



MEETING AGENDA  
NORTHWEST COLORADO GENERAL IMPROVEMENT  
DISTRICT  
HAYDEN TOWN HALL  
178 W. JEFFERSON AVENUE  
HAYDEN, CO 81639  
THURSDAY, December 4, 2025  
5:00 P.M.

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

Join Zoom Meeting

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

Meeting ID: 845 9859 7603

Passcode: 964476

One tap mobile

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

REGULAR MEETING – 5:00 P.M.

1a. CALL TO ORDER

1c. PLEDGE OF ALLEGIANCE

1d. ROLL CALL

2. PUBLIC COMMENTS

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

3. CONSENT ITEMS

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

A. Consideration of minutes for the Regular Meeting, October 16, 2025

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4. OLD BUSINESS

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



5. NEW BUSINESS

- A. Resolution 2025-1 – A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT, COLORADO FOR THE 2026 BUDGET YEAR

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Public Hearing: Resolution 2025-01

Review and Consideration of Approval of Resolution 2025-01 – A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT, COLORADO FOR THE 2026 BUDGET YEAR

- B. Resolution 2025-02 Budget – A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR THE FUND AND ADOPTING A BUDGET FOR THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026

Public Hearing: Resolution 2025-02

Review and Consideration of Approval of Resolution 2025-02

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR THE FUND AND ADOPTING A BUDGET FOR THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026

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6. PULLED CONSENT ITEMS

7. STAFF AND COMMISSIONER REPORTS (CONTINUED, IF NECESSARY)

8. EXECUTIVE SESSION (IF NECESSARY)

9. ADJOURNMENT

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## Northwest Colorado GID Special Meeting OCTOBER 16, 2025

### Call to Order/Roll Call

Chair Banks called the Special meeting of the NWCO GID to order at 5:30 p.m.  
Chair Banks Offered a moment of Silence  
Chair Banks Led the Pledge of Allegiance

Mayor Banks, Mayor Pro Tem Gann, Councilmembers Hicks and Hayden (arrived at 5:48 p.m.) were present. Councilmembers Haight, Carlson, and Bell were present via Zoom. Also, present were Mathew Mendisco Town Manager, Deputy Manager Tegan Ebbert, Public Works Director Bryan Richards (arrived at 6:05), Art Director Sarah Stinston, Finance Director Andrea Salazar, Chief Scott Scurlock, and Town Clerk Barbara Binetti.

### Director Reports and Updates - none

### Public Comment – none

### Proclamations and Presentations - none

### Consent Agenda Items

A. Consideration of minutes for the Regular Meeting of July 24, 2025

Chair Banks moved and Director Hicks seconded. A roll call vote was held and the motion passed unanimously.

### Items Removed from Consent Agenda – none

### Old Business - none

### New Business

Discussion was held on the 2026 Proposed Budget in tandem with the Town Council Board and the Hayden Housing Authority

### Pulled Consent Items There were none

### Staff and Director Reports and Updates

Adjournment: Chair Banks adjourned the meeting at 10:10 p.m.

Recorded by:

APPROVED THIS 4<sup>th</sup> DAY OF DECEMBER, 2025.

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Trevor Gann, Vice-Chair

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Barbara Binetti, Town Clerk

## NWCOGID RESOLUTION 2025-01

### A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT, COLORADO FOR THE 2026 BUDGET YEAR

#### RECITALS

1. The Board of Directors of the Northwest Colorado General Improvement District (GID) has adopted the 2026 annual budget in accordance with the State Statute on December 4, 2025.
2. The amount of money necessary to balance the 2026 budget for general operating purposes and debt service is \$ 8,517.
3. In accordance with the Certification of Values, as determined by the Routt County Assessor, the 2025 assessed valuation for the Town of Hayden is \$118,210.
4. A property tax levy of 35 mills upon each dollar of the total valuation for assessment of all taxable property within the GID for the year 2026 will yield \$591.00 to the GID for general operating purposes and \$4,380 for debt service.

NOW, THEREFORE BE IT RESOLVED BY THE HAYDEN TOWN COUNCIL AS FOLLOWS:

Section 1. That for the purpose of meeting all general operating expenses and debt service expenses of the Northwest Colorado General Improvement District, Colorado during the 2026 budget year, there is hereby levied a tax of 35 mills upon each dollar of the total valuation for assessment of all taxable property within the GID for the year 2026.

Section 2. The Executive Director and Secretary are hereby authorized and directed to immediately certify to the County Commissioners of Routt County, Colorado, the mill levies for the Northwest Colorado General Improvement District, Colorado as herein above determined and set.

Section 3. If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

PASSED, APPROVED, AND RESOLVED THIS 4th DAY OF DECEMBER, 2025.

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Trevor Gann, Vice-Chair

ATTEST:

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Barbara Binetti, Secretary

## NWCOGID RESOLUTION NO. 2025-02

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR THE FUND AND ADOPTING A BUDGET FOR THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026

### RECITALS

1. The Board of Directors of the Northwest Colorado General Improvement District (No. 1-2022) (the "District") must adopt an operating budget prior to each fiscal year.
2. A proposed budget for fiscal year 2026 was prepared prior to the date hereof and is attached hereto as Appendix A.
3. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was held on December 4, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.
4. The assessed valuation of taxable property for the year 2025 in the District is expected to be certified by the Routt County Assessor in the amount of \$118,215.
5. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT (NO. 1-2022) AS FOLLOWS:

Section 1. That the budget as submitted, amended and summarized by fund, hereby is approved and adopted as the budget of the District for the year 2026 subject to final staff changes to be submitted to the Colorado Department of Local Affairs on or before January 31st, 2026.

Section 2. That the budget hereby approved and adopted shall be signed by the President and Secretary of the Board of Directors of the District and made a part of the public records of the District.

PASSED, APPROVED AND RESOLVED THIS 4th DAY OF DECEMBER, 2026

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Trevor Gann, Vice- Chair

ATTEST:

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Barbara Binetti, Secretary

TOWN OF HAYDEN  
2026 BUDGET AS PROPOSED  
WITH 2024 ACTUAL AND 2025 PROJECTED

9/30/2025

NORTHWEST COLORADO GENERAL IMPROVEMENT DISTRICT FUND

		ACTUAL 12/31/2024	BUDGET 2025	YTD 9/30/2025	PROJECTED 2025	PROPOSED 2026	FORECASTED 2027	FORECASTED 2028
<b><u>GID FUND REVENUE</u></b>								
74-36-4051	G.O Bond Revenue	\$ 1,800,000	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -
74-36-4052	Operation Mill Levy	51	50	8	50	591	10,000	15,000
74-36-4053	Debt Service Mill Levy	-	100	-	-	3,546	-	-
	Geothermal Heating and Cooling					4,380	9,180	11,934
	Lot Sales	-	-	-	150,000	1,480,000	600,000	500,000
Total GID FUND REVENUE:		1,800,051	150	8	150,050	1,488,517	619,180	526,934
<b><u>TRANSFERS</u></b>								
74-39-6000	Transfer from GF - GID	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total TRANSFERS:		-	-	-	-	-	-	-
GID Revenue Total:		\$ 1,800,051	\$ 150	\$ 8	\$ 150,050	\$ 1,488,517	\$ 619,180	\$ 526,934
<b><u>GID FUND EXPENDITURES</u></b>								
74-55-7000	Utilities	\$ -	\$ 200,000	\$ -	\$ -	\$ 1,000	\$ 1,500	\$ 5,000
74-55-7500	Landscaping	-	-	-	-	-	-	-
74-55-7600	General Maintenance	-	-	-	-	500	1,000	1,000
74-60-6050	Design	-	-	-	-	-	-	-
74-60-6052	Construction Management	-	50,000	-	-	-	-	-
74-60-6056	Road Construction	1,200,000	-	-	-	-	-	-
74-60-6057	Water Construction	-	-	-	-	-	-	-
74-60-6077	Sewer Construction	-	-	-	-	-	-	-
	Geothermal Construction/Maintenance	-	-	-	-	1,500	1,500	1,500
74-60-8000	Issuance Fees	179,061	-	-	-	-	-	-
74-60-8005	Debt Service Principal	-	-	-	-	-	55,205	55,205
74-60-8006	Debt Service Interest	23,485	111,020	55,205	55,205	55,205	55,205	55,205
Total OPIOID EXPENDITURES:		\$ 1,402,546	\$ 361,020	\$ 55,205	\$ 55,205	\$ 58,205	\$ 114,410	\$ 117,910
NWGID FUND REVENUE Total:		\$ 1,800,051	\$ 150	\$ 8	\$ 150,050	\$ 1,488,517	\$ 619,180	\$ 526,934
NWGID FUND Expenditure Total:		\$ 1,402,546	\$ 361,020	\$ 55,205	\$ 55,205	\$ 58,205	\$ 114,410	\$ 117,910
Total GID Net Total		\$ 397,505	\$ (360,870)	\$ (55,197)	\$ 94,845	\$ 1,430,312	\$ 504,770	\$ 409,024
FUND BALANCE - BEGINNING		-	397,504.69	397,512.44	397,512.44	492,357.44	1,922,669.44	2,427,439.44
FUND BALANCE - ENDING		\$ 397,504.69	\$ 36,634.69	\$ 342,315.19	\$ 492,357.44	\$ 1,922,669.44	\$ 2,427,439.44	\$ 2,836,463.44