

TOWN OF MEAD, COLORADO
RESOLUTION NO. 6-R-2005

A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE SERVICE PLAN FOR THE LIBERTY RANCH METROPOLITAN DISTRICT.

WHEREAS, Centex Homes, 9250 E. Costilla Ave, #200, Greenwood Village, CO 80112, through their attorneys McGeady Sisneros, PC, 1675 Broadway, Suite 2100, Denver, CO 80202, has petitioned the Board of Trustees of the Town of Mead for the creation of a Metropolitan District to be known as the Liberty Ranch Metropolitan District to be located in the NE 1/4 of Section 28, Township 3 North, Range 68 West of the 6th P.M., in the Town of Mead, Weld County, Colorado; and

WHEREAS, the Service Plan for the Liberty Ranch Metropolitan District was resubmitted April 1, 2005; and

WHEREAS, the proposed Liberty Ranch Metropolitan District is to be formed under Title 32, Colorado Revised Statutes, as a Metropolitan District to provide for the design, acquisition, financing, construction and maintenance of both on-site and off-site improvements within the Liberty Ranch Subdivision;

WHEREAS, such improvements may include, but not be limited to, streets and traffic safety controls, water transmission and distribution, sewage collection and transmission, storm drainage facilities, and mosquito control; and

WHEREAS, the District will be funded by a property tax mill levy of not more than 50 mills for debt service, and an undetermined but unlimited mill levy for operations and maintenance; and

WHEREAS, C.R.S. 32-1-204.5 provides that no special district shall be organized if its boundaries are wholly contained within the boundaries of the municipality except upon adoption of resolution of approval by the governing body;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Findings of Fact. The Board of Trustees of the Town of Mead, having reviewed the petition and Service Plan for the Liberty Ranch Metropolitan District presented by Centex Homes, 9250 E. Costilla Ave, #200, Greenwood Village, CO 80112, hereby makes the following findings:

- a. The Service Plan dated April 1, 2005, is in substantial compliance with the requirements contained in C.R.S. 32-1-202, as required by C.R.S. 32-1-204.5, except as noted herein.
- b. The Service Plan dated April 1, 2005, provides an adequate description of the proposed services to be provided by the Liberty Ranch Metropolitan District.
- c. The Service Plan dated April 1, 2005, provides a financial plan showing the proposed services to be financed, including the proposed operating revenue derived from property taxes for the first budget year of the district. All proposed indebtedness is displayed

together with a schedule indicating the year or years in which the debt is scheduled to be issued.

- d. The Service Plan dated April 1, 2005, provides preliminary engineering information showing how the proposed services are to be provided.
- e. The Service Plan dated April 1, 2005, provides a map of the proposed special district boundaries and an estimate of the population and valuation for assessment of the proposed special district.
- f. The Service Plan dated April 1, 2005, provides a general description of the facilities to be constructed and the standards, including a statement of how the facility and service standards of the proposed special district are compatible with the facility and service standards of the Town and of the special districts to which the facilities will be connected.
- g. The Service Plan dated April 1, 2005, provides a general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the district.
- h. The Service Plan dated April 1, 2005, provides a description of the arrangements with the special districts providing potable water and sanitary sewer service in the territory of the Metropolitan District. However, proposed agreements with these special districts have not been provided in the service plan.
- i. The Service Plan dated April 1, 2005, provides sufficient information to satisfactorily establish that each of the criteria set forth in C.R.S. 32-1-203(2) is met by the proposed Metropolitan District.

Section 2. Conclusions and Order Approving the Service Plan for the Liberty Ranch Metropolitan District.

- a. The Service Plan dated April 1, 2005, provides sufficient evidence that adequate service is not, and will not be, available to the area through existing Town of Mead facilities or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
- b. The facilities and service standards of the proposed special district are compatible with the facility and service standards of the Town of Mead and the existing special districts that will provide service to the Metropolitan District.
- c. The proposal is in substantial compliance with the *Town of Mead Comprehensive Plan*.
- d. The proposal is in compliance with the 208 Water Quality Plan for the area.

- e. The creation of the proposed special district will be in the best interest of the area proposed be served.
- f. The Mayor and Town Clerk are hereby authorized and directed to endorse this resolution and to cause said resolution to be filed in the District Court for Weld County as provided by C.R.S. 32-1-205, as evidence of the approval of the service plan for the Liberty Ranch Metropolitan District, to be located in the NE 1/4 of Section 28, Township 3 North, Range 68 West of the 6th P.M., in the Town of Mead, Weld County, Colorado.

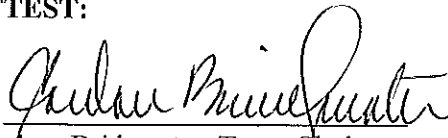
Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

Section 4. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 11th DAY OF April, 2005.

ATTEST:

By 
Candace Bridgwater, Town Clerk

TOWN OF MEAD

By 
Richard E. Kraemer, Mayor