

NCA Analysis on the Current Niwot Incorporation Proposal

Road Stakeholders Meetings
May - June 2026

A group of local citizens has formed a committee with the purpose of advancing a plan for the incorporation of Niwot - making Niwot a city. The committee is named "The Niwot Incorporation Committee". You can view complete details of their proposition at www.niwot.town.

As part of our commitment to inform our members and the community on issues that could impact them, the Niwot Community Association (NCA) has formed a committee to meet with stakeholders, research legal policies, and analyze each of the components of the proposal. Over the coming months we will publish results of ongoing research to help the citizens of the greater Niwot community be well informed.

The NCA did not initiate the current incorporation effort and neither endorses nor opposes it.

The NCA board does not advocate or endorse any specific issue or candidate. Information is being provided to fulfill our charter as a conduit of information so that the public can be well informed. When appropriate, the NCA will conduct community surveys to gauge sentiment, gather feedback, and collect questions for issues that need additional clarification.

Road Stakeholder Meetings

In May & June 2026 the NCA facilitated meetings with local citizens who are well versed on the topic of road paving and maintenance. The people invited were chosen primarily for their experience via working with Boulder County, work on a road PID, and/or published research. Secondly, the list of invitees was balanced to include an equal number that support / oppose the Niwot incorporation proposal. Included in the meetings were representatives of:

- Niwot Community Association (NCA)
- Niwot Incorporation Committee (NIC)
- Neighbors for Niwot (NFN)
- Niwot Public Improvement District 2025
- Local Homeowners Associations: Burgundy Park & The Cove

Please Wear Your ‘Niwot Hat’

From the very beginning each attendee was asked to contribute to the meetings only in terms of how things best apply to Niwot **and not** in regards to support or opposition to Niwot Incorporation. For the most part, all abided by this request. But, in the end, friction over incorporation was unavoidable.

The agreed upon goal for these meetings was to share and compare information and, if possible, to come to a consensus about the facts. Very quickly, common ground was found on:

1. Length & width of roads; the total area
2. The current condition of Niwot roads using adjusted PCI ratings from the last road survey in 2024.
3. A viable solution would need to include all roads, as well as those currently being privately maintained. It was agreed that PIDs by neighborhood would be prohibitively costly and a community-wide solution would be required.
4. The collector roads (Niwot, 83rd, 79th, Neva, ...) are currently in good shape due to Boulder County maintenance in 2017 to 2023
5. Presuming an inflation rate of 3% was best for planning / modeling
6. Everyone in attendance is smart and experienced, but none were professional pavement management planners, so any results of these meetings should be considered as “well educated” and close approximations but not “definitive.”

After initial meetings, a smaller sub-group met several times to dig into specific numbers and costs. The NIC spreadsheets and analysis were used as a starting point which was amended after detailed discussion and comparison to actual numbers from the Burgundy Park PID and other analysis.

On June 16th the NIC presented a slidedeck to the entire group that contained the results of these meetings. While there were some voiced concerns regarding some of the details in the presentation, in general there was agreement that the presented research was good analysis for what it would take to improve and maintain Niwot roads.

Both the NIC and NFN said that they would use these results to update their messaging about Niwot incorporation.

How does this help you decide about incorporation?

The NCA is not in a position to qualify the research results because, as mentioned above, despite being well versed on roads through prolonged years of working towards a county-wide roads solution, none are professionals in road paving management. However, by providing the analysis to all position groups, the information is being conveyed to the public.

We are opting to NOT share the NIC slidedesk from June 16th because that would elevate the conclusions beyond our ability to qualify.

Sources and Links

- ❖ Niwot Community Association (NCA):
<https://www.niwot.org>
- ❖ Niwot Incorporation Committee:
<http://www.niwot.town>
- ❖ Neighbors for Niwot:
<https://neighborsforniwot.org>