


**MINUTES**  
**WELD COUNTY COUNCIL**  
**May 15, 2023**

The Weld County Council met in regular session in full conformity with the Weld County Home Rule Charter at 6:30 p.m., Monday, May 15, 2023, at the Weld County Administration Building, 1150 O Street, Greeley, CO.

**ROLL CALL:**

 The meeting was called to order by President James Welch. Councilmembers Cindy Beemer, Nancy Teksten, Elijah Hatch and Trent Leisy were present, constituting a quorum of members. Also present was Council Secretary Linda Kane.

**APPROVAL OF AGENDA :**

Councilmember Leisy made a motion to approve the agenda, seconded by Councilmember Hatch and carried.

**APPROVAL OF DOCUMENTATION:**

**Approval of April 17 Minutes**

Councilmember Hatch made a motion to approve the May minutes, seconded by Councilmember Beemer, and the motion carried.

**REVIEW PROGRAM:**

**Brenda Dones, Weld County Assessor**

Ms. Dones just sent out notices of value to property owners. The taxes are intended for local government. Property taxes stay local.

She said location is what matters most when it comes to paying property taxes. Metro districts garner the most complaints.

Ms. Dones said her office is receiving many complaints about higher tax fees, though Weld County is the third lowest in the state.

Oil and gas is the most volatile taxable entity, making it hard to establish a steady budget. In Weld County, oil and gas pays 61.26% of taxes. In most counties, residential or commercial consumers pay the most tax.

Ms. Dones said the overall impact of property values can be broken down as follows:

- Residential increase of 38%
- Commercial/industrial increase of 23%
- Vacant land increase of 67%
- Agricultural increase of 11%

The tax bill increase in 2024 will be smaller, but how much smaller is yet to be determined. Please see **Addendum 1** for the complete presentation.

**PUBLIC COMMENT:**

There was no public comment.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

**Coordinator Reports/Councilman Reports**

There were no councilmember reports.

**Bills**

Councilmember Hatch made a motion to approve bills, it was seconded by Councilmember Beemer and carried.

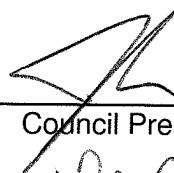
- Weld County Phone Bill for April \$25.09
- Award Alliance, Trent Leisy badges \$17.50

**ADJOURNMENT:**

By acclamation, the meeting was adjourned at 8:00 p.m.

6/19/23  
June 19, 2023

6-19-23

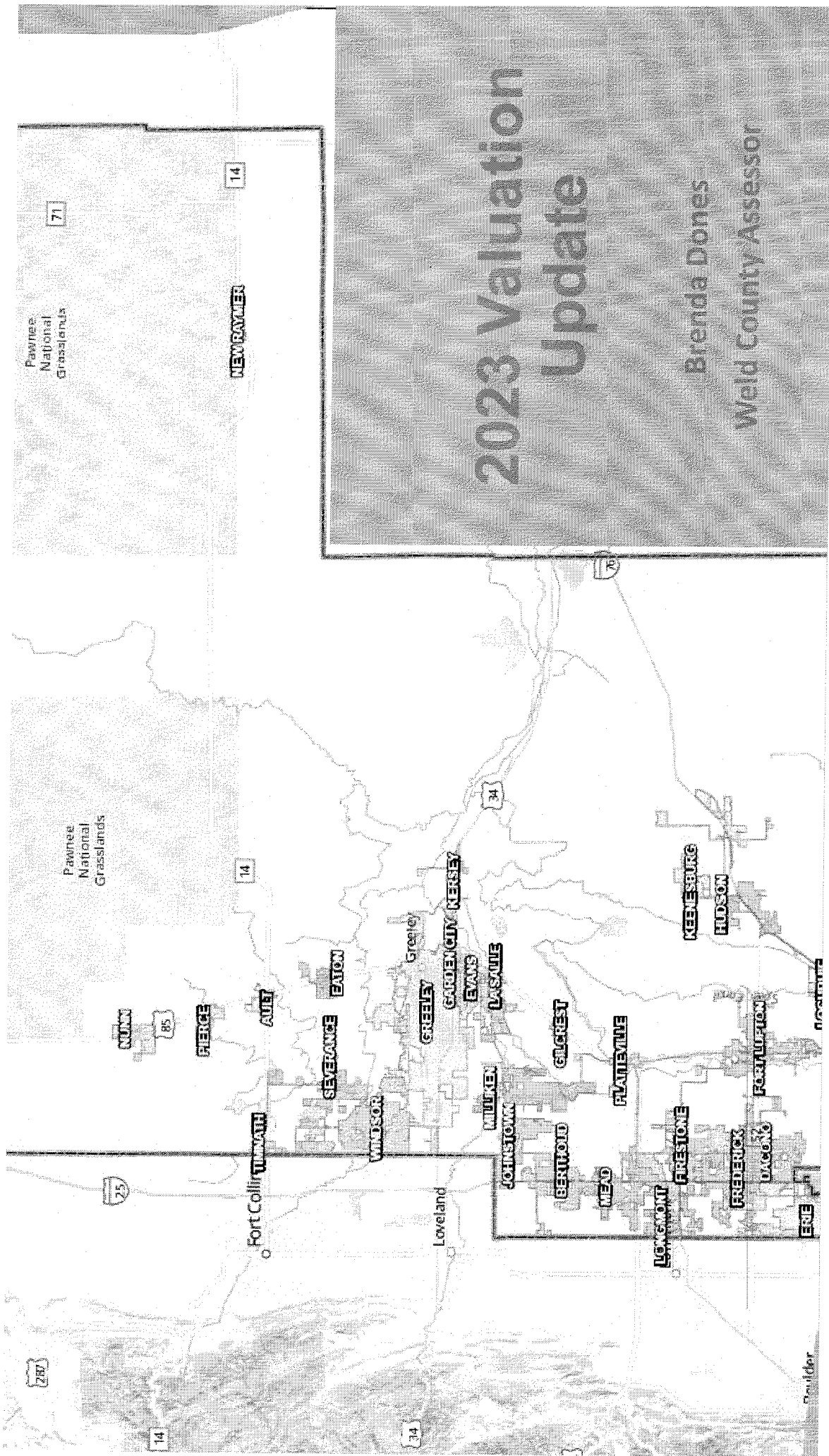


Council President, James Welch

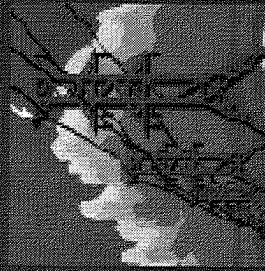
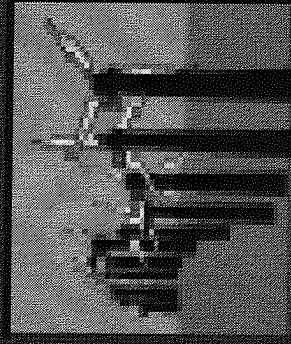
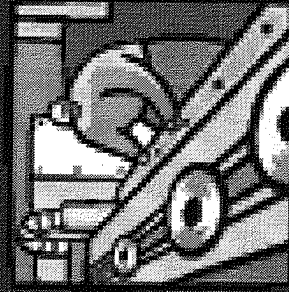
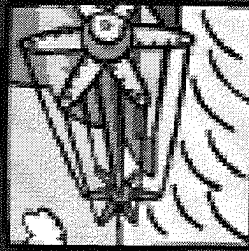
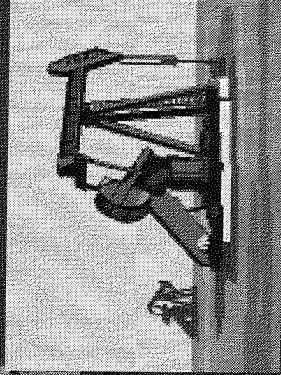


Council Secretary, Linda Kane

Addendum 1



▶ All Property is Taxable  
unless specifically exempt



**Actual Value X Assessment Rate X Mill Levy = Taxes Due**

**Property  
Tax formula**

**Actual Value – Established by the Assessor's Office**

**Assessment Rate – Established by the legislature**

**Mill Levy – Established by the local taxing authority**

# Property Tax formula

**Actual Value X Assessment Rate = Assessed Value X Mill Levy = Taxes Due**

**Different Type of Property**

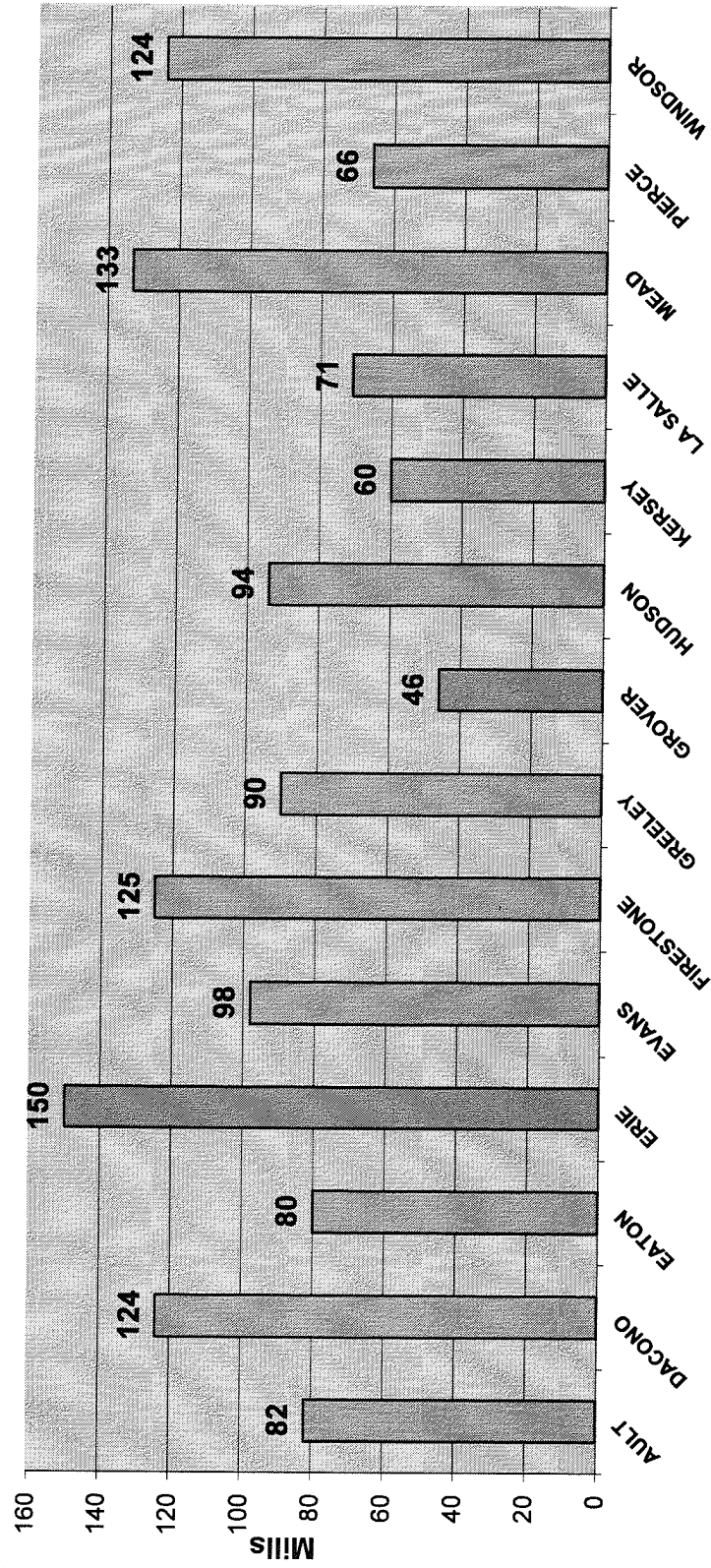
\$400,000	x	6.765%	=	\$27,060	x	.095	=	\$2,571	Residential
\$400,000	x	27.9%	=	\$111,600	x	.095	=	\$10,602	Commercial
\$400,000	x	87.5%	=	\$350,000	x	.095	=	\$33,250	Oil and Gas Production

**Different mill levy due to location**

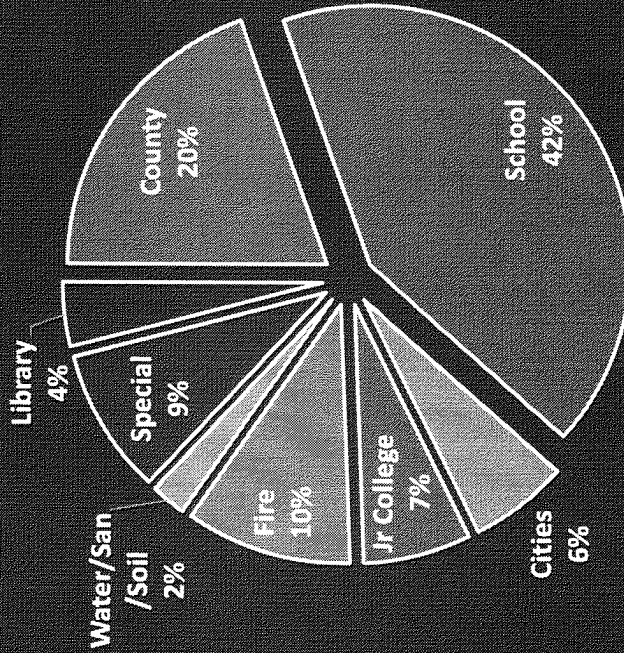
\$400,000	x	6.765%	=	\$27,060	x	.095	=	\$2,571	Residential
\$400,000	x	6.765%	=	\$27,060	x	.135	=	\$3,653	Residential

\* Assessment rates as of 4/12/2023 – 2023 legislation might modify the rates

# 2022 Average Total Mill Levy Per Town



# 2022 Revenue Distribution – Who Receives the Tax



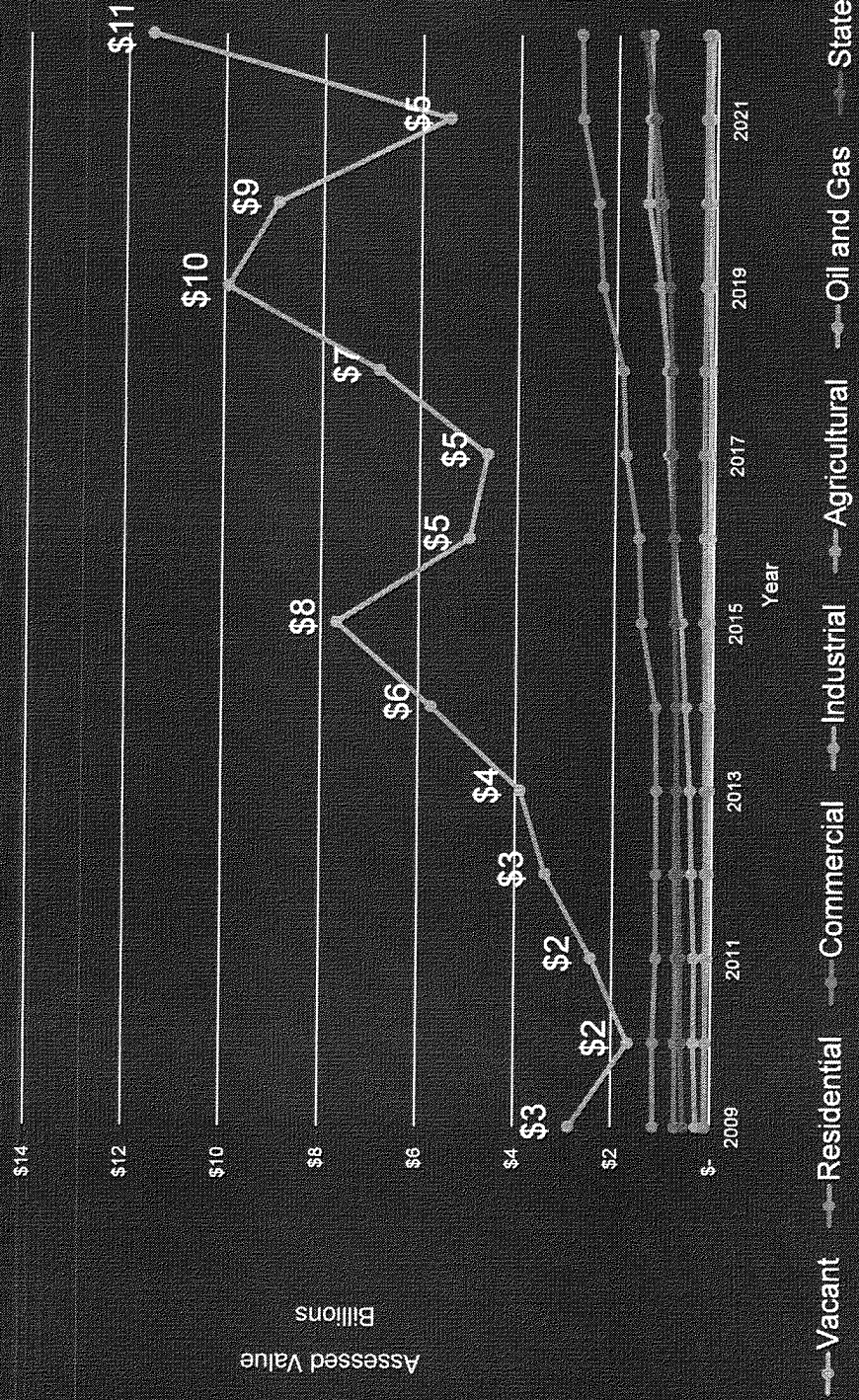
Authority Type	2022 Revenue Distribution	Revenue Distribution
Weld County	\$282,193,129	19.49%
School Districts	\$608,650,225	42.03%
Cities and Towns	\$88,570,389	6.12%
Junior College	\$96,923,135	6.69%
Fire Districts	\$149,506,202	10.33%
Water/San/Soil Dist.	\$31,134,848	2.15%
Metro & Special Dist.	\$132,750,520	9.17%
Library Districts	\$58,247,714	4.02%
<b>Total</b>	<b>\$1,447,976,162</b>	<b>100.00%</b>



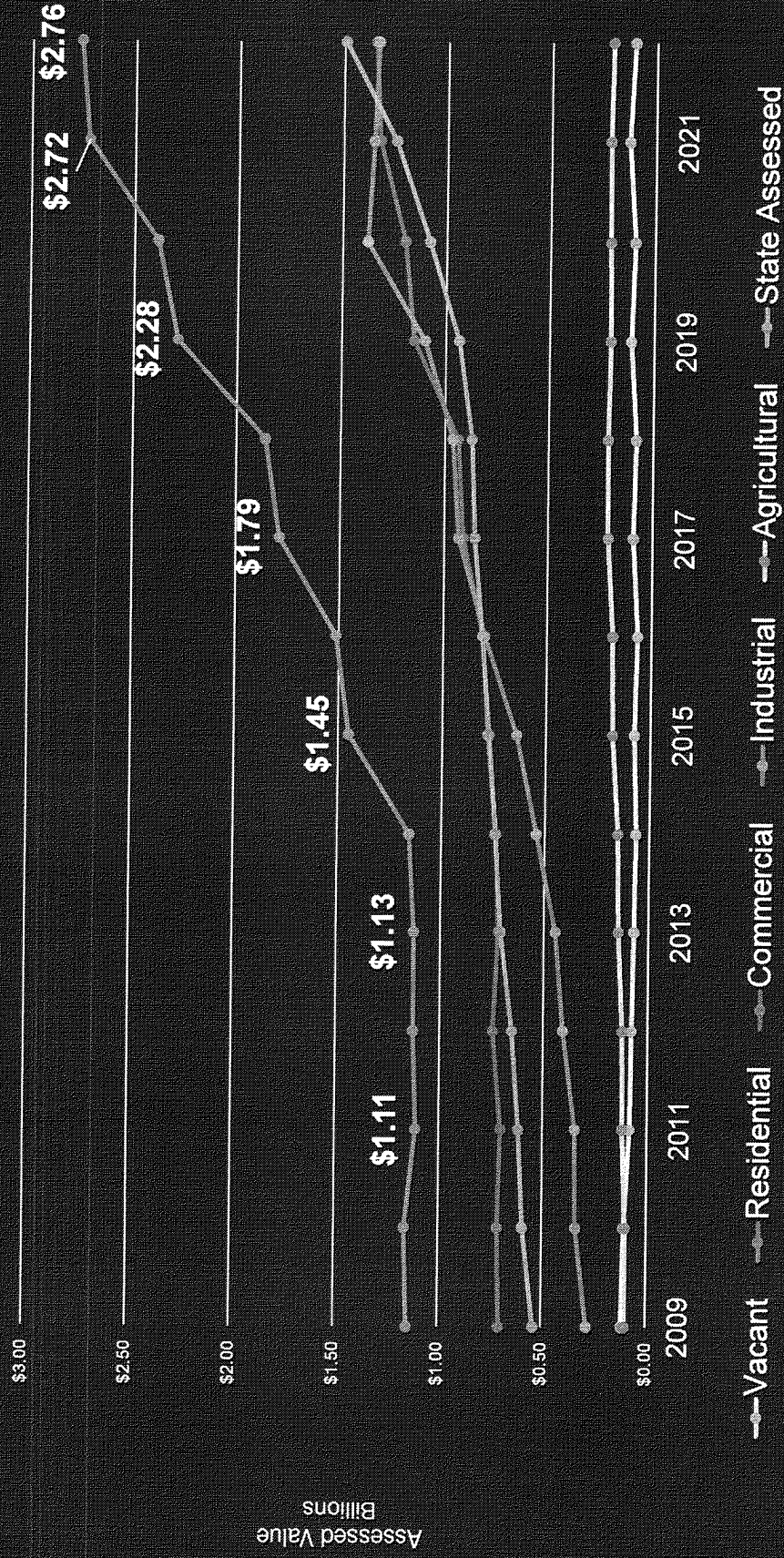
# Total Taxable Assessed Value



# Value Trends by Property Type

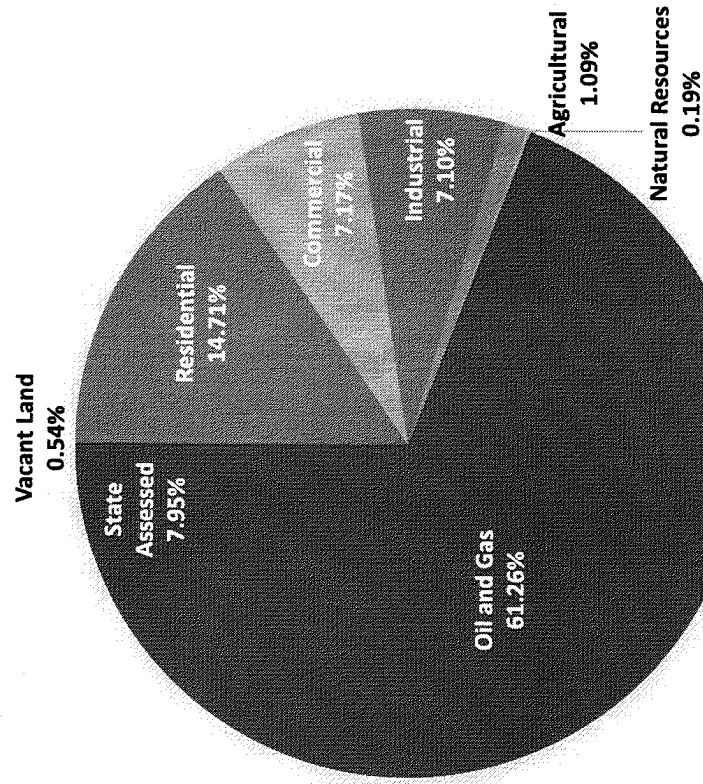


# Value Trends without Oil and Gas



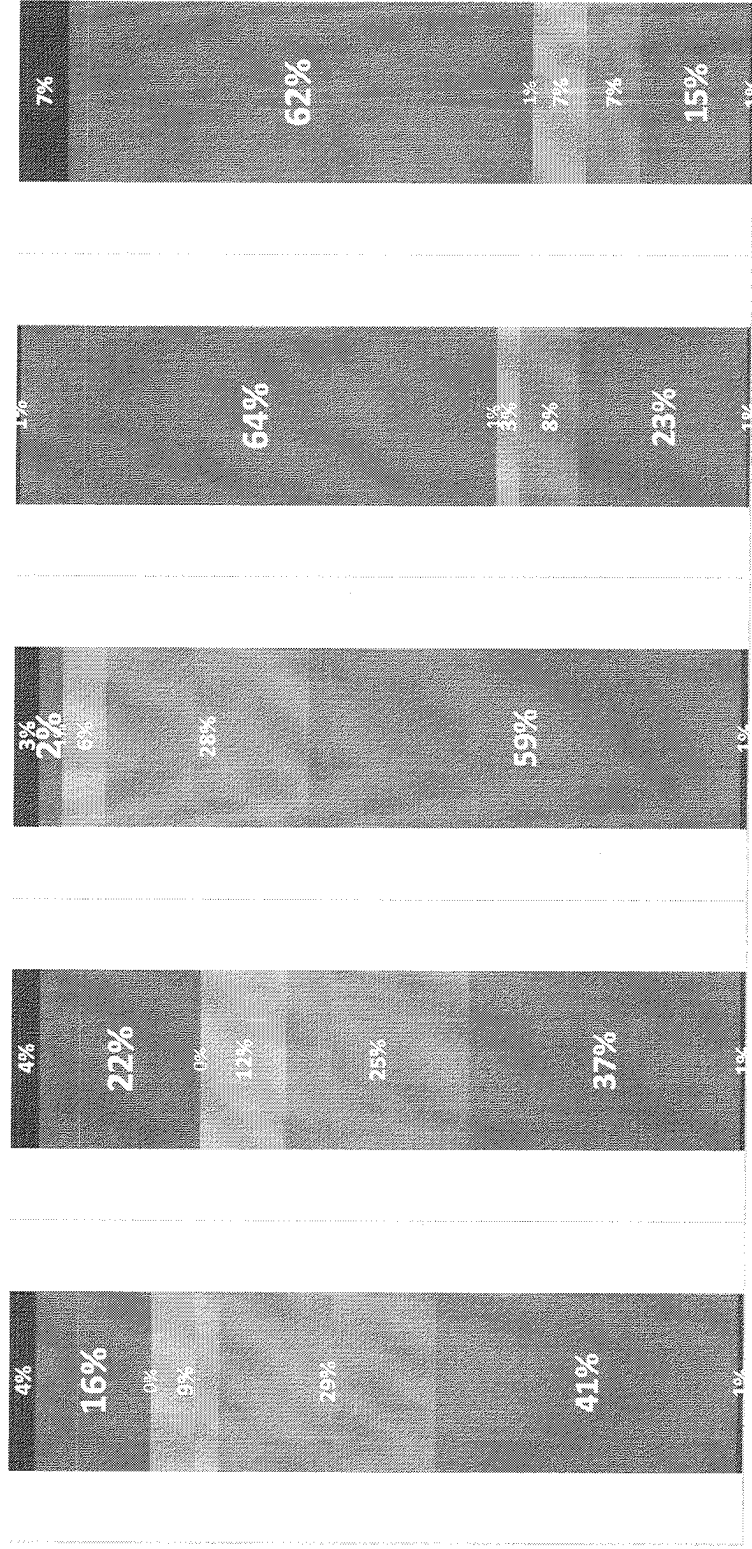
# 2022 Assessed Value – Who Pays the Tax?

Vacant Land	\$	100,879,730
Residential	\$	2,759,684,090
Commercial	\$	1,345,627,780
Industrial	\$	1,332,740,950
Agricultural	\$	204,672,650
Natural Resources	\$	34,748,860
Oil and Gas	\$	11,495,262,740
State Assessed	\$	1,491,725,200
<b>Total</b>	<b>\$</b>	<b>18,765,342,000</b>



VARIATION IN TAXABLE ASSESSED VALUE BY LOCATION  
AS OF 12/2022

■ VACANT LAND ■ RESIDENTIAL ■ COMMERCIAL ■ INDUSTRIAL ■ AGRICULTURAL ■ OIL & GAS ■ STATE ASSESSED



GREELEY SD #6 EATON EATON PARK & REC WELD

## **2023 Real Property Reappraisal Timeline**

Biennial valuation unless physical changes to property

**Can use up to 5 years  
of economic data if  
needed –  
back to 7/1/2017**

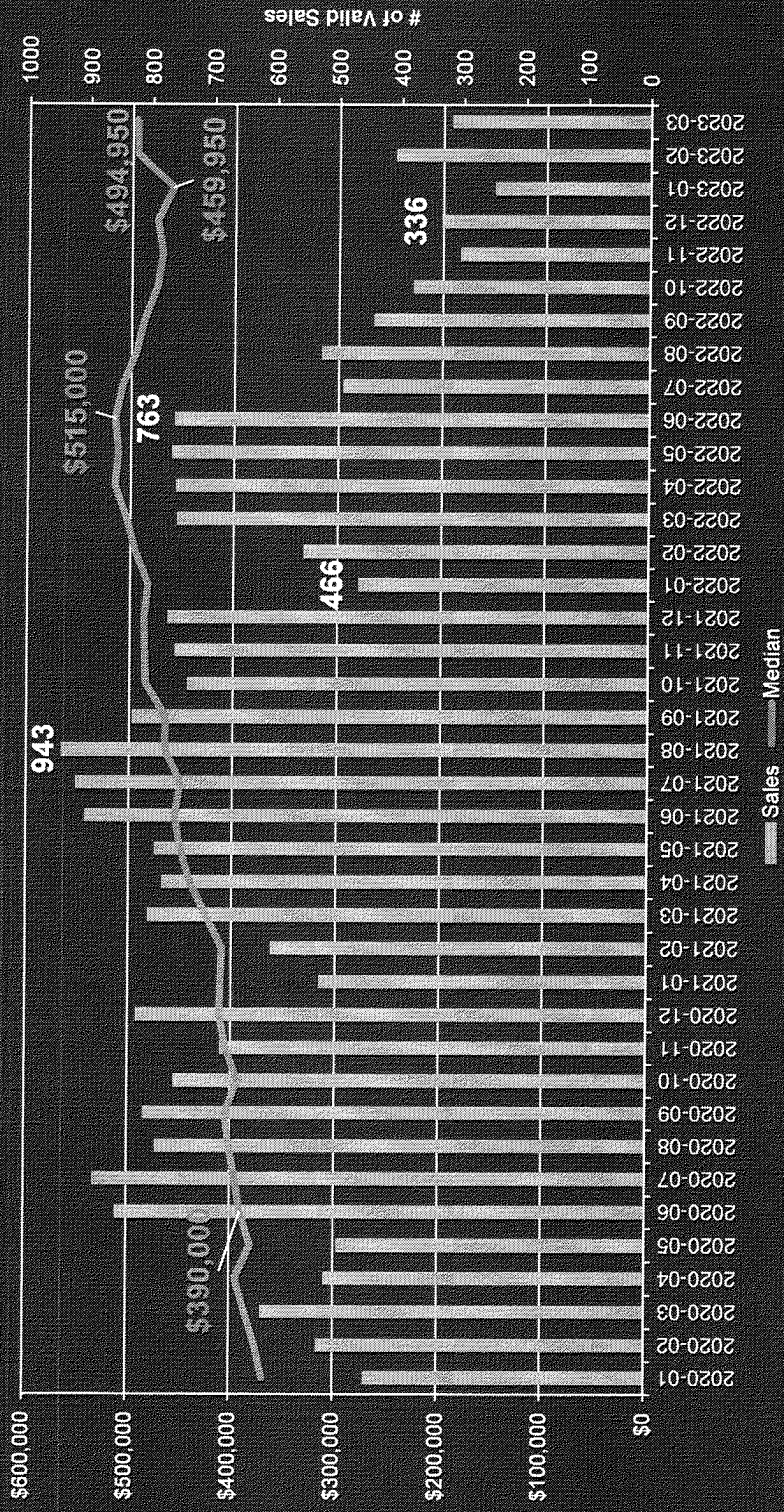
**Sales Base Period**

**1/1/2021 to 6/30/2022**

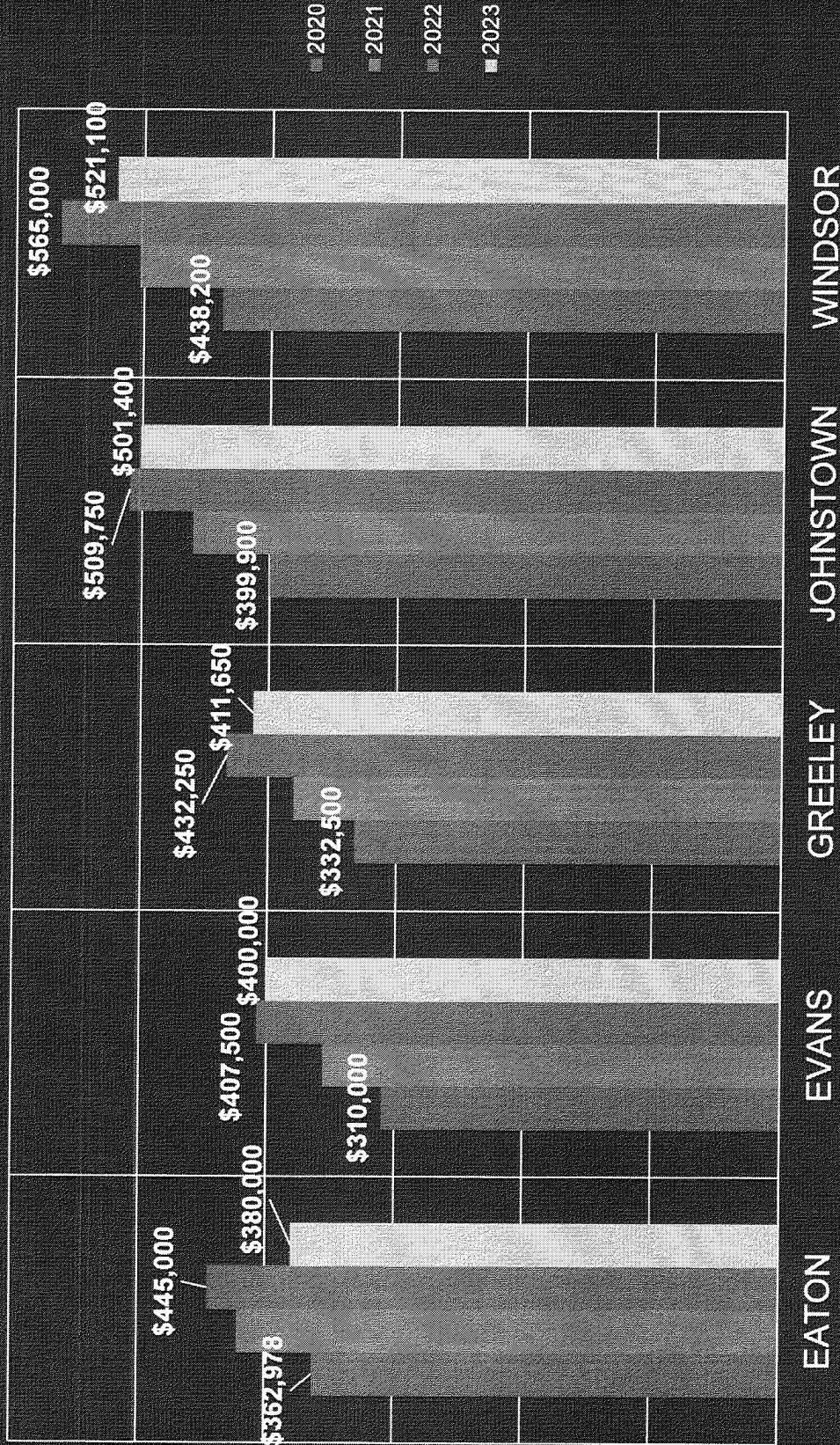
**Sales are time trended for  
economic changes to 6/30/2022**

**Sales beyond 6/30/2022  
are not used for the  
2023 reappraisal**

# Res Median Sale Price and Sales Count



# Residential Median Adj Sale Price by Town





## Overall Impact

- Residential Increase of 38%
- Commercial/ Industrial Increase of 23%
- Vacant Land increase of 67%
- Agricultural increase of 11%

The tax bill increase in 2024 will be smaller – how much smaller is yet to be determined

# Legislation

## Past Changes

- Gallagher repealed 2020
- 2021 - Assmt Rate reductions for 2022
  - Res 7.15% to 6.95%, Multi to 6.8%
  - Ag 29% to 26.4%
- 2022 – Assmt Rate reductions for 2023
  - Comm 29% to 27.9%
  - Res 6.95% to 6.765%
- 2022 – Value reductions for 2022
  - Exempt title manufactured <\$28,000
- 2022 – Value reductions for 2023
  - Res \$15,000, Commercial \$30,000

## Possible Changes

- SB23-303 and Prop HH –
- Requires vote in November 2023
- Senior exemption portability
- Reduces assmt rates for 2023
- Increases value reductions for 2023
- Creation of primary residence
- Provides backfill to taxing authorities in some circumstances
- Backfill paid for with TABOR

Type of Property	2023 Assmt Rate (payable in 2024) and exemptions created under SB22-238	2023 Assmt Rate (payable in 2024) and exemptions created under SB23-303	2024 Assmt Rate (payable in 2025) and exemptions created under SB22-238	2025 Assmt Rate (payable in 2026) and exemptions created under SB22-238	
<b>Non-residential</b>	Renewable Energy Production Real & PP	26.4%	26.4%	26.4%	26.4%
	Agricultural Real & PP	26.4%	26.4%	26.4%	26.4%
	Renewable Energy Agricultural Land	N/A	N/A	21.9%	21.9%
	Lodging - hotel, motel, B&B	27.9% (exempt first \$30,000 actual floored at \$1,000 assd)	27.85% (exempt first \$30,000 actual floored at \$1,000 assd)	27.85% (...)	27.85%
	Commercial	27.9% (exempt first \$30,000 actual floored at \$1,000 assd)	27.85% (exempt first \$30,000 actual floored at \$1,000 assd)	27.85% (...)	27.85%
	Industrial	27.9%	27.85%	27.85%	27.85%
	Vacant Land	27.9%	27.85%	27.85%	27.85%
	Personal Property	27.9% <= \$52,000 exempt	27.85% <= \$52,000 exempt	27.85% <= \$52,000 exempt	27.85% <= \$52,000 exempt
	Oil & Gas	87.5%	87.5%	87.5%	87.5%
	Multi-family housing (i.e. apartments)	6.765% (exempt first \$15,000 actual floored at \$1,000 assd)	6.7% (exempt first \$50,000 actual floored at \$1,000 assd)	6.7% (exempt first \$40,000 actual floored at \$1,000 assd)	6.7% (exempt first \$40,000 actual floored at \$1,000 assd)
<b>Residential</b>	Primary res and primary multi-family	N/A	N/A	N/A	6.7% (exempt first \$40,000 actual floored at \$1,000 assd)
	Non-Primary res and multi-family	N/A	N/A	N/A	7.10%
	All other residential property	6.765% (exempt first \$15,000 actual floored at \$1,000 assd)	6.7% (exempt first \$50,000 actual floored at \$1,000 assd)	6.7% (exempt first \$40,000 actual floored at \$1,000 assd)	N/A
	Titled Manufactured Homes (i.e. M accounts)	6.765% (exempt first \$15,000 actual floored at \$1,000 assd) <= \$28,000 is exempt HB22-1223)	6.7% (exempt first \$50,000 actual floored at \$1,000 assd) <= \$28,000 is exempt HB22-1223)	6.7% (exempt first \$40,000 actual floored at \$1,000 assd) <= \$28,000 is exempt HB22-1223)	6.7% or 7.1% <= \$28,000 is exempt HB22-1223)