



SPECIAL MEETING AGENDA  
NORTHWEST COLORADO GENERAL IMPROVEMENT  
DISTRICT  
HAYDEN POLICE DEPARTMENT – 249 HAWTHORNE  
STREET  
THURSDAY, FEBRUARY 27, 2025  
6:00 P.M.

ATTENDEES/DIRECTORS MAY PARTICIPATE VIRTUALLY VIA ZOOM WITH THE INFORMATION BELOW:

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84598597603?pwd=RVk4Q3dHSERQWitwUlhuNENsOWw4UT09>

Meeting ID: 845 9859 7603

Passcode: 964476

One tap mobile

+16699009128,,84598597603#,,,,\*964476# US (San Jose)

+12532158782,,84598597603#,,,,\*964476# US (Tacoma)

OFFICIAL RECORDINGS AND RECORDS OF MEETINGS WILL BE THE ZOOM RECORDING AND OFFICIAL MINUTES OF MEETING

REGULAR MEETING – 6:00 P.M.

1a. CALL TO ORDER

1c. PLEDGE OF ALLEGIANCE

1d. ROLL CALL

2. PUBLIC COMMENTS

Citizens are invited to speak to the Directors on items that are not on the agenda. There is a 3-minute time limit per person, unless otherwise noted by the Chair. Please note that no formal action will be taken on these items during this time due to the open meeting law provision; however, they may be placed on a future posted agenda if action is required.

3. CONSENT ITEMS

Consent agenda items are considered to be routine and will be considered for adoption by one motion. There will be no separate discussion of these items unless a Board of Director or staff requests the Board of Directors to remove an item from the consent agenda.

A. Consideration of minutes for the Regular Meeting, December 5, 2024

4. OLD BUSINESS

5. NEW BUSINESS

A. Consider and Approve Resolution 2025-01 **A RESOLUTION OF THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) CALLING AN ELECTION ON MAY 6, 2025; SUBMITTING THE BALLOT QUESTION SET FORTH HEREIN TO A VOTE OF THE**

*NOTICE: Agenda is subject to change. If you require special assistance in order to attend any of the GID's public meetings or events, please notify the GID at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made*



REGISTERED ELECTORS OF THE DISTRICT; AND AUTHORIZING THAT ALL NECESSARY ACTIONS BE TAKEN RELATING TO THE ELECTION.

6. PULLED CONSENT ITEMS
7. STAFF AND COMMISSIONER REPORTS (CONTINUED, IF NECESSARY)
8. EXECUTIVE SESSION (IF NECESSARY)
9. ADJOURNMENT

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Work Session

Staff & Directors Reports

Staff Reports will continue at the end of the meeting.

**Chair Banks** called the regular meeting of the Northwest Colorado General Business District to order at 6:30 p.m. Vice Chair Gann, and Directors Bell, Hicks, Haight, Hayden, and Carlson present. Also present were Town Manager, Mathew Mendisco, Town Clerk, Barbara Binetti, Finance Director, Andrea Salazar, Hayden Center Recreation Director, Rhonda Sweetser, and Hayden Center Arts and Events Director, Sarah Stinson.

PLEDGE OF ALLEGIANCE      Chair Banks led the Pledge of Allegiance.

PUBLIC COMMENTS              None

CONSENT ITEMS  
MINUTES –  
August 15, 2024                      Director Hicks moved to approve the minutes of the Regular Northwest Colorado General Business District held on July 18, 2024. Director Hayden seconded. Roll call vote. Director Bell – aye. Director Haight – aye. Director Carlson - aye. Director Hicks – aye. Director Hayden – aye. Vice Chair Gann - aye. Chair Banks– aye. Motion carried.

OLD BUSINESS                      NONE

NEW BUSINESS                      Public Hearing Opened at 6:33 p.m.

- A. A Public Hearing:                      Public Hearing Closed at 6:34 p.m.  
Resolution 2024-  
06 A Resolution  
Summarizing  
Expenditures and  
Revenues for  
Each Fund and  
Adopting a  
Budget for the  
Northwest  
Colorado GID for  
The Calendar  
Year Beginning  
on The First Day  
of January 2025  
and Ending on  
The Last Day of  
December 2025

*Approved at the Regular Northwest Colorado General Improvement District Meeting August 15, 2024*

- B. Review and Consider for Approval Resolution 2024-06 A Resolution Summarizing Expenditures and Revenues For Each Fund and Adopting a Budget for the Northwest Colorado GID for The Calendar Year Beginning on The First Day of January 2024 and Ending on The Last Day of December 2024
- ( Andrea Salazar asked to Ammend the Agenda to read (January 2025 and Ending the Last Day of December 2025)  
So Ammended.  
Councilmember Ryan Bell stated that he will abstain to this vote due to his personal opinion that it is in conflict that the NWCOGID as the Town of Hayden is in direct competition with private enterprise. Dirctor Hayden asked for some Background on the NWCOGID. Mathew Mendisco gave a synopsis on the purpose of the GID to diversity our economy.  
Chair Banks moved to Approve As Ammended Resolution 2024-06 A Resolution Summarizing Expenditures and Revenues For Each Fund and Adopting a Budget for the Northwest Colorado GID for The Calendar Year Beginning on The First Day of January 2025 and Ending on The Last Day of December 2025 approve the minutes of the Regular Northwest. Vice Chair Gann seconded.  
Roll call vote. Director Bell – Abstain. Director Haight – aye. Director Carlson - aye. Director Hicks – aye. Director Hayden – Abstain. Vice Chair Gann - aye Chair Banks– aye. Motion carried.
- C. Review and Consider for Approval Resolution 2024-05 A Resolution Leving General Property Taxes for The Year 2024 To Help Defray the Costs of Northwest Colorado GID for The 2025 Budget Year
- Mathew Mendisco Stated that this is a continuing yearly Resolution.  
Chair Banks moved to Approve Resolution 2024-05 A Resolution Leving General Property Taxes for The Year 2024 To Help Defray the Costs of Northwest Colorado GID for The 2025 Budget Year. Vice Chair Gann seconded.  
Roll call vote. Director Bell – Abstain. Director Haight – aye. Director Carlson - aye. Director Hicks – aye. Director Hayden – Abstain. Vice Chair Gann - aye Chair Banks– aye. Motion carried. Motion Carried.
- D. Review and Consider for Approval Resolution 2024-04 A RESOLUTION DESIGNATING A POSTING PLACE FOR PUBLIC MEETINGS FOR THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT
- Chair Banks moved to Approve Resolution 2024-04 A RESOLUTION DESIGNATING A POSTING PLACE FOR PUBLIC MEETINGS FOR THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT Vice Chair Gann seconded.  
Roll call vote. Director Bell – aye. Director Haight – aye. Director Carlson - aye. Director Hicks – aye. Director Hayden – aye. Vice Chair Gann - aye Chair Banks– aye. Motion carried. Motion Carried.
- E. Review and Consider for Approval RESOLUTION NO. 2024-3 A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
- (Barbara Binetti asked to Ammend the Agenda to Read "Resolution No. 2024-7)  
Mathew Mendisco explained that this allowed him to do closings in place of the Directors, Vice-Chair and Chair of the NWCOGID.

*Approved at the Regular Northwest Colorado General Improvement District Meeting August 15, 2024*

FOR THE NORTHWEST COLORADO BUSINESS IMPROVEMENT DISTRICT TO ENTER INTO AND CLOSE ALL REAL ESTATE TRANACTIONS INVOLVING THE NORTHWEST COLORADO BUSINESS DISTRICT

Chair Banks moved to Approve Resolution 2024-07 A RESOLUTION A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR FOR THE NORTHWEST COLORADO BUSINESS IMPROVEMENT DISTRICT TO ENTER INTO AND CLOSE ALL REAL ESTATE TRANACTIONS INVOLVING THE NORTHWEST COLORADO BUSINESS DISTRICT Vice Chair Gann seconded.  
Roll call vote. Director Bell – aye. Director Haight – aye. Director Carlson - aye. Director Hicks – aye. Director Hayden – aye. Vice Chair Gann - aye Chair Banks– aye. Motion carried. Motion Carried

PULLED CONSENT ITEMS None

STAFF AND DIRECTOR REPORTS CONTINUED

ADJOURNMENT Chair adjourned the meeting at 6:52 p.m.

Recorded by:

\_\_\_\_\_  
Barbara Binetti, Town Clerk

APPROVED THIS 15<sup>th</sup> DAY OF December, 2024.

\_\_\_\_\_  
Ryan Banks, Chair

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) CALLING AN ELECTION ON MAY 6, 2025; SUBMITTING THE BALLOT QUESTION SET FORTH HEREIN TO A VOTE OF THE REGISTERED ELECTORS OF THE DISTRICT; AND AUTHORIZING THAT ALL NECESSARY ACTIONS BE TAKEN RELATING TO THE ELECTION.**

WHEREAS, the Northwest Colorado General Improvement District (No. 1-2022)(the “District”), in the Town of Hayden, Colorado (the “Town”), duly organized as a general improvement district pursuant to Ordinance No. 720 adopted by the Town Council of the Town on September 1, 2022, is a quasi-municipal subdivision of the State of Colorado and a body corporate with limited proprietary powers set forth in Part 6, Article 25, Title 31, Colorado Revised Statutes (“C.R.S.”), as amended; and

WHEREAS, the Town Council of the Town is ex-officio the Board of Directors of the District (the “Board”); the presiding officer of the Town Council is ex-officio the presiding officer of the District; and the Town Clerk is ex-officio the Secretary of the District; and

WHEREAS, at an election of the qualified electors of the District, duly called and held on Tuesday, November 8, 2022 (the “2022 Election”), in accordance with law and pursuant to due notice, a majority of those qualified to vote and voting at the Election voted in favor of, among other items, (i) the levy of an ad valorem property tax of the District for (A) all or a portion of the cost of the financing and constructing public infrastructure within the District, including without limitation roadway, water, sewer and other improvements for the benefit of the taxpayers, property owners and residents of the area within and surrounding the District, and (B) any other legally permitted public purposes (the “Projects Tax”), (ii) the levy of an ad valorem property tax of the District to provide funds for the payment of operation and maintenance expenses of and the accumulation of repair and replacement reserves for improvements financed by the District (the “Operations Tax”), and (iii) the issuance of bonds or other obligations of the District secured by a pledge of all or a portion of the ad valorem property tax described in clause (i) of this paragraph to the payment of such obligations for the purpose of constructing and installing public infrastructure within the District, including without limitation roadway, water, sewer and other improvements; and

WHEREAS, the Board desires to clarify that the public infrastructure authorized to be financed pursuant to the 2022 Election includes specifically the erection of heating and cooling works and distribution systems for the distribution of heat and cooling obtained from geothermal resources; and

WHEREAS, accordingly, the Board deems it necessary and appropriate to call a special election on May 6, 2025 and to submit to the registered electors of the District, at the election, a ballot question clarifying that the public infrastructure authorized to be financed pursuant to the 2022 Election includes specifically the erection of heating and cooling works and distribution systems for the distribution of heat and cooling obtained from geothermal resources.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, IN ITS EX-OFFICIO CAPACITY AS THE BOARD OF DIRECTORS OF THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022), AS FOLLOWS:**

**Section 1.** All actions heretofore taken consistent with the provisions of this Resolution by the District, its officers, staff, and legal counsel, directed toward the Election and the objects and purposes herein stated is hereby ratified, approved, and confirmed.

**Section 2.** An election shall be held on Tuesday, May 6, 2025 (the “Election”) as a mail ballot election pursuant to the provisions of Section 31-25-601, C.R.S., et. seq., the Uniform Election Code of 1992, Articles 1 to 13 of Title 1, C.R.S., and the Home Rule Charter of the Town of Hayden, Colorado, at which Election the following question shall be submitted to a vote of the registered electors of the District:

SHALL THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE CONSTRUCTED BY THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) AND FINANCED WITH THE ISSUANCE OF DEBT OR OTHERWISE FUNDED FROM THE REVENUE DERIVED FROM THE IMPOSITION OF TAXES PURSUANT TO THAT CERTAIN ELECTION OF THE VOTERS OF THE DISTRICT CONDUCTED ON NOVEMBER 8, 2022 BE AUTHORIZED TO INCLUDE SPECIFICALLY THE ERECTION OF HEATING AND COOLING WORKS AND DISTRIBUTION SYSTEMS FOR THE DISTRIBUTION OF HEAT AND COOLING OBTAINED FROM GEOTHERMAL RESOURCES?

YES \_\_\_ NO \_\_\_”

**Section 3.** The above question is hereby submitted pursuant to the requirements of Article X, Section 20(4)(b) of the Colorado Constitution, Section 31-25-607(4)(a), C.R.S., and the Home Rule Charter of the Town of Hayden, Colorado. The erection of such heating and cooling works and distribution systems for the distribution of heat and cooling obtained from geothermal resources shall be authorized upon a majority vote of the registered electors of the District voting at the District’s election on May 6, 2025.

**Section 4.** The Town Clerk of the Town is hereby designated as the “Designated Election Official” responsible for the running of the election for the District, and, in such capacity, shall conduct the District election, tally the votes in favor of and opposed to the above question, and certify the same to the Council following the election as required by Section 1-11-103(2), C.R.S.

**Section 5.** The Town Clerk is hereby directed to transmit a copy of this Resolution to the Clerk and Recorder of Routt County for recording in the real property records of such County. In accordance with the requirements of Section 39-1-110(1)(a), C.R.S., the Town Clerk is further directed to notify the Assessor, the Division of Local Government, and the

Board of County Commissioners of Routt County of the filing of the Petition and the boundaries of the District.

**Section 6.** The officers and employees of the District are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

**Section 7.** All Resolutions, bylaws, orders and other instruments, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any Resolution, bylaw, order or other instrument, or part thereof, heretofore repealed.

**Section 8.** If any section, subsection, paragraph, clause or other provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity to unenforceability thereof shall not affect any of the remaining sections, subsections, paragraphs, clauses or provisions of this Resolution.

**Section 9.** This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting this 27 day of February, 2025.

[SEAL]

Northwest Colorado General Improvement  
District (No. 1-2022)

By: \_\_\_\_\_  
President of the District

Attest:

By: \_\_\_\_\_  
Secretary of the District