



AGENDA
SPECIAL HAYDEN TOWN COUNCIL MEETING
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE
THURSDAY, JULY 24, 2025
6:00 P.M.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84598597603?pwd=RVk4Q3dHSERQWitwUlhNENsOWw4UT09>

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 NOT FACEBOOK LIVE. FACEBOOK LIVE IS MERELY A TOOL TO INCREASE COMMUNITY INVOLVEMENT AND IS NOT THE OFFICIAL RECORD. *

REGULAR MEETING – 6:00 P.M.

- 1a. CALL TO ORDER
- 1b. MOMENT OF SILENCE
- 1c. PLEDGE OF ALLEGIANCE
- 1d. ROLL CALL
- 1e. COUNCILMEMBER REPORTS AND UPDATES

STUDY SESSION – Review of PUD Guide Land Use Requirements and Process

A. PUBLIC COMMENTS

Citizens are invited to speak to the Council on items that are not on the agenda. All individuals who desire to speak during public comments must sign in using the sheet available by the Town Clerk. There is a three-minute time limit per person, unless otherwise noted by the Mayor. 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.

B. PROCLAMATIONS/PRESENTATIONS -

C. 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 Councilmember request to pull an item from the consent agenda.

- 1. Consideration of minutes for the Regular Meeting of July 10, 2025 Page 3
- 2. Consideration to Approve Payments to the Merc dated July 16 and July 17, 2025 in the amount of \$3,876.19 Page 7
- 3. Consideration of Approval for payments dated July 16, and July 17, 2025 in the amount of \$314,641.85 Page 9
- 4. Review and Consider Appointment of the Hayden Planning Commission, and its alternates, as the Hayden Board of Adjustments

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

D. OLD BUSINESS

1. To review and discuss Consolidated Service Plan for Moonlit Meadows Metropolitan District Nos. 1-3 Page 14

E. NEW BUSINESS-

1. Review and Consider for Approval an Agreement Concerning Intervention In The Xcel ERP Filing With The PUC Pg 77

2. Ordinance 742 - 365 S Poplar Street Rezone Application Page 81

- i. 1st Reading: ORDINANCE 742 AN ORDINANCE REZONING FROM THE OPEN (O) ZONING DISTRICT TO THE RESIDENTIAL MEDIUM DENSITY (RMD) ZONING DISTRICT, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 28,322 SQUARE FEET, LOCATED AT 365 SOUTH POPLAR STREET AND LEGALLY DESCRIBED AS SET FORTH HEREIN.
- ii. Set Public Hearing for on August 7, 2025, for ORDINANCE 742 - AN ORDINANCE REZONING FROM THE OPEN (O) ZONING DISTRICT TO THE RESIDENTIAL MEDIUM DENSITY (RMD) ZONING DISTRICT, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 28,322 SQUARE FEET, LOCATED AT 365 SOUTH POPLAR STREET AND LEGALLY DESCRIBED AS SET FORTH HEREIN.

F. PULLED CONSENT ITEMS

- G. STAFF AND COUNCILMEMBER REPORTS AND UPDATES Page 108

H. EXECUTIVE SESSION –

FOR THE PURPOSE OF DETERMINING POSITION S RELATIVE TO MATTERS THAT MAY BE SUBJECT OT NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. SECTION 24-6-402(4)(e)

I. ADJOURNMENT

Hayden Town Council Regular Meeting July 10, 2025

Call to Order/Roll Call

Mayor Pro Tem Gann called the regular meeting of the Hayden Town Council to order at 6:04 p.m.

Mayor Pro Tem Gann Offered a moment of Silence

Mayor Pro Tem Gann Led the Pledge of Allegiance

Mayor Banks (arrived 7:45 p.m.), Mayor Pro Tem Gann, Councilmembers Haight, Carlson, Hicks, Hayden were present. Councilmembers Bell excused. Also present were, Mathew Mendisco, Town Manager (arrived at 6:50 p.m.) Assistant Town Manager/Community Development Director, Tegan Ebbert, Public Works Director, Bryan Richards (arrived 6:50), Rhonda Sweetser, Director Parks and Recreation, and Chief Scott Scurlock, Finance Director Andrea Salazar, and Town Clerk Barbara Binetti.

Councilmember Reports and Updates –

Study Session none

- Work session to review and discuss Consolidated Service Plan for Moonlit Meadows Metropolitan District Nos. 1-3
Matt Ruhland, Cockrel Ela Glesne Greher & Ruhland, P.C., Paul Wember, Wember Property Group, and Jonathan Heroux, Piper Sandler & Co. gave a presentation on Moonlit Meadows proposing three Metropolitan Districts which would correspond with the boundaries of the three phases of development. Matt Ruhland emphasized that this presentation is for the service plan only and not the property development. He explained how districts work and the necessity of such districts. He concluded that financing of the public improvements is imperative to the development of the Moonlit Meadows property and the proposed Moonlit Meadows Metropolitan Districts Nos. 1-3 is vital to such financing.
Councilmember Melinda Carlson ask for clarification if the districts are the phases. Matt Ruhland confirmed that is the case. Councilmember Danny Hayden asked if the Districts can set their own land use rules and Mr. Ruhland responded that no, the land use is set by the Town of Hayden.
Councilmember Hayden also asked if the 50-mil increase affected the whole town. Mr. Ruhland emphasized that the mils only affect the owners within the districts. Councilmember Haight asked the average price of homes. That is not a question that could be answered at this time in this meeting.
Councilmember Hayden asked why the necessity for the Districts and not just a subdivision. Mr. Ruhland re-emphasized that in Colorado there is no private financing for this type of project and that the creation of Districts allows for more affordable financing resulting in more affordable homes within the District. JJ Pike, on Zoom, said she did not see this presentation on the Agenda. Mathew responded that it was at the top of the Agenda during the work session. JJ asked if when there is another work session for this if the public could be better informed. Mathew said that this will be again at the next Town Council meeting and then it will be up for vote at the first meeting in August. She also asked if this information could be provided as pros and cons in layman's terms for the citizens. Mathew said that would happen at the next meeting.

Public Comment – noneProclamations and Presentations – noneConsent Agenda Items -

1. Consideration of minutes for the Regular Meeting of June 17, 2025
2. Consideration to Approval Ratified payments dated July 2, 2025 in the amount of \$197,526.84
3. Consideration to Approve payments dated July 3, 2025 in the amount of \$5,859,978.
4. Consideration to Accept Financials dated May 31, 2025
5. Consideration to appoint Nefertary Lopez to the Hayden Economic Development Commission.

Mayor Pro Tem Gann moved and Councilmember Hicks seconded. A roll call vote was held and the motion passed unanimously.

Items Removed from Consent Agenda There were noneOld Business –

1. Ordinance 739 – An Ordinance Amending Section 14.20.040 of the Hayden Municipal Code Concerning Animals In Town Parks
 - i. Public Hearing: Ordinance 739 - An Ordinance Amending Section 14.20.040 of the Hayden Municipal Code Concerning Animals In Town Parks

Public Hearing opened at 7:28 p.m. as there were no public comments, the Public Hearing closed at 7:29 p.m.

- ii. Review and Consideration to Approve 2nd Reading Ordinance 739 - An Ordinance Amending Section 14.20.040 of the Hayden Municipal Code Concerning Animals In Town Parks

Mayor Banks moved, seconded by Mayor Por Tem Gann to approve Ordinance 739. A roll call vote was held and the motion passed unanimously.

2. Ordinance 740 – An Ordinance Establishing a New Section 1.12.030 Of The Hayden Municipal Code Concerning The Collection Of Municipal Court Fine, Fees, Penalties, And Restitution Through A Collection Agency

- i. Public Hearing: Ordinance 740 – An Ordinance Establishing a New Section 1.12.030 Of The Hayden Municipal Code Concerning The Collection Of Municipal Court Fine, Fees, Penalties, And Restitution Through A Collection Agency

Public Hearing opened at 7:29 p.m. as there were no public comments, the Public Hearing closed at 7:30 p.m.

- ii. Review and Consideration to Approve 2nd Reading Ordinance 740 – An Ordinance Establishing a New Section 1.12.030 Of The Hayden Municipal Code Concerning The Collection Of Municipal Court Fine, Fees, Penalties, And Restitution Through A Collection Agency

Mayor Banks moved, seconded by Councilmember Hicks to approve Ordinance 739. A roll call vote was held and the motion passed unanimously.

New Business –

1. Res 2025-04 A Resolution authorizing a membership with Colorado Retirement Association.

Mayor Banks moved and Councilmember Carlson Seconded. A roll call vote was held. Councilmember Bell voted nay, the rest of the votes were aye. and the motion passed.

2. Emergency Ordinance 741 - AN EMERGENCY ORDINANCE AMENDING TITLE 12.12 OF THE MUNICIPAL CODE OF THE TOWN OF HAYDEN, CONCERNING OFFENSES, BY REPEALING AND REENACTING SECTION 12.12, CONCERNING FIREWORKS AND ADDING RESTRICTIONS ON OPEN FIRES, TO ALIGN THE PROVISIONS OF THE TOWN'S STAGED OPEN FIRE AND FIREWORKS BANS WITH THE PROVISIONS OF THE STAGED OPEN FIRE AND FIREWORKS BANS THAT MAY BE ESTABLISHED WITHIN UNINCORPORATED ROUTT COUNTY FROM TIME TO TIME; DECLARING AN EMERGENCY; AND PROVIDING FOR THE IMMEDIATE EFFECTIVE DATE OF THIS ORDINANCE.

i. Public Hearing: Ordinance 741 – AN EMERGENCY ORDINANCE AMENDING TITLE 12.12 OF THE MUNICIPAL CODE OF THE TOWN OF HAYDEN, CONCERNING OFFENSES, BY REPEALING AND REENACTING SECTION 12.12, CONCERNING FIREWORKS AND ADDING RESTRICTIONS ON OPEN FIRES, TO ALIGN THE PROVISIONS OF THE TOWN'S STAGED OPEN FIRE AND FIREWORKS BANS WITH THE PROVISIONS OF THE STAGED OPEN FIRE AND FIREWORKS BANS THAT MAY BE ESTABLISHED WITHIN UNINCORPORATED ROUTT COUNTY FROM TIME TO TIME; DECLARING AN EMERGENCY; AND PROVIDING FOR THE IMMEDIATE EFFECTIVE DATE OF THIS ORDINANCE.

Public Hearing opened at 7:40 p.m. as there were no public comments, the Public Hearing closed at 7:41 p.m.

ii. Review and Consideration to Approve Ordinance 741 – AN EMERGENCY ORDINANCE AMENDING TITLE 12.12 OF THE MUNICIPAL CODE OF THE TOWN OF HAYDEN, CONCERNING OFFENSES, BY REPEALING AND REENACTING SECTION 12.12, CONCERNING FIREWORKS AND ADDING RESTRICTIONS ON OPEN FIRES, TO ALIGN THE PROVISIONS OF THE TOWN'S STAGED OPEN FIRE AND FIREWORKS BANS WITH THE PROVISIONS OF THE STAGED OPEN FIRE AND FIREWORKS BANS THAT MAY BE ESTABLISHED WITHIN UNINCORPORATED ROUTT COUNTY FROM TIME TO TIME; DECLARING AN EMERGENCY; AND PROVIDING FOR THE IMMEDIATE EFFECTIVE DATE OF THIS ORDINANCE.

Mayor Banks moved and Councilmember Hicks Seconded. A roll call vote was held and the motion passed unanimously. Mayor Banks proclaimed that Ordinance 741 is effective as of 7:41 p.m. July 10, 2025.

Pulled Consent Items There were none

Staff and Councilmember Reports and Updates

Mathew Mendisco – Tegan had her baby so will be off until October. At Hayden Daze there will be a booth set up with the Hayden Resiliency Project Plan group that is helping the Town. We are working on a new format for Staff Reports which will be ready for the next meeting so Council will be receiving those with the packet. At the retreat Council decided that department heads did not need to attend the Council meetings unless they had something to present in person. Mathew will be forwarding the retreat summary to the Council. Mayor Banks asked if the Market had moved to 3rd Street. Mathew responded that would happen next week. Mayor Pro Tem Gann stated that he and Mayor Banks had that discussion at the last meeting. He asked the rest of the Council if anyone was opposed to the move. All were in favor of the new venue. Councilmember Haight stated that the SBT GRVL event was run well and she appreciated that, she also asked if SBT GRVL paid for the use of Dry Creek

Park. Mathew said they did. General discussion continued about the Steamboat Soccer Club event and other sport and athletic opportunities throughout our district. Eric Owen responded that there are only a certain number of athletes that can play sports so the school offerings can only be so many. Mayor Pro Tem Gann brought up Tim Frentress Sr.' visit to the Council meeting and his request for Town Council to take action and write a letter to the Secretary of the Interior, after discussion, it was decided that Mathew Mendisco will script a letter for the Council's approval. Mathew said that the Council would be seeing an AI program coming to the town called Town AI. He explained to the Council about the ADA mandate on PDF documents that we publish not only within our websites but also for any documents that we send to the Government.

Councilmember Haight followed up with the citizen's request for microphones and asked where we are with that. Mathew responded that it is being worked on to get the equipment and wiring in place. The Council received a public query on speeding on East Washington Street. Mayor Banks asked Chief Scurlock if there is a way to follow up on this kind of thing. Chief Scurlock discussed some options that can be done to try and help control these issues.

Councilmember Hayden asked about the rates for people who get water at the Bulk Water station. Mathew responded that there will be some revisions coming on the water code. Mayor Banks asked how the river intake compared to normal. Mathew responded that it is definitely lower than last year; 21% less than normal.

Councilmember Reports and Comments:

Councilmember Hayden asked Brad Parrott of the West Routt Fire Department his opinion of the Fire Ban. Mr. Parrott said he was totally in favor of the fire ban.

Executive session: none

Adjournment: Mayor Banks adjourned the meeting at 8:36 p.m.

Recorded by:

Barbara Binetti, Town Clerk

APPROVED THIS 24th Day of JULY, 2025.

Ryan Banks, Mayor

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.
Vendor:Vendor Number = {=} 2580

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
2580	Hayden Merc	01-502531	PW - Chalk Line Stakes	06/02/2025	24.35		
2580	Hayden Merc	01-503510	PW - Town Entry Sign Paint Prep	06/03/2025	27.55		
2580	Hayden Merc	01-504795	Parks - Fastener	06/04/2025	27.59		
2580	Hayden Merc	01-505745	Ice for Market	06/05/2025	12.57		
2580	Hayden Merc	01-505754	Parks - Baseball Dugouts	06/05/2025	322.91		
2580	Hayden Merc	01-506087	DCP - Fittings	06/05/2025	85.54		
2580	Hayden Merc	01-506090	PW - Pipe Tape	06/05/2025	6.99		
2580	Hayden Merc	01-506105	Walnut St Market - Drill Bit	06/05/2025	9.99		
2580	Hayden Merc	01-506223	DCP - Zone Break	06/05/2025	6.58		
2580	Hayden Merc	01-506689	Stain & Paint Project	06/06/2025	9.59		
2580	Hayden Merc	01-506915	Parks - Baseball Dugouts	06/06/2025	9.84		
2580	Hayden Merc	01-507949	Huck Finn Day	06/07/2025	13.17		
2580	Hayden Merc	01-509620	Water Wagon Battery	06/09/2025	64.95		
2580	Hayden Merc	01-509729	PW - Pump House O-Ring	06/09/2025	8.99		
2580	Hayden Merc	01-509732	Town Park Potting/Top Soil for Tre	06/09/2025	539.28		
2580	Hayden Merc	01511827	Pump House Valve	06/11/2025	3.19		
2580	Hayden Merc	01-511827	Parks - Battery for Water Wagon	06/11/2025	169.99		
2580	Hayden Merc	01-511926	PVC Irrigation Repair	06/11/2025	3.58		
2580	Hayden Merc	01-511950	Parks - Track #4 Hitch	06/11/2025	34.99		
2580	Hayden Merc	01-512092	Parks - Gorilla Tape	06/11/2025	11.99		
2580	Hayden Merc	01-512900	Street Dance Ice	06/12/2025	8.78		
2580	Hayden Merc	01-513173	Parks - Flower Box Work at Tenni	06/12/2025	8.99		
2580	Hayden Merc	01-514163	Weed Eater Fuel/Mix	06/13/2025	145.94		
2580	Hayden Merc	01-515389	Bracing for Concert Stage	06/18/2025	19.58		
2580	Hayden Merc	01-516931	HC Paint	06/16/2025	58.57		
2580	Hayden Merc	01-517624	HC - Wellness Center Paint	06/16/2025	47.99		
2580	Hayden Merc	01-518008	Parks - Funnel	06/17/2025	7.99		
2580	Hayden Merc	01-518026	Bug Spray	06/17/2025	11.99		
2580	Hayden Merc	01-518174	Parks - Water Wagon Leak Repair	06/17/2025	51.95		
2580	Hayden Merc	01-518469	Council Meals	06/17/2025	47.49		
2580	Hayden Merc	01-518576	Council Meals	06/17/2025	3.99		
2580	Hayden Merc	01-519133	HC - Concession Room Sink	06/18/2025	18.98		
2580	Hayden Merc	01-519136	PW - Conduit Repair	06/18/2025	1.39		
2580	Hayden Merc	01-519225	Wasp Traps	06/18/2025	179.88		
2580	Hayden Merc	01-520362	DCP - Zone Break	06/19/2025	14.97		
2580	Hayden Merc	01-520397	DCP - Zone Break	06/19/2025	4.59		
2580	Hayden Merc	01-520484	Misc Admin	06/19/2025	18.67		
2580	Hayden Merc	01-521283	DCP - Zone Break	06/20/2025	26.37		
2580	Hayden Merc	01-524284	PW - Batteries	06/23/2025	45.98		
2580	Hayden Merc	01-526507	PW - A/C Repair	06/25/2025	2.97		
2580	Hayden Merc	01-526533	DCP - Zone Break	06/25/2025	102.88		
2580	Hayden Merc	01-526780	DCP - Zone Break	06/25/2025	30.96		
2580	Hayden Merc	01-526915	PW - Bug Spray	06/25/2025	8.59		
2580	Hayden Merc	01-526936	DCP - Zone Break	06/25/2025	9.98		
2580	Hayden Merc	01-527691	PW - Wheels for Press	06/26/2025	19.98		
2580	Hayden Merc	01-527939	HC - Wellness Center Repair	06/26/2025	9.56		
2580	Hayden Merc	01-528026	HC - Hardware for Speedbad Rep	06/27/2025	11.58		
2580	Hayden Merc	01-528903	Parks - Bug Spray	06/27/2025	8.59		
2580	Hayden Merc	01-529214	DCP - Sprinkler System	06/27/2025	9.99		
2580	Hayden Merc	01-531711	PW - Flashlights	06/30/2025	137.97		
2580	Hayden Merc	01-532072	DCP - Sprinkler System	06/30/2025	3.69		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
2580	Hayden Merc	01-532087	HC - Wellness Center Repair	06/30/2025	60.98		
2580	Hayden Merc	02-+476939	PD - #718 Parts	06/24/2025	8.18		
2580	Hayden Merc	02-453741	PW - Dog Park Fence	06/02/2025	36.16		
2580	Hayden Merc	02-453812	PW - Town Entry Sign Paint Suppl	06/02/2025	20.36		
2580	Hayden Merc	02-453867	PW - Entry Sign Paint Supplies	06/02/2025	17.16		
2580	Hayden Merc	02-454077	HC - Concessions Repair	06/02/2025	14.99		
2580	Hayden Merc	02-454783	PW - Hammer, Nails	06/03/2025	25.58		
2580	Hayden Merc	02-454887	PD - Toilet Repair	06/03/2025	23.99		
2580	Hayden Merc	02-454962	Dog Park Sign	06/03/2025	41.63		
2580	Hayden Merc	02-455991	PW - Flat Repair Kit	06/04/2025	11.99		
2580	Hayden Merc	02-457032	PW - Stage Repair	06/05/2025	21.75		
2580	Hayden Merc	02-457066	Parks - Paint Roller	06/05/2025	8.99		
2580	Hayden Merc	02-457178	Stage Repair	06/05/2025	39.99		
2580	Hayden Merc	02-457195	Council Meals	06/05/2025	69.41		
2580	Hayden Merc	02-463086	Parks - Weed Eater Line	06/11/2025	26.99		
2580	Hayden Merc	02-463100	Parks - Flower Box Work at Tenni	06/11/2025	17.98		
2580	Hayden Merc	02-463301	Wate Wagon Repair	06/11/2025	49.13		
2580	Hayden Merc	02-46487	Arts - Water for Street Dance	06/12/2025	17.76		
2580	Hayden Merc	02-468213	PW - Razor Blades	06/16/2025	3.99		
2580	Hayden Merc	02-469245	PW - Nuts/Bolts	06/17/2025	11.40		
2580	Hayden Merc	02-469316	Parks - Gasket Maker - Weed Eat	06/17/2025	5.99		
2580	Hayden Merc	02-469341	DCP - Zone Break	06/17/2025	55.33		
2580	Hayden Merc	02-470652	HPR Meeting Snacks	06/18/2025	21.58		
2580	Hayden Merc	02-471250	Parks - DCP Main Break	06/19/2025	55.46		
2580	Hayden Merc	02-471369	DCP - Zone Break	06/19/2025	3.99		
2580	Hayden Merc	02-471545	DCP - Zone Break	06/19/2025	120.14		
2580	Hayden Merc	02-471577	DCP - Zone Break	06/19/2025	9.98		
2580	Hayden Merc	02-475517	Community Garden Hose	06/23/2025	49.99		
2580	Hayden Merc	02-475683	PW - Light Pole Repair	06/23/2025	40.72		
2580	Hayden Merc	02-476563	HC - Wellness Center Repair	06/24/2025	9.98		
2580	Hayden Merc	02-476590	Weed Trimmer	06/24/2025	26.99		
2580	Hayden Merc	02-478504	HC - Speed Bag Repair	06/26/2025	23.51		
2580	Hayden Merc	02-478615	HC - Wellness Center Repair	06/26/2025	18.54		
2580	Hayden Merc	02-478730	DCP - Sprinkler System	06/26/2025	31.17		
2580	Hayden Merc	02-478842	PW - Rubber Cement	06/26/2025	6.99		
2580	Hayden Merc	02-482199	WWTP - Paint Prep	06/30/2025	10.37		
2580	Hayden Merc	02-482326	DCP - Zone Break	06/30/2025	84.08		
2580	Hayden Merc	03-388404	Weed Eater Gas Mix	06/01/2025	35.58		
2580	Hayden Merc	03-390967	PW - Paint Supplies	06/05/2025	11.18		
2580	Hayden Merc	03-391900	Huck Finn Day	06/06/2025	7.49		
2580	Hayden Merc	03-394814	Cups for Street Dance	06/09/2025	23.98		
2580	Hayden Merc	03-395505	Parks - Hand Cultivator	06/10/2025	28.97		
2580	Hayden Merc	03-402472	Council Retreat	06/19/2025	93.10		
2580	Hayden Merc	03-402817	Council Retreat	06/19/2025	10.78		
2580	Hayden Merc	03-403054	Council Retreat	06/20/2025	22.48		
2580	Hayden Merc	03-405273	PW - Fish Tape Street Light Repai	06/24/2025	31.99		
2580	Hayden Merc	03-405309	Curb Painting	06/22/2025	12.98		
2580	Hayden Merc	03408281	DCP - Sprinkler System	06/27/2025	9.99		
2580	Hayden Merc	03-408281	DCP - Zone Break	06/26/2025	9.99		
Total 2580:					3,876.19		
Grand Totals:					3,876.19		

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.
Vendor.Vendor Number = {<>} 2580

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
13541	Applied Industrial Technologies	7032507553	PW - Distribution Repair Pump Ho	07/07/2025	737.61		
Total 13541:					737.61		
12379	Axon Enterprises, Inc	INUS358973	PD - Taser 10 Electronic Control D	07/02/2025	8,320.00		
Total 12379:					8,320.00		
12834	Baseline Engineering Corporation	34406	Pinyon Pines Infrastructure Invent	07/03/2025	1,717.25		
12834	Baseline Engineering Corporation	34406	Pinyon Pines Infrastructure Invent	07/03/2025	1,717.00		
Total 12834:					3,434.25		
12551	Blizzard Broadcasting	25060209	Street Dance Ads	06/30/2025	250.00		
Total 12551:					250.00		
1310	Boyko Supply Co	225097	HC - Custodial Gloves	07/09/2025	140.00		
Total 1310:					140.00		
13550	Brooke Miller	1	Resiliency Project 50% Capstone	06/13/2025	600.00		
Total 13550:					600.00		
1400	Caselle Inc	INV-08894	Admin	07/01/2025	903.60		
1400	Caselle Inc	INV-08894	Water Admin	07/01/2025	451.80		
1400	Caselle Inc	INV-08894	Sewer Admin	07/01/2025	451.80		
1400	Caselle Inc	INV-08894	Hayden Center	07/01/2025	451.80		
Total 1400:					2,259.00		
3770	CenturyLink	9595JUL2025	334099595 PD Phone 970-276-25	07/04/2025	58.56		
Total 3770:					58.56		
13510	Clarion Associates, LLC	10193	Resiliency Project	07/08/2025	18,226.42		
Total 13510:					18,226.42		
13544	Comanche Farms c/o Judy Green	1062.10	Utility Deposit Refund	07/09/2025	31.27		
Total 13544:					31.27		
9000	Dowling Land Surveyors	14JUL2025	Surveying - New Skate Park	07/14/2025	1,800.00		
Total 9000:					1,800.00		
13005	Employers Council	553562	HC - Background Check	06/26/2025	107.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
Total 13005:					107.00		
12931	Flowpoint Enviornmental Systems	WE5778	Bulkwater POS	06/30/2025	324.73		
Total 12931:					324.73		
12451	Grand Junction Winwater Compa	080395 01	PW - Walker Ditch Culvert	06/25/2025	5,683.00		
12451	Grand Junction Winwater Compa	080524 01	PW - Valve Box Riser	06/25/2025	142.26		
Total 12451:					5,825.26		
12934	Harris, Joe	07142025JH	Baseball Umpire Fee	07/14/2025	25.00		
Total 12934:					25.00		
12768	Hayden Rental & Repair	3555	PW - Mini Exc Rental	06/25/2025	3,260.00		
Total 12768:					3,260.00		
7095	Identity Graphics, Inc.	17612	Resiliency Project	07/16/2025	60.00		
Total 7095:					60.00		
12542	Jennifer Stewart Photography	21406	Dance Photography	07/09/2025	390.00		
Total 12542:					390.00		
13320	Kimball Midwest	103540399	PW - Drill Bits, Extractors, Gloves	07/09/2025	688.48		
Total 13320:					688.48		
13549	Kirk Martenson	20046	Market Live Music	07/10/2025	200.00		
Total 13549:					200.00		
13077	Laman, J. Lynn	11JUL2025	PD - Sewing Patches on Uniforms	07/11/2025	18.00		
Total 13077:					18.00		
5950	Land Title Guarantee	SS-7176	Lot 11 Business Park	06/09/2025	410.00		
5950	Land Title Guarantee	SS-7179	365 S Poplar Old Skatepark CHF	06/11/2025	680.00		
Total 5950:					1,090.00		
12837	LRE Water Inc	30717	Update Water Rights Model	07/09/2025	567.00		
Total 12837:					567.00		
13548	Lucas Mouttet	100	Hayden Daze Music	06/25/2025	300.00		
Total 13548:					300.00		
13500	Marlin Leasing Corporation	40681615	1200 W Jefferson EHQ382151 Co	07/05/2025	233.43		
Total 13500:					233.43		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
13332	Maroney Consulting Services LLC	1326	TIPS Training	07/08/2025	180.00		
Total 13332:					180.00		
12357	Masterworks Mechanical Inc	I11433	HC - Hot Water Shower Repair	07/09/2025	478.26		
Total 12357:					478.26		
13084	McKey Chiropractic Clinic	03JUL2025	DOT Exam	07/03/2025	160.00		
Total 13084:					160.00		
8920	Murdoch's Ranch & Home Craig	014801101	WTP Gate	05/27/2025	28.98		
8920	Murdoch's Ranch & Home Craig	014835958	Town Park Gate	05/29/2025	59.99		
8920	Murdoch's Ranch & Home Craig	014835958	Community Garden Plumbing	05/29/2025	49.26		
8920	Murdoch's Ranch & Home Craig	014942346	Tarp for Stage	06/03/2025	54.99		
8920	Murdoch's Ranch & Home Craig	015111600	PW - Spare Collections Pump	06/11/2025	429.99		
8920	Murdoch's Ranch & Home Craig	015380317	PW Clothing - Otto	06/22/2025	109.49		
Total 8920:					732.70		
4080	Northwest CO Consultants Inc	24-13386-06	Skate Park Foundation	07/01/2025	735.00		
Total 4080:					735.00		
13380	One Man Band Services	5	Dry Creek Village Tree Trimming	07/02/2025	5,402.00		
Total 13380:					5,402.00		
13256	PDS INC	AR98648	PW - Copier	07/09/2025	14.07		
Total 13256:					14.07		
13359	Platform Group LLC	7934	Final Payment Design and Chang	07/13/2025	21,000.00		
13359	Platform Group LLC	7935	Release Retainage	07/13/2025	46,550.00		
Total 13359:					67,550.00		
13334	PVS DX, INC	737002242-25	WTP Soda Ash	07/08/2025	1,012.83		
13334	PVS DX, INC	DE73000519-2	WWTP - Chlorine, Sulfur Dioxide	06/30/2025	120.00		
Total 13334:					1,132.83		
13545	Rodney DeJesus	07142025RD	Baseball Umpire	07/14/2025	25.00		
Total 13545:					25.00		
9260	Routt County Treasurer	R8181975	1300 W Jefferson Ave Property Ta	07/17/2025	394.94		
Total 9260:					394.94		
12938	Silva, Ethan	07142025ES	Baseball Umpire	07/14/2025	25.00		
Total 12938:					25.00		
10930	Standard Plumbing Supply Co.	YXFQ33	PW - Water Repair Tools	07/07/2025	162.02		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
Total 10930:					162.02		
12634	Sunrise Engineering, Inc.	ARIV1003149	Poplar St Bridge Design	05/13/2025	1,731.00		
Total 12634:					1,731.00		
13088	SWARCO	90072728	PW - Road Paint Delivery	07/01/2025	90.12		
Total 13088:					90.12		
7505	SymbolArts	0535332	PD - Ball Caps & Beanies	06/30/2025	1,036.59		
Total 7505:					1,036.59		
3620	T Bar G Inc	03JUL2025	West Jackson Culverts	07/03/2025	4,387.50		
Total 3620:					4,387.50		
12969	TAPCO, INC	1804770	School Zone Rapid Flash Beacon	06/30/2025	4,508.60		
Total 12969:					4,508.60		
13429	The Print Shop	1725	Public Notice Liquor License	07/17/2025	32.00		
Total 13429:					32.00		
13546	Town of Avon	INV01276	2019 Chevrolet Tahoe - 1GNSKD	07/14/2025	5,500.00		
13546	Town of Avon	INV01276	2016 Chevrolet Tahoe - 1GNSKD	07/14/2025	4,000.00		
Total 13546:					9,500.00		
13352	TransUnion Risk & Alternative	6609912-2025	PD & Court - People Address Sea	07/01/2025	75.00		
Total 13352:					75.00		
13495	Trustonics, LLC	1066	PD - Full Pre Hire Background - J	07/08/2025	3,552.80		
Total 13495:					3,552.80		
13523	TS Contruction & Property Preser	LOT 14 GL/WL	Lot 11 Geothermal	06/26/2025	11,739.60		
Total 13523:					11,739.60		
13417	Twin Enviro - Apex	514302	PW - Shop Garbage Removal	07/14/2025	953.40		
Total 13417:					953.40		
6750	Uline	194991963	Admin - Envelope Moisturizer, Do	07/07/2025	159.41		
Total 6750:					159.41		
12459	United Companies	34583	Poplar Paving	07/08/2025	133,518.70		
Total 12459:					133,518.70		
12805	Vector Disease Control	PI-A00016897	6/18 Aerial Spraying	06/30/2025	5,022.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Date Paid	Voided
Total 12805:					5,022.00		
13547	Vectra Bank Colorado	232763-JUL20	Vac Truck 0001130000232763	07/03/2025	10,607.34		
Total 13547:					10,607.34		
7580	Wagner Rents	P60C0163253	DCP - Irrigation Shovels	06/26/2025	439.96		
Total 7580:					439.96		
6130	Western Security Systems Inc	638912	HC - Fire Alarm Inspection/Troubl	05/13/2025	1,350.00		
Total 6130:					1,350.00		
Grand Totals:					314,641.85		

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2580

**CONSOLIDATED SERVICE PLAN
FOR
MOONLIT MEADOWS METROPOLITAN DISTRICT NOS. 1-3
TOWN OF HAYDEN, COLORADO**

Prepared by:

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Approved: _____, 2025

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- EXHIBIT E – Public Improvements Cost Estimate
- EXHIBIT F – Model Notice

I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the Town only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements by the issuance of Debt.

The Districts are intended to provide ongoing operations and maintenance services as expressly authorized in this Service Plan.

B. Need for the Districts.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the Town Regarding Districts' Service Plan.

The Town's objective in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts and other legally available revenues of the Districts. All Debt is expected to be repaid by taxes imposed at a mill levy no higher than the Maximum Debt Mill Levy and collected for no longer than the Maximum Debt Mill Levy Imposition Term, and/or Fees and other pledged revenue sources legally available to the Districts, including private and public funding contributions. Debt, which is issued within these parameters and as further described in the Financial Plan, will insulate property owners from excessive tax and Fee burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Aggregate Mill Levy: means the total mill levy resulting from adding the respective District's Debt Mill Levy and Operations and Maintenance Mill Levy.

Approved Development Plan: means a plat of subdivision, planned unit development agreement, development plan or agreement, subdivision improvement agreement, or other land

use approval of the Town that, among other things, identifies Public Improvements necessary for facilitating development for property within one or more of the Districts.

Board: means the board of directors of each District.

Debt: means any bond, note, debenture, contract, or other financial obligation of the Districts which is payable in whole or in part from, or which constitutes a lien or encumbrance on the proceeds of ad valorem property tax and/or Fee imposed by the Districts.

Debt Mill Levy: with respect to each District, means the mill levy the District is permitted to impose for payment of Debt.

Developer: means Wember Property Group

District: means any one of the Moonlit Meadows Metropolitan District Nos. 1-3, individually.

District Boundaries: means the boundaries of the area legally described in **Exhibits A1-A3** and depicted on the District Boundary Map, as may be adjusted from time to time as the boundaries undergo inclusions and exclusions as provided for herein.

District Boundary Map: means the map attached hereto as **Exhibit B**, depicting the District Boundaries.

Districts: means the Moonlit Meadows Metropolitan District Nos. 1-3, collectively.

End User: means any owner, or tenant of any owner, of any property within the Districts, who is intended to become burdened by the imposition of ad valorem property taxes and/or Fees. By way of illustration, a resident homeowner, renter, commercial property owner or commercial tenant is an End User. A Developer and any person or entity that constructs homes or commercial structures is not an End User.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of any of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Fees: means any fee imposed by any District for services, programs or facilities provided by the Districts, including privately imposed public improvement fees, and special assessments.

Financial Plan: means the Financial Plan described in Section VII which describes (i) how the Public Improvements are to be financed; and (ii) how the Debt is expected to be incurred.

Maximum Aggregate Mill Levy: means the maximum number of combined mills the respective District's may each levy for its Debt Mill Levy and Operations and Maintenance Mill Levy, at a rate not to exceed the limitation set forth in Section VII.H below.

Maximum Debt Mill Levy: with respect to each District, means the maximum Debt Mill Levy the District is permitted to impose, at a rate not to exceed the limitation set forth in Section VII.C below.

Maximum Debt Mill Levy Imposition Term: with respect to each District, means the maximum term the District is permitted to impose a mill levy for payment of Debt as set forth in Section VII.D below.

Mill Levy Adjustment: means if, on or after January 1, 2025, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the Maximum Debt Mill Levy and the Maximum Aggregate Mill Levy may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by such mill levies, as adjusted for changes occurring after January 1, 2025, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall and any reductions in actual value on property within the Districts due to changes in law be deemed to be a change in the method of calculating assessed valuation.

Operations and Maintenance Costs: means (i) the costs of ongoing administrative, accounting, and legal services to the District; and (ii) the costs of any programming or services provided by the District; and (iii) any ongoing operations and maintenance costs of, or the costs of repairs to or replacements of the Public Improvements.

Operations and Maintenance Mill Levy: with respect to each District, means the mill levy the District is permitted to impose for the payment of the District's Operations and Maintenance Costs, as set forth in Section VI.B.3 below.

Project: means the development or property commonly referred to as "Moonlit Meadows."

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed, as may be permitted in the Special District Act, subject to the limitations of this Service Plan and pursuant to an intergovernmental agreement with the Town, and subject to final determinations by each Board. Public Improvements may include, but not be limited to, those improvements depicted on **Exhibit E**.

Service Area: means the property within the District Boundaries, as may be adjusted.

Service Plan: means this service plan for the Districts approved by Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by Town Council in accordance with the Town’s ordinance and the applicable state law.

Special District Act: means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

Taxable Property: means real or personal property within the Service Area subject to *ad valorem* taxes imposed by the Districts.

Termination Date: has the meaning provided in Section VI.B.11 herein.

Total Debt Issuance Limit: means the combined maximum amount of Debt the Districts may issue, which amount shall be \$41,000,000.

Town: means the Town of Hayden, Colorado.

Town Code: means Hayden Municipal Code.

Town Council: means the Town Council of the Town of Hayden, Colorado.

III. BOUNDARIES

The area of the District Boundaries is initially approximately 164.68 acres; District No. 1 shall initially include approximately 39.14 acres, District No. 2 shall initially include approximately 53.60 acres and District No. 3 shall initially include approximately 71.94 acres. Legal descriptions of the District Boundaries are attached hereto as **Exhibits A1-A3**. A map of the District Boundaries is attached hereto as **Exhibit B**. A vicinity map is attached hereto as **Exhibit C**. It is anticipated that each District’s boundaries may change from time to time as they undergo inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Section VI below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 164.68 acres of residential and commercial land and shall be consistent with the District Boundaries, as may be adjusted. The current assessed valuation of the Service Area is \$9,550 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the Districts at build-out is estimated to be approximately 2,965 people.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto.

V. DISTRICT GOVERNANCE

Each District's Board shall be comprised of persons who are a qualified "eligible elector" of the District as provided in the Special District Act. It is anticipated that, over time, the End Users who are eligible electors will assume direct electoral control of each Board as development of the Service Area progresses. The Districts shall not enter into any agreement by which the End Users' voting authority is abridged.

VI. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, AND SERVICES

A. General Grant of Powers.

The Districts shall have the power and authority to provide the Public Improvements, including design review and covenant enforcement services, within and without the Service Area, as such powers and authorities are described in the Special District Act, other applicable State law, common law and the Colorado Constitution, subject to the prohibitions, restrictions, and limitations set forth in this Service Plan.

If, after the Service Plan is approved, any State law is enacted to grant additional powers or authority to metropolitan districts by amendment of the Special District Act or otherwise, such powers and authority shall be deemed to be a part hereof, or any restrictions that may be imposed by State law shall have the same effect of limiting powers of the district/s.

The Districts shall perform operations and maintenance services as set forth in this Service Plan and pursuant to an intergovernmental agreement with the Town, and with respect to the Public Improvements not conveyed or dedicated to the Town or other appropriate governmental entity. This provision shall not prohibit the Districts from operating or maintaining Public Improvements during warranty periods pursuant to Town regulations. The following Public Improvements, if constructed by the Districts and intended to be conveyed to the Town, shall be conveyed to the Town by the Districts in accordance with Town regulations and upon acceptance of the Town by the Town Council via resolution: regional street improvements, regional water improvements, regional sanitary sewer improvements, regional safety improvements and transportation improvements. \

B. Prohibited Improvements, Services, and other Restrictions and Limitations.

The Districts' powers and authority under this Service Plan to provide Public Improvements and services and to otherwise exercise their other powers and authority under the Special District Act and other applicable State law, are prohibited, restricted and limited as hereafter provided. Failure to comply with these prohibitions, restrictions and limitations shall constitute a material modification under this Service Plan and shall entitle the Town to pursue all remedies available at law and in equity:

1. Eminent Domain Restriction. The Districts shall not exercise their statutory power of eminent domain without first obtaining resolution approval from the Town Council. This restriction on the Districts' exercise of their eminent domain power is being voluntarily acquiesced to by the Districts and shall not be interpreted in any way as a limitation

on the Districts' sovereign powers and shall not negatively affect the Districts' status as a political subdivision of the State as conferred by the Special District Act.

2. Fee Limitation. The Districts shall generally have the authority to impose Fees, as authorized under Title 32, Article 1, C.R.S., except that any Fees imposed for the repayment of Debt authorized by this Service Plan shall not be imposed by the Districts upon or collected from an End User.

3. Operations and Maintenance. The primary purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners' association in a manner consistent with the Approved Development Plan and the Town Code, provided that nothing herein requires the Town to accept a dedication. The Districts are specifically authorized to operate and maintain all or any part or all of the Public Improvements not otherwise conveyed or dedicated to the Town or another appropriate governmental entity until such time as the Districts are dissolved.

Each District is authorized to impose an Operations and Maintenance Mill levy at such rate that, when combined with the Debt Mill Levy imposed by such District, does not exceed the Maximum Aggregate Mill Levy.

4. Fire Protection Restriction. The Districts are not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, own, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town or the appropriate fire district. The authority to plan for, design, acquire, construct, install, relocate, redevelop, finance, fire hydrants and related improvements installed as part of the Project's water system shall not be limited by this subsection.

5. Television Relay and Translation Restriction. The Districts are not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, own, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, unless such facilities and services are provided pursuant to prior written approval from the Town Council pursuant to an intergovernmental agreement with the Town or as a Service Plan Amendment.

6. Mosquito Control. The Districts shall not have the power to provide for the eradication and control of mosquitos unless provided pursuant to prior written approval from the Town Council pursuant to an intergovernmental agreement with the Town or as a Service Plan Amendment.

7. Construction Standards Limitation. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and or other governmental entities having proper jurisdiction. The conveyance of Public Improvements to the Town shall be subject to applicable acceptance procedures of the Town. The Districts will own, operate, and maintain the improvements that

are not dedicated or transferred to the Town, an owners' association, or other appropriate entity, unless otherwise specified in an Approved Development Plan.

8. Inclusion and Exclusion Limitation. The Districts shall not include within any of their boundaries any real property outside the Service Area without the prior written consent of the Town Council except upon petition by the fee owner or owners of 100% of such property as provided in Section 32-1- 401(1)(a), C.R.S. No District shall exclude from its boundaries property upon which a Debt mill levy pledged toward the payment of Debt has been imposed for the purpose of the inclusion of such property into another District, without the prior written consent of the Town Council, which consent shall be evidenced by resolution.

9. Overlap Limitation. The boundaries of the Districts shall not overlap with the boundaries of another district organized under the Special District Act within the Service Area without the prior consent of the Town, as evidenced by a resolution of the Town Council.

10. Privately Placed Debt Limitation. Prior to the issuance of any privately placed debt, the Districts shall obtain and provide the Town with the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

For purposes of this Section, "privately placed debt" includes any Debt or annually appropriated obligation that is sold to a private entity, including financial institutions, developers, or other private entities, and which no offering document related to such sale is required. "Privately placed debt" does not include the sale of Debt to an underwriter who purchases Debt from the Districts with a view to the distribution of the Debt to investors.

In no event shall Debt that is privately placed with the Developer or an owner of property within the Districts, or annually appropriated obligation privately placed with the Developer or an owner of property within the Districts bear interest at a rate that accrues at a compounding rate. Each instrument evidencing Debt or an annually appropriated obligation that is privately placed with the Developer or an owner of property within the Districts shall provide that the Districts' obligations thereunder shall be discharged 40 years after the date that such obligation is issued regardless of whether such obligation is paid in full.

11. Total Debt Issuance Limitation. Combined, the Districts shall not issue Debt in excess of the Total Debt Issuance Limit, provided, however, any Debt, including costs of issuance thereof, that is issued to pay, defease, or refund previously issued Debt, and intergovernmental agreements among the Districts providing for a multiple fiscal year pledge of revenues to or among the Districts to provide revenues to support Debt issued by any District, shall not count against the Total Debt Issuance Limit, provided that if the aggregate principal amount of Debt issued for refunding purposes exceeds the aggregate principal amount of Debt to be refunded, then the difference shall be counted against the Total Debt Limit. The Districts shall only issue Debt with repayment terms consistent with the Maximum Debt Mill Levy Imposition Term. Any amount of principal and/or accrued interest on Debt that remains unpaid at the conclusion of the collection year following the expiration of the Maximum Debt Mill Levy Imposition Term shall be deemed to be forever discharged (the "Termination Date") regardless of the amount of principal and interest paid prior to the Termination Date. Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or is inconsistent with the Maximum Debt Mill Levy Imposition Term shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

12. Sales and Use Tax. The Districts shall not exercise their Town sales and use tax exemption.

13. Moneys from Other Governmental or Non-Profit Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except pursuant to an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the Districts without any limitation.

14. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Fees have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

b. Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

c. Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and

shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

C. Permitted Types of Improvements.

The Districts shall have the power and authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation, and maintenance of the following Public Improvements within and without the Districts' Boundaries:

1. Street Improvements. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain street and roadway improvements, including, but not limited to, related landscaping, curbs, gutters, sidewalks, culverts, and other drainage facilities, pedestrian ways, bridges, overpasses, interchanges, signage, median islands, alleys, parking facilities, paving, lighting, undergrounding utilities, grading and irrigation structures, and fiber optic cable conduit, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain street improvements not conveyed to the Town, other appropriate jurisdiction, or an owners' association.

2. Water Improvements. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain potable, non-potable, and irrigation water systems, including, but not limited to, transmission lines, distribution mains and laterals, storage and treatment facilities, water right acquisition, together with all necessary, incidental, and appurtenant facilities, riparian improvements, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain water improvements not conveyed to the Town, other appropriate jurisdiction, or an owners' association.

3. Sewer Improvements. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain sanitation improvements, including, but not limited to, sanitary sewer transmission lines, wastewater treatment, storm drainage, detention/retention ponds, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain sewer improvements not conveyed to the Town, other appropriate jurisdiction, or an owners' association.

4. Safety Protection Improvements. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain traffic and safety controls and devices on streets, highways and railroad crossings, including, but not limited to, undergrounding utilities, signalization, roundabouts, medians, signage and striping, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain safety protection improvements not conveyed to the Town, other appropriate jurisdiction, or an owners' association.

5. Park and Recreation Improvements. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain park and recreation facilities and programs, including, but not limited to, parks, pedestrian ways, bike paths, bike storage facilities, signage, interpretive kiosks and facilities, open space, landscaping, cultural activities, community centers, recreational centers, water bodies, wildlife preservation and mitigation areas, riparian improvements, irrigation facilities, playgrounds, pocket parks, swimming pools, undergrounding utilities, and other active and passive recreational facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain park and recreation improvements not conveyed to the Town, other appropriate jurisdiction, or an owners' association.

6. Transportation Improvements. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, including, but not limited to, bus stops and shelters, park-and-ride facilities, parking facilities, bike storage facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain transportation improvements not conveyed to the Town, other appropriate jurisdiction, or an owners' association.

7. Public Improvements Subject to Town Codes and Regulations. The Districts' power and authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation, and maintenance of the Public Improvements is subject to the provisions of applicable Town regulations. The Town's approval of this Service Plan does not constitute agreement to accept the conveyance and dedication of the Public Improvements.

D. Other Powers.

1. Security Services. Subject to the provisions of Section 32-1-1004(7), C.R.S., the Districts shall have the power to furnish security services within the Districts.

2. Covenant Enforcement. Subject to the provision of Section 32-1-1004(8), C.R.S., the Districts shall have the power to furnish covenant enforcement and design review services within the Districts.

3. Phasing; Deferral. Except as may be limited herein, and subject to applicable Town regulations, the Districts shall have the right, without having to amend this Service Plan, to defer, delay, reschedule, re-phase, or restructure the financing and/or construction of the Public Improvements to accommodate the paces of development within the Project, resource availability, and the funding capability of the Districts.

4. Service Plan Amendment. The Districts shall have the authority to amend or modify this Service Plan, as needed, subject to the applicable statutory procedures and the restrictions contained in this Service Plan.

5. Additional Services. Except as specifically provided herein, the Districts shall be authorized to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

6. Subdistricts. The Districts shall have the authority pursuant to Section 32-1-1101(1)(f), C.R.S., and Sections 32-1-1101(1.5)(a)-(e), C.R.S., to divide each or any of the Districts into one or more areas consistent with the services, programs, and facilities to be furnished therein. The exercise of such authority shall not be deemed a material modification of this Service Plan.

7. Special Improvement District. The Districts shall have the authority pursuant to Section 32-1-1101.7, C.R.S., to establish one or more special improvement districts within their respective boundaries, including the power to levy assessments, and issue special assessment bonds.

8. Intergovernmental Agreements. The Districts shall have the authority to enter into such intergovernmental agreements as may be necessary to perform the functions to which the Districts have been organized, including the provision of Public Improvements required by any Approved Development Plan.

E. Estimate of Public Improvement Costs.

An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Districts and is approximately \$27,586,160. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements. Actual Public Improvements to be constructed and their costs may vary, and each Board shall have the discretion to construct any Public Improvements authorized in an Approved Development Plan and increase or decrease the costs of any category of Public Improvements to serve the Project as development occurs without the necessity of amending this Service Plan.

VII. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy, Fees and other legally available revenues. The total Debt that each District shall be permitted to issue shall not exceed the Total Debt Issuance Limit (provided that such limit is a combined limit for the Districts) and shall be permitted to be issued on a schedule and in such year or years as the issuing District determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, whether generated by the Districts directly, or pledged to them by others, including general *ad valorem* taxes to be imposed upon all Taxable Property

within the Districts (and associated specific ownership tax revenues) and Fees. The Districts will also rely upon various other revenue sources authorized by law. These revenue sources will include, but not be limited to, the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time, and to receive revenue from privately imposed public improvement fees, if applicable, all subject to the limitations contained in this Service Plan and pursuant to an intergovernmental agreement with the Town. The Financial Plan attached hereto as **Exhibit D** provides hypothetical assumptions for financing the Public Improvements and is provided for illustrative purposes only. Subject to the limitations set forth herein, each District shall be permitted to issue Debt on a schedule and in such years as the District determines shall meet the needs of the District and phased to serve development as it occurs.

Prior to the issuance of Debt, it is anticipated that the Developer may advance funds to the Districts to pay the organizational costs of the Districts and costs for constructing and installing Public Improvements. The Districts shall be authorized to reimburse such Developer advances with interest from Debt proceeds or other legally available revenues; provided, however that interest on Developer advances shall be calculated as simple interest.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The maximum interest rate on any Debt, including upon the occurrence of an event of a default, shall not exceed 18%. The maximum underwriting discount will not exceed 5%. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Mill Levies.

1. The Maximum Debt Mill Levy, which shall be subject to a Mill Levy Adjustment, shall be the maximum mill levy a District is permitted to impose upon the taxable property within the District for payment of Debt, and shall be fifty (50) mills for so long as the total amount of aggregate Debt of the District exceeds fifty percent (50%) of the District's assessed valuation.

At such time as the total amount of aggregate Debt of a District is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance of any Debt or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy if End Users cast the majority of affirmative votes taken by the District's Board of Directors at the meeting authorizing such action, and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, and the Board may further provide that such Debt shall remain secured by such increased mill levy, notwithstanding any subsequent change in the District's Debt to assessed value ratio.

2. The Maximum Aggregate Mill Levy, which shall be subject to a Mill Levy Adjustment, shall be the maximum combined mill levy a District is permitted to impose upon the taxable property within the District for payment of all expense categories, including but not limited to Debt, capital costs, organizational costs, and Operations and Maintenance Costs,

and shall be sixty (60) mills until such time as End Users cast the majority of affirmative votes taken by the District's Board of Directors at a meeting authorizing an increase of such Maximum Aggregate Mill Levy. The foregoing notwithstanding, any action taken by the District to increase the Maximum Debt Mill Levy must be taken in accordance with Section VII.C.1, above.

D. Maximum Debt Mill Levy Imposition Term.

With respect to each District, said District shall not impose a mill levy pledged to the payment of debt which exceeds 40 years after the year of the initial imposition of the debt related mill levy by such District for the payment of Debt.

E. Debt Repayment Sources.

The Districts may impose a mill levy on Taxable Property within their boundaries as a source of revenue for repayment of debt service and for operations and maintenance. The Districts may also rely upon various other revenue sources authorized by law. At each District's discretion, these revenue sources may include, but not be limited to, the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(l), C.R.S., as amended from time to time, subject to the limitations contained in this Service Plan and pursuant to an intergovernmental agreement with the Town. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy, except as provided in Section VII.C above.

Any amount of principal and/or accrued interest on Debt that remains unpaid upon the expiration of the Maximum Debt Mill Levy Imposition Term shall be deemed to be forever discharged on the Termination Date regardless of the amount of principal and interest paid prior to the Termination Date.

F. Debt Instrument Disclosure Requirement.

In the text of each bond and any other instrument representing and constituting Debt, the issuing District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

G. Security for Debt.

The Districts shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the Districts' obligations; nor shall

anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by a District in the payment of any such obligation.

H. District Operating Costs.

The estimated cost of engineering services, legal services and administrative services, together with the estimated costs of each District's organization and initial operations, are anticipated to be \$100,000, which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The Districts' first year's operating budget is estimated to be \$50,000, which is anticipated to be derived from property taxes and other revenues. Each District is authorized to impose an Operations and Maintenance Mill levy at such rate that when combined with the Debt Mill Levy imposed by such District does not exceed the Maximum Aggregate Mill Levy.

It is anticipated that the Developer will advance funds to the Districts to pay their operating costs until such time as the Districts have sufficient revenue from its operations and maintenance mill levies. The Districts shall be authorized to reimburse the Developer for such advances with interest; provided, however that interest on Developer advances shall be calculated as simple interest.

Failure to observe the requirements established in this Section VII. shall constitute a material modification pursuant to Section 32-1-207, C.R.S. and shall entitle the Town to all remedies available at law and in equity.

VIII. ANNUAL REPORT

A. General.

Pursuant to this Service Plan and Section 32-1-207(3)(c), C.R.S., the Districts shall electronically submit a consolidated annual report for the preceding calendar year to the Town Manager no later than October 1 of each year following the year in which the Orders and Decrees creating the Districts have been issued. Unless waived in writing by the Town Manager, the Districts' consolidated annual report must include the following:

B. Reporting of Significant Events.

The consolidated annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.
2. Intergovernmental agreements either entered into or proposed as of December 31 of the prior year;

3. A summary of any litigation which involves each District's Public Improvements as of December 31 of the prior year;
4. Status of each District's construction of the Public Improvements as of December 31 of the prior year;
5. A list of all facilities and improvements constructed by each District that have been dedicated to and accepted by the Town as of December 31 of the prior year;
6. Notice of any uncured defaults existing for more than ninety days under any debt instrument of each District; and
7. Any inability of each District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.
8. A narrative summary of the progress of each District in implementing its Service Plan for the report year.
9. The audited financial statements of each District for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles, including a statement of financial condition (i.e., balance sheet) and the statement of operation (i.e., revenue and expenditures) or an exemption from audit, if applicable.
10. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by each District in development of improvements in the report year.
11. Unless disclosed within a separate schedule to the financial statements, a summary of financial obligations of each District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new District Debt issued in the report year.
12. The assessed valuation of each District for the current year;
13. Current year budget;
14. The names and contact information of the current directors on each Board, any District manager, and general counsel shall be listed in the report. Each District's current office address, phone number, email address and any website address shall also be listed in the report.

IX. TRANSPARENCY

The Districts shall be responsible for maintaining a publicly accessible website with each District's information for purposes of further public transparency.

A. Standard Reporting Requirements.

Pursuant to this Service Plan and Section 32-1-104.5(3)(a), C.R.S. and any other future state laws and/or regulations, the Districts' shall post on its official consolidated website in a form that is readily accessible to the public the following information:

1. The names, terms, and contact information for the current directors of the Board of the District and of the manager of the District, if applicable.
2. The current fiscal year budget of the District and, within thirty days of adoption by the Board, any amendments to the budget;
3. The prior year's audited financial statements of the District, if applicable, or an application for exemption from an audit prepared in accordance with the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, within thirty days of the filing of the application with the state auditor;
4. The annual report of the District in accordance with Section 32-1-207 (3)(c);
5. By January 30 of each year, the date, time, and location of scheduled regular meetings of the District's Board for the current fiscal year;
6. No later than seventy-five days prior to a regular election for an election at which members of the Board will be considered, the call for nominations pursuant to Section 1-13.5-501 (1);
7. Not more than thirty days after an election, certified election results for an election conducted within the current fiscal year;
8. A current map depicting the boundaries of the metropolitan District as of January 1 of the current fiscal year; and
9. Any other information deemed appropriate by the Board.

The Districts may establish and maintain a consolidated website provided the website clearly identifies each District and provides the required information specified in above in paragraphs 1-11 of this Article IX for each District.

The District shall keep the information updated in a timely manner. The District shall update the information within 30 days of when the information becomes known to the District. The Districts shall provide the Town with the website Uniform Reference Locator (URL) within 12 months of the Districts' organizational meeting the Districts and within 7 days of any change to the URL.

X. MATERIAL MODIFICATION

Material modifications to this Service Plan may be made only in accordance with C.R.S. Section 32-1-207 as a Service Plan Amendment. No modification shall be required for an action of the Districts that does not materially depart from the provisions of this Service Plan, unless otherwise provided in this Service Plan.

XI. DISSOLUTION

In no event shall a District be dissolved until such District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

XII. REQUIRED DISCLOSURES

Each District will use reasonable efforts to assure that all developers of the property located within the Districts will provide written notice to all purchasers of property in the Districts, prior to the execution of any contract for the purchase of property in the Districts, regarding the Maximum Debt Mill Levy, as well as a general description of the Districts' authority to impose and collect rates, Fees, tolls and charges. The form of notice shall be filed with the Town prior to the initial issuance of Debt by a District. The form of notice shall substantially comply with the Model Notice (**Exhibit F**). Any public disclosures, to purchasers or otherwise, shall comply with state law as currently in effect or as hereafter amended.

XIII. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S. establishes that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;

B. The existing service in the area to be served by the Districts is inadequate for present and projected needs;

C. The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and

D. The area to be included into one or more of the Districts has, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A1-A3

Legal Description of District Boundaries

DOWLING LAND SURVEYORS, LLC
P.O. BOX 954
HAYDEN, COLORADO 81639
(970) 276-3613
dowling@plotz.biz

LEGAL DESCRIPTION

MOONLIT MEADOWS, PHASE 1

DECEMBER 19, 2024

A tract of land located in OUTLOT 'A', DEEPE MINOR SUBDIVISION, further located in the W1/2 SW1/4 of Section 15 and in the E1/2 of Section 16, all T6N R88W, 6th P.M., Town of Hayden, Routt County, Colorado, being more particularly described as follows:

BEGINNING at the Northwest Corner of said OUTLOT 'A'; thence N 45°46'46" E along the Northerly line of said OUTLOT 'A' a distance of 663.50 feet, to a point on the Southwesterly line of 'Tract A, Golden Meadows, Filing No. 2; thence S 46°44'41" E along said Southwesterly line a distance of 105.00 feet, to the Southeast Corner of said 'Tract A'; thence N 43°15'18" E along the Southeasterly line of said 'Tract A' a distance of 65.00 feet, to the Westerlymost corner of Golden Meadows, Filing No. 3; thence S 46°44'42" E along the Southwesterly line of Golden Meadows, Filing No. 3 a distance of 67.25 feet, to the Northwest Corner of the Mission of Grace Baptist Church property; thence S 1°30'16" E along the West line of said Baptist Church property a distance of 276.39 feet to the Southwest Corner thereof; thence N 88°16'52" E along the South line of said Church property a distance of 439.97 feet, to the Northwest Corner of Lot 14, Lake Village, Phase 1, Filing 1; thence Southerly along the Westerly lines of Lots 14 through 18, of said Lake Village the following described courses:

S 1°43'06" E a distance of 59.42 feet;

S 6°38'01" W a distance of 91.15 feet;

S 4°29'43" E a distance of 91.15 feet;

S 18°45'58" E a distance of 90.80 feet;

S 30°42'28" E a distance of 115.73 feet to the Southwest Corner of said Lot

18; thence S 33°41'49" E a distance of 60.00 feet, to the Northwest Corner of Lot 55, Lake Village; thence S 33°41'49" E along the Westerly lines of Lots 55 through 60, Lake Village, a distance of 410.00 feet, to the Southwest Corner of said Lot 60; thence S 15°35'09" W along the Westerly line of Open Space 'A', Lake Village, a distance of 148.33 feet, to the Southwest Corner of said Open Space 'A'; thence S 65°52'57" W a distance of 970.98 feet; thence S 71°05'11" W a distance of 538.93 feet, to a point on the West line of said OUTLOT 'A'; thence N 0°10'00" W along said West line a distance of 1402.70 feet, to the POINT OF BEGINNING, containing 39.144 Acres, more or less.

Bearings based on the Monumented East line of the NE1/4 of Section 16, both ends being GLO Brass Caps - N0°18'48" W

monlit phase 1 legal 12-19-24

Gordon R. Dowling
PLS #30090

DOWLING LAND SURVEYORS, LLC
P.O. BOX 954
HAYDEN, COLORADO 81639
(970) 276-3613
dowling@plotz.biz

LEGAL DESCRIPTION

MOONLIT MEADOWS PHASE NO.2

MAY 23, 2025

A tract of land located in Outlot 'A', Deepe Minor Subdivision, further in portions of SE1/4 of Section 16, T6N R88W, 6th P.M., Town of Hayden, Routt County, Colorado being more particularly described as follows:

BEGINNING at the Southwest Corner of said Outlot 'A', further being on the West line of said Southeast Quarter and the West line of the Town of Hayden limits; thence N 00°10'00" W along said West lines a distance of 940.13 feet; thence N 71°05'11" E a distance of 538.95 feet; thence N 65°52'57" E a distance of 970.98 feet, to a point on the West line of Open Space 'A', LAKE VILLAGE, PHASE 1, FILING 1, THE VILLAGES OF HAYDEN; thence S 15°35'08" W along said West line a distance of 370.97 feet to the Southwest Corner of said Open Space; thence along the South line of said Open Space the following described courses:

thence S 85°17'26" E a distance of 88.31 feet;

thence S 55°58'20" E a distance of 168.19 feet;

thence N 34°01'40" E a distance of 200.00 feet;

thence S 55°58'20" E a distance of 115.57 feet to a point on the Westerly Right-of-

Way line of Lake View Road; thence Southerly 48.96 feet along the arc of a curve to the right of radius 270.00 feet and of central angle 10°23'25", the Chord of which bears S 28°49'57" W for 48.90 feet; thence S 55°58'20" E a distance of 60.00 feet, to a point on the Easterly Right-of-Way line of said Lake View Road; thence Northerly 102.56 feet along the arc of a curve to the left of radius 330.00 feet and of central angle 17°48'22", the Chord of which bears N 25°07'29" E for 102.14 feet, to the Southwest Corner of Open Space 'B', LAKE VILLAGE, PHASE 1, FILING 1, THE VILLAGES OF HAYDEN; thence S 73°46'42" E along the South line of said Open Space a distance of 254.95 feet, to the Southeast Corner of said Open Space, further being on the Westerly Right-of-Way line of The Hayden Parkway; thence S 88°55'17" E a distance of 100.00 feet, to a point on the Easterly Right-of-Way line of The Hayden Parkway; thence S 00°00'00" E a distance of 412.32; thence N 90°00'00" W a distance of 293.70; thence S 17°25'13" W a distance of 767.30 feet, to a point on the South line of said Outlot 'A', further being on the South line of the Town of Hayden limits; thence N 88°14'17" W along the South line of said Outlot 'A' and Town Limits a distance of 1668.10 feet to the POINT OF BEGINNING, containing 53.60 acres more or less.

Bearings based on the Monumented East line of the NE1/4 of Section 16, both ends being GLO Brass Caps - N 0°18'48" W

moonlit phase 2 legal 5-23-25

Gordon R. Dowling
PLS #30090

DOWLING LAND SURVEYORS, LLC
P.O. BOX 954
HAYDEN, COLORADO 81639
(970) 276-3613
dowling@plotz.biz

LEGAL DESCRIPTION

MOONLIT MEADOWS, PHASE NO.3

MAY 27, 2025

A tract of land located in Outlot 'A', Deepe Minor Subdivision, further located in the W1/2 SW1/4 of Section 15 and the E1/2 of Section 16, all T6N R88W, 6th P.M., Town of Hayden, Routt County, Colorado being more particularly described as follows:

BEGINNING at the East ¼ Corner of said Section 16; thence S 88°24'55" E along the North line of said Outlot 'A' and the North line of said W1/2 SW1/4 of Section 15 a distance of 1109.21 feet to the East Right-of-Way line of Routt County Road No.53; thence Southerly along said East Right-of-Way line the following described courses;

thence S 19°38'01" E a distance of 62.13 feet;
thence S 11°39'52" E a distance of 129.69 feet;
thence S 08°07'26" E a distance of 110.58 feet;
thence S 06°53'07" E a distance of 82.40 feet;
thence S 05°45'25" E a distance of 87.39 feet;
thence S 06°58'52" E a distance of 90.49 feet;
thence S 07°12'50" E a distance of 112.07 feet;
thence S 07°08'00" E a distance of 92.39 feet;
thence S 07°29'01" E a distance of 142.40 feet;
thence S 05°52'33" E a distance of 127.22 feet;
thence S 01°52'30" E a distance of 139.36 feet;
thence S 00°12'40" W a distance of 115.54 feet;
thence S 02°14'53" W a distance of 54.02; thence departing said Right-of-Way,

N 89°08'37" W a distance of 30.60 feet, to a point on the centerline of said Routt County Road No.53, further being the Northwest Corner of that tract of land as described at Reception No.595068, records of Routt County; thence S 01°07'35" W along said centerline and along the West line of said tract a distance of 263.98 feet; thence continuing along said centerline and said west line 207.48 feet along the arc of a curve to the left of radius 340.92 feet and of central angle 34°52'09", the chord of which bears S 16°18'31" E for 204.29 feet, to the Southeast Corner of said Outlot 'A', further being on the South line of the Town of Hayden Limits; thence N 87°52'15" W along the South line of said Outlot 'A' and said Town of Hayden Limits line a distance of 834.63 feet, to the Northwest corner of that tract of land as described at Reception No.666614, records of Routt County; thence N 87°52'15" W along said Limits line a distance of 438.32 feet, to the West line of said W1/2 SW1/4 of Section 15; thence N 88°14'17" W along said Limits line a distance of 987.23 feet; thence departing said Limits line N 17°25'13" E a distance of 767.30 feet; thence N 90°00'00" E a distance of 293.70 feet; thence N 00°00'00" W a distance of 412.32 feet, to a point on the Easterly Right-of-Way line of The Hayden Parkway; thence 676.18 feet along the Easterly Right-of-Way line of The Hayden Parkway along a curve to the right of radius 750.00 feet and of central angle 51°39'24", the chord of which bears N 26°54'25" E for 653.52 feet; thence continuing along said Right-of-Way N 52°44'07" E a distance of 196.93 feet, to a point on the East line of said E1/2 of Section 16; thence S 00°18'48" E along said East line a distance of 97.75 feet to the POINT OF BEGINNING, containing 71.94 acres, more or less.

Bearings based on the Monumented East line of the NE1/4 of Section 16, both ends being GLO Brass Caps - N 0°18'48" W

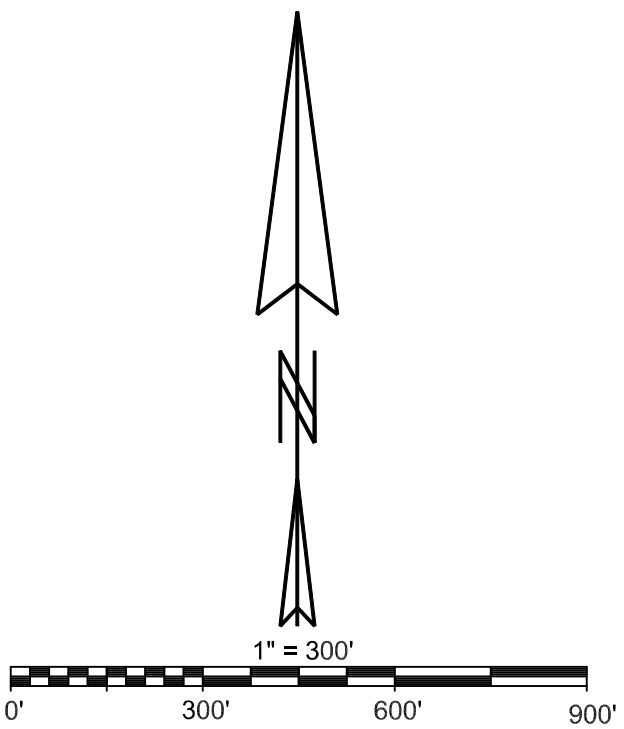
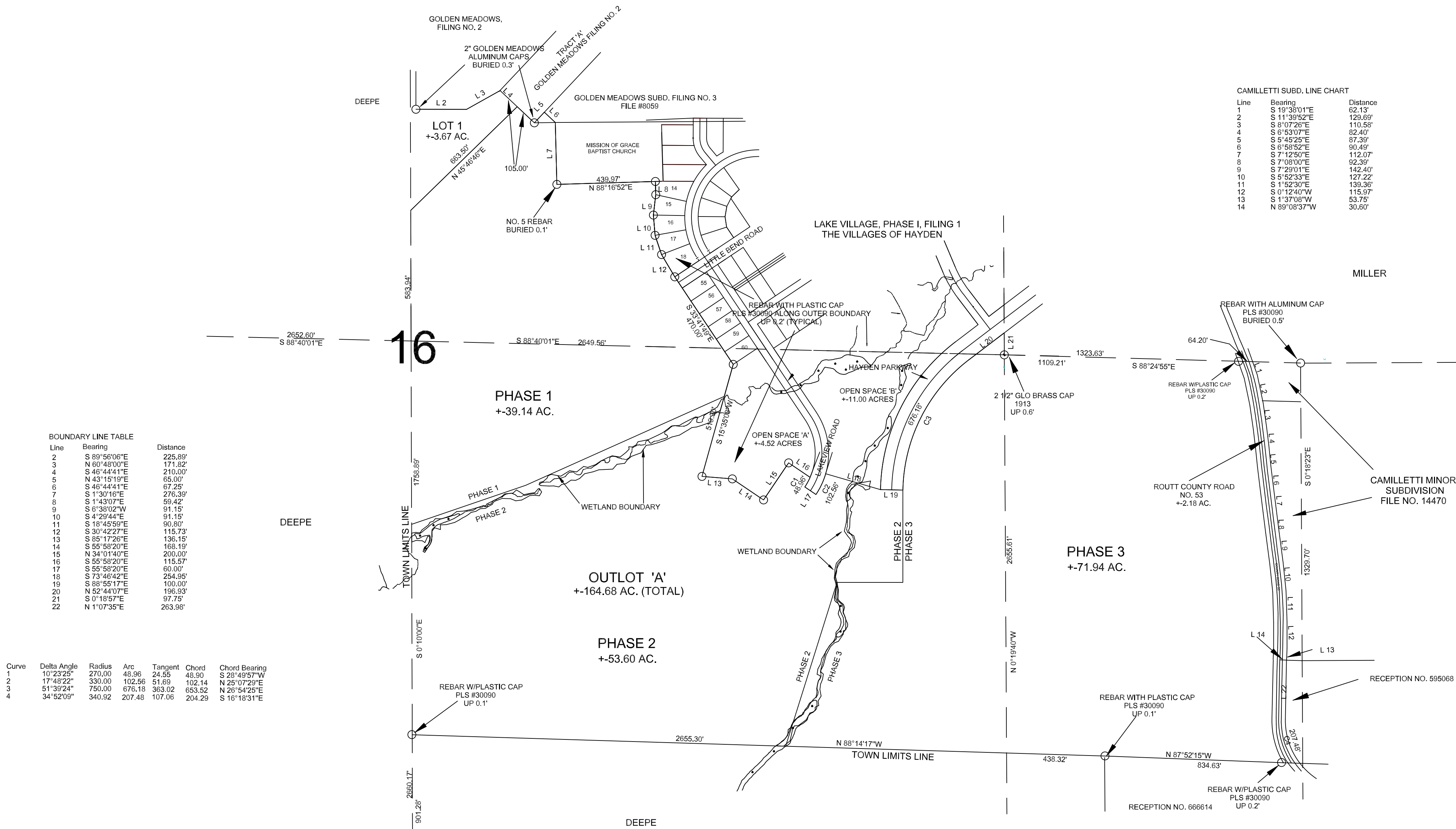
moonlit phase 3 legal 5-27-25

Gordon R. Dowling
PLS #30090

EXHIBIT B

Map of District Boundaries

EXHIBIT MAP
MOONLIT MEADOWS
OUTLOT 'A', DEEPE MINOR SUBDIVISION
PORTIONS OF SECTIONS 15 & 16, T6N R88W,
6TH P.M., TOWN OF HAYDEN, ROUTT
COUNTY, COLORADO



○ INDICATES MONUMENT FOUND AS NOTED
BEARINGS BASED ON THE TOWN OF HAYDEN HORIZONTAL DATUM
ALL MEASUREMENTS, U.S. SURVEY FEET (GROUND DISTANCES)

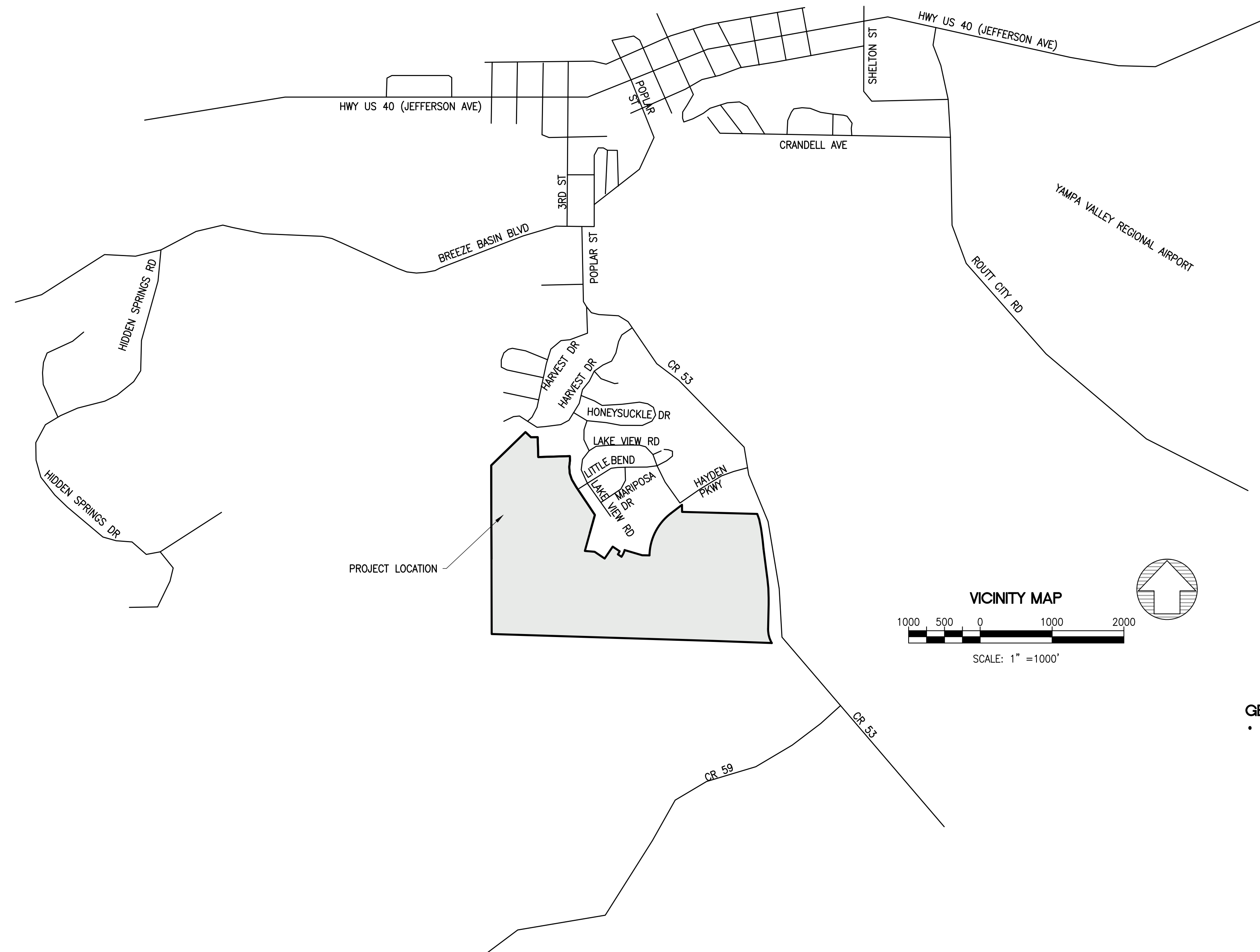
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

MEMBER PROPERTY GROUP INC	EXHIBIT MAP
MOONLIT MEADOWS OUTLOT 'A' DEEPE MINOR SUBDIVISION	
TOWN OF HAYDEN ROUTT COUNTY, COLORADO	DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 dowling@plotz.biz
SCALE DWG DATE REV FILE	
1" = 300' GRD 5/27/25	moonlitc2.s

EXHIBIT C

Vicinity Map

ZONE AMENDMENT



1 VICINITY MAP
2 EXISTING CONDITIONS SITE PLAN
3 ZONE AMENDMENT MAP

WEMBER PROPERTY GROUP
7921 SOUTH EUDORA CIRCLE,
CENTENNIAL COLORADO 80122
PAUL D. WEMBER
PWEMBER@WEMBERINC.COM
303-378-4130

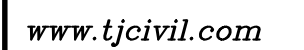
TJC LIMITED
8751 E HAMPDEN AVENUE, SUITE B10
DENVER, CO 80231
JIM ALLEN
JIM.ALLEN@TJCMIL.COM
303-840-4742

DOWLING LAND SURVEYORS
PO BOX 954
HAYDEN, CO 81639
GORDON DOWLING
DOWLING@PLOTZ.BIZ

DHM DESIGN
900 S BROADWAY # 300
DENVER, CO 80209
MATTHEW WHIPPLE
MWHIPPLE@DHMDSIGN.COM
303-892-5566

- PUBLIC DEDICATION REQUIREMENTS WILL BE MET VIA PLAT RECORDATION.

DESIGNED BY: JWA	
CHECKED BY: TBM	
PROJECT NO. 2417	
SHEET 1	OF 3

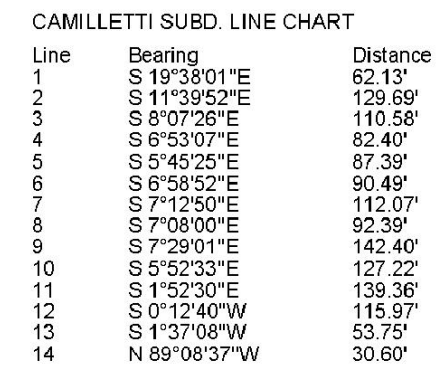


MOONLIT MEADOWS, REZONE OUTLOT 'A'; DEEPE MINOR SUBDIVISION
PORTIONS OF SECTIONS 15 & 16, T6N R88W, 6TH P.M., TOWN OF
HAYDEN, ROUTT COUNTY, COLORADO
ZONE AMENDMENT
VICINITY MAP

OUTLOT LOT A (LESS 2.18 AC. RCR 53 ROW),
DEEPE MINOR SUBDIVISION (162.50 AC.)
PORTIONS OF SECTIONS 15, T6N R88W, 6th P.M.,
TOWN OF HAYDEN, ROUTT COUNTY, COLORADO



EXISTING CONDITIONS SITE PLAN



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	10°23'25"	270.00	48.96	24.55	48.90	S 28°49'57"W
2	17°48'22"	330.00	102.56	51.69	102.14	N 25°07'29"E
3	51°39'24"	750.00	676.18	363.02	653.52	N 26°54'25"E
4	34°52'09"	340.92	207.48	107.06	204.29	S 16°18'31"E

INDICATES MONUMENT FOUND AS NOTED

BEARINGS BASED ON THE TOWN OF HAYDEN HORIZONTAL DATUM

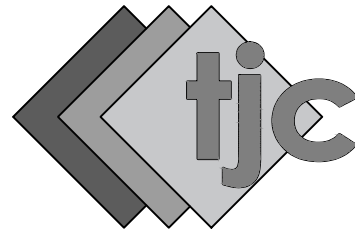
ALL MEASUREMENTS, U.S. SURVEY FEET (GROUND DISTANCES)

NO TITLE WORK IS PROVIDED, THEREFORE NO GUARANTEE OF OWNERSHIP IS GIVEN OR IMPLIED.

VERTICAL INFORMATION IS BASED ON 2008 AERIAL TOPOGRAPHY.

ZONE AMENDMENT

DESIGNED BY: JWA	
CHECKED BY: TBM	
PROJECT NO. 2417	
SHEET 2	OF 3



TJC LIMITED

8751 E HAMPDEN AVE
SUITE B10
DENVER, CO 80231
303.840.4742

www.tjcivil.com

MOONLIT MEADOWS, REZONE OUTLOT 'A', DEEPE MINOR SUBDIVISION
PORTIONS OF SECTIONS 15 + 16, T6N R88W, 6TH P.M., TOWN OF
HAYDEN, ROUTT COUNTY, COLORADO
ZONE AMENDMENT
ZONE AMENDMENT MAP

[illegible]

DESIGNED BY: JWA

CHECKED BY: TBM

PROJECT NO. 2417

SHEET 3 OF 3

ZONE AMENDMENT

EXHIBIT D
Financial Plan

**Moonlit Meadows Metropolitan District Nos. 1-3
Routt County, Colorado**

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**General Obligation Bonds, Series 2026  
General Obligation Refunding & Improvement Bonds, Series 2036**

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Service Plan

Bond Assumptions	Series 2026	Series 2036	Total
Closing Date	12/1/2026	12/1/2036	
First Call Date	12/1/2031	12/1/2046	
Final Maturity	12/1/2056	12/1/2066	
Sources of Funds			
Par Amount	35,575,000	59,410,000	
Funds on Hand	0	260,000	
Total	35,575,000	59,670,000	
Uses of Funds			
Project Fund	26,014,250	19,622,950	45,637,200
Refunding Escrow	0	35,065,000	
Capitalized Interest	5,336,250	0	
Reserve Fund	0	4,485,000	
Surplus Deposit	3,163,000	0	
Cost of Issuance	1,061,500	497,050	
Total	35,575,000	59,670,000	
Debt Features			
Projected Coverage at Mill Levy Cap	1.05x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Interest Frequency	Semiannual	Semiannual	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	4.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Tax Authority Assumptions			
Metropolitan District Debt Service Mill Levy Revenue			
Service Plan			
Service Plan Base Year		2025	
Debt Service Mills			
Service Plan Mill Levy Cap		50.000	
Specific Ownership Tax		6.00%	
County Treasurer Fee		3.00%	
Operations			
Mill Levy		10.000	

Moonlit Meadows Metropolitan District Nos. 1-3
Development Summary

Statutory Actual Value (2025)	Residential - District No. 1									Total
	Phase 1A - Cottages	Phase 1A - Tri- Plex	Phase 1A - Medium Lot Home	Phase 1A - Single Home with ADU	Phase 1B - Cottages	Phase 1B - Tri- Plex	Phase 1B - Medium Lot Home	Phase 1B - Single Home with ADU	-	
	\$475,000	\$495,000	\$800,000	\$750,000	\$475,000	\$495,000	\$800,000	\$750,000	-	
2025	-	-	-	-	-	-	-	-	-	-
2026	40	6	10	-	-	-	-	-	-	56
2027	40	6	10	-	10	-	10	9	-	85
2028	-	-	6	-	10	9	10	9	-	44
2029	-	-	-	-	10	9	5	9	-	33
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
Total Units	80	12	26	-	30	18	25	27	-	218
Total Statutory Actual Value	\$38,000,000	\$5,940,000	\$20,800,000	-	\$14,250,000	\$8,910,000	\$20,000,000	\$20,250,000	-	\$128,150,000

Moonlit Meadows Metropolitan District Nos. 1-3
Development Summary

Statutory Actual Value (2025)	Residential - District No. 2									Total
	Phase 2 - Cottages	Phase 2 - Tri- Plex	Phase 2 - Small Lot Home	Phase 2 - Medium Lot Home	Phase 2 - Large Lot Home	Phase 2 - Single Home with ADU	-	-	-	
	\$475,000	\$495,000	\$725,000	\$850,000	\$900,000	\$750,000	-	-	-	
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	50	11	15	9	3	15	-	-	-	103
2030	50	11	15	9	3	15	-	-	-	103
2031	50	11	10	9	3	10	-	-	-	93
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
Total Units	150	33	40	27	9	40	-	-	-	299
Total Statutory Actual Value	\$71,250,000	\$16,335,000	\$29,000,000	\$22,950,000	\$8,100,000	\$30,000,000	-	-	-	\$177,635,000

Moonlit Meadows Metropolitan District Nos. 1-3
Development Summary

Statutory Actual Value (2025)	Residential - District No. 3									Total
	Phase 3 - Cottages	Phase 3 - Tri- Plex	Phase 3 - Small Lot Home	Phase 3 - Medium Lot Home	Phase 3 - Large Lot Home	Phase 3 - Single Home with ADU	-	-	-	
	\$475,000	\$495,000	\$725,000	\$850,000	\$900,000	\$750,000	-	-	-	
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-
2032	40	40	20	8	9	15	-	-	-	132
2033	40	40	20	7	9	15	-	-	-	131
2034	40	30	20	7	7	10	-	-	-	114
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
Total Units	120	110	60	22	25	40	-	-	-	377
Total Statutory Actual Value	\$57,000,000	\$54,450,000	\$43,500,000	\$18,700,000	\$22,500,000	\$30,000,000	-	-	-	\$226,150,000

Moonlit Meadows Metropolitan District Nos. 1-3

Assessed Value

	Vacant and Improved Land ¹		Single Family Residential								Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Residential Units Delivered	Biennial Reassessment	Actual Value	Reduction per Unit (58,784) Inflated at 2.86%	Total Reduction	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
				6.00%							
2025	2,997,000	0	-	-	0	(58,784)	0	0	6.700%	0	0
2026	4,947,000	0	56	-	30,569,400	(60,466)	(3,386,076)	27,183,324	6.250%	0	0
2027	2,875,500	749,250	85	-	82,037,988	(62,195)	(8,769,489)	73,268,499	6.800%	0	749,250
2028	8,162,500	1,236,750	44	4,922,279	117,475,303	(63,974)	(11,835,140)	105,640,163	6.800%	1,848,466	3,085,216
2029	6,167,000	718,875	136	-	205,828,828	(65,803)	(21,122,885)	184,705,944	6.800%	4,982,258	5,701,133
2030	5,429,500	2,040,625	103	12,349,730	286,267,221	(67,685)	(28,698,591)	257,568,630	6.800%	7,183,531	9,224,156
2031	7,945,000	1,541,750	93	-	347,412,210	(69,621)	(35,994,138)	311,418,072	6.800%	12,560,004	14,101,754
2032	7,860,000	1,357,375	132	20,844,733	459,520,019	(71,612)	(46,476,397)	413,043,622	6.800%	17,514,667	18,872,042
2033	6,810,000	1,986,250	131	-	551,612,446	(73,660)	(57,455,139)	494,157,307	6.800%	21,176,429	23,162,679
2034	0	1,965,000	114	33,096,747	666,094,997	(75,767)	(67,735,808)	598,359,189	6.800%	28,086,966	30,051,966
2035	0	1,702,500	-	-	666,094,997	(77,934)	(69,673,052)	596,421,945	6.800%	33,602,697	35,305,197
2036	0	0	-	39,965,700	706,060,696	(80,163)	(71,665,701)	634,394,995	6.800%	40,688,425	40,688,425
2037	0	0	-	-	706,060,696	(82,456)	(73,715,340)	632,345,356	6.800%	40,556,692	40,556,692
2038	0	0	-	42,363,642	748,424,338	(84,814)	(75,823,599)	672,600,739	6.800%	43,138,860	43,138,860
2039	0	0	-	-	748,424,338	(87,240)	(77,992,154)	670,432,184	6.800%	42,999,484	42,999,484
2040	0	0	-	44,905,460	793,329,799	(89,735)	(80,222,730)	713,107,069	6.800%	45,736,850	45,736,850
2041	0	0	-	-	793,329,799	(92,301)	(82,517,100)	710,812,699	6.800%	45,589,389	45,589,389
2042	0	0	-	47,599,788	840,929,586	(94,941)	(84,877,089)	756,052,498	6.800%	48,491,281	48,491,281
2043	0	0	-	-	840,929,586	(97,656)	(87,304,574)	753,625,013	6.800%	48,335,264	48,335,264
2044	0	0	-	50,455,775	891,385,362	(100,449)	(89,801,484)	801,583,877	6.800%	51,411,570	51,411,570
2045	0	0	-	-	891,385,362	(103,322)	(92,369,807)	799,015,555	6.800%	51,246,501	51,246,501
2046	0	0	-	53,483,122	944,868,483	(106,277)	(95,011,583)	849,856,900	6.800%	54,507,704	54,507,704
2047	0	0	-	-	944,868,483	(109,316)	(97,728,915)	847,139,569	6.800%	54,333,058	54,333,058
2048	0	0	-	56,692,109	1,001,560,592	(112,443)	(100,523,962)	901,036,631	6.800%	57,790,269	57,790,269
2049	0	0	-	-	1,001,560,592	(115,659)	(103,398,947)	898,161,646	6.800%	57,605,491	57,605,491
2050	0	0	-	60,093,636	1,061,654,228	(118,967)	(106,356,157)	955,298,071	6.800%	61,270,491	61,270,491
2051	0	0	-	-	1,061,654,228	(122,369)	(109,397,943)	952,256,285	6.800%	61,074,992	61,074,992
2052	0	0	-	63,699,254	1,125,353,482	(125,869)	(112,526,724)	1,012,826,758	6.800%	64,960,269	64,960,269
2053	0	0	-	-	1,125,353,482	(129,469)	(115,744,988)	1,009,608,493	6.800%	64,753,427	64,753,427
2054	0	0	-	67,521,209	1,192,874,690	(133,171)	(119,055,295)	1,073,819,396	6.800%	68,872,220	68,872,220
2055	0	0	-	-	1,192,874,690	(136,980)	(122,460,276)	1,070,414,414	6.800%	68,653,378	68,653,378
2056	0	0	-	71,572,481	1,264,447,172	(140,898)	(125,962,640)	1,138,484,532	6.800%	73,019,719	73,019,719
2057	0	0	-	-	1,264,447,172	(144,927)	(129,565,172)	1,134,882,000	6.800%	72,788,180	72,788,180
2058	0	0	-	75,866,830	1,340,314,002	(149,072)	(133,270,736)	1,207,043,267	6.800%	77,416,948	77,416,948
2059	0	0	-	-	1,340,314,002	(153,336)	(137,082,279)	1,203,231,723	6.800%	77,171,976	77,171,976
2060	0	0	-	80,418,840	1,420,732,842	(157,721)	(141,002,832)	1,279,730,010	6.800%	82,078,942	82,078,942
2061	0	0	-	-	1,420,732,842	(162,232)	(145,035,513)	1,275,697,329	6.800%	81,819,757	81,819,757
2062	0	0	-	85,243,971	1,505,976,813	(166,872)	(149,183,529)	1,356,793,284	6.800%	87,021,641	87,021,641
2063	0	0	-	-	1,505,976,813	(171,644)	(153,450,178)	1,352,526,635	6.800%	86,747,418	86,747,418
2064	0	0	-	90,358,609	1,596,335,422	(176,554)	(157,838,853)	1,438,496,569	6.800%	92,261,943	92,261,943
2065	0	0	-	-	1,596,335,422	(181,603)	(162,353,044)	1,433,982,378	6.800%	91,971,811	91,971,811
2066	0	0	-	95,780,125	1,692,115,547	(186,797)	(166,996,341)	1,525,119,206	6.800%	97,817,767	97,817,767
Total			894	1,097,234,039							

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Moonlit Meadows Metropolitan District Nos. 1-3
Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy ¹	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Annual Trustee Fee	Revenue Available for Debt Service
		50.000 Cap 50.000 Target	99.50%	6.00%	3.00%		
2025	0	50.000	0	0	0	0	0
2026	0	50.000	0	0	0	0	0
2027	749,250	55.800	41,599	2,496	(1,248)	(4,000)	38,847
2028	3,085,216	55.561	170,561	10,234	(5,117)	(4,000)	171,678
2029	5,701,133	55.242	313,366	18,802	(9,401)	(4,000)	318,767
2030	9,224,156	55.009	504,872	30,292	(15,146)	(4,000)	516,018
2031	14,101,754	54.997	771,678	46,301	(23,150)	(4,000)	790,829
2032	18,872,042	54.829	1,029,563	61,774	(30,887)	(4,000)	1,056,450
2033	23,162,679	55.031	1,268,290	76,097	(38,049)	(4,000)	1,302,339
2034	30,051,966	54.873	1,640,794	98,448	(49,224)	(4,000)	1,686,018
2035	35,305,197	55.032	1,933,187	115,991	(57,996)	(4,000)	1,987,182
2036	40,688,425	54.842	2,220,261	133,216	(66,608)	(4,000)	2,282,869
2037	40,556,692	55.020	2,220,261	133,216	(66,608)	(4,000)	2,282,869
2038	43,138,860	54.830	2,353,477	141,209	(70,604)	(4,000)	2,420,081
2039	42,999,484	55.008	2,353,477	141,209	(70,604)	(4,000)	2,420,081
2040	45,736,850	54.818	2,494,685	149,681	(74,841)	(4,000)	2,565,526
2041	45,589,389	54.996	2,494,685	149,681	(74,841)	(4,000)	2,565,526
2042	48,491,281	54.807	2,644,367	158,662	(79,331)	(4,000)	2,719,698
2043	48,335,264	54.984	2,644,367	158,662	(79,331)	(4,000)	2,719,698
2044	51,411,570	54.795	2,803,029	168,182	(84,091)	(4,000)	2,883,119
2045	51,246,501	54.972	2,803,029	168,182	(84,091)	(4,000)	2,883,119
2046	54,507,704	54.784	2,971,210	178,273	(89,136)	(4,000)	3,056,347
2047	54,333,058	54.960	2,971,210	178,273	(89,136)	(4,000)	3,056,347
2048	57,790,269	54.772	3,149,483	188,969	(94,484)	(4,000)	3,239,967
2049	57,605,491	54.948	3,149,483	188,969	(94,484)	(4,000)	3,239,967
2050	61,270,491	54.761	3,338,452	200,307	(100,154)	(4,000)	3,434,605
2051	61,074,992	54.936	3,338,452	200,307	(100,154)	(4,000)	3,434,605
2052	64,960,269	54.749	3,538,759	212,326	(106,163)	(4,000)	3,640,922
2053	64,753,427	54.924	3,538,759	212,326	(106,163)	(4,000)	3,640,922
2054	68,872,220	54.738	3,751,084	225,065	(112,533)	(4,000)	3,859,617
2055	68,653,378	54.913	3,751,084	225,065	(112,533)	(4,000)	3,859,617
2056	73,019,719	54.727	3,976,150	238,569	(119,284)	(4,000)	4,091,434
2057	72,788,180	54.901	3,976,150	238,569	(119,284)	(4,000)	4,091,434
2058	77,416,948	54.715	4,214,719	252,883	(126,442)	(4,000)	4,337,160
2059	77,171,976	54.889	4,214,719	252,883	(126,442)	(4,000)	4,337,160
2060	82,078,942	54.704	4,467,602	268,056	(134,028)	(4,000)	4,597,630
2061	81,819,757	54.877	4,467,602	268,056	(134,028)	(4,000)	4,597,630
2062	87,021,641	54.693	4,735,658	284,139	(142,070)	(4,000)	4,873,727
2063	86,747,418	54.866	4,735,658	284,139	(142,070)	(4,000)	4,873,727
2064	92,261,943	54.682	5,019,797	301,188	(150,594)	(4,000)	5,166,391
2065	91,971,811	54.854	5,019,797	301,188	(150,594)	(4,000)	5,166,391
2066	97,817,767	54.670	5,320,985	319,259	(159,630)	(4,000)	5,476,615
Total			116,352,359	6,981,142	(3,490,571)	(160,000)	119,682,929

1. Subject to adjustment based on changes in assessment methodology

Moonlit Meadows Metropolitan District Nos. 1-3
Debt Service

	Total Revenue Available for Debt Service	Net Debt Service		Total	Surplus Fund			Ratio Analysis		
		Series 2026	Series 2036		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance ¹	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2026	Dated: 12/1/2036							
		Par: \$35,575,000 Proj: \$26,014,250	Par: \$59,410,000 Proj: \$19,622,950 Escr: \$35,065,000							
		Series 2026: 6,326,000 Series 2036: -								
2025	0		0	0	0	0	n/a	n/a		
2026	0	0	0	0	0	3,163,000	0	n/a	4748%	
2027	38,847	0	0	0	38,847	3,201,847	0	n/a	1153%	
2028	171,678	0	0	0	171,678	3,373,525	0	n/a	624%	
2029	318,767	0	0	0	318,767	3,692,292	0	n/a	386%	
2030	516,018	1,778,750	1,778,750	(1,262,732)	2,429,560	0	29%	252%		
2031	790,829	1,778,750	1,778,750	(987,921)	1,441,639	0	44%	189%		
2032	1,056,450	1,778,750	1,778,750	(722,300)	719,339	0	59%	154%		
2033	1,302,339	1,778,750	1,778,750	(476,411)	242,928	0	73%	118%		
2034	1,686,018	1,778,750	1,778,750	(92,732)	150,195	0	95%	101%		
2035	1,987,182	1,888,750	1,888,750	98,432	248,628	0	105%	87%		
2036	2,282,869	2,173,250	2,173,250	109,619	260,000	98,247	0	105%	233%	
2037	2,282,869	Refunded	2,376,400	2,376,400	(93,531)	0	4,716	96%	138%	
2038	2,420,081		2,416,400	2,416,400	3,681	0	3,681	100%	138%	
2039	2,420,081		2,419,800	2,419,800	281	0	281	100%	130%	
2040	2,565,526		2,563,000	2,563,000	2,526	0	2,526	100%	130%	
2041	2,565,526		2,565,400	2,565,400	126	0	126	100%	122%	
2042	2,719,698		2,717,400	2,717,400	2,298	0	2,298	100%	121%	
2043	2,719,698		2,718,000	2,718,000	1,698	0	1,698	100%	113%	
2044	2,883,119		2,878,000	2,878,000	5,119	0	5,119	100%	112%	
2045	2,883,119		2,881,000	2,881,000	2,119	0	2,119	100%	105%	
2046	3,056,347		3,053,000	3,053,000	3,347	0	3,347	100%	104%	
2047	3,056,347		3,052,200	3,052,200	4,147	0	4,147	100%	96%	
2048	3,239,967		3,235,200	3,235,200	4,767	0	4,767	100%	95%	
2049	3,239,967		3,239,600	3,239,600	367	0	367	100%	87%	
2050	3,434,605		3,432,200	3,432,200	2,405	0	2,405	100%	85%	
2051	3,434,605		3,430,400	3,430,400	4,205	0	4,205	100%	78%	
2052	3,640,922		3,636,600	3,636,600	4,322	0	4,322	100%	76%	
2053	3,640,922		3,637,400	3,637,400	3,522	0	3,522	100%	69%	
2054	3,859,617		3,855,600	3,855,600	4,017	0	4,017	100%	66%	
2055	3,859,617		3,857,400	3,857,400	2,217	0	2,217	100%	60%	
2056	4,091,434		4,091,000	4,091,000	434	0	434	100%	57%	
2057	4,091,434		4,087,000	4,087,000	4,434	0	4,434	100%	50%	
2058	4,337,160		4,334,400	4,334,400	2,760	0	2,760	100%	47%	
2059	4,337,160		4,333,000	4,333,000	4,160	0	4,160	100%	40%	
2060	4,597,630		4,597,200	4,597,200	430	0	430	100%	36%	
2061	4,597,630		4,596,200	4,596,200	1,430	0	1,430	100%	30%	
2062	4,873,727		4,870,000	4,870,000	3,727	0	3,727	100%	26%	
2063	4,873,727		4,872,400	4,872,400	1,327	0	1,327	100%	20%	
2064	5,166,391		5,163,600	5,163,600	2,791	0	2,791	100%	15%	
2065	5,166,391		5,161,800	5,161,800	4,591	0	4,591	100%	10%	
2066	5,476,615		5,473,000	5,473,000	3,615	0	3,615	100%	0%	
Total	119,682,929	12,955,750	109,544,600	122,500,350	(2,817,421)	260,000	85,579			

1. Assumes \$3,163,000 Deposit to Surplus Fund at Closing

Moonlit Meadows Metropolitan District Nos. 1-3

Revenue

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy	O&M Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Revenue Available for Operations
		10.000 Cap	99.50%	6.00%	3.00%	
2025	0	10.000	0	0	0	0
2026	0	10.000	0	0	0	0
2027	749,250	10.000	7,455	447	(224)	7,679
2028	3,085,216	10.000	30,698	1,842	(921)	31,619
2029	5,701,133	10.000	56,726	3,404	(1,702)	58,428
2030	9,224,156	10.000	91,780	5,507	(2,753)	94,534
2031	14,101,754	10.000	140,312	8,419	(4,209)	144,522
2032	18,872,042	10.000	187,777	11,267	(5,633)	193,410
2033	23,162,679	10.000	230,469	13,828	(6,914)	237,383
2034	30,051,966	10.000	299,017	17,941	(8,971)	307,988
2035	35,305,197	10.000	351,287	21,077	(10,539)	361,825
2036	40,688,425	10.000	404,850	24,291	(12,145)	416,995
2037	40,556,692	10.000	403,539	24,212	(12,106)	415,645
2038	43,138,860	10.000	429,232	25,754	(12,877)	442,109
2039	42,999,484	10.000	427,845	25,671	(12,835)	440,680
2040	45,736,850	10.000	455,082	27,305	(13,652)	468,734
2041	45,589,389	10.000	453,614	27,217	(13,608)	467,223
2042	48,491,281	10.000	482,488	28,949	(14,475)	496,963
2043	48,335,264	10.000	480,936	28,856	(14,428)	495,364
2044	51,411,570	10.000	511,545	30,693	(15,346)	526,891
2045	51,246,501	10.000	509,903	30,594	(15,297)	525,200
2046	54,507,704	10.000	542,352	32,541	(16,271)	558,622
2047	54,333,058	10.000	540,614	32,437	(16,218)	556,832
2048	57,790,269	10.000	575,013	34,501	(17,250)	592,264
2049	57,605,491	10.000	573,175	34,390	(17,195)	590,370
2050	61,270,491	10.000	609,641	36,578	(18,289)	627,931
2051	61,074,992	10.000	607,696	36,462	(18,231)	625,927
2052	64,960,269	10.000	646,355	38,781	(19,391)	665,745
2053	64,753,427	10.000	644,297	38,658	(19,329)	663,626
2054	68,872,220	10.000	685,279	41,117	(20,558)	705,837
2055	68,653,378	10.000	683,101	40,986	(20,493)	703,594
2056	73,019,719	10.000	726,546	43,593	(21,796)	748,343
2057	72,788,180	10.000	724,242	43,455	(21,727)	745,970
2058	77,416,948	10.000	770,299	46,218	(23,109)	793,408
2059	77,171,976	10.000	767,861	46,072	(23,036)	790,897
2060	82,078,942	10.000	816,685	49,001	(24,501)	841,186
2061	81,819,757	10.000	814,107	48,846	(24,423)	838,530
2062	87,021,641	10.000	865,865	51,952	(25,976)	891,841
2063	86,747,418	10.000	863,137	51,788	(25,894)	889,031
2064	92,261,943	10.000	918,006	55,080	(27,540)	945,547
2065	91,971,811	10.000	915,120	54,907	(27,454)	942,573
2066	97,817,767	10.000	973,287	58,397	(29,199)	1,002,485
Total			21,217,232	1,273,034	(636,517)	21,853,749

SOURCES AND USES OF FUNDS

MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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#### GENERAL OBLIGATION BONDS, SERIES 2026

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2026 |
| Delivery Date | 12/01/2026 |

#### Sources:

|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 35,575,000.00 |
|                | <hr/>         |
|                | 35,575,000.00 |
|                | <hr/>         |

#### Uses:

|                           |               |
|---------------------------|---------------|
| Project Fund Deposits:    |               |
| Project Fund              | 26,014,250.00 |
| Other Fund Deposits:      |               |
| Capitalized Interest Fund | 5,336,250.00  |
| Surplus Deposit           | <hr/>         |
|                           | 3,163,000.00  |
|                           | 8,499,250.00  |
| Cost of Issuance:         |               |
| Cost of Issuance          | 350,000.00    |
| Delivery Date Expenses:   |               |
| Underwriter's Discount    | 711,500.00    |
|                           | <hr/>         |
|                           | 35,575,000.00 |
|                           | <hr/>         |

## BOND SUMMARY STATISTICS

### MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2026

Dated Date	12/01/2026
Delivery Date	12/01/2026
Last Maturity	12/01/2056
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.150460%
Net Interest Cost (NIC)	5.085265%
All-In TIC	5.226104%
Average Coupon	5.000000%
Average Life (years)	23.456
Duration of Issue (years)	13.713
Par Amount	35,575,000.00
Bond Proceeds	35,575,000.00
Total Interest	41,722,750.00
Net Interest	42,434,250.00
Total Debt Service	77,297,750.00
Maximum Annual Debt Service	3,895,500.00
Average Annual Debt Service	2,576,591.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2056	35,575,000.00	100.000	5.000%	23.456
	35,575,000.00			23.456

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	35,575,000.00	35,575,000.00	35,575,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(711,500.00)	(711,500.00)	
- Cost of Issuance Expense		(350,000.00)	
- Other Amounts			
Target Value	34,863,500.00	34,513,500.00	35,575,000.00
Target Date	12/01/2026	12/01/2026	12/01/2026
Yield	5.150460%	5.226104%	5.000000%

BOND PRICING

MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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### GENERAL OBLIGATION BONDS, SERIES 2026

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2056:   |                          |               |             |              |              |
|                       | 12/01/2027               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2028               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2029               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2030               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2031               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2032               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2033               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2034               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2035               | 110,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2036               | 400,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2037               | 420,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2038               | 570,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2039               | 600,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2040               | 765,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2041               | 805,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2042               | 990,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2043               | 1,040,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2044               | 1,250,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2045               | 1,310,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2046               | 1,540,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2047               | 1,620,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2048               | 1,875,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2049               | 1,970,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2050               | 2,255,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2051               | 2,365,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2052               | 2,680,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2053               | 2,815,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2054               | 3,165,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2055               | 3,320,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2056               | 3,710,000     | 5.000%      | 5.000%       | 100.000      |
|                       |                          | 35,575,000    |             |              |              |

|                         |               |             |
|-------------------------|---------------|-------------|
| Dated Date              | 12/01/2026    |             |
| Delivery Date           | 12/01/2026    |             |
| First Coupon            | 06/01/2027    |             |
| Par Amount              | 35,575,000.00 |             |
| Original Issue Discount |               |             |
| Production              | 35,575,000.00 | 100.000000% |
| Underwriter's Discount  | (711,500.00)  | (2.000000%) |
| Purchase Price          | 34,863,500.00 | 98.000000%  |
| Accrued Interest        |               |             |
| Net Proceeds            | 34,863,500.00 |             |

**NET DEBT SERVICE**

**MOONLIT METROPOLITAN DISTRICT NOS. 1-3**  
**Routt County, Colorado**  
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GENERAL OBLIGATION BONDS, SERIES 2026

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Net Debt Service</i>
12/01/2027			1,778,750	1,778,750	1,778,750	
12/01/2028			1,778,750	1,778,750	1,778,750	
12/01/2029			1,778,750	1,778,750	1,778,750	
12/01/2030			1,778,750	1,778,750		1,778,750
12/01/2031			1,778,750	1,778,750		1,778,750
12/01/2032			1,778,750	1,778,750		1,778,750
12/01/2033			1,778,750	1,778,750		1,778,750
12/01/2034			1,778,750	1,778,750		1,778,750
12/01/2035	110,000	5.000%	1,778,750	1,888,750		1,888,750
12/01/2036	400,000	5.000%	1,773,250	2,173,250		2,173,250
12/01/2037	420,000	5.000%	1,753,250	2,173,250		2,173,250
12/01/2038	570,000	5.000%	1,732,250	2,302,250		2,302,250
12/01/2039	600,000	5.000%	1,703,750	2,303,750		2,303,750
12/01/2040	765,000	5.000%	1,673,750	2,438,750		2,438,750
12/01/2041	805,000	5.000%	1,635,500	2,440,500		2,440,500
12/01/2042	990,000	5.000%	1,595,250	2,585,250		2,585,250
12/01/2043	1,040,000	5.000%	1,545,750	2,585,750		2,585,750
12/01/2044	1,250,000	5.000%	1,493,750	2,743,750		2,743,750
12/01/2045	1,310,000	5.000%	1,431,250	2,741,250		2,741,250
12/01/2046	1,540,000	5.000%	1,365,750	2,905,750		2,905,750
12/01/2047	1,620,000	5.000%	1,288,750	2,908,750		2,908,750
12/01/2048	1,875,000	5.000%	1,207,750	3,082,750		3,082,750
12/01/2049	1,970,000	5.000%	1,114,000	3,084,000		3,084,000
12/01/2050	2,255,000	5.000%	1,015,500	3,270,500		3,270,500
12/01/2051	2,365,000	5.000%	902,750	3,267,750		3,267,750
12/01/2052	2,680,000	5.000%	784,500	3,464,500		3,464,500
12/01/2053	2,815,000	5.000%	650,500	3,465,500		3,465,500
12/01/2054	3,165,000	5.000%	509,750	3,674,750		3,674,750
12/01/2055	3,320,000	5.000%	351,500	3,671,500		3,671,500
12/01/2056	3,710,000	5.000%	185,500	3,895,500		3,895,500
	35,575,000		41,722,750	77,297,750	5,336,250	71,961,500

BOND DEBT SERVICE
MOONLIT METROPOLITAN DISTRICT NOS. 1-3
Routt County, Colorado
 ~~~  
**GENERAL OBLIGATION BONDS, SERIES 2026**

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt<br/>Service</i> | <i>Annual<br/>Debt<br/>Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------|------------------------------------|
| 06/01/2027               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2027               |                  |               | 889,375         | 889,375                 | 1,778,750                          |
| 06/01/2028               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2028               |                  |               | 889,375         | 889,375                 | 1,778,750                          |
| 06/01/2029               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2029               |                  |               | 889,375         | 889,375                 | 1,778,750                          |
| 06/01/2030               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2030               |                  |               | 889,375         | 889,375                 | 1,778,750                          |
| 06/01/2031               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2031               |                  |               | 889,375         | 889,375                 | 1,778,750                          |
| 06/01/2032               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2032               |                  |               | 889,375         | 889,375                 | 1,778,750                          |
| 06/01/2033               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2033               |                  |               | 889,375         | 889,375                 | 1,778,750                          |
| 06/01/2034               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2034               |                  |               | 889,375         | 889,375                 | 1,778,750                          |
| 06/01/2035               |                  |               | 889,375         | 889,375                 |                                    |
| 12/01/2035               | 110,000          | 5.000%        | 889,375         | 999,375                 | 1,888,750                          |
| 06/01/2036               |                  |               | 886,625         | 886,625                 |                                    |
| 12/01/2036               | 400,000          | 5.000%        | 886,625         | 1,286,625               | 2,173,250                          |
| 06/01/2037               |                  |               | 876,625         | 876,625                 |                                    |
| 12/01/2037               | 420,000          | 5.000%        | 876,625         | 1,296,625               | 2,173,250                          |
| 06/01/2038               |                  |               | 866,125         | 866,125                 |                                    |
| 12/01/2038               | 570,000          | 5.000%        | 866,125         | 1,436,125               | 2,302,250                          |
| 06/01/2039               |                  |               | 851,875         | 851,875                 |                                    |
| 12/01/2039               | 600,000          | 5.000%        | 851,875         | 1,451,875               | 2,303,750                          |
| 06/01/2040               |                  |               | 836,875         | 836,875                 |                                    |
| 12/01/2040               | 765,000          | 5.000%        | 836,875         | 1,601,875               | 2,438,750                          |
| 06/01/2041               |                  |               | 817,750         | 817,750                 |                                    |
| 12/01/2041               | 805,000          | 5.000%        | 817,750         | 1,622,750               | 2,440,500                          |
| 06/01/2042               |                  |               | 797,625         | 797,625                 |                                    |
| 12/01/2042               | 990,000          | 5.000%        | 797,625         | 1,787,625               | 2,585,250                          |
| 06/01/2043               |                  |               | 772,875         | 772,875                 |                                    |
| 12/01/2043               | 1,040,000        | 5.000%        | 772,875         | 1,812,875               | 2,585,750                          |
| 06/01/2044               |                  |               | 746,875         | 746,875                 |                                    |
| 12/01/2044               | 1,250,000        | 5.000%        | 746,875         | 1,996,875               | 2,743,750                          |
| 06/01/2045               |                  |               | 715,625         | 715,625                 |                                    |
| 12/01/2045               | 1,310,000        | 5.000%        | 715,625         | 2,025,625               | 2,741,250                          |
| 06/01/2046               |                  |               | 682,875         | 682,875                 |                                    |
| 12/01/2046               | 1,540,000        | 5.000%        | 682,875         | 2,222,875               | 2,905,750                          |
| 06/01/2047               |                  |               | 644,375         | 644,375                 |                                    |
| 12/01/2047               | 1,620,000        | 5.000%        | 644,375         | 2,264,375               | 2,908,750                          |
| 06/01/2048               |                  |               | 603,875         | 603,875                 |                                    |
| 12/01/2048               | 1,875,000        | 5.000%        | 603,875         | 2,478,875               | 3,082,750                          |
| 06/01/2049               |                  |               | 557,000         | 557,000                 |                                    |
| 12/01/2049               | 1,970,000        | 5.000%        | 557,000         | 2,527,000               | 3,084,000                          |
| 06/01/2050               |                  |               | 507,750         | 507,750                 |                                    |
| 12/01/2050               | 2,255,000        | 5.000%        | 507,750         | 2,762,750               | 3,270,500                          |
| 06/01/2051               |                  |               | 451,375         | 451,375                 |                                    |
| 12/01/2051               | 2,365,000        | 5.000%        | 451,375         | 2,816,375               | 3,267,750                          |
| 06/01/2052               |                  |               | 392,250         | 392,250                 |                                    |
| 12/01/2052               | 2,680,000        | 5.000%        | 392,250         | 3,072,250               | 3,464,500                          |
| 06/01/2053               |                  |               | 325,250         | 325,250                 |                                    |
| 12/01/2053               | 2,815,000        | 5.000%        | 325,250         | 3,140,250               | 3,465,500                          |
| 06/01/2054               |                  |               | 254,875         | 254,875                 |                                    |
| 12/01/2054               | 3,165,000        | 5.000%        | 254,875         | 3,419,875               | 3,674,750                          |
| 06/01/2055               |                  |               | 175,750         | 175,750                 |                                    |
| 12/01/2055               | 3,320,000        | 5.000%        | 175,750         | 3,495,750               | 3,671,500                          |
| 06/01/2056               |                  |               | 92,750          | 92,750                  |                                    |
| 12/01/2056               | 3,710,000        | 5.000%        | 92,750          | 3,802,750               | 3,895,500                          |
|                          | 35,575,000       |               | 41,722,750      | 77,297,750              | 77,297,750                         |

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## CALL PROVISIONS

MOONLIT METROPOLITAN DISTRICT NOS. 1-3  
Routt County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2026

Call Table: CALL

<i>Call Date</i>	<i>Call Price</i>
12/01/2031	103.00
12/01/2032	102.00
12/01/2033	101.00
12/01/2034	100.00

BOND SOLUTION

MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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### GENERAL OBLIGATION BONDS, SERIES 2026

| <i>Period<br/>Ending</i> | <i>Proposed<br/>Principal</i> | <i>Proposed<br/>Debt Service</i> | <i>Debt Service<br/>Adjustments</i> | <i>Total Adj<br/>Debt Service</i> | <i>Revenue<br/>Constraints</i> | <i>Unused<br/>Revenues</i> | <i>Debt Service<br/>Coverage</i> |
|--------------------------|-------------------------------|----------------------------------|-------------------------------------|-----------------------------------|--------------------------------|----------------------------|----------------------------------|
| 12/01/2027               |                               | 1,778,750                        | (1,778,750)                         |                                   | 38,847                         | 38,847                     |                                  |
| 12/01/2028               |                               | 1,778,750                        | (1,778,750)                         |                                   | 171,678                        | 171,678                    |                                  |
| 12/01/2029               |                               | 1,778,750                        | (1,778,750)                         |                                   | 318,767                        | 318,767                    |                                  |
| 12/01/2030               |                               | 1,778,750                        |                                     | 1,778,750                         | 516,018                        | (1,262,732)                | 29.01%                           |
| 12/01/2031               |                               | 1,778,750                        |                                     | 1,778,750                         | 790,829                        | (987,921)                  | 44.46%                           |
| 12/01/2032               |                               | 1,778,750                        |                                     | 1,778,750                         | 1,056,450                      | (722,300)                  | 59.39%                           |
| 12/01/2033               |                               | 1,778,750                        |                                     | 1,778,750                         | 1,302,339                      | (476,411)                  | 73.22%                           |
| 12/01/2034               |                               | 1,778,750                        |                                     | 1,778,750                         | 1,686,018                      | (92,732)                   | 94.79%                           |
| 12/01/2035               | 110,000                       | 1,888,750                        |                                     | 1,888,750                         | 1,987,182                      | 98,432                     | 105.21%                          |
| 12/01/2036               | 400,000                       | 2,173,250                        |                                     | 2,173,250                         | 2,282,869                      | 109,619                    | 105.04%                          |
| 12/01/2037               | 420,000                       | 2,173,250                        |                                     | 2,173,250                         | 2,282,869                      | 109,619                    | 105.04%                          |
| 12/01/2038               | 570,000                       | 2,302,250                        |                                     | 2,302,250                         | 2,420,081                      | 117,831                    | 105.12%                          |
| 12/01/2039               | 600,000                       | 2,303,750                        |                                     | 2,303,750                         | 2,420,081                      | 116,331                    | 105.05%                          |
| 12/01/2040               | 765,000                       | 2,438,750                        |                                     | 2,438,750                         | 2,565,526                      | 126,776                    | 105.20%                          |
| 12/01/2041               | 805,000                       | 2,440,500                        |                                     | 2,440,500                         | 2,565,526                      | 125,026                    | 105.12%                          |
| 12/01/2042               | 990,000                       | 2,585,250                        |                                     | 2,585,250                         | 2,719,698                      | 134,448                    | 105.20%                          |
| 12/01/2043               | 1,040,000                     | 2,585,750                        |                                     | 2,585,750                         | 2,719,698                      | 133,948                    | 105.18%                          |
| 12/01/2044               | 1,250,000                     | 2,743,750                        |                                     | 2,743,750                         | 2,883,119                      | 139,369                    | 105.08%                          |
| 12/01/2045               | 1,310,000                     | 2,741,250                        |                                     | 2,741,250                         | 2,883,119                      | 141,869                    | 105.18%                          |
| 12/01/2046               | 1,540,000                     | 2,905,750                        |                                     | 2,905,750                         | 3,056,347                      | 150,597                    | 105.18%                          |
| 12/01/2047               | 1,620,000                     | 2,908,750                        |                                     | 2,908,750                         | 3,056,347                      | 147,597                    | 105.07%                          |
| 12/01/2048               | 1,875,000                     | 3,082,750                        |                                     | 3,082,750                         | 3,239,967                      | 157,217                    | 105.10%                          |
| 12/01/2049               | 1,970,000                     | 3,084,000                        |                                     | 3,084,000                         | 3,239,967                      | 155,967                    | 105.06%                          |
| 12/01/2050               | 2,255,000                     | 3,270,500                        |                                     | 3,270,500                         | 3,434,605                      | 164,105                    | 105.02%                          |
| 12/01/2051               | 2,365,000                     | 3,267,750                        |                                     | 3,267,750                         | 3,434,605                      | 166,855                    | 105.11%                          |
| 12/01/2052               | 2,680,000                     | 3,464,500                        |                                     | 3,464,500                         | 3,640,922                      | 176,422                    | 105.09%                          |
| 12/01/2053               | 2,815,000                     | 3,465,500                        |                                     | 3,465,500                         | 3,640,922                      | 175,422                    | 105.06%                          |
| 12/01/2054               | 3,165,000                     | 3,674,750                        |                                     | 3,674,750                         | 3,859,617                      | 184,867                    | 105.03%                          |
| 12/01/2055               | 3,320,000                     | 3,671,500                        |                                     | 3,671,500                         | 3,859,617                      | 188,117                    | 105.12%                          |
| 12/01/2056               | 3,710,000                     | 3,895,500                        |                                     | 3,895,500                         | 4,091,434                      | 195,934                    | 105.03%                          |
|                          | 35,575,000                    | 77,297,750                       | (5,336,250)                         | 71,961,500                        | 72,165,064                     | 203,564                    |                                  |

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## SOURCES AND USES OF FUNDS

### MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

Dated Date	12/01/2036
Delivery Date	12/01/2036

Sources:

Bond Proceeds:	
Par Amount	59,410,000.00
Other Sources of Funds:	
Surplus Fund	260,000.00
	59,670,000.00

Uses:

Project Fund Deposits:	
Project Fund	19,622,950.00
Refunding Escrow Deposits:	
Cash Deposit	35,065,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	4,485,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	297,050.00
	59,670,000.00

BOND SUMMARY STATISTICS

MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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#### GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

|                                 |                |
|---------------------------------|----------------|
| Dated Date                      | 12/01/2036     |
| Delivery Date                   | 12/01/2036     |
| Last Maturity                   | 12/01/2066     |
| Arbitrage Yield                 | 4.000000%      |
| True Interest Cost (TIC)        | 4.034379%      |
| Net Interest Cost (NIC)         | 4.021754%      |
| All-In TIC                      | 4.057661%      |
| Average Coupon                  | 4.000000%      |
| Average Life (years)            | 22.984         |
| Duration of Issue (years)       | 14.860         |
| Par Amount                      | 59,410,000.00  |
| Bond Proceeds                   | 59,410,000.00  |
| Total Interest                  | 54,619,600.00  |
| Net Interest                    | 54,916,650.00  |
| Total Debt Service              | 114,029,600.00 |
| Maximum Annual Debt Service     | 9,958,000.00   |
| Average Annual Debt Service     | 3,800,986.67   |
| Underwriter's Fees (per \$1000) |                |
| Average Takedown                |                |
| Other Fee                       | 5.000000       |
| Total Underwriter's Discount    | 5.000000       |
| Bid Price                       | 99.500000      |

| <i>Bond Component</i> | <i>Par Value</i> | <i>Price</i> | <i>Average Coupon</i> | <i>Average Life</i> |
|-----------------------|------------------|--------------|-----------------------|---------------------|
| Term Bond due 2066    | 59,410,000.00    | 100.000      | 4.000%                | 22.984              |
|                       | 59,410,000.00    |              |                       | 22.984              |

|                            | <i>TIC</i>    | <i>All-In TIC</i> | <i>Arbitrage Yield</i> |
|----------------------------|---------------|-------------------|------------------------|
| Par Value                  | 59,410,000.00 | 59,410,000.00     | 59,410,000.00          |
| + Accrued Interest         |               |                   |                        |
| + Premium (Discount)       |               |                   |                        |
| - Underwriter's Discount   | (297,050.00)  | (297,050.00)      |                        |
| - Cost of Issuance Expense |               | (200,000.00)      |                        |
| - Other Amounts            |               |                   |                        |
| Target Value               | 59,112,950.00 | 58,912,950.00     | 59,410,000.00          |
| Target Date                | 12/01/2036    | 12/01/2036        | 12/01/2036             |
| Yield                      | 4.034379%     | 4.057661%         | 4.000000%              |

## BOND PRICING

### MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2066:					
	12/01/2037		4.000%	4.000%	100.000
	12/01/2038	40,000	4.000%	4.000%	100.000
	12/01/2039	45,000	4.000%	4.000%	100.000
	12/01/2040	190,000	4.000%	4.000%	100.000
	12/01/2041	200,000	4.000%	4.000%	100.000
	12/01/2042	360,000	4.000%	4.000%	100.000
	12/01/2043	375,000	4.000%	4.000%	100.000
	12/01/2044	550,000	4.000%	4.000%	100.000
	12/01/2045	575,000	4.000%	4.000%	100.000
	12/01/2046	770,000	4.000%	4.000%	100.000
	12/01/2047	800,000	4.000%	4.000%	100.000
	12/01/2048	1,015,000	4.000%	4.000%	100.000
	12/01/2049	1,060,000	4.000%	4.000%	100.000
	12/01/2050	1,295,000	4.000%	4.000%	100.000
	12/01/2051	1,345,000	4.000%	4.000%	100.000
	12/01/2052	1,605,000	4.000%	4.000%	100.000
	12/01/2053	1,670,000	4.000%	4.000%	100.000
	12/01/2054	1,955,000	4.000%	4.000%	100.000
	12/01/2055	2,035,000	4.000%	4.000%	100.000
	12/01/2056	2,350,000	4.000%	4.000%	100.000
	12/01/2057	2,440,000	4.000%	4.000%	100.000
	12/01/2058	2,785,000	4.000%	4.000%	100.000
	12/01/2059	2,895,000	4.000%	4.000%	100.000
	12/01/2060	3,275,000	4.000%	4.000%	100.000
	12/01/2061	3,405,000	4.000%	4.000%	100.000
	12/01/2062	3,815,000	4.000%	4.000%	100.000
	12/01/2063	3,970,000	4.000%	4.000%	100.000
	12/01/2064	4,420,000	4.000%	4.000%	100.000
	12/01/2065	4,595,000	4.000%	4.000%	100.000
	12/01/2066	9,575,000	4.000%	4.000%	100.000
		59,410,000			

Dated Date	12/01/2036	
Delivery Date	12/01/2036	
First Coupon	06/01/2037	
Par Amount	59,410,000.00	
Original Issue Discount		
Production	59,410,000.00	100.000000%
Underwriter's Discount	(297,050.00)	(0.500000%)
Purchase Price	59,112,950.00	99.500000%
Accrued Interest		
Net Proceeds	59,112,950.00	

NET DEBT SERVICE

MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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#### GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Total Debt Service</i> | <i>Debt Service<br/>Reserve Fund</i> | <i>Net<br/>Debt Service</i> |
|--------------------------|------------------|---------------|-----------------|---------------------------|--------------------------------------|-----------------------------|
| 12/01/2037               |                  |               | 2,376,400       | 2,376,400                 |                                      | 2,376,400                   |
| 12/01/2038               | 40,000           | 4.000%        | 2,376,400       | 2,416,400                 |                                      | 2,416,400                   |
| 12/01/2039               | 45,000           | 4.000%        | 2,374,800       | 2,419,800                 |                                      | 2,419,800                   |
| 12/01/2040               | 190,000          | 4.000%        | 2,373,000       | 2,563,000                 |                                      | 2,563,000                   |
| 12/01/2041               | 200,000          | 4.000%        | 2,365,400       | 2,565,400                 |                                      | 2,565,400                   |
| 12/01/2042               | 360,000          | 4.000%        | 2,357,400       | 2,717,400                 |                                      | 2,717,400                   |
| 12/01/2043               | 375,000          | 4.000%        | 2,343,000       | 2,718,000                 |                                      | 2,718,000                   |
| 12/01/2044               | 550,000          | 4.000%        | 2,328,000       | 2,878,000                 |                                      | 2,878,000                   |
| 12/01/2045               | 575,000          | 4.000%        | 2,306,000       | 2,881,000                 |                                      | 2,881,000                   |
| 12/01/2046               | 770,000          | 4.000%        | 2,283,000       | 3,053,000                 |                                      | 3,053,000                   |
| 12/01/2047               | 800,000          | 4.000%        | 2,252,200       | 3,052,200                 |                                      | 3,052,200                   |
| 12/01/2048               | 1,015,000        | 4.000%        | 2,220,200       | 3,235,200                 |                                      | 3,235,200                   |
| 12/01/2049               | 1,060,000        | 4.000%        | 2,179,600       | 3,239,600                 |                                      | 3,239,600                   |
| 12/01/2050               | 1,295,000        | 4.000%        | 2,137,200       | 3,432,200                 |                                      | 3,432,200                   |
| 12/01/2051               | 1,345,000        | 4.000%        | 2,085,400       | 3,430,400                 |                                      | 3,430,400                   |
| 12/01/2052               | 1,605,000        | 4.000%        | 2,031,600       | 3,636,600                 |                                      | 3,636,600                   |
| 12/01/2053               | 1,670,000        | 4.000%        | 1,967,400       | 3,637,400                 |                                      | 3,637,400                   |
| 12/01/2054               | 1,955,000        | 4.000%        | 1,900,600       | 3,855,600                 |                                      | 3,855,600                   |
| 12/01/2055               | 2,035,000        | 4.000%        | 1,822,400       | 3,857,400                 |                                      | 3,857,400                   |
| 12/01/2056               | 2,350,000        | 4.000%        | 1,741,000       | 4,091,000                 |                                      | 4,091,000                   |
| 12/01/2057               | 2,440,000        | 4.000%        | 1,647,000       | 4,087,000                 |                                      | 4,087,000                   |
| 12/01/2058               | 2,785,000        | 4.000%        | 1,549,400       | 4,334,400                 |                                      | 4,334,400                   |
| 12/01/2059               | 2,895,000        | 4.000%        | 1,438,000       | 4,333,000                 |                                      | 4,333,000                   |
| 12/01/2060               | 3,275,000        | 4.000%        | 1,322,200       | 4,597,200                 |                                      | 4,597,200                   |
| 12/01/2061               | 3,405,000        | 4.000%        | 1,191,200       | 4,596,200                 |                                      | 4,596,200                   |
| 12/01/2062               | 3,815,000        | 4.000%        | 1,055,000       | 4,870,000                 |                                      | 4,870,000                   |
| 12/01/2063               | 3,970,000        | 4.000%        | 902,400         | 4,872,400                 |                                      | 4,872,400                   |
| 12/01/2064               | 4,420,000        | 4.000%        | 743,600         | 5,163,600                 |                                      | 5,163,600                   |
| 12/01/2065               | 4,595,000        | 4.000%        | 566,800         | 5,161,800                 |                                      | 5,161,800                   |
| 12/01/2066               | 9,575,000        | 4.000%        | 383,000         | 9,958,000                 | 4,485,000                            | 5,473,000                   |
|                          | 59,410,000       |               | 54,619,600      | 114,029,600               | 4,485,000                            | 109,544,600                 |

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## BOND DEBT SERVICE

### MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2037			1,188,200	1,188,200	
12/01/2037			1,188,200	1,188,200	2,376,400
06/01/2038			1,188,200	1,188,200	
12/01/2038	40,000	4.000%	1,188,200	1,228,200	2,416,400
06/01/2039			1,187,400	1,187,400	
12/01/2039	45,000	4.000%	1,187,400	1,232,400	2,419,800
06/01/2040			1,186,500	1,186,500	
12/01/2040	190,000	4.000%	1,186,500	1,376,500	2,563,000
06/01/2041			1,182,700	1,182,700	
12/01/2041	200,000	4.000%	1,182,700	1,382,700	2,565,400
06/01/2042			1,178,700	1,178,700	
12/01/2042	360,000	4.000%	1,178,700	1,538,700	2,717,400
06/01/2043			1,171,500	1,171,500	
12/01/2043	375,000	4.000%	1,171,500	1,546,500	2,718,000
06/01/2044			1,164,000	1,164,000	
12/01/2044	550,000	4.000%	1,164,000	1,714,000	2,878,000
06/01/2045			1,153,000	1,153,000	
12/01/2045	575,000	4.000%	1,153,000	1,728,000	2,881,000
06/01/2046			1,141,500	1,141,500	
12/01/2046	770,000	4.000%	1,141,500	1,911,500	3,053,000
06/01/2047			1,126,100	1,126,100	
12/01/2047	800,000	4.000%	1,126,100	1,926,100	3,052,200
06/01/2048			1,110,100	1,110,100	
12/01/2048	1,015,000	4.000%	1,110,100	2,125,100	3,235,200
06/01/2049			1,089,800	1,089,800	
12/01/2049	1,060,000	4.000%	1,089,800	2,149,800	3,239,600
06/01/2050			1,068,600	1,068,600	
12/01/2050	1,295,000	4.000%	1,068,600	2,363,600	3,432,200
06/01/2051			1,042,700	1,042,700	
12/01/2051	1,345,000	4.000%	1,042,700	2,387,700	3,430,400
06/01/2052			1,015,800	1,015,800	
12/01/2052	1,605,000	4.000%	1,015,800	2,620,800	3,636,600
06/01/2053			983,700	983,700	
12/01/2053	1,670,000	4.000%	983,700	2,653,700	3,637,400
06/01/2054			950,300	950,300	
12/01/2054	1,955,000	4.000%	950,300	2,905,300	3,855,600
06/01/2055			911,200	911,200	
12/01/2055	2,035,000	4.000%	911,200	2,946,200	3,857,400
06/01/2056			870,500	870,500	
12/01/2056	2,350,000	4.000%	870,500	3,220,500	4,091,000
06/01/2057			823,500	823,500	
12/01/2057	2,440,000	4.000%	823,500	3,263,500	4,087,000
06/01/2058			774,700	774,700	
12/01/2058	2,785,000	4.000%	774,700	3,559,700	4,334,400
06/01/2059			719,000	719,000	
12/01/2059	2,895,000	4.000%	719,000	3,614,000	4,333,000
06/01/2060			661,100	661,100	
12/01/2060	3,275,000	4.000%	661,100	3,936,100	4,597,200
06/01/2061			595,600	595,600	
12/01/2061	3,405,000	4.000%	595,600	4,000,600	4,596,200
06/01/2062			527,500	527,500	
12/01/2062	3,815,000	4.000%	527,500	4,342,500	4,870,000
06/01/2063			451,200	451,200	
12/01/2063	3,970,000	4.000%	451,200	4,421,200	4,872,400
06/01/2064			371,800	371,800	
12/01/2064	4,420,000	4.000%	371,800	4,791,800	5,163,600
06/01/2065			283,400	283,400	
12/01/2065	4,595,000	4.000%	283,400	4,878,400	5,161,800
06/01/2066			191,500	191,500	
12/01/2066	9,575,000	4.000%	191,500	9,766,500	9,958,000
	59,410,000		54,619,600	114,029,600	114,029,600

CALL PROVISIONS

MOONLIT METROPOLITAN DISTRICT NOS. 1-3
Routt County, Colorado

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GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

Call Table: CALL

| <i>Call Date</i> | <i>Call Price</i> |
|------------------|-------------------|
| 12/01/2046       | 100.00            |

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## SUMMARY OF BONDS REFUNDED

### MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

<i>Bond</i>	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Par Amount</i>	<i>Call Date</i>	<i>Call Price</i>
Series 2026, 26SP, TERM56:					
	12/01/2037	5.000%	420,000	12/01/2036	100.000
	12/01/2038	5.000%	570,000	12/01/2036	100.000
	12/01/2039	5.000%	600,000	12/01/2036	100.000
	12/01/2040	5.000%	765,000	12/01/2036	100.000
	12/01/2041	5.000%	805,000	12/01/2036	100.000
	12/01/2042	5.000%	990,000	12/01/2036	100.000
	12/01/2043	5.000%	1,040,000	12/01/2036	100.000
	12/01/2044	5.000%	1,250,000	12/01/2036	100.000
	12/01/2045	5.000%	1,310,000	12/01/2036	100.000
	12/01/2046	5.000%	1,540,000	12/01/2036	100.000
	12/01/2047	5.000%	1,620,000	12/01/2036	100.000
	12/01/2048	5.000%	1,875,000	12/01/2036	100.000
	12/01/2049	5.000%	1,970,000	12/01/2036	100.000
	12/01/2050	5.000%	2,255,000	12/01/2036	100.000
	12/01/2051	5.000%	2,365,000	12/01/2036	100.000
	12/01/2052	5.000%	2,680,000	12/01/2036	100.000
	12/01/2053	5.000%	2,815,000	12/01/2036	100.000
	12/01/2054	5.000%	3,165,000	12/01/2036	100.000
	12/01/2055	5.000%	3,320,000	12/01/2036	100.000
	12/01/2056	5.000%	3,710,000	12/01/2036	100.000
			35,065,000		

ESCROW REQUIREMENTS

MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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#### GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2036 |
| Delivery Date | 12/01/2036 |

| <i>Period<br/>Ending</i> | <i>Principal<br/>Redeemed</i> | <i>Total</i>  |
|--------------------------|-------------------------------|---------------|
| 12/01/2036               | 35,065,000                    | 35,065,000.00 |
|                          | 35,065,000                    | 35,065,000.00 |

## BOND SOLUTION

### MOONLIT METROPOLITAN DISTRICT NOS. 1-3 Routt County, Colorado

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GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2036

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2037		2,376,400		2,376,400	2,282,869	(93,531)	96.06%
12/01/2038	40,000	2,416,400		2,416,400	2,420,081	3,681	100.15%
12/01/2039	45,000	2,419,800		2,419,800	2,420,081	281	100.01%
12/01/2040	190,000	2,563,000		2,563,000	2,565,526	2,526	100.10%
12/01/2041	200,000	2,565,400		2,565,400	2,565,526	126	100.00%
12/01/2042	360,000	2,717,400		2,717,400	2,719,698	2,298	100.08%
12/01/2043	375,000	2,718,000		2,718,000	2,719,698	1,698	100.06%
12/01/2044	550,000	2,878,000		2,878,000	2,883,119	5,119	100.18%
12/01/2045	575,000	2,881,000		2,881,000	2,883,119	2,119	100.07%
12/01/2046	770,000	3,053,000		3,053,000	3,056,347	3,347	100.11%
12/01/2047	800,000	3,052,200		3,052,200	3,056,347	4,147	100.14%
12/01/2048	1,015,000	3,235,200		3,235,200	3,239,967	4,767	100.15%
12/01/2049	1,060,000	3,239,600		3,239,600	3,239,967	367	100.01%
12/01/2050	1,295,000	3,432,200		3,432,200	3,434,605	2,405	100.07%
12/01/2051	1,345,000	3,430,400		3,430,400	3,434,605	4,205	100.12%
12/01/2052	1,605,000	3,636,600		3,636,600	3,640,922	4,322	100.12%
12/01/2053	1,670,000	3,637,400		3,637,400	3,640,922	3,522	100.10%
12/01/2054	1,955,000	3,855,600		3,855,600	3,859,617	4,017	100.10%
12/01/2055	2,035,000	3,857,400		3,857,400	3,859,617	2,217	100.06%
12/01/2056	2,350,000	4,091,000		4,091,000	4,091,434	434	100.01%
12/01/2057	2,440,000	4,087,000		4,087,000	4,091,434	4,434	100.11%
12/01/2058	2,785,000	4,334,400		4,334,400	4,337,160	2,760	100.06%
12/01/2059	2,895,000	4,333,000		4,333,000	4,337,160	4,160	100.10%
12/01/2060	3,275,000	4,597,200		4,597,200	4,597,630	430	100.01%
12/01/2061	3,405,000	4,596,200		4,596,200	4,597,630	1,430	100.03%
12/01/2062	3,815,000	4,870,000		4,870,000	4,873,727	3,727	100.08%
12/01/2063	3,970,000	4,872,400		4,872,400	4,873,727	1,327	100.03%
12/01/2064	4,420,000	5,163,600		5,163,600	5,166,391	2,791	100.05%
12/01/2065	4,595,000	5,161,800		5,161,800	5,166,391	4,591	100.09%
12/01/2066	9,575,000	9,958,000	(4,485,000)	5,473,000	5,476,615	3,615	100.07%
	59,410,000	114,029,600	(4,485,000)	109,544,600	109,531,933	(12,667)	

EXHIBIT E

Public Improvements Cost Estimate

PHASE 1A - Construction Costs

\$ 3,787,072.00

18 Acre Site 784080 Total SF 533174.4 Construction SF	Construction Total	
	\$	4,357,940
LF of Roadway	1800.00	Per Lot Cost \$ 36,932

	UNIT	QTY	\$/Unit	Costs
Clearing & Grub	AC	9	\$1,000.00	\$ 9,000.00
Rough Grading	SF	213,270	\$0.20	\$ 42,653.95
Fine Grading	SF	213,270	\$0.28	\$ 59,715.53
Erosion Control	SF	213,270	\$0.20	\$ 42,653.95
Roadbase	CY	7,480	\$15.00	\$ 112,200.00
Asphalt Paving (30' edge-edge)	SY	7,480	\$42.00	\$ 314,160.00
Curb & Gutter	LF	5,400	\$25.00	\$ 135,000.00
Storm (est 30% of street length)	LF	540	\$175.00	\$ 94,500.00
Domestic Water & Fire	LF	2,700	\$135.00	\$ 364,500.00
Sewer Line	LF	2,250	\$110.00	\$ 247,500.00
Manholes/ Inlets	LS	10	\$8,000.00	\$ 80,000.00
Additional Entrance Concrete	LS	1	\$25,000.00	\$ 25,000.00
Water Tower Access Road	LF	3,500	\$35.00	\$ 122,500.00
Waterlines for Tank 12"	LF	3,500	\$280.00	\$ 980,000.00
Water Tank	LS	1	\$1,350,000.00	\$ 1,350,000.00
Landscaping				\$ 100,000.00
Construction Contingency		7%		\$ 278,556.84

PHASE 1B - Construction Costs

21.41 Acre Site			Construction Total	
932619.6 Total SF			\$ 3,271,501	
606202.74 Construction SF				
LF of Roadway		2638.00	Per Lot Cost	\$ 28,824
	UNIT	QTY	\$/Unit	Costs
Clearing & grub	AC	10.71	\$1,000.00	\$ 10,705.00
Rough Grading	SF	242,481	\$0.20	\$ 48,496.22
Fine Grading	SF	242,481	\$0.28	\$ 67,894.71
Erosion Control	SF	242,481	\$0.20	\$ 48,496.22
Roadbase	CY	2,638	\$15.00	\$ 39,570.00
asphalt paving (30' edge-edge)	SY	7,914	\$42.00	\$ 332,388.00
Curb & gutter	LF	9,233	\$25.00	\$ 230,825.00
Storm (est 30% of street length)	LF	791	\$175.00	\$ 138,495.00
Domestic Water & Fire	LF	5276	\$135.00	\$ 712,260.00
Sewer Line	LF	5276	\$115.00	\$ 606,740.00
Manholes/ Inlets	LS	10	\$8,000.00	\$ 80,000.00
Additional Entrance	LS	1	\$75,000.00	\$ 75,000.00
Water Tower Access Road				
Water Line 12"	LF	1000	\$280.00	\$ 280,000.00
Water Tank	LS	0	\$250,000.00	\$ -
Landsapaing				\$ 200,000.00
Construction Contingency		15%		\$ 400,630.52

PHASE 2 - Construction Costs

53.47 Acre Site			Construction Total	
2329153.2 Total SF			\$	8,373,450
1746864.9 Construction SF				
LF of Roadway	7500.00	Per Lot Cost	\$	25,413
	UNIT	QTY	\$/Unit	Costs
Clearing & grub	AC	53.47	\$1,000.00	\$ 53,470.00
Rough/Fine Grading	SF	931,661	\$0.20	\$ 186,332.26
Fine Grading	SF	931,661	\$0.28	\$ 260,865.16
Erosion Control	SF	931,661	\$0.20	\$ 186,332.26
Roadbase	CY	7,500	\$15.00	\$ 112,500.00
asphalt paving (28' face-face)	SY	22,500	\$42.00	\$ 945,000.00
Curb & gutter	LF	26,250	\$25.00	\$ 656,250.00
Storm (est 30% of street length)	LF	2,250	\$175.00	\$ 393,750.00
Domestic Water & Fire	LF	15000	\$135.00	\$ 2,025,000.00
Sewer Line	LF	15000	\$115.00	\$ 1,725,000.00
Manholes/ Inlets	LS	20	\$8,000.00	\$ 160,000.00
additional entrance	LS	1	\$75,000.00	\$ 75,000.00
Water Line 12"	LF	2000	\$280.00	\$ 560,000.00
Water Tank Connections	LS	0	\$250,000.00	\$ -
Landsapaing				\$ 300,000.00
Construction Contingency		10%		\$ 733,949.97

PHASE 3 - Construction Costs

69.5 Acre Site			Construction Total	
3027420 Total SF			\$	11,583,269
2270565 Construction SF				
LF of Roadway	8,500.00	Per Lot Cost	\$	13
	UNIT	QTY	\$/Unit	Costs
Clearing & grub	AC	53.47	\$1,000.00	\$ 53,470.00
Rough/Fine Grading	SF	908,226	\$0.20	\$ 181,645.20
Fine Grading	SF	908,226	\$0.28	\$ 489,122.17
Erosion Control	SF	908,226	\$0.20	\$ 349,372.98
Roadbase	CY	11,000	\$15.00	\$ 165,000.00
asphalt paving (28' face-face)	SY	39,375	\$42.00	\$ 1,653,750.00
Curb & gutter	LF	39,375	\$25.00	\$ 984,375.00
Storm (est 30% of street length)	LF	2,250	\$175.00	\$ 393,750.00
Domestic Water & Fire	LF	20000	\$135.00	\$ 2,700,000.00
Sewer Line	LF	20000	\$115.00	\$ 2,300,000.00
Manholes/ Inlets	LS	30	\$8,000.00	\$ 240,000.00
additional entrance	LS	1	\$75,000.00	\$ 75,000.00
Water Line 12"	LF	3000	\$280.00	\$ 840,000.00
Water Tank Connections	LS	1	\$0.00	\$ -
Landscapaing				\$ 400,000.00
Construction Contingency		7%		\$ 757,783.97

EXHIBIT F
Model Notice

**NOTICE OF INCLUSION IN METROPOLITAN DISTRICT AND
POSSIBLE PROPERTY TAX CONSEQUENCES**

Legal description of the property;

See Exhibit A attached hereto and incorporated by reference

This property is located in the following metropolitan district:

[NAME OF DISTRICT] (the “**District**”)

The District’s Service Plan (the “**Service Plan**”) and intergovernmental agreement between the District and the Town of Hayden, which can be amended from time to time, include descriptions of the District’s powers, authority and limitations. A copy of the Service Plan is available from the Division of Local Government in the Colorado Department of Local Affairs.

The District is authorized by Title 32, Article 1, Colorado Revised Statutes, to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to certain limitations imposed by Section 20 of Article X of the Colorado Constitution and the Service Plan, include issuing debt, levying taxes, and imposing fees, tolls and charges. The maximum debt mill levy that can be imposed by the District is 50 mills, subject to adjustment as provided in the Service Plan. The maximum mill levy that the District can impose for operations and maintenance is 10 mills, subject to adjustment as provided in the Service Plan.

Information concerning directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), Colorado Revised Statutes, which can be found at the District office, on the District’s website, on file at the Division of Local Government in the Colorado Department of Local Affairs, or on file at the office of the Clerk and Recorder of each county in which the District is located.

In addition to standard property tax identified on the next page, this property is subject to a metropolitan district mill levy (another property tax) of up to:

[__] mills (total for debt service and operations and maintenance), subject to adjustment, as described in the Service Plan

[include if commercial property is included in the District] Based on the property’s inclusion in the District, a commercial parcel with a sale price of \$[____] could result in ADDITIONAL annual property taxes up to;

\$[____]

[include if residential property is included in the District] Based on the property’s inclusion in the District, a residential parcel with a sale price of \$[____] could result in ADDITIONAL annual property taxes up to;

\$[____]

[include if commercial property is included in the District] Additionally, based on estimated growth of []% in assessed value upon biennial reassessment, as reflected in the Financial Plan attached as Exhibit D to the Service Plan, a commercial parcel with a sale price of \$[] would be valued at \$[] after the first biennial reassessment, and the property's inclusion in the District could result in HIGHER annual property taxes after the first reassessment up to;

\$[]

[include if residential property is included in the District] Additionally, based on estimated growth of []% in assessed value upon biennial reassessment, as reflected in the Financial Plan attached as Exhibit D to the Service Plan, a residential parcel with a sale price of \$[] would be valued at \$[] after the first biennial reassessment, and the property's inclusion in the District could result in HIGHER annual property taxes after the first reassessment up to;

\$[]

The Financial Plan estimates that the assessed value of property in the District will grow by []% upon each biennial reassessment, which could result in HIGHER property taxes each time the property is reassessed, despite the imposition of the same number of mills.

The next page provides examples of estimated total annual property taxes that could be due on this property, first if located outside the District and next if located within the District. **Note: property that is not within the District would not pay the ADDITIONAL amount.**

The District's Board of Directors can be reached as follows;

You may wish to consult with: (1) the Routt County Assessor's Office to determine the specific amount of District property taxes currently due on this property; and (2) the District's Board of Directors to determine if the Service Plan has been amended.

**INTERGOVERNMENTAL AGREEMENT
CONCERNING INTERVENTION IN THE XCEL ERP FILING WITH THE PUC**

This Intergovernmental Agreement dated effective July 10, 2025, for the cooperation in the retaining of an attorney for purposes of intervention and representation at the Public Utility Commission (“PUC”), is between the Town of Hayden, Colorado (“Hayden”) and Routt County, Colorado (“County”).

Recitals

- A. County and Hayden (collectively “Parties”) have the authority pursuant to Article XIV, Section 18, of the Colorado Constitution and C.R.S. § 29-1-201, et seq., to enter into intergovernmental agreements for the purpose of providing any service or performing any function which they can perform individually.
- B. The Public Service Company of Colorado (“Xcel”) plans to retire two coal-fired generation units at its Hayden Generating Station in Routt County as represented in its Electric Resource Plan (ERP) filing with the PUC, Case No. 24A-0442E (“PUC Hearing”).
- C. Interested and impacted parties can intervene in the PUC Hearing to ensure their perspectives on relevant issues are heard. County and Hayden are both interested and impacted parties.
- D. The State of Colorado’s Office of Just Transition (“OJT”) provided funding up to \$49,999.00 for the services of an attorney for representation of County and Hayden in the PUC Hearing.
- E. The Parties met at duly noticed public meetings, including executive sessions, over 2024 and 2025, and selected the law firm of Wilson Williams Fellman Ditman (“Wilson Williams”), authorized the signing of agreements with Wilson Williams, and authorized the work of Wilson Williams in the PUC Hearing.
- F. The County signed a Professional Legal Services Agreement with Wilson Williams effective July 10, 2024. Hayden signed a separate Professional Legal Services Agreement with Wilson Williams effective June 1st, 2024.
- G. The Parties agreed they would share the costs of the services of Wilson Williams and apply the OJT funding towards those costs and intend by this Agreement to place their agreement in writing.

Terms and Conditions

Therefore, the Parties agree as follows:

1. Roles and Responsibilities.

- a. The Parties, individually and collectively, agree to work with Wilson Williams to ensure effective representation of both parties' interests in the PUC Hearing. This Agreement is solely for the representation in the PUC Hearing and does not represent and Agreement outside this limited purpose.
- b. Each Party shall endeavor to make staff, Board members, and other necessary individuals and information available to Wilson Williams at reasonable times and intervals to undertake the work anticipated.
- c. Each Party agrees that the OJT funding is to be used to cover the first \$49,999.00 of Wilson Williams' work. All additional work shall be paid equally by Hayden and County. Neither Party may request additional services of Wilson Williams to be paid under this Agreement that is outside the scope of work for representation in the PUC Hearing (Non-PUC work). It is understood that Wilson Williams performs Non-PUC Work for Hayden. All such Non-PUC Work shall be separately documented and billed. Routt shall have no responsibility for payment for Non-PUC Work. No part of the OJT funding can be used to pay for such Non-PUC Work.
- d. Hayden shall act as the fiscal agent for the purposes of the OJT funding. Hayden shall ensure that all invoices from Wilson Williams are within the scope of work and that all OJT funding is appropriately applied to that work.
- e. Hayden shall maintain all records and shall comply with all requirements of the OJT funding.

2. Payment. Once the OJT funding is exhausted, Hayden shall submit invoices from Wilson Williams to Routt on a monthly basis no later than the 20th day of the month following the month in which the work billed was completed.
 - a. Hayden shall submit such invoices to Jennifer Parent for review and approval and shall upon request provide County with such other supporting information as County may request. County shall pay all properly submitted invoices within 30 days after receipt of each such invoice and any supporting information requested by County.
3. Both Parties are subject to the provisions of Section 20 of Article X of the Colorado Constitution (also referred to as the "TABOR Amendment") which limits their ability to enter into multiple-fiscal year financial obligations. Therefore, any financial obligation under this Agreement beyond the current fiscal year (calendar year) is subject to and conditioned upon the due adoption of a budget for the year in which the

obligation is due, which budget provides for or appropriates funds for such obligation. The financial obligation of either Party under this Agreement shall be from year to year only and shall not constitute a multiple-fiscal year direct or indirect debt or other financial obligation or any obligation payable in any fiscal year beyond the fiscal year for which funds are appropriated for the payment thereof.

4. Notices. Any notice required under this Agreement may be personally delivered, mailed in the United States' mails, first class postage prepaid to the party to be served, or emailed to the following addresses:

a. County:	Routt County Board of Commissioners 522 Lincoln Ave, Suite #30 Steamboat Springs, CO 80487 Email: BCC@co.routt.co.us
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b. Hayden:	Mathew Mendisco P.O. Box 190 178 West Jefferson Ave Hayden, CO 81636 Mathew.mendisco@haydencolorado.org
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5. Amendments. This Agreement may not be amended except by a written document executed by all Parties hereto.
6. Term and Termination of Agreement. This Agreement shall be effective as of the 10th day of July, 2024. It is intended that the term of this Agreement shall extend through the final completion of the PUC proceeding and termination of services with Wilson Williams.
7. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Colorado without reference to choice of laws rules. Any disputes arising from this intergovernmental agreement shall be held in the Routt County Court located in Steamboat Springs, Colorado.
8. Savings Clause. In the event that a Court of competent jurisdiction determines that any provisions of this Agreement is contrary to law and therefore, unenforceable or invalid, the balance of this Agreement shall remain in full force and effect unless, as a result of such decisions, the essential purposes of the parties in making this Agreement cannot be achieved.

Signatures on following page.

APPROVED BY THE BOARD OF COMMISSIONERS OF ROUTT COUNTY,
COLORADO this

ROUTT COUNTY, COLORADO BY ITS
BOARD OF COUNTY COMMISSIONERS

By:

Sonja Macys, Chair

Attest:

Jenny L. Thomas, Routt County Clerk

APPROVED BY THE TOWN BOARD OF HAYDEN, COLORADO this
day of __

By:

Attest:

**TOWN OF HAYDEN
COUNTY OF ROUTT
STATE OF COLORADO
ORDINANCE 742**

AN ORDINANCE REZONING FROM THE OPEN (O) ZONING DISTRICT TO THE RESIDENTIAL MEDIUM DENSITY (RMD) ZONING DISTRICT, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 28,322 SQUARE FEET, LOCATED AT 365 SOUTH POPLAR STREET AND LEGALLY DESCRIBED AS SET FORTH HEREIN.

WHEREAS, the Town of Hayden, Colorado ("Town") is a home rule municipality, duly organized and existing under Article XX of the Colorado Constitution; and

WHEREAS, this ordinance is adopted pursuant to the Town's home rule authority, the Town's authority under Colorado Revised Statutes Section 31-23-301, and the authority of the Town Council under Section 10.16.050 of the Code of Ordinances of the Town ("Town Code"); and

WHEREAS, the Town of Hayden, as owner of certain real property located at 365 South Poplar Street, Hayden, Colorado, legally described as set forth below (hereinafter the "Property"), has made application to the Town for a change of zoning classification of the Property from the Open (O) zoning district to the Residential Medium Density (RMD) zoning district; and

WHEREAS, pursuant to the provisions of Section 10.16.020 of the Code, on July 17, 2025, the Town Planning Commission conducted a public hearing concerning the application for the rezoning; and

WHEREAS, after the public hearing, the Planning Commission recommended that the Town Council approve the application for a change of zoning classification of the Property from Open (O) zoning district to the Residential Medium Density (RMD) zoning district; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN THAT:

Section 1. Findings and Conclusion. Based on the report and documents received at its meeting of July 24, 2025, and the testimony and other evidence received at its public hearing on this matter conducted on August 7 2025, the Town Council has considered each of the review criteria for a change in zoning designation that are set forth in Section 10.16.050(2) of the Town Code and:

- A. hereby adopts the factual findings related to each such criteria that are set forth in the memorandum to the Town Council concerning this zoning change from Mr. Ty Johnson, dated July 24, 2025; and
- B. based upon said findings, hereby approves the change in zoning of the Property, legally described as follows, from the Open (O) zone designation to the Residential Medium Density (RMD) zone designation:

BEGINNING AT A POINT WHENCE THE E1/4 CORNER OF SECTION 9, IN TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS EAST 520 FEET AND NORTH 470 FEET; THENCE N 89 ° 46' W 132.15 FEET; THENCE S 34 ° 03' E 65.60 FEET; THENCE N 60 ° 35' E 109.55 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN THE NE1/4SE1/4 OF SECTION 9, T6N, R88 WEST OF THE 6TH PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 320 FEET SOUTH AND 80 FEET EAST OF THE NE CORNER OF BLOCK 18 OF THE FIRST ADDITION OF THE WEST HAYDEN TOWNSITE COMPANY TO THE TOWN OF HAYDEN, COLORADO; AND RUN THENCE EAST 278.6 FEET TO THE WEST R.O.W LINE OF THE COUNTY ROAD; THENCE S 28 ° 21' W 113 FEET

ON THE WEST R.O.W LINE OF THE COUNTY ROAD; THENCE WEST 225 FEET;THENCE NORTH 100 FEET TO
THE POINT OF BEGINNING
COUNTY OF ROUTT, STATE OF COLORADO

Section 2. Zone Map Designation. The real property located at 365 South Poplar Street and legally described above is hereby designated as being within the Residential Medium Density (RMD) zoning district and the Director of the Planning and Zoning Department shall cause the Town of Hayden Zoning Map to be amended to reflect the designation approved by this Ordinance:

Section 3. Severability. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4. Effective Date. This Ordinance shall take effect, after publication after second reading in accordance with Section 3-3 of the Home Rule Charter, and shall be recorded in the Town Book of Ordinances kept for that purpose, authenticated by the signatures of the Mayor and Town Clerk.

Section 5. Public Hearing. A public hearing on this Ordinance will be held on August 7, 2025 at the regular meeting of the Hayden Town Council beginning at 7:30 p.m. at the Hayden Town Hall, 178 West Jefferson Avenue, Hayden, Colorado.

INTRODUCED, READ, APPROVED ON FIRST READING AND ORDERED PUBLISHED PURSUANT TO SECTION 3-3(d) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ON JULY 24, 2025, AND SETTING A PUBLIC HEARING FOR AUGUST 7, 2025 AT THE COUNCIL CHAMBERS OF THE HAYDEN TOWN HALL, LOCATED AT 178 WEST JEFFERSON AVENUE, HAYDEN, COLORADO.

BY: _____ ATTEST: _____
Ryan Banks, Mayor Barbara Benetti, Town Clerk

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED PURSUANT TO SECTION 3-3(h) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF HAYDEN, ON THE 7TH DAY OF AUGUST, 2025.

BY: _____ ATTEST: _____
Ryan Banks, Mayor Barbara Benetti, Town Clerk



Town of Hayden

Town Council Agenda Item

MEETING DATE: July 24, 2025

AGENDA ITEM TITLE: Poplar St. Rezone

AGENDA SECTION: New Business

PRESENTED BY: Ty Johnson, Contract Planner

APPLICANT(S): Town of Hayden

CAN THIS ITEM BE RESCHEDULED: Not recommended.

ATTACHMENTS: Application Submittal

SUBJECT

Introduction of an ordinance rezoning 365 Poplar St. from Open Zone District to Residential Medium Density Zone District, and set a public hearing for August 7, 2025.

BACKGROUND REVIEW:

The Town of Hayden has submitted an application (Application) for a rezone under Hayden's Development Code (HDC). The application requests a rezone of 365 S Poplar Street. from the existing zone district of Open to a new zone of Residential Medium Density (RMD). If approved, the applicant plans to facilitate the development of an income restricted housing development through the Hayden Municipal Housing Authority.

The Town of Hayden enrolled in the Colorado Housing and Finance Authority (CHFA) Small Scale Affordable Housing Technical Assistance Program with the intent of determining if the site could function as housing for entry level, public service employees that work in Hayden. Through the CHFA program, with participation from local public service employers, a conceptual property layout was created.

The concept plan, which has not been finalized at this stage, considers constructing four (4) structures across the site. Each structure is planned to contain a larger, primary dwelling unit with an attached accessory dwelling unit. The site would accommodate 8 households in total. The project, as planned is intended to serve entry level public service employees (ie educators, first responders, non-profit, and municipal/local government employees) who earn between 30-80% of the area median income.

COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the HDC contains numerous regulations regarding land use, staff has analyzed the following checklist to highlight the regulations directly applicable to this application and how it meets the standards for approval. Interested parties are encouraged to review the HDC to determine if there are other regulations that may be applicable to the review of this Application.

Chapter 10.16 – Development Review Procedures

Section 10.16.020 – General Procedures and Requirements.

Complies		Section	Standards
Yes	No		
		10.16.020(3)	Step 3: Application Processing
X		10.16.020(3)(a)	Determination of Completeness. A development application shall be reviewed for completeness by the manager within ten business days after receipt <i>The development application was deemed complete by Town staff.</i> <i>This standard has been met.</i>
X		10.16.020(3)(b)	Referral to Other Agencies. Development applications may be referred to other agencies for review and comment. <i>A referral was made to Hayden Public Works Department, Yampa Valley Electric Association, Hayden Police Department, Hayden Building Department, Routt County Public Works Department, CDOT, West Routt Fire Protection District, and the School District. One comment was received from the School District which was a letter of support.</i> <i>This standard has been met.</i>
X		10.16.020(4)	Step 4: Notice. Notice shall be required for all public hearings conducted by the Planning Commission and Council. <u>Staff comment:</u> <i>All public notice requirements have been completed.</i> <i>Therefore, this standard is met.</i>
X		10.16.020(5)	Step 5: Public Hearings. The Manager shall schedule a public hearing date before the Planning Commission and/or Council after a complete application has been received, Town staff has completed Town staff review, and referral agencies have had an opportunity to provide comments. <u>Staff comment:</u> <i>The public hearing has been scheduled with the Planning Commission on July 17, 2025 and Town Council on August 7, 2025; therefore, this standard has been met.</i>
		10.16.020(6)	Step 6: Review and Decision

X	10.16.020(6)(c)	Findings. The reviewing authority shall adopt written findings which document that a recommendation or decision is based upon a determination of whether the development application complies with the applicable review criteria. The written findings shall state the conditions or mitigation. <u>Staff comment:</u> <i>Recommended findings of fact are included below for the Town Council's consideration.</i>
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Section 10.16.050 – Zone Change.

The boundaries of any zone district may be changed or the zone classification of any parcel of land may be changed pursuant to this section. The purpose is not to relieve particular hardships nor to confer special privileges or rights on any person, but only to make adjustments to the official zoning map that are necessary in light of changed conditions or changes in public policy or that are necessary to advance the general welfare of the town.

Complies		Section	Standards
Yes	No		
		10.16.050(2)	Review Criteria. The planning commission and Council shall use the following review criteria as the basis for recommendations and decisions on applications for zone changes. <u>Staff comment:</u> <i>The rezone application is reviewed against the zone change review criteria, which are reviewed below.</i>
✓		10.16.050(2)(a)	Correction of an error in an ordinance establishing the zoning for a specific property (if applicable); <u>Staff Comment:</u> <i>This application is not to the correction of an error. Therefore, this standard is not applicable.</i>
✓		10.16.050(2)(b)	Evidence of substantial compliance with the purposes of the Development Code <u>Staff Comment:</u> <i>The subject application has followed all general procedures and requirements throughout the application process, and furthers the purposes of the development code as stated in Section 10.04.030. Therefore, this standard is met.</i>
✓		10.16.050(2)(c)	Consistency with the master plan; <u>Staff Comment:</u> <i>The Hayden Forward Future Land Use Map depicts the subject property as Residential Medium Density (RMD). The requested zone of RMD is the implementing zone district for the Residential Medium future land use designation and therefore complies with the Town's vision for growth. Additionally, this rezone request enables residential development on the subject property and meets the following goals and objectives of the comprehensive plan:</i>

Action HE.ED1.1: Identify lots to encourage infill residential within Hayden's traditional neighborhood street network near downtown.

HE.ED2: Increase the quantity of housing units community-wide to achieve a carrying capacity that supports downtown investment.

Action ED2.1: Stimulate workforce housing creation through supportive policies and regulations along with other public resources and regulations (e.g. workforce housing overlay).

HE.ED3: Encourage housing stock that is affordable to the community's workforce.

Action HE.ED3.1: Develop partnerships with local and regional employers and organizations for land allocation, funding and other resources to support workforce housing development.

Action HE.ED3.5: Provide support for opportunities and development programs that prioritize provision of flexible, attainable, affordable and / or workforce housing

Action HE.HL1.2: Promote development of housing for the local workforce, including multi-family, duplex, single-family and alternative housing types.

Action HE.FE1.1- Encourage development that integrates affordable housing into the neighborhood or project.

This standard has been met.

✓

10.16.050(2)(d)

Physical suitability of the land for the proposed development or subdivision. Staff Comment: The subject property is suitable for development. It is bordered and has access to two established streets – Poplar and 1st st. The property has access to all required utilities to support future development.

This standard has been met.

✓

10.16.050(2)(e)

Compatibility with surrounding land uses; Staff Comment: Residential Medium zoning is compatible with surrounding properties. The subject property is currently bordered by Mobile Home Residential (MHR) Zoning on the south and west with Open Zoning on the east and north. The properties on the north, west, and south function as residential properties. The property to the east functions as the Routt County Fairground. Therefore, this standard is met.

- ✓ 10.16.050(2)(f) **Whether the proposed rezoning is justified by changed or changing conditions in the character of the area proposed to be rezoned.** *Staff Comment: The skate park has been decommissioned and is a condition that has changed the character of the area proposed to be rezoned. Therefore, this standard is met.*
- ✓ 10.16.050(2)(g) **Whether there are adequate facilities available to serve development for the type and scope suggested by the proposed zone compared to the existing zoning, while maintaining adequate levels of service to existing development;.** *Staff Comment: Adequate facilities exist to support residential medium development on the subject property. This includes all utilities, vehicle access, and the ability to be served by emergency response as required by Town development standards.. Therefore, this standard is met.*
- ✓ 10.16.050(2)(h) **Whether the rezoning is consistent with the stated purpose of the proposed zoning district;; and** *Staff Comment: The intent of the Residential Medium Density is to provide compact residential development and transition between lower and higher density residential uses and commercial uses. The RMD District encourages the creation of viable neighborhoods that occur adjacent to community destinations (schools and parks) and at key existing and future intersections. The subject property is consistent with the intent of the requested zone district and can support such development. Therefore, this standard is met.*
- ✓ 10.16.050(2)(i) **That, compared to the existing zoning, the rezoning is not likely to result in adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife and vegetation, or such impacts will be substantially mitigated.** *Staff Comment: The proposed zoning will not result in adverse impacts. Any development on the subject property will be required to follow applicable procedures and standards in the Development Code, and will have to demonstrate compliance with Town standards for development and mitigate any adverse impacts, if applicable. Therefore, this standard is met.*
- ✓ 10.16.050(2)(j) **That, compared to the existing zoning, the rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and** *Staff Comment: The proposed zoning will not result in adverse impacts upon other property. The subject property is bordered by residential development to the north, south, and west, and is located in an area that envisions medium density growth in the future. Therefore, this standard is met.*



10.16.050(2)(k) Adequate mitigation is required for zone change applications which result in greater intensity of land use or increased demands on public facilities and infrastructure. *Staff Comment: It is not anticipated that adverse impacts will be created because of this zone change. It is recommended that mitigation efforts be assessed at the time of development of the property, if any are necessary at all. Future development will be required to go through the Town's development review procedures which will formally address whether any adverse impacts are created that require mitigation. Therefore, this standard is met.*

PLANNING COMMISSION RECOMMENDATION:

Planning Commission heard this item at a public hearing on July 17, 2025 and voted unanimously to recommend approval of the Poplar St. Rezone to the Town Council.

SUGGESTED MOTION

I move to introduce and pass for publication an ordinance zoning the 365 Poplar St. Rezone to Residential Medium Density (RMD) Zone District, from Open Zone District and set a public hearing for August 7, 2025.

MANAGER'S RECOMMENDATION/COMMENTS:

I concur with this recommendation.

SITE VICINITY MAP





NOTICE OF PUBLIC HEARING & MEETING

Planning Commission – July 17, 2025

Town Council – July 24, 2025

Town Council – August 7, 2025

We are interested in

your comments regarding the following proposal.

Project: 365 S Poplar Street Rezone Application

Area and Location: The property is located at 365 S Poplar Street also described as portion of land located in the NE1/4 SE1/4 of Section 9, Township 6 North, Range 88 West of the 6th P.M

Applicant: The Town of Hayden, property owner.

Summary: The owners and applicant have submitted an application under Hayden's Development Code for the 365 S Poplar Street Rezone, a request to rezone an approximately 0.66-acre parcel from Open (O) to Residential Medium Density (RMD) Zone District to facilitate an income restricted housing development through the Hayden Municipal Housing Authority.

The Planning Commission and Town Council will hold a Public Hearings and consider this item.

NOTE: Additional application information is available in the Town Planner's office for review by the public during regular business hours.

Meeting Schedule: **Planning Commission:** Public Hearing will be held on Thursday, July 17, 2025, at their meeting beginning at 6:00 pm.

Town Council: Public Meeting will be held on Thursday, July 24, 2025, at their meeting beginning at 6:00 pm.

Town Council: Public Hearing will be held on Thursday, August 7, 2025 at their meeting beginning at 6:00 pm.

The Public Hearings and meeting are held at Hayden Town Hall, 178 West Jefferson Avenue, Hayden, Colorado.

Please reply by: July 14, 2025 for comments to be entered into the packet record for Planning Commission consideration. Public comment can be made during the public hearings either in person or virtually.

Contact/Reply to:

Kevin Corona,
Project Management Specialist
Box 190, Hayden, CO 81639

Phone: (970) 276-3741

Fax: (970) 276-3644

E-Mail: kevin.corona@haydencolorado.org

The notice of public hearings has been prepared and sent per Section 7.16.020(d) of the Hayden Development Code. Any comments or issues you may wish to address would be appreciated. Please reply by the above dates so that we may consider your comments regarding the application. Should you have any questions please call or email via the contact information listed above.



365 S Poplar Street Rezoning Application Narrative

The Town of Hayden has submitted an application under Hayden's Development Code for the 365 S Poplar Street Rezone, a request to rezone an approximately 0.66-acre parcel from Open (O) to Residential Medium Density (RMD) Zone District to facilitate an income restricted housing development through the Hayden Municipal Housing Authority.

The property has functioned as a skate park since the late 1990's. With the construction of a new skate park and the decommissioning of the skate park function at 365 S Poplar Street, the Town of Hayden sought ways to use the property to benefit the community as a whole. The Town of Hayden enrolled in the Colorado Housing and Finance Authority (CHFA) Small Scale Affordable Housing Technical Assistance Program with the intent of determining if the site could function as housing for entry level, public service employees that work in Hayden. Through the CHFA program, with participation from local public service employers, a conceptual property layout was created.

The project aims to ease the emerging recruitment challenges by local public service entities due to the high cost of living. As a community, Hayden needs these types of workforce members to support the health, safety, and welfare of the citizens however the market is not fulfilling their housing needs.

The concept plan, which has not been finalized at this stage, considers constructing four (4) structures across the site. Each structure is planned to contain a larger, primary dwelling unit with an attached accessory dwelling unit. The site would accommodate 8 households in total. The project, as planned is intended to serve entry level public service employees (ie educators, first responders, non-profit, and municipal/local government employees) who earn between 30-80% of the area median income.

The Hayden Forward Future Land Use Map depicts the subject property as Residential Medium Density (RMD) and is currently bordered by Mobile Home Residential (MHR) Zoning on the south and west with Open Zoning on the east and north. The properties on the north, west, and south function as residential properties. The property to the east functions as the Routt County Fairground.

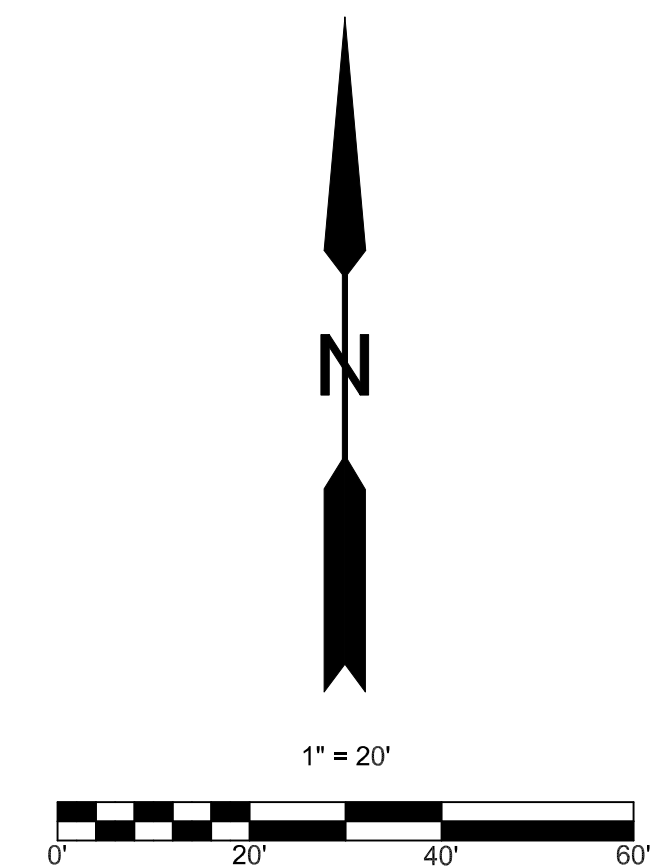
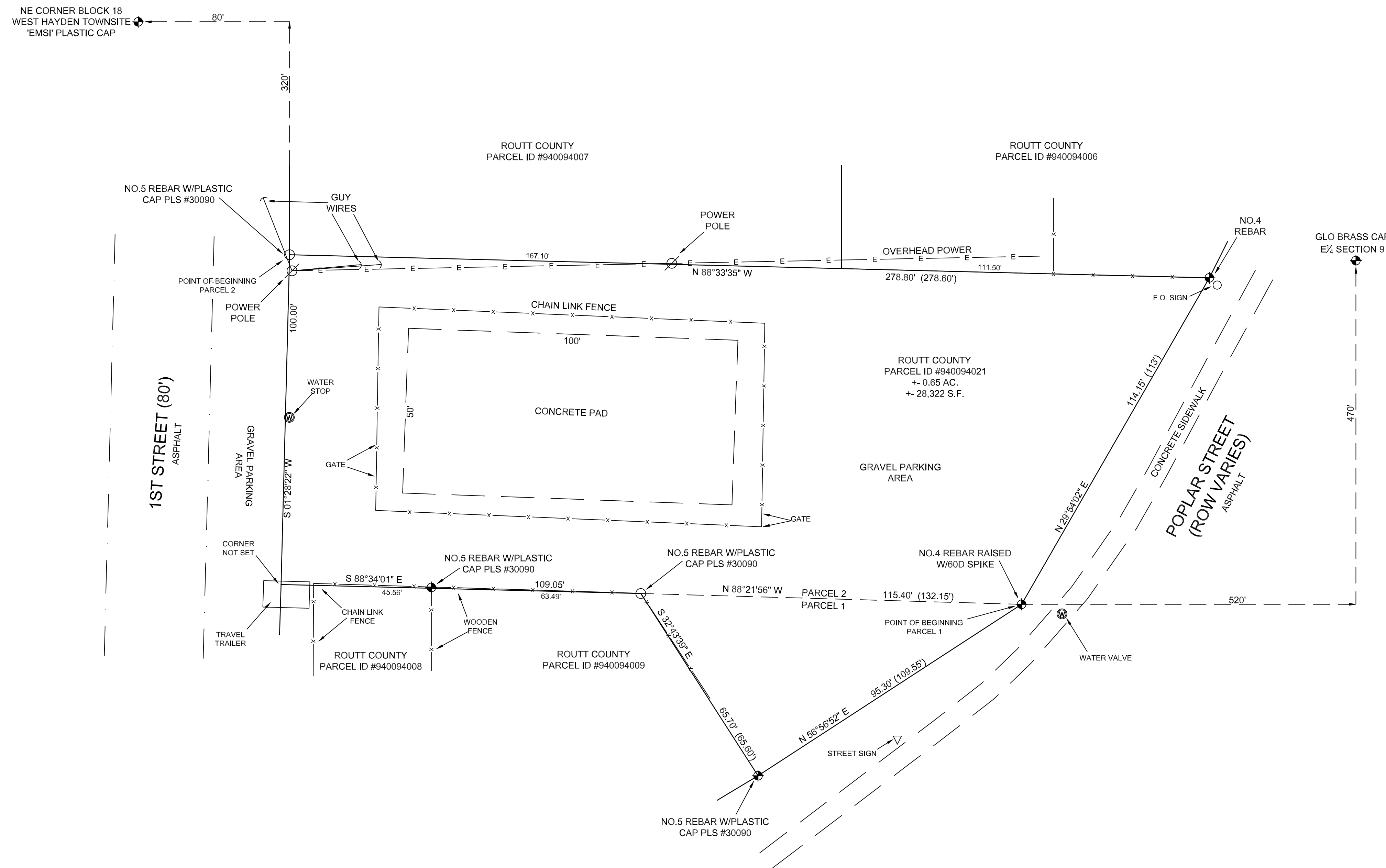
The concept plan created, in communication with Hayden Public Works and West Routt Fire, anticipates vehicular access off of S 1st Street for the eight (8) households from a consolidated parking lot. Significant traffic impacts are not anticipated from this rezoning application and the residential density allowed by the RMD Zone District is largely consistent with the adjacent MHR property. The site is highly walkable to the Hayden School District site, West Routt Fire Protection District site, Hayden Center, Totally Tots/Totally Kids site, Hayden Town Hall, Dry Creek Park, and Hayden Town Park.

The Hayden Public Works Department has evaluated access to water and wastewater utilities and find no concerns with the development of this infill property. With a concept plan created, the Town of Hayden is seeking to rezone the property to continue to seek project funding opportunities, and continue to perform due diligence in preparation for the creation of a finalized site plan.



Concept Plan (subject to change)
4 structures
Each structure contains a dwelling plus
an accessory dwelling unit

PORTIONS OF THE NE¹/₄ SE¹/₄ SECTION 9, T6N R88W, 6TH P.M., TOWN OF HAYDEN,
COUNTY OF ROUTT, STATE OF COLORADO



- (100') - INDICATES RECORD CALL
- - INDICATES MONUMENT SET AS NOTED
- ⊕ - INDICATES MONUMENT FOUND AS NOTED

NOTES:

1. NO TITLE WORK IS AVAILABLE THEREFORE, NO GUARANTEE OF OWNERSHIP IS GIVEN OR IMPLIED.
2. BEARINGS BASED ON TOWN OF HAYDEN HORIZONTAL DATUM.
3. ALL MEASUREMENTS US SURVEY FEET (GROUND DISTANCES).

LEGAL DESCRIPTION

Parcel 1
Beginning at a point whence the E1/4 corner of Section 9 in Township 6 North, Range 88 West of the 6th P.M., bears East 520 feet and North 470 feet; thence N 89°46' W 132.15 feet, thence S 34°03' E 65.60 feet; thence N 60°35' E 109.55 feet, to the point of beginning.
For a total of 3,582 square feet or .082 acres more or less

Parcel 2
A tract of land in the NE1/4SE1/4 of Section 9, T6N, R89W of the 6th P.M., bounded by a line described as follows:
BEGINNING at a point 320 feet South and 80 feet East of the NE corner of Block 18 of the First Addition of the West Hayden Townsite Company to the Town of Hayden, Colorado; and run thence East 27.6 degrees to the West T.R.W. line of the County Road; thence S 28°21'13" 113 feet on the West T.R.W. line of the County Road; thence West 225 feet; thence North 100 feet to the point of beginning, together with Grantor's interest in an easement for purposes of the continued placement of a sewer line under Lot 3, Block 18, First Addition of West Hayden Townsite Company, Hayden.

CERTIFICATE OF SURVEY
I, GORDON R. DOWLING, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE TOWN OF HAYDEN, THAT THE HEREON SHOWN IMPROVEMENT SURVEY PLAT AND PLAT THAT IT REPRESENTS WAS PERFORMED AND PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT BOTH ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE, MONUMENTS WERE SET OR FOUND AS INDICATED.

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was (filed and) indexed as File No. SP _____ on _____, 2025, at _____m in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-50-101.

Routt County Surveyor

By: Thomas H. Effinger, Jr. PLS #17651

5/22/25

DISCLAIMER NOTICE

THE CLIENT NAMED HEREON, PURSUANT TO C.R.S. § 38-51-106 (1) (b) (II), HAS DIRECTED THAT THE PREPARER OF THIS PLAT NOT SHOW ON THIS PLAT THE RIGHTS-OF-WAY AND EASEMENTS EITHER OF RECORD OR APPARENT.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TOWN OF HAYDEN					IMPROVEMENT SURVEY PLAT
PORTIONS OF THE NE¼ SE¼ SECTION 9, T6N R88W, 6TH P.M.					
TOWN OF HAYDEN, COUNTY OF ROUTT, STATE OF COLORADO					DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 dowling@plotz.biz
SCALE	DRG	DATE	REV	FILE	
1" = 20'	SCI	05/22/25		sktpak25	



LAND USE APPLICATION

Staff Use Only

Application Number: _____

Application Fee(s) = \$ _____

Received By: _____

Date Received: _____

Application Deemed Complete: _____

Date: _____

By: _____

1. Application is made for: *(please bold/underline one of the following)*

Minor Use Permit
Administrative Permit
Conditional Use Permit
Site Plan
Alternative Design
Other: _____

Annexation
Planned Unit Development 1 2
Historic Site Designation
Right of Way Vacation
Variance or Appeal

Zoning
Major Subdivision 1 2 3
Minor Subdivision
Administrative Subdivision

2. Project Name: 365 S Poplar Street Rezone

please print or type legibly

3. Contact information: *(a list of additional contacts may be attached)*

Owner Name: Town of Hayden Applicant Name: representative Mathew Mendisco, Town Manager

Address: 178 W Jefferson Ave Address: _____

Telephone: 970-276-3741 Telephone: _____

E-mail: mathew.mendisco@haydencolorado.org E-mail: _____

4. Property Description:

Address or Location: 365 S Poplar Street

Existing Zoning: Open Existing Use: Skate park, decommissioning

Proposed Zoning: RMD (Residential Medium Density) Proposed Use: income restricted housing

5. Purpose: *(describe intent of this application in 1-2 sentences)*

The rezoning is sought to achieve a housing development to serve entry level, public service employees working in Hayden with incomes up to 80% of the area median income.

6. Certification: *(must be signed in ink)*

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: Matthew Henderson Date: 6/24/25

Owner: _____ Date: _____ AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.

Applicant: Matthew Henderson Date: 6/24/25

Submittals:

- ☒ Completed application form
- ☐ Owners' Power of Attorney, if application is not signed by property owner
- ☒ Title insurance commitment – dated within sixty (60) days of application submittal
- ☒ Legal description of the property
- ☒ Survey no more than three (3) years old stamped by Colorado licensed surveyor
- ☐ Fees
- ☐ Required studies and reports (please list): _____

- ☐ Other (please list): _____

Office Use Only

Referrals Mailed/Delivered Date: _____ By: _____

Agencies: _____

Notices Mailed to Property Owners Date: _____ By: _____

w/in 150'/300', (as applicable)

Legal Notice Publication Sent to paper: _____ Publication Date: _____

Posted: _____ By: _____

Property Posted Date: _____ Proof of Posting Rec'd: _____



INVOICE

Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
(303) 270-0445
Tax ID: 84-0572036

TOWN OF HAYDEN
ATTN:
PO BOX 190
HAYDEN, CO 81639-0190

Reference

Your Reference Number:
Our Order Number: 30033287
Our Customer Number: 57019.0
Invoice (Process) Date: 06/11/2025
Transaction Invoiced By: Tom Schuneman
Email Address: tschuneman@ltgc.com

Invoice Number: SS-7179

Property Address: 365 S POPLAR STREET, HAYDEN, CO 81639

Parties: A BUYER TO BE DETERMINED

- Charges -

"TBD" Commitment	\$275.00
RSIC - RESEARCH INCOME-COMML	\$405.00
Amount Credited	\$0.00
Total Invoice Amount	\$680.00
Total Amount Due	\$680.00

Payment due upon receipt

Please reference Invoice No. SS-7179 on payment
Please make check payable and send to:
Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111





Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABS30033287**

Date: **06/11/2025**

Property Address: **365 S POPLAR STREET, HAYDEN, CO 81639**

For Closing Assistance

For Title Assistance

George Rietsch
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4151 (Work)
grietsch@ltgc.com

Seller/Owner

TOWN OF HAYDEN
Delivered via: Electronic Mail

TOWN OF HAYDEN
Attention: TEGAN EBBERT
PO BOX 190
178 W JEFFERSON
Hayden, CO 81639
(970) 276-3741 (Cell)
tegan.ebbert@haydencolorado.org
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: ABS30033287

Date: 06/11/2025

Property Address: 365 S POPLAR STREET, HAYDEN, CO 81639

Seller(s): TOWN OF HAYDEN, A MUNICIPAL CORPORATION

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	\$275.00
RESEARCH INCOME-COMML X3HRS	\$405.00
TOTAL	\$680.00

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Routt county recorded 06/03/1998 at book 747 page 210](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABS30033287

Property Address:

365 S POPLAR STREET, HAYDEN, CO 81639

1. Effective Date:

05/30/2025 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

TOWN OF HAYDEN, A MUNICIPAL CORPORATION

5. The Land referred to in this Commitment is described as follows:

BEGINNING AT A POINT WHENCE THE E1/4 CORNER OF SECTION 9, IN TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS EAST 520 FEET AND NORTH 470 FEET; THENCE N 89 ° 46' W 132.15 FEET; THENCE S 34 ° 03' E 65.60 FEET; THENCE N 60 ° 35' E 109.55 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN THE NE1/4SE1/4 OF SECTION 9, T6N, R88 WEST OF THE 6TH PRINCIPAL MERIDIAN BOUNDED BY A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 320 FEET SOUTH AND 80 FEET EAST OF THE NE CORNER OF BLOCK 18 OF THE FIRST ADDITION OF THE WEST HAYDEN TOWNSITE COMPANY TO THE TOWN OF HAYDEN, COLORADO;
AND RUN THENCE EAST 278.6 FEET TO THE WEST R.O.W LINE OF THE COUNTY ROAD; THENCE S 28 ° 21' W 113 FEET ON THE WEST R.O.W LINE OF THE COUNTY ROAD; THENCE WEST 225 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING
COUNTY OF ROUTT, STATE OF COLORADO

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABS30033287

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS30033287

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES
9. RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 01, 1893, IN BOOK 10 AT PAGE [374](#).
10. 1/2 OF THE COAL, OIL, GAS, MINERALS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED OCTOBER 29, 1957 IN BOOK 287 AT PAGE [436](#), ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN
11. RESTRICTIONS AND RESTRICTIVE COVENANTS, WHICH CONTAIN A FORFEITURE OR REVERTER CLAUSE AS CONTAINED IN INSTRUMENT RECORDED JUNE 01, 1998, IN BOOK 747 AT PAGE [210](#).
12. TERMS, CONDITIONS AND PROVISIONS OF LICENSE RECORDED JUNE 01, 1998 UNDER RECEPTION NO. [493948](#).
13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF HAYDEN SKATEBOARD PARK ANNEXATION RECORDED AUGUST 27, 1998 UNDER RECEPTION NO. [497963](#) AND SKATEBOARD ANNEXATION PLAT RECORDED MARCH 27, 2013 AT RECEPTION NO. [736240](#).
14. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 558 RECORDED APRIL 28, 2005 UNDER RECEPTION NO. [617881](#).



Land Title Guarantee Company

Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



Joint Notice of Privacy Policy of Land Title Guarantee Company Land Title Insurance Corporation and Old Republic National Title Insurance Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Town of Hayden

Town Council Agenda Item

MEETING DATE: July 24, 2023

AGENDA ITEM TITLE: Construction Nuisance Work Group

AGENDA SECTION: New Business

PRESENTED BY: Mathew Mendisco

CAN THIS ITEM BE RESCHEDULED: Not preferred

BACKGROUND REVIEW: The Construction Nuisance Workgroup was established to evaluate the current nuisance ordinances related to construction activity—ranging from small-scale to large-scale projects—with a focus on addressing specific concerns from the community. The group included both residents (JJ Pike, Dana Haskins, Burns Davison, and Kona) and Town staff: Police Chief Scurlock, Community Officer Axel Mendoza, Public Works Director Bryan Richards, Project Manager Kevin Corona, and Town Manager Mathew Mendisco.

The group held meetings on June 23 and June 30, 2025. During the second session, a focused workshop was conducted to analyze key categories of construction-related nuisances. The categories reviewed were hours of operation, noise, dust/airborne particles, water runoff and drainage, track out/mud and debris on roads, light pollution, environmental impacts, safety hazards, and traffic plans. Below is a breakdown of the topics discussed.

- **Hours of Operation:**
The current ordinance permits construction between 7:00 AM and 7:00 PM. The workgroup agreed this timeframe is reasonable and should remain in place.
- **Noise:**
Noise complaints and enforcement procedures were discussed. Chief Scurlock and Officer Mendoza shared their approach, which the group felt was appropriate and effective under the current ordinance.
- **Dust / Airborne Particles:**
There was considerable discussion around dust mitigation. JJ Pike suggested implementing formal warnings or fines. Director Richards noted the difficulty in measuring dust levels objectively. Kona Ward recommended a progressive enforcement model, which received general support from the group.



- **Water Runoff / Drainage:**
A stormwater permit is required for land disturbances of one acre or more. This process has been working effectively, according to Public Works Director Richards.
- **Track out / Mud Debris on Roads:**
This issue is more visible and easier to manage. The Public Works Department uses a street sweeper to mitigate debris. A system is already in place that allows the Town to charge private developers for cleanup time, including a 2.5% fee for additional services. Chief Scurlock suggested incorporating this language into updated ordinances, especially smaller projects that may also cause track out issues.
- **Light Pollution:**
The group emphasized the use of downcast lighting for all projects, with exceptions for security lighting. There is an opportunity to improve the ordinance in this area.
- **Environmental Impacts:**
Concerns were raised about trucks idling unnecessarily at construction sites. While it's understood that vehicles sometimes need to remain on during operations, the group agreed there is room to strengthen the ordinance to reduce unnecessary idling and its environmental impact.
- **Safety Hazards:**
The discussion on safety focused on open trenches. The group recommended updating the ordinance to prohibit leaving trenches uncovered overnight.
- **Traffic Plans:**
The workgroup identified the need for a clearer traffic plan requirement. They suggested implementing a process in which traffic management plans are submitted and reviewed when necessary.

RECOMMENDATION: Town Staff requests that the recommendations outlined be carefully considered during the next review and revision of the ordinances. Follow-up actions should be taken accordingly to ensure the proposed changes are fully integrated.

Town Council Report

Date: July 17, 2025

Department: Hayden Parks, Recreation & Arts

Hayden Daze | July 18–19

Live Music Lineup:

Friday

- Andy Straus Duo
- **Headliner:** Worden Jilson

Saturday

- Brian Ghirardelli – *National Anthem*
- Highline Trio
- Lucas Mouttet Duo

Events & Attractions:

- Disc Golf, Cornhole, and Volleyball Tournaments
 - Parade (*Town Council participation encouraged!*)
 - Yoga on the Grass
 - Face Painting, Food Trucks, Local Vendors
 - Beer Garden, Inflatables, Touch-a-Truck
 - Community Mural Painting
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Youth Soccer

- **Registration:** June 2–13
 - **Season:** July 7 – August 7
 - **Enrollment by Age Group:**
 - U6: 16
 - U8: 18
 - U10: 19
 - U12: 11
 - U14: 4
 - **Total Participants:** 68 (Increased by 2)
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Youth Football

- **Grant Received:** \$500 from USA Football
 - New equipment has been ordered
 - **Registration:** June 30 – July 16 – Ended
 - **Current Numbers:**
 - 1st & 2nd – 15 Flag Football
 - 3rd & 4th – 14 Flag Football
 - 5th & 6th – 14 Tackle Football
 - **Working on Coaches Mtg.**
 - **Helmet & Shoulder Pad Reconditioning:** Completed last week by Riddell
 - **Season:** Mid-August – Early September
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Arts & Recreation Updates

Walnut Street Market

- **Moved to 3rd Street 7/17/25**
 - Will give you a report on this next week for attendance etc.
 - **Town Council Meet & Greet Opportunity:**
 - Interested in connecting with the community?
 - Let Nash or Sarah know to coordinate a casual setup at a future market.
-

Upcoming Art Programs

- **Stamp Making Class** – Launching in July – Canceled due to lack of registration
 - **Watercolor Classes** – Beginner & Advanced levels, starting in July
 - **Cooking Class with Chef Nick Winden**
 - **Date:** August 8
 - **Theme:** *All About Palisade Peaches*
 - **Drawing Class** – Instructor interview scheduled next week
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Summer Dance Camps | August 4–8

- *Wild About Dance Week* | Ages 6–8
- *Oh! The Places You'll Go Week* | Ages 9+

