

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1062**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
MAKING FINDINGS AND DETERMINATIONS WITH RESPECT TO A PETITION
CONCERNING THE ORGANIZATION OF THE PROPOSED “TOWN OF MEAD HIGHWAY
66 AND I-25 GENERAL IMPROVEMENT DISTRICT” PURSUANT TO § 31-25-601, *ET SEQ.*,
C.R.S., AND PROVIDING FOR THE QUESTION OF THE ORGANIZATION OF THE
DISTRICT TO BE REFERRED TO THE ELECTORS THEREOF ALONG WITH ADDITIONAL
BALLOT ISSUES AUTHORIZING THE IMPOSITION OF GENERAL PROPERTY TAXES TO
ACCOMPLISH THE PURPOSES OF THE DISTRICT**

WHEREAS, a Petition seeking the formation of the Town of Mead Highway 66 and I-25 General Improvement District (the “Petition”) has been filed in the office of the Town Clerk in accordance with the provisions of Article IV of Chapter 12 of the *Mead Municipal Code* (“MMC”); and

WHEREAS, the Petition is executed by the designated elector of QuikTrip Corporation, an Oklahoma corporation (the “Petitioner”); and

WHEREAS, pursuant to Resolution No. 52-R-2024 dated June 24, 2024, the Board of Trustees set the date of a public hearing concerning the organization of the proposed *Town of Mead Highway 66 and I-25 General Improvement District*, in the Town of Mead, Colorado (“District”) and ordered publication and mailing of the notice of hearing; and

WHEREAS, the property to be included within the initial boundaries of the proposed District, which is more fully described on **Attachment A** attached hereto and incorporated herein by reference, lies wholly within the boundaries of the Town of Mead, Colorado (the “Town”); and

WHEREAS, pursuant to and in accordance with § 31-25-606(1), C.R.S., notice of the public hearing on the sufficiency of the Petition was duly published and mailed to each elector of the District; and

WHEREAS, the Board of Trustees conducted a public hearing on the sufficiency of the Petition as required by § 31-25-607, C.R.S., on Monday, July 29, 2024 at 6:00 p.m. at Mead Town Hall, 441 Third Street, Mead, CO 80542, and afforded all interested persons an opportunity to be heard concerning matters relevant to the Petition; and

WHEREAS, the Board of Trustees desires to make certain findings and determinations with respect to the Petition, and to refer to the electors of the proposed District a ballot question relating to the organization of the District and such other ballot issues as the Board of Trustees deems appropriate, including but not limited to, the approval of matters for which voter approval is required under Section 20 of Article X of the Colorado Constitution, be submitted to electors of the proposed District at an election held for that purpose; and

WHEREAS, the Petition respectfully requests that ballot issues related to the Town O&M GID Mill Levy and Town Administrative GID Mill Levy (as those terms are defined in the MMC), be substantially in the form attached to the Petition; and

WHEREAS, pursuant to and in accordance with § 31-25-605, C.R.S., the Petitioner has caused a cash deposit to be made with the Town sufficient to pay all expenses connection with District organizational proceedings in case the organization of the District is not effected; and

WHEREAS, the Board of Trustees desires to make certain findings and determinations with respect to the Petition, and to refer to the electors of the proposed District a ballot question relating to the organization of the District and ballot issues regarding the imposition of general property taxes by the District.

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

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. The Board of Trustees hereby finds that it has jurisdiction to consider the Petition, and further finds as follows:

- a. According to the tax rolls of the Weld County Assessor and the last official voter registration list of the Weld County Clerk and Recorder, and based upon additional relevant and competent evidence adduced at the public hearing, the total number of electors of the District is one (1), and the total valuation for assessment of all taxable real and personal property in the initial boundaries of the District is \$1,714,750;
- b. The Petition has been duly signed by at least thirty percent (30%) of electors of the District and such signatures are genuine;
- c. The Petition is in conformity with the provisions of § 31-25-601, *et seq.*, C.R.S.; and
- d. The allegations set forth in the Petition are true.

Section 3. Pursuant to the provisions of § 31-25-601, *et seq.* and Section 20 of Article X of the Colorado Constitution (“TABOR”), the Board of Trustees hereby determines and orders that a special election be held pursuant to the Uniform Election Code of 1992, Articles 1 to 13 of Title 1, C.R.S., or pursuant to the Municipal Election Code of 1965, Article 10 of Title 31, C.R.S., for the organization of the District, and the imposition of property taxes by the District, and any other matters for which voter approval is required under TABOR. The election shall be conducted on November 5, 2024 (the “Election”), which Election shall be held on the same date as the Town regular municipal election. The Board of Trustees hereby appoints the Town Clerk as the Designated Election Official for purposes of the Election (the “DEO”), and hereby directs and authorizes the DEO to perform all of the functions and exercise all of the powers of the Town in connection with such election as provided by state law, except as expressly reserved to the Board of Trustees in Section 4 below.

Section 4. The Board of Trustees hereby refers and approves the following ballot question and ballot issue(s) for submission to the elector(s) of the District on the November 5, 2024 ballot:

Ballot question ____:

SHALL TOWN OF MEAD HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT DISTRICT, AS MORE PARTICULARLY DESCRIBED IN TOWN ORDINANCE NO. _____, BE ORGANIZED IN THE TOWN OF MEAD, COLORADO?

YES:_____ NO:_____

Ballot issue _____:

SHALL TOWN OF MEAD HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT DISTRICT (“DISTRICT”) TAXES BE INCREASED \$18,750 ANNUALLY, COMMENCING IN 2024), OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF FIVE (5.000) MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER JANUARY 1, 2023), THE REVENUES THEREFROM TO BE REMITTED TO THE TOWN OF MEAD, COLORADO, TO BE USED FOR THE PURPOSE OF DEFRAYING THE TOWN’S ONGOING OPERATIONS AND MAINTENANCE EXPENSES ASSOCIATED WITH TOWN CAPITAL IMPROVEMENTS AND INFRASTRUCTURE, THE STREETS WITHIN THE BOUNDARIES OF THE DISTRICT OR SERVING DEVELOPMENT LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT AND OTHER PUBLIC IMPROVEMENTS WHICH MAY BE DEDICATED TO THE TOWN OF MEAD, COLORADO, LOCATED BOTH WITHIN AND WITHOUT THE BOUNDARIES OF THE DISTRICT AND WHICH DIRECTLY OR INDIRECTLY SERVE DEVELOPMENT WITHIN THE DISTRICT; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND REMITTED TO THE TOWN OF MEAD, COLORADO, BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2024 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SECTION 29-1-301, COLORADO REVISED STATUTES, OR ANY OTHER LAW, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

YES:_____ NO:_____

Ballot issue _____:

SHALL TOWN OF MEAD HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT DISTRICT (“DISTRICT”) TAXES BE INCREASED \$7,500 ANNUALLY, COMMENCING IN 2024), OR BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM AN AD VALOREM MILL LEVY NOT IN EXCESS OF TWO (2.000) MILLS ANNUALLY (PROVIDED THAT SUCH MAXIMUM MILL LEVY SHALL BE ADJUSTED TO ACCOUNT FOR CHANGES IN LAW OR THE METHOD BY WHICH ASSESSED VALUATION IS CALCULATED OCCURRING AFTER JANUARY 1, 2023), THE REVENUES THEREFROM TO BE USED FOR THE PURPOSE OF PAYING THE TOWN’S ADMINISTRATIVE AND LEGAL EXPENSES ASSOCIATED WITH ADMINISTERING THE DISTRICT, INCLUDING BUT NOT LIMITED TO ANNUAL BUDGET PREPRATION, ANNUAL AUDIT EXPENSES, AND FINALIZING ONE OR MORE AGREEMENTS RELATED TO DISTRICT OPERATIONS;

SHALL AD VALOREM PROPERTY TAXES BE LEVIED IN ANY YEAR AT A RATE SUFFICIENT TO GENERATE AN AMOUNT ANNUALLY DETERMINED BY THE GOVERNING BODY OF THE DISTRICT BUT NOT IN EXCESS OF THE AMOUNT SPECIFIED ABOVE; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2024 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SECTION 29-1-301, COLORADO REVISED STATUTES, OR ANY OTHER LAW, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

YES: _____ NO: _____

Section 5. Effective Date. This Ordinance shall be published and become effective as provided by law.

Section 6. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 7. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 8. Certification. The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 29TH DAY OF JULY, 2024.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Attachment A

INITIAL BOUNDARIES of Town of Mead Highway 66 and I-25 General Improvement District, Town of Mead, Weld County, Colorado

Parcel 1:

Lots 1C, 1D, 2, 3, 4A, 4B, 5A, 5B, 5C, 5D, 8A, 8B, 8C, 8D, 9B, 9C, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 14A, 14B, 14C and Outlot A, Mead Crossings,

EXCEPT those portions thereof taken as fee title by the Department of Transportation, State of Colorado by Rule and Order recorded December 1, 2008 at Reception No. 3592394 and as modified by Modified Rule and Order recorded August 6, 2009 at Reception No. 3640951, County of Weld, State of Colorado.

FOR INFORMATIONAL PURPOSES / APN(s):

Lot 1C – 120727102074 (formerly 120727102003)
Lot 1D – 120727102076 (formerly 120727102004)
Lot 2 – 120727102005
Lot 3 – 120727102006
Lot 4A – 120727102007
Lot 4B – 120727102008
Lot 5A – 120727102009
Lot 5B – 120727102050
Lot 5C – 120727102048
Lot 5D – 120727102012
Lot 8A – 120727102016
Lot 8B – 120727102059
Lot 8C – 120727102056
Lot 8D – 120727102019
Lot 9B – 120727102063
Lot 9C – 120727102061
Lot 12A – 120727102031
Lot 12B – 120727102032
Lot 12C – 120727102033
Lot 12D – 120727102034
Lot 13A – 120727102035
Lot 13B – 120727102036
Lot 13C – 120727102037
Lot 13D – 120727102038
Lot 14A – 120727102039
Lot 14B – 120727102040
Lot 14C – 120727102041
Outlot A – 120727102042

Parcel 2:

LOT 1, BLOCK 1, MEAD CROSSING AMENDMENT NO. 1, THE PLAT OF WHICH WAS RECORDED JANUARY 26, 2023 AT RECEPTION NO. 4876754, COUNTY OF WELD, STATE OF COLORADO

FOR INFORMATIONAL PURPOSES / APN(s): 120727108001

Parcel 3:

LOTS A AND B, MEAD CROSSINGS AMENDMENT 2, THE PLAT OF WHICH WAS RECORDED NOVEMBER 29, 2023 AT RECEPTION NO. 4932973, COUNTY OF WELD, STATE OF COLORADO

FOR INFORMATIONAL PURPOSES / APN(s):

Lot A – 120727103001 (prior parcel no. 120727102072)

Lot B – 120727103002 (prior parcel no. 120727102071)