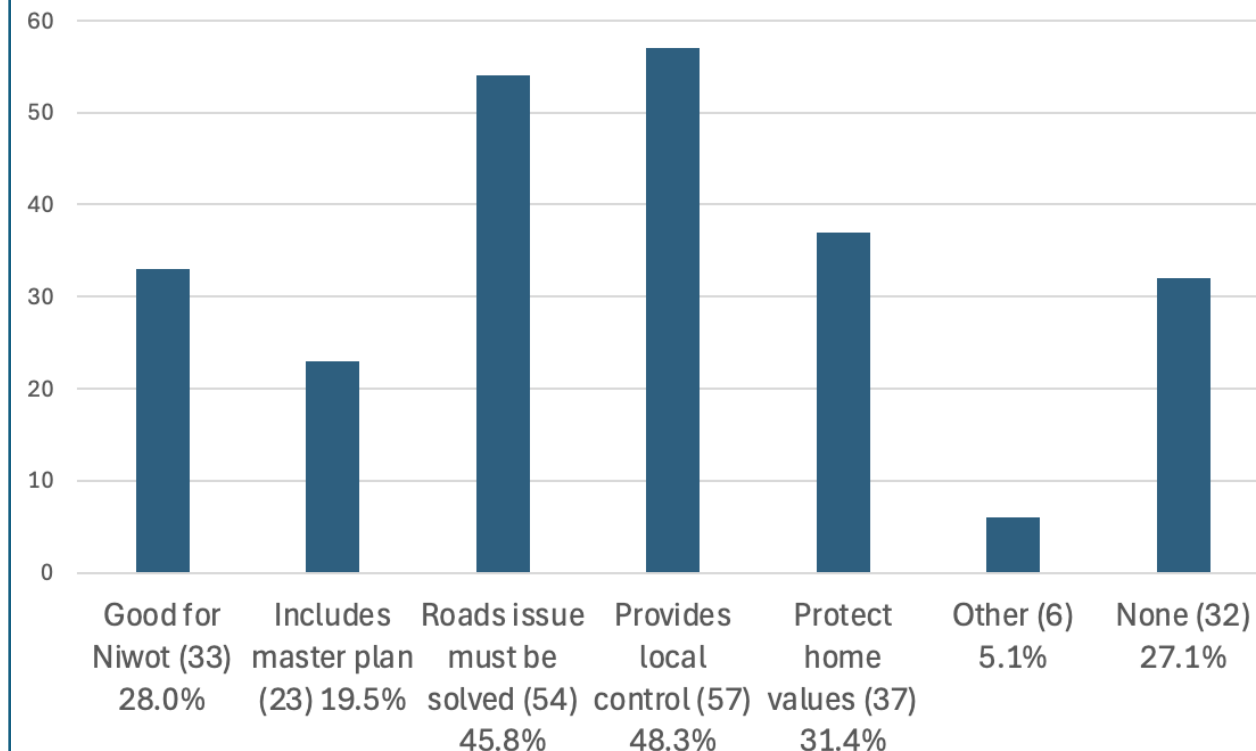


## Question 5

**SUPPORT PID REASONS - NCA**

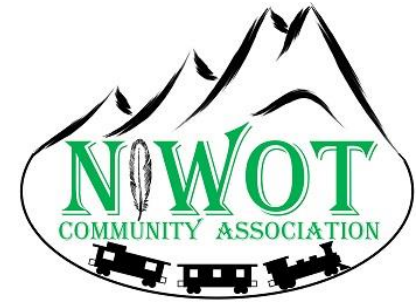


**SUPPORT PID REASONS - All**



## Comments:

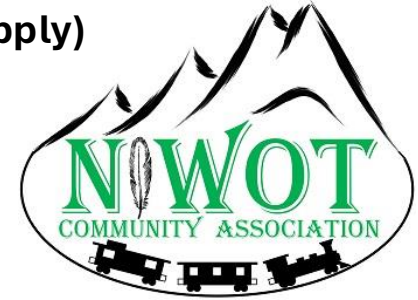
- As stated in #2 above, my support is predicated on an allowance for homeowners who already pay for road maintenance through their HOA.
- BOCO has reneged on the original acceptance of the street properties. The 1995 maneuver to slightly change the wording from commercial properties to all properties was pretty sly.
- Does the roads issue really need to be solved?? We can do better by voting the current regime OUT and get in some people that are more responsible with the money that the County brings in.
- HOA's that already have a plan to support road maintenance should have a way to be excluded from this tax
- I agree something needs to be done. But we need to fully consider Incorporating Niwot, against the PID, against staying with Niwot and side by side comparison. Also this should not be done in isolation (SEHOA) it should be done in conjunction with NBA, NCA and other Niwot resident. A task force needs to be set up to investigate the option to Incorporate with representation across the community.
- I do NOT support the proposed public improvement district because we already pay more than the cities and this cost was supposed to be included in our already high property taxes. I do support voting out the Boulder county commissioners who do not have the county's best interests at heart. Taxation without representation!
- I DO NOT SUPPORT THIS PID the way that it is proposed.
- I have not seen a plan for the PID other than talk of using the PID to fund the Master Plan.
- I oppose the PID. It's a mistake to go down this path.
- I think it will be less costly for me than fees through my HOA; I like the global approach - leaving subdivisions to do this makes it too fragmented.
- I understand the need for the funding, but a Boulder County Commissioner mentioned at a recent event that they are actively discussing a way to help fund the roads project? I don't know if that's true? But it seems like the County should put forth some funding, it's not as though ONLY Niwot residents drive here?
- If this PID is created, the fee will exist in perpetuity. If the intention is to fix the roads, then create the PID for the roads, get the work done in a year and close out the PID.
- Incorporate Niwot
- It's not clear to me that we have local control if the Boulder County Commissioners are the governing Board.
- N/A
- The "local control" implied in one of these options is overstated. The locals only get to advise and have no actual control other than what the commissioners give them.



## Question 5

**I do not support the proposed public improvement district as is for these reasons: (select all that apply)**

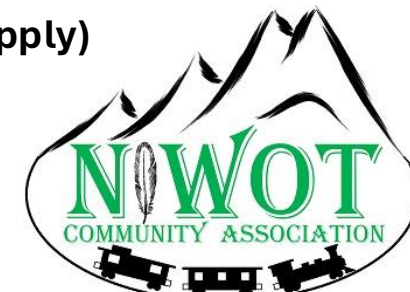
- It is too expensive
- Property taxes are already too high
- Boulder County is not contributing enough
- I disagree with the proposed boundaries
- The Niwot Master Plan projects should not be included
- My HOA or neighborhood already has a working solution to which I contribute financially
- I live on a collector/arterial road that is already maintained by Boulder County so I would get no additional benefit
- The Niwot Business district is excluded from the new taxes
- I have no faith in the county
- Other
- None of the above



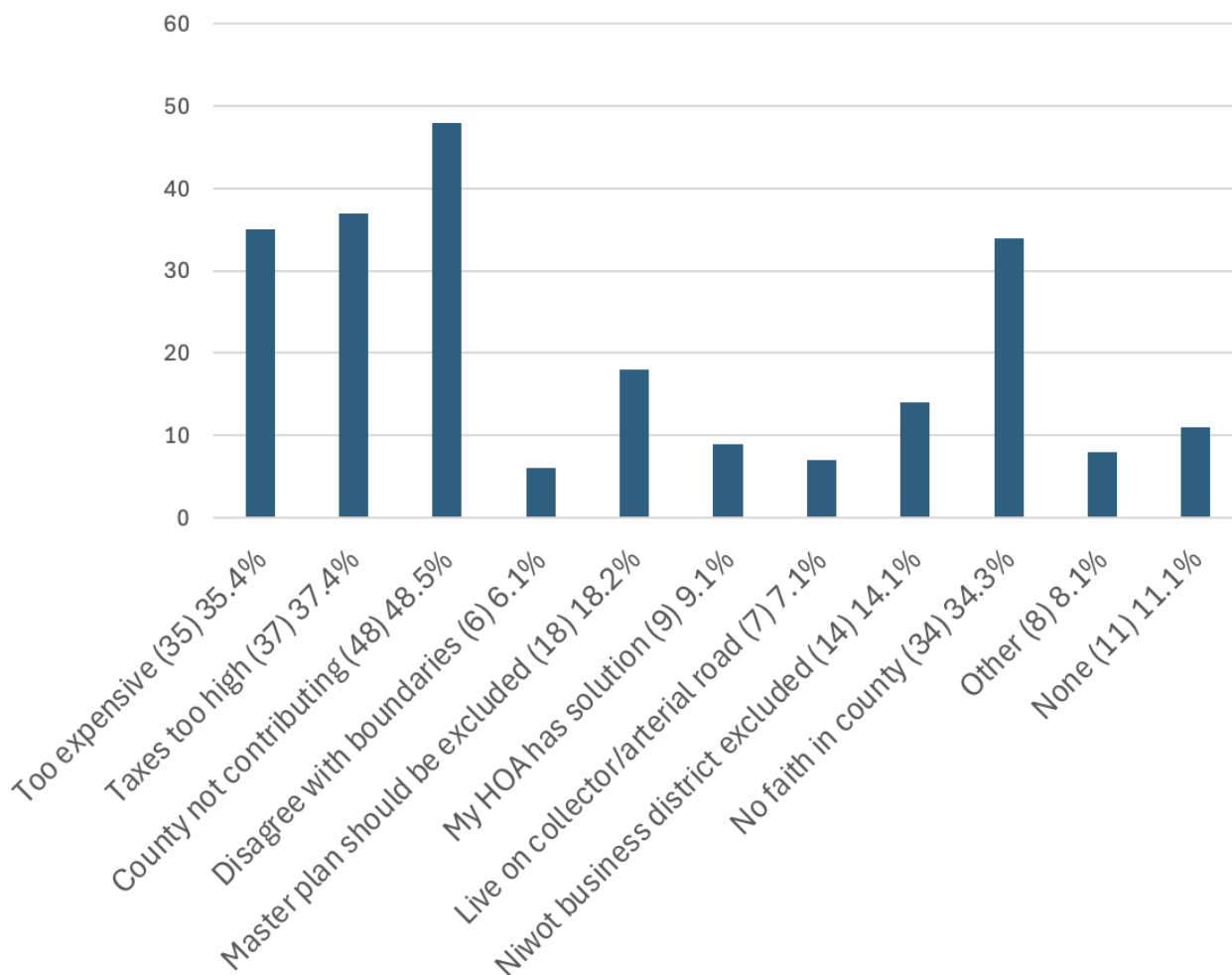
## **Question 6**

I do not support the proposed public improvement district as is for these reasons: (select all that apply)

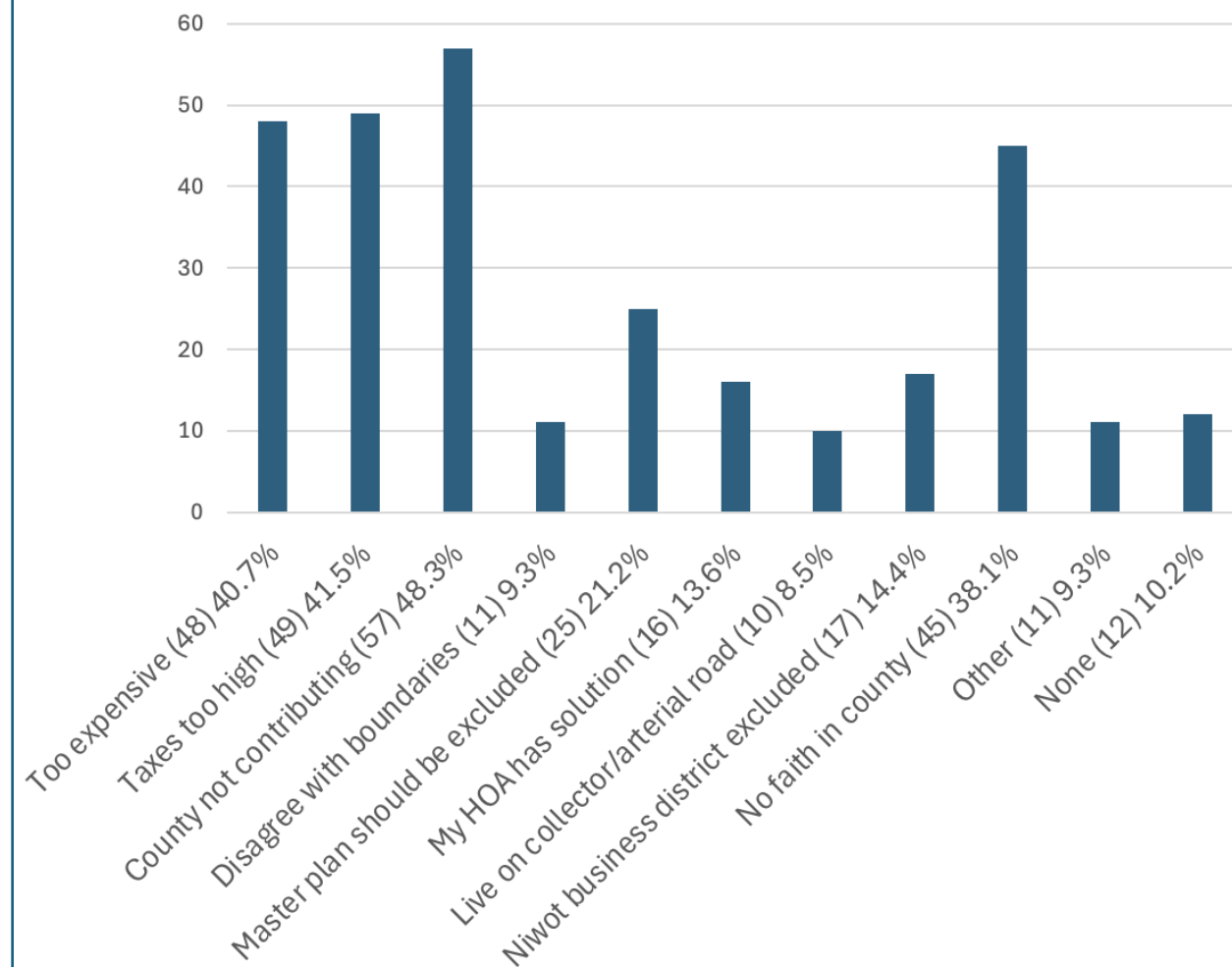
## Question 6 continued



OPPOSE PID REASONS - NCA

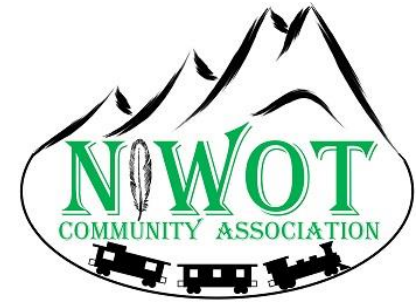


OPPOSE PID REASONS - All



## Comments:

- A formal incorporation of Niwot as a city is the answer to the multitude of problems we face. PID doesn't solve most of them and doesn't even solve the roads issue well.
- Boulder County does not currently do anything to improve the roads, yet this PID will be governed by the Boulder County Commissioners and recommendations by a citizens' advisory council are non-binding? This is a joke!
- Boulder County should maintain their roads. A PID lets them off the hook and will FOREVER be in our property taxes along with increases as costs increase. I will never support this.
- Call this "local control"? The BOCO Commisioners were the ones who reneged on the original deal! How can we trust this Board to control the new funds when BOCO isn't contributing any of their obligated funds?
- I have, overall, faith in Boulder County, but the Commissioners are NOT communicating and working for the residents of the unin corporated areas today. History shows MANY joint projects with Niwot/Boulder County, but not today.
- I really think they will have to raise taxes even more to have adequate funds over time
- I think this proposal is rushed and needs more refining. It will have a better chance of passing if some of the issues are ironed out.
- I would like to know the cost of other "solutions" to the problem that might provide funding for more than just the roads and include businesses, particularly in the office park complex off Route 52. The proposed incorporation of Niwot was one alternative that was talked about in the past, but there may be others. It would be helpful to understand other options to know if this is a "good deal".
- Incorporate Niwot
- Is Boulder County contributing anything? It doesn't seem like it.
- Is Boulder County contributing anything? It doesn't seem like it.
- Overall, the problem you will have getting this passed is the general distrust of the public for the county commissioners. Try to design the PID to build confidence that the commissioners will not take the money for other purposes.
- Prices for road repair must be a bid system. Can NOT trust that county is least cost or best solution.
- Private contractors must be allowed to compete in the bidding and road maintenance process.
- Private contractors should competitively bid on this directly with the PID, not the County.
- Private road/HOA should not be included

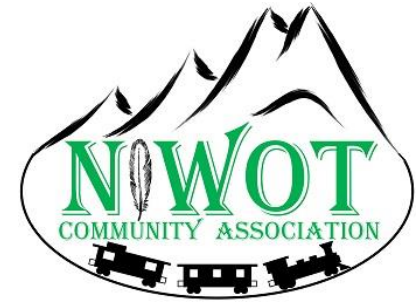


## Question 6



## **Comments:**

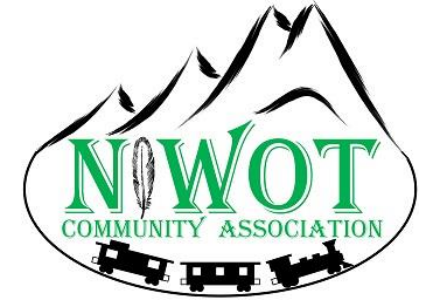
- Roads in Niwot were handed over to the County Commissioners in new condition with the understanding they would be maintained by the county. BCC unilaterally decided not to maintain them. Why would we trust the same body (BCC) to govern this process again!!!!
- See above comments.
- The Boulder County Commissioners choose the members of the Niwot LID. Niwot LID developed the 'Master Plan' with community members, including people who own businesses in downtown which won't be taxed. Boulder County doesn't help with funding. Downtown businesses don't help with funding. How is this fair to those of us who aren't amongst the 'super wealthy' in Niwot?
- The County has completely missed on the roads being THEIR responsibility!! I will never say yes to anything that the county is involved in (open space, trails, or anything) until the County takes the Roads back as their responsibility. This has been a complete dereliction of duty on the commissioners part and ALL of them need to be voted out of office!!!
- The selections provided with this question are worded poorly. Although I live on a road that is already maintained by Boulder County, I do acknowledge I would get some small benefit by using subdivision roads, Master Plan projects, and being part of the Niwot community. However, Burgundy Park should be the example here, other subdivisions can create their own PIDs to take care of their roads.
- There should be detailed plans if this is costing \$100M+ and raising taxes in perpetuity.
- To solve all of our issues, Niwot needs to incorporate
- We can get true local control and likely reduce costs by incorporating Niwot. It is not true that the last effort was "rejected". It was halted due to Covid. I will only support a PID if we have a side by side comparison on costs.



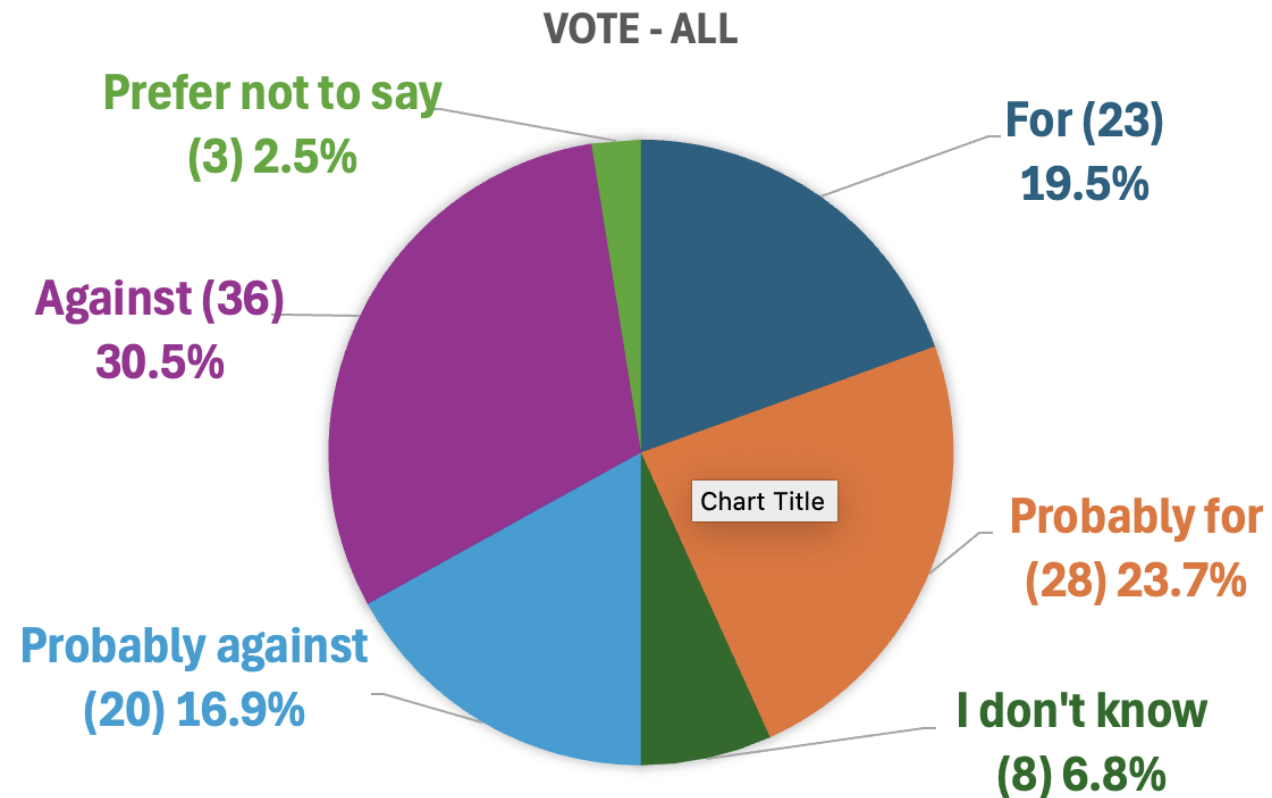
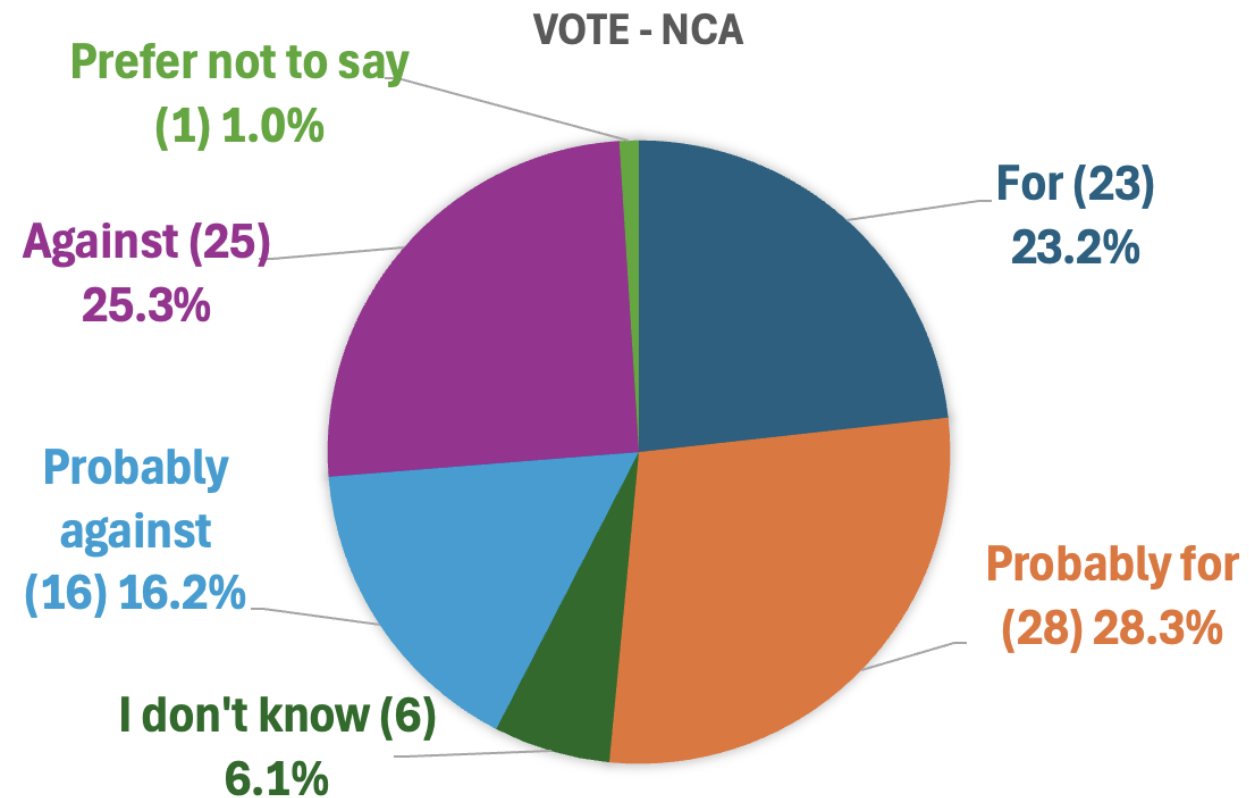
## **Question 6**

If this public improvement makes it onto the November ballot as is, I would: (select one)

- Vote in favor for it
- Probably vote in favor for it
- I don't know
- Probably vote against it"
- Vote against it
- Prefer not to say

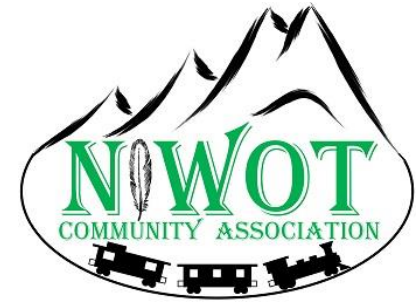


## Question 7



## **Comments:**

- Again, BOCO has reneged on this issue before! They are not investing in any of the financial obligations to deal with the streets in the future. Has a long term bond issue been explored in an attempt to minimize the 12% increase in property taxes? Has BOCO indicated a willingness to designate current BOCO Transportation funding to the amount to be controlled by the BOCO Board of Commissioners?
- Again, I still have not seen a plan for the roads -- just the Master Plan which increases concerns that the funds will be diverted to the Master Plan rather than fund roads.
- As it is written.
- I would vote against it if it slows down or makes the process to incorporate more difficult
- If these two issues (Niwot Master Plan and Road Improvements) are separated, then I would vote YES for the Niwot Master Plan and NO for the Road Improvements. To bundle this only pisses me off more about how the County has shirked their duty for maintaining things for their citizens.
- Not eligible - outside proposed boundaries
- Private road/HOA should not be included
- Push for a Town of Niwot and allow us to tax ourselves.
- Raises taxes too much
- Too expensive.
- Too many unanswered questions and cost is too high.
- Want to see an incorporation effort made before we form a PID

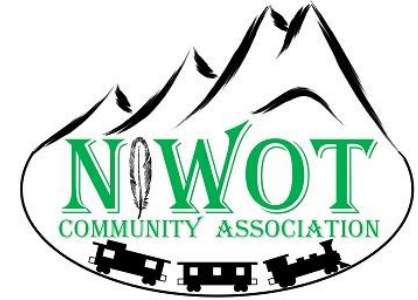


## **Question 7**

The estimated annual increase to property taxes under the current proposal is \$94 per \$100,000 of assessed actual property value.

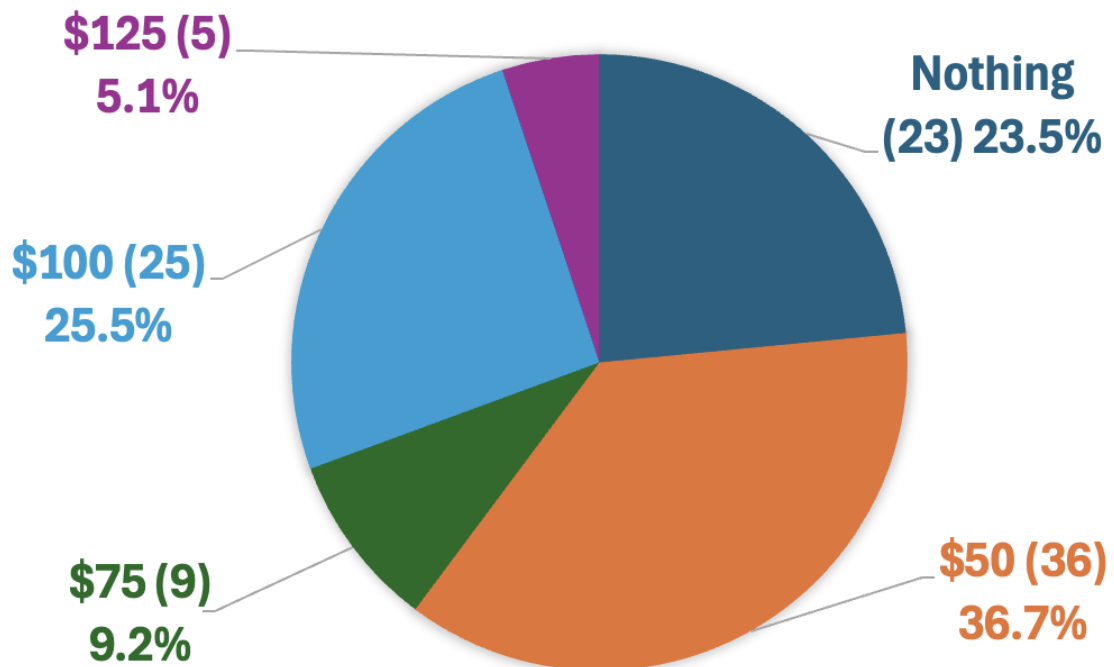
What would you be willing to pay annually for a solid solution to the Niwot roads issue? (select one)

- Nothing
- \$50 per \$100,000 of my assessed actual property value
- \$75 per \$100,000 of my assessed actual property value
- \$100 per \$100,000 of my assessed actual property value
- \$125 per \$100,000 of my assessed actual property value

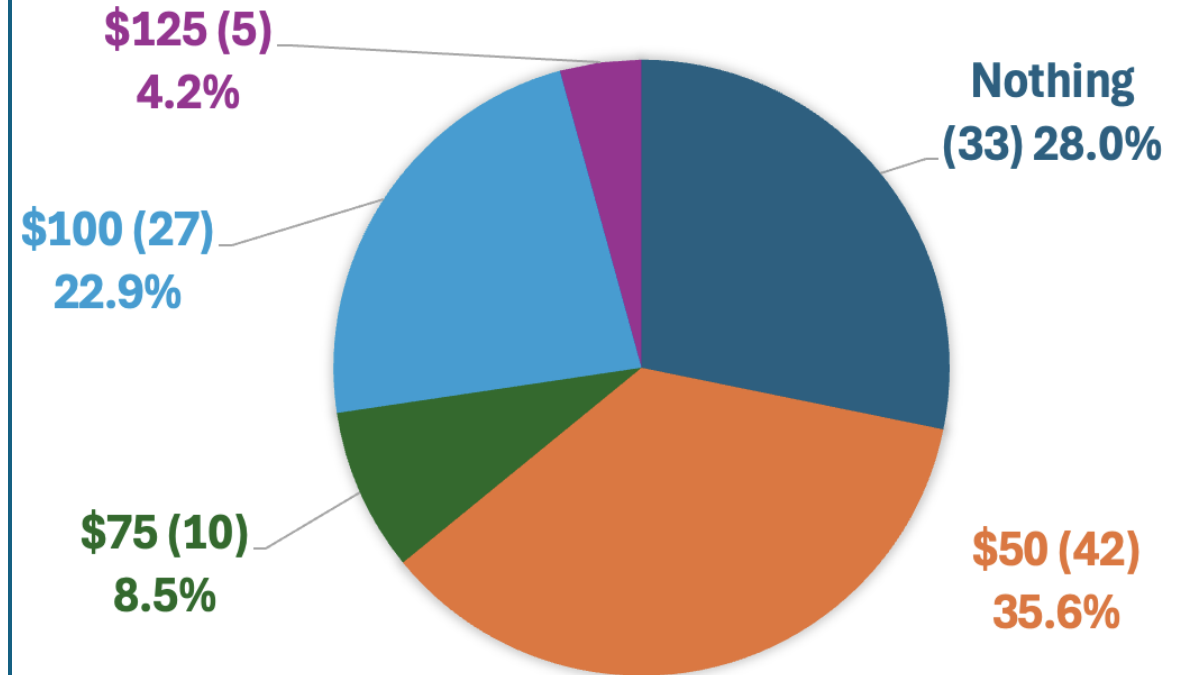


## Question 8

WILLING TO PAY ANUALLY - NCA

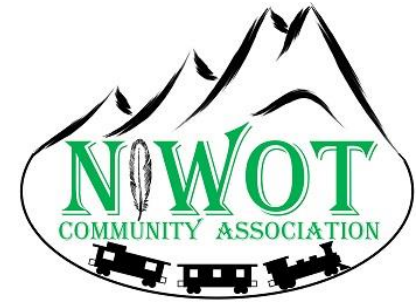


WILLING TO PAY ANUALLY - ALL



## **Comments:**

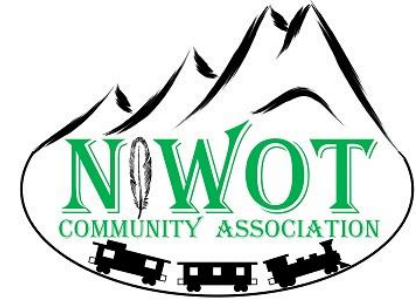
- Absolutely open it to bids.
- Are we being forced to use Boulder County Public Works?
- Are we being forced to use Boulder County Public Works?
- Better to collaborate with the County.
- Boulder Cty will be far more expensive .
- BUT - the PID would have to be closed out after a max of 2 years in which the road work would have to be completed.
- In theory this makes sense, but who manages, and will this really be more economical?
- In theory this makes sense, but who manages, and will this really be more economical?
- Incorporate Niwot
- Not at this mil rate, but if mil was reduced to 5. Bidding is second most important factor
- Only if there is a defined process as part of the petition to reduce the mil levy if the private contractor costs are lower t han the county costs behind the 12 mils.
- Private road/HOA should not be included
- The County should contribute their fair share for not establishing PIDs when the subdivisions were developed, delaying realistic solutions for years while the roads crumbled.
- There has to be a less expensive solution, I do not believe the County is that solution
- This is a big reason the public might have confidence that the roads will be fixed and the money will be well spent.
- What / Who are the qualified road contractors?



## **Question 8**

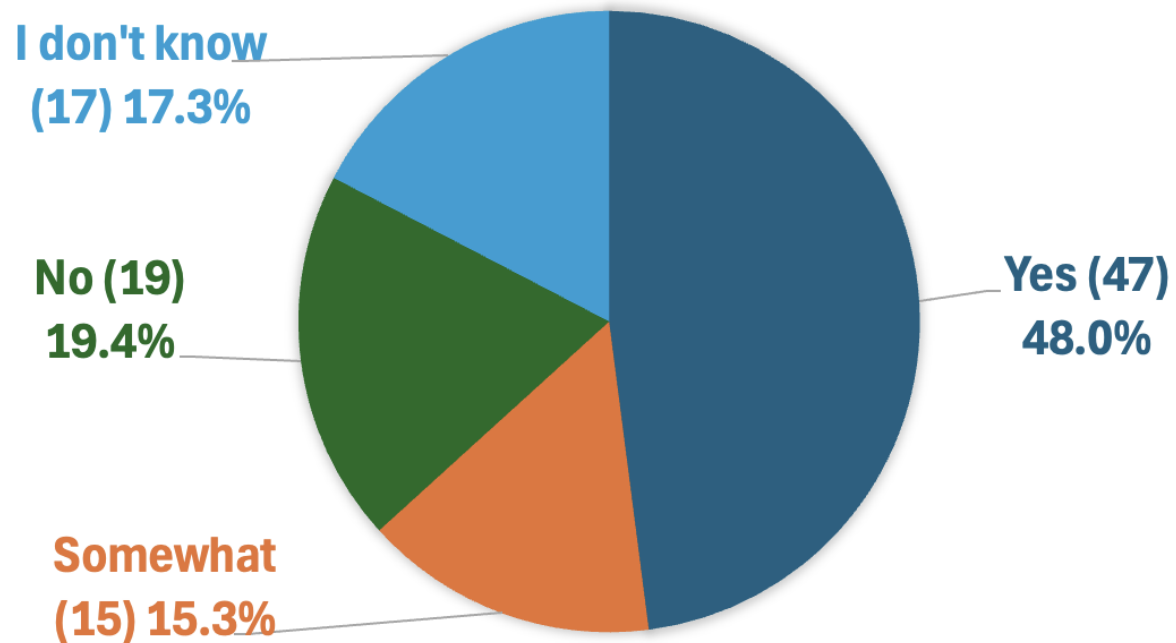
Would your support for the proposed public improvement district increase if qualified road contractors were allowed to bid on Niwot road projects and compete with Boulder County Public Works? (select one)

- Yes
- No
- I don't know

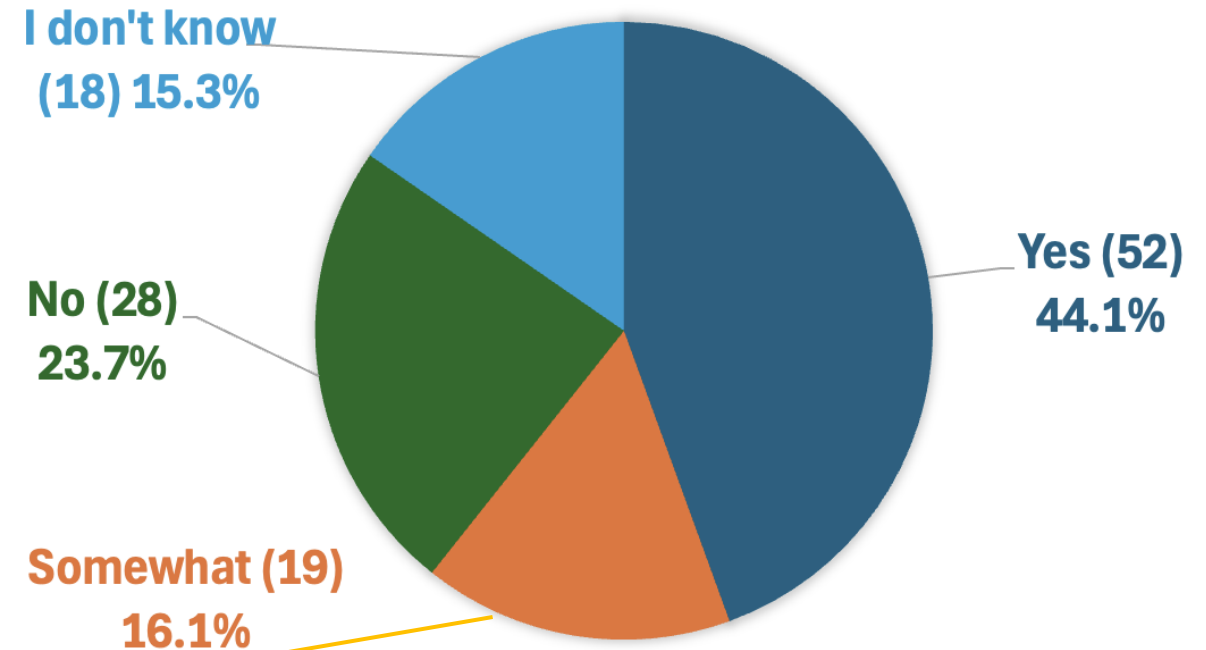


## Question 9

PRIVATE CONTRACTORS - NCA

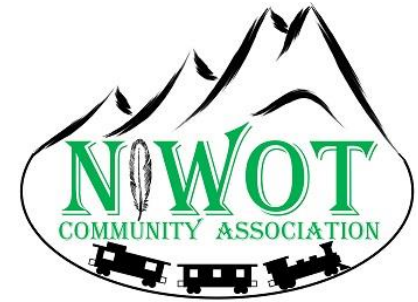


PRIVATE CONTRACTORS - ALL



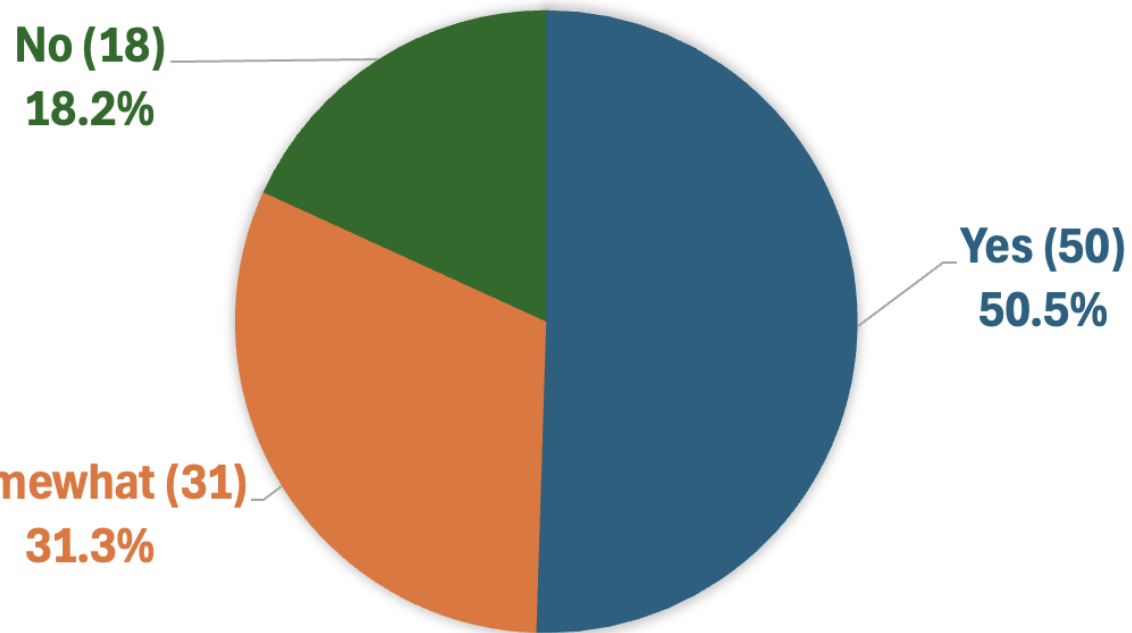
Do you think road quality directly impacts your property value? (select one)

- Yes
- No
- Somewhat

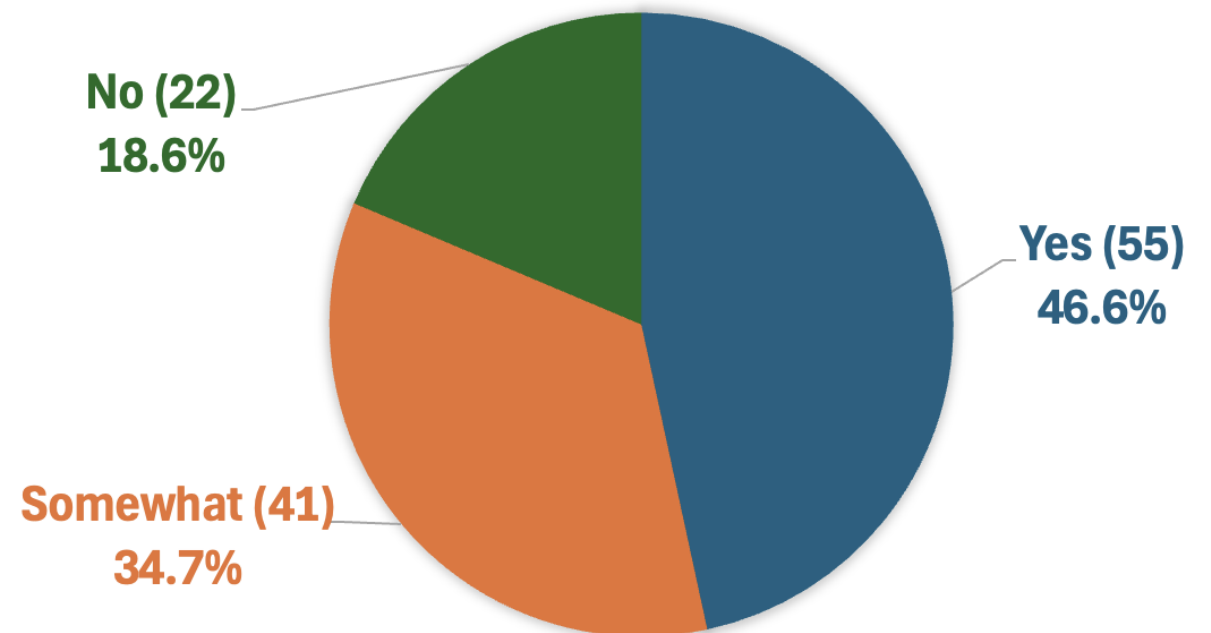


## Question 10

ROADS IMPACT HOME VALUE - NCA

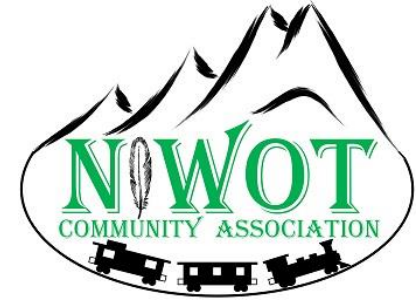


ROADS IMPACT HOME VALUE - ALL



## Comments:

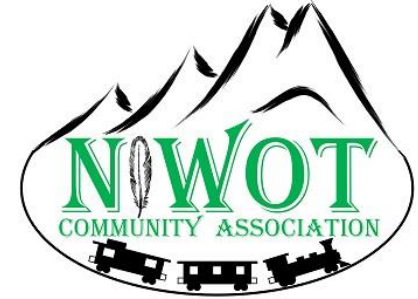
- HOAs have overstated the impact on individual property values.
- I suspect there are a lot of people who are unaware of this issue; as road conditions deteriorate (if not addressed) this will change - we haven't seen the impact yet.
- In our neighborhood, the collector roads are nicely paved, causing very visible intra-neighborhood disparity with the decrepit crumbling side roads.
- Incorporate Niwot
- My sidewalks are in much worse shape than the road. They need to be replaced. I contacted the county about it and received no response.
- Our street was dirt when we moved here over 40 years ago! True Niwot rural charm! -
- So does having electricity or sanitation issues, gun range & train noise, smell from a landfill/recycling center, etc.
- That's why we fund and maintain our roads
- The road I live on is already well maintained by our HOA
- We need to do something to take control of our roads from Boulder County. I just don't think this is the right way to go.



## Question 10



## General Comments:



1. How did you come up with 12 mill levy/\$60 million dollars?
2. I like the idea that the business park on Hwy 52/119 is included.
3. How will it be decided what roads get priority for repair. Will mine be in 25 years?
4. Under the

Proposed Assumptions section it states that there will be up to \$6.0 million for the Niwot Master Plan. This is 10% of the \$60 million, not the 5% in the proposal? Not sure if I am reading that correctly??

1. How many years would it take to raise enough funds to even get started?
2. How are roads prioritized? Which ones get done first?
3. What if (inevitably) repair costs go up and taxes need to be raised again? What if that goes on the ballot and it fails. Then what?
4. Who administers the funds and how are they invested/protected?
5. I really think BOCO should contribute something!! They say they own the roads but won't maintain them? Just isn't right.
6. Our property taxes already went up again this year. Not everyone here is in the upper income bracket. Make some allowance for those with a lower income? They contribute less? Let's not make Niwot an elite community.
7. What about people who own condos and rent them? By raising the rent to cover the property tax costs, rents may be unaffordable.
7. Wonder if individual neighborhoods might be better off raising funds and maintaining their own roads rather than be taxed in perpetuity.
7. I wonder if it might be less of an economic burden

Again, the main issue for me is whether this narrow proposal which excludes the business community is the most cost effective way to address the problem.

As a HOA that has contributed significant funds in maintaining our roads, while others and the county have neglected other roads, we'll have a very negative impact from this solution. We'll get no benefit for years, while paying 2 to 3 times our current funding.

## General Comments:

BOCO needs to step up with the accountability to take care of the roads. When I bought my property in 1991, I, specifically, asked the BOCO Transportation head about the overall responsibility for Overbrook Drive. When I pressed for more answers, I was sternly told,

That street is Boulder County Property and we are responsible for the road and it's condition. At a minimum, BOCO needs to contribute currently allocated transportation funding to the overall project cost. Also, I don't see that bonding the project or other solutions have been shared.

Boulder County has demonstrated little interest in Niwot besides raising taxes, expanding an outdoor gun range, or another landfill/recycling center. Meanwhile, property taxes keep increasing, as well as the school & wildfire taxes, Niwot sanitation fees doubled overnight, and Xcel is allowed to shutoff our power. Why should we have confidence millions of additional funds will be well-managed?

Boulder County should be required to do more in terms of road maintenance.

Burgundy Park should be the example to other subdivisions to take care of their own roads. If some subdivisions want to band together they should pursue that option. However, I have concerns that 1) there is no end date to this tax or a plan for reduction (12% tax increase for perpetuity!), 2) people who live on arterial and collector roads are included in the proposed PID, 3) there has been no discussion of the PCI (pavement condition index) of current roads and how the PCI will impact allocation of funds 4) the Master Plan should either not be included at all or should be included at a higher rate, 5) I do not trust that the funds would be spent equitably (both in timing and in value) for the various subdivisions, some of which are higher density and serve more people, 6) the proposal states that \$60M is required for the next 25 years but please provide the total amount expected to be raised by the PID annually and over the next 25 years, and 7) the PID proposal says up to 5% being spent on the Master Plan - but will there be enough revenue by the PID to support 5%?? And at what point in time?

Frankly, this feels like another 'plan' that was put together by members of the community who don't ever struggle to pay their bills. I understand there is a need to keep roads maintained, but why is Boulder County shirking that responsibility &/or why are the amounts being proposed so incredibly high? And the inclusion of the 'Master Plan' which will benefit downtown businesses most, while the businesses don't actually have to contribute to the costs? How is that balanced or fair?

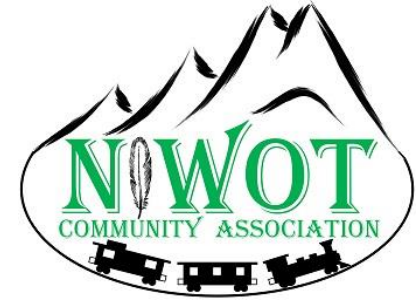
While I appreciate the intentions behind the PID and the Master Plan, I simply can NOT get behind it. Not at this insanely high cost, especially at a time of such financial insecurity and tumult. Property taxes are so high anyway, plus with the looming threat of tariffs, healthcare costs about to skyrocket (estimated up to 29% in Boulder County for those using the ACA), I would implore the Niwot LID to put a pin in this plan. & would ask that the more wealthy members of the community show a bit of compassion for those of us who are struggling just to pay bills each month. Please don't impose yet another burden on your neighbors.

I am against it....too expensive

I am for better road maintenance for pot holes, cracking, and shoulder maintenance. Does this include snow plowing too? Which has been poor on our north facing cul de sacs.

Also, I am not a fan a new, black, asphalt resurfacing. It creates a heat island. Asphalt can be color dyed during its creation process. I don't know why this is being done, especially in warm climate areas.

I appreciate the need for a solution. Due to the County Commissioner delays, this proposal is being rushed to the ballot without being able to address some of the valid concerns that will give the proposal a slimmer chance of approval.



## General Comments:

Some of those concerns include:

The time period required to repair all of the roads and the process for determining priorities

HOAs that have found a solution and want to be excluded

The Master Plan 5% inclusion

The high mill levy and annual cost

The opportunity to get bids from and use outside contractors

The lack of Boulder County accountability and responsibility

I believe this proposal could pass if some of these issues were addressed before it goes to a vote. Otherwise, it may be another 10 years before it gets another chance.

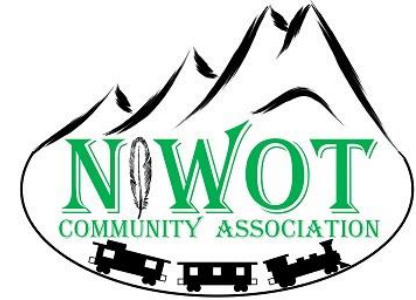
Respectfully submitted with thanks for the efforts to date.

I believe that road maintenance should be part of the County government's responsibilities. However, after 30 years, the County hasn't taken responsibility and it doesn't look as if they will. It's a shame that the lack of road maintenance will likely require some road sections to be completely rebuilt due to their extent of deterioration. I'm in favor of moving forward on this project.

I currently spend 600 plus on businesses in a year. That sum will be gone with this tax. Property taxes will go up next year. We left Boulder for economic reasons in 83. Now it seems there is no room in Niwot unless you're wealthy.

I get the idea for doing the Niwot Public Improvement district and am supportive for things like the Niwot Master Plan that I have seen. The roads issue being commingled with this is not a recipe for success in my mind. The Roads issue just taints all the positives that the Master Plan is trying to accomplish. Separate the two, and you will have my vote for the Master Plan!!!

I hate the idea that the Boulder Cty Board is over the PID. An advisory group means nothing and I don't trust the Boulder Cty Board. The Boulder Cty Board has repeatedly demonstrated their non support of Niwot and other rural areas.



## General Comments:

I have a sinking feeling that this proposal will not pass unless BoCo chips in 20%-25%. I have a history with this issue...and every time it has gone to the ballot box...it has been defeated. The County needs to contribute...

I have zero faith in the Commissioners. We should explore incorporation and then form a local government to raise taxes to achieve the objective that the PID is attempting. Surprised that wasn't vetted before this option was put on the table. It was underway in 2019/2020 but was then halted by COVID. Any options that lead to the Commissioners running things or making decisions for our community are bad options IMHO.

I strongly oppose this proposal. It's been tried before and failed miserably. Put it rest. Boulder County accepted these roads when the subdivisions were built, they now need to maintain and rehabilitate the roads, Boulder county is responsible for this.

My road does not receive plowing during winter, or street sweeping, pot hole filling, zero maintenance, so why should I be asked to increase my property taxes to get this job done?

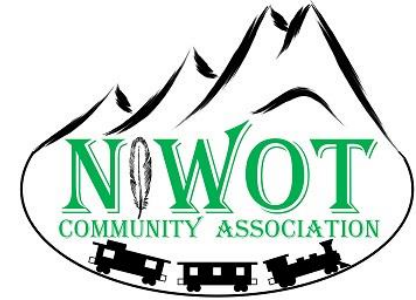
I think it's a partial solution, but still leaves us beholden to Boulder County

I think the master plan is a great idea for the future of Niwot, but this proposal is just too expensive for many of Niwot's residents.

I would far prefer that Niwot incorporate as a independent city

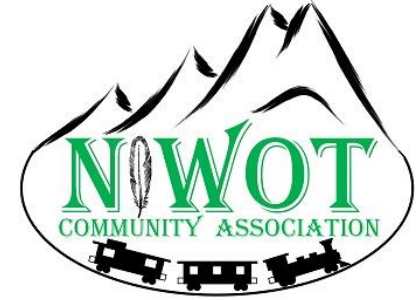
I would love to see the roads improved, however I think the county should take some responsibility as they renigged on their end of the deal decades ago.

I've read the information sheet put together by the organizers. It contains factual errors based on information that they gave to me! The County is already disavowing and pushing off on the property owners what it is now calling residential collectors that it previously would at least chip seal. As such, it is not true that there will be no reduction in current services should the PID pass. It is also not true that the voters rejected the last incorporation effort - there was never a vote. I will help put together a cost comparison with the PID before the vote. I'd prefer that the PID petition be delayed until this can be completed and then put on the ballot only if there is clear community support for one or the other option. What happened 40 years ago (or even 5 years ago) doesn't matter. Let's look at it again. If being a city is so disadvantageous, why is Niwot about the largest unincorporated community in Colorado? Why are we beholden to County Commissioners we have no power to elect?



## General Comments:

I appreciate the effort that has gone into trying to solve this problem, but think we need more information and community discussion before having to vote on this one proposal that most of us didn't even know about until the middle of July. At the least, I hope that the organizers will be open to working on incorporation if the PID fails. Better still to be sure we have something on the ballot that will pass. Frankly, I haven't talked to anyone besides the organizers that support this proposal (and I talk to a lot of people). Will be interesting to see if this survey indicates otherwise.



Incorporate Niwot and unchain from the county commissioners

It is very disappointing that the County Commissioners have offered no solutions on how to fix our roads. As such, I see no alternative other than holding my nose and voting for the PID.

It is very frustrating that the county, who claims ownership to the roads, changed the definition of the word maintenance. However, we are where we are. The county should allow the PID (or individual neighborhoods) to directly solicit bids from contractors to rebuild our streets in accordance with County specifications and subject to County inspection. It should be pointed out that the costs of the proposed PID (12 miles) will increase as appraised values increase. I am not sure how inflation was considered in the estimated \$60 Million cost. The costs should be explained in more detail and competitive benchmark bids should be provided.

Is the county also backing away from maintaining sidewalks? Within the last five years, repairs were made to sidewalks in many areas. I assume this was done by the county.

I have a hard time believing that this PID will be approved especially since there are a number of subdivisions that take care of their own roads and there are a number of homes on arterial and collector roads. It might make more sense to have a number of PIDs that apply strictly to the roads that the county has been neglecting.

Lastly, the team that developed this proposal deserves a lot of credit. They are trying to fix something that has a terrible history and has severely damaged the community's trust in county government.

It was clear at the meeting on Tuesday that the public does not trust the county to execute road repair faithfully. To get the public to support a PID you need to build trust.

- 1) keep the commissioners from using the money elsewhere.
- 2) allow private contractors to bid and do the work.
- 3) get the masterplan out of the PID. It looks like a grab by local businesses.

## General Comments:

It's difficult to support the funding structure, and the governance model (BCC as the Board of Directors) is a complete non-starter for me. Given their history of reneging on their original commitment and putting us in this situation today, why would we trust them now!?

Like the idea of Niwot having more control of our own destiny. Do not have any trust in the county Commissioners to do the right thing(s) for Niwot. Would rather incorporate and sever ties with the county Commissioners, even if it costs more.

My belief is my property taxes should cover the cost of paving roads. This is basically a tax increase. Totally against this idea of financing roads. Road paving should be covered by our property taxes. Thx

My Taxes are already too high now you all want to increase them by 12% more!

I don't live in a subdivision, I don't want to pay 2K more per year for someone else's road,

12% tax increase, you are all out of your f'in minds

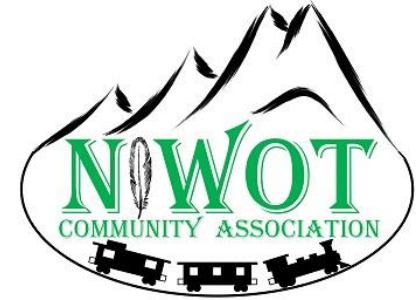
Neva RD should also be included I do have serious trust issues with the county, is there a way to ensure they don't take over decisions?

Niwot pays some of the highest property taxes in the county and does not get most services.

No matter who does the road improvement work, I hope lightening the color of the asphalt will be explored to reduce the temperature of our roads in the hot summer sun.

One of my main questions is how would repair/repave projects be prioritized as there are a lot of roads that are about due. I would want their to be a fair and transparent prioritization process so it is not subject to who has political influence or who is the loudest at meetings. I would want that process to be such that we could understand when our neighborhood would like to be prioritized so we can set expectations within our HOA.

Private road/HOA should not be included. Map needs to be changed to remove.



## General Comments:

Taxes have been increasing steadily over the years with no effort at maintaining our roads. I don't see Boulder County living up to their promises, especially since the commissioners will hold the final decision.

Thank you all for all your hard work. I'm glad people are paying attention to this even if it doesn't work out as planned.

Thank you for working on this

I hate that the Boulder County Commissioners would control our PID funds. I don't trust them to spend the money on our roads.

The costs to me would be way too high, and since I live on a collector road I would not benefit from the proposal.

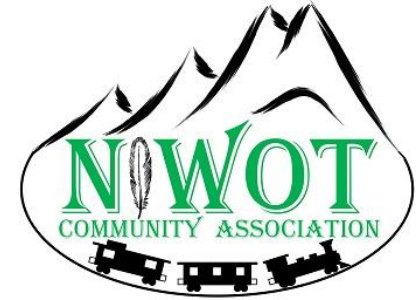
The county either has to meaningfully contribute or we need to find a solution that does not involve the county or public works.

The county needs to pay half. The county's argument in the past has been that incorporated cities pay city taxes and road repairs are split between the city and county. An example of this principle applied to Niwot was the rebuild of Spring Creek Trail and Gold Nugget Drive after a water main break. Left Hand Water and Boulder County split the cost.

The fact that boulder county made the decision to stop maintaining our roads in unincorporated Boulder County was never communicated. I bought my home in 1995 and was never informed of this change. We pay enormous taxes already and since our roads have less usage the requirement for maintenance should be lower- but instead our taxes pay for only city maintenance? We had a very vocal community on this issue the last time this was raised- if this proceeds will revitalize.

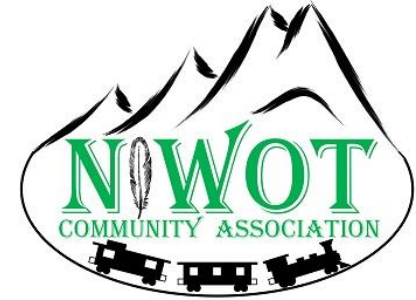
The Master Plan needs significant improvements. Spending for a walkway to Cottonwood seems unnecessary. Putting the Eagle Catcher carving in the middle of Franklin/ 2nd intersection seems to eliminate anyone being able to appreciate the carving without worrying about traffic. Besides, wasn't this supposed to go in the improved Left Hand Grange park? Closing off some of the parking at Cottonwood Square seems foolish, those parking lots are pretty well used as is so that would make parking even more of a problem. Adding funding the Master Plan to the PID makes me more likely to vote against the PID.

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## General Comments:

The PID is an expensive mistake. The PID cost estimates are inaccurate. Niwot has about 25 miles of roads that require maintenance. Chip sealing would extend the life of our roads 30 plus years. The cost is \$80,000 / mile. The total cost for Niwot would be \$2.0M (25 miles x \$80K). The chip seal cost for Estate Circle is quoted at \$40,000 for 1/2 mile of road. Under the PID our Estate Circle costs would be >\$40K / year x 25 years = \$1M and we would wait years for the work to be completed. Paying \$54M for a \$2M project is insane. Best for us to opt out of the PID and do the work ourselves. The PID is a terribly expensive mistake. There are better options available.



The proposed mill levy is far too high given the high property taxes I already pay.

The proposed time frame to get the work done is MUCH TOO LONG. In 25 years, the roads done first, would have to be done again - so this is a project in perpetuity! A qualified contractor could do the work in less time AND for less money.

The governance by the Boulder County Commissioners (BCC) is unacceptable.

This PID would collect funds in perpetuity without having control over the spending of it.

The roads need to be fixed, and based on the incredible rise in property taxes the last several years there should be adequate funding. I am opposed to even more tax increases.

This is not a realistic solution. I support a PID conceptually, but the boundaries exclude NCA Areas VI, VII and VIII; the Niwot Master Plan should not be included; and the County's contribution is a bad deal. The County should contribute at least 30% of the dollar amount along with 0% financed loans, as has been provided with the Burgundy Park and Homestead PIDs.

This is really expensive for homes that are already overvalued in our community.

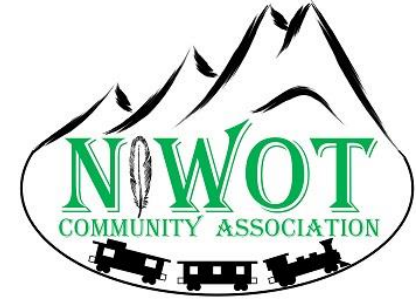
Niwot has become extremely expensive for average income or retired people.

This whole issue is tremendously frustrating, that the county can just unilaterally declare that it's no longer responsible. I think the PID is probably the best solution for a pretty stinky situation, but the tax increase will certainly represent a challenge for my family.



## General Comments:

Under no circumstances should the county be allowed to maintain the roads; this should be put out to competitive bid and that would reduce the cost hugely is my assumption... there no trust with the county after they did not maintain the roads as they were meant to - this is money required simply due to their failure. Also, why is the cost in perpetuity? The roads need a one-time fix and then ongoing, much lower-cost maintenance?



Way too costly and don't trust county to do the job.

We already have high taxes. The cost, if it goes through, should be based on something other than the value of the home. Also, we need to shift voting for County Commissioners to only individuals within the unincorporated portion of the County, since the Towns and Cities already have representation. And Commissioners should have to reside in unincorporated Boulder county. This would hopefully cause them to consider county residents and what is best for us rather than their own interests.

We are being taxed to death. This proposed amount is too high. We are sensitive to tax increases! RTD has been taxing us for what seems like forever and we have no train service as PROMISED.

We have requested for 20 years for the County to reinstate the maintenance of our roads in unincorporated Boulder County with no results. Some roads have deteriorated beyond maintenance and must be replaced. Doing nothing is the wrong answer.

We lived in El Paso county, and the roads were badly deteriorating. In 2015, the citizens of Colorado Springs passed a sales tax increase (2C) of .62% to fund road repairs and improvements. The results were so successful the measure was extended in 2019 at a reduced rate of .57% and renewed for another 10 years in 2024, again at .57%. The collected property taxes must be protected from use on other Boulder County priorities. A similar sales tax increase or the proposed property tax increase could serve as important funding sources to repair and maintain roads and improve our infrastructure per the Master Plan.

We need a group of leaders from across the community to fully flesh out the option to incorporate.

Let me know if I can help. Andrew Fowler

While I personally support the PID, it may be a tough sell for our entire HOA (West Meadowdale HOA). Our roads are private and we have done a great job of maintaining them for \$240 per household per year. So to give up control of our roads and pay what may be 4x the current amount per year, is a tough sell.