



# Organizational Ordinance

Town of Mead Highway 66 and I-25  
General Improvement District

# GID Policy of Town of Mead

*It is the policy of the Town to support and encourage the establishment of general improvement districts for the purpose of acquiring, constructing, installing, operating or maintaining those public improvements or providing those municipal services that are necessary to protect and enhance the health, safety and welfare of the inhabitants of the Town, and to further support and encourage the establishment of general improvement districts for development or redevelopment projects that do not seek the establishment of a Title 32 metropolitan district organized pursuant to this Chapter and C.R.S. §§ 32-1-101, et seq.*

*Sec. 12-4-20 of Mead Municipal Code*



# Vicinity Map



# Initial boundaries of Town of Mead Highway 66 and I-25 General Improvement District



# Proposed services

As set forth in the Petition, the primary purpose of the GID is to assist with defraying the costs associated with operating and maintaining the public streets and related appurtenances within the boundaries of the GID, to include snowplowing, future mill and overlay activities, maintenance of drainage infrastructure, and the installation of public infrastructure, public safety, wayfinding and directional signage within the boundaries of the GID.



# Overview

- State law requires the Board to adopt an ordinance declaring the GID organized
- How did we get here? Review of prior steps in the process.



# Prior steps in the process

- Petition requesting the organization of the GID filed with the Town Clerk (spring of 2024)
- Board of Trustees scheduled public hearing on Petition (by Resolution 52-R-2024 dated June 24, 2024)
- Public Hearing on Petition held on July 29, 2024 (Petition approved and Organizational Election called by approval of Ordinance No. 1062).
- Organizational Election held November 5, 2024



# Jurisdiction to consider/approve Ordinance

- Pursuant to C.R.S. § 31-25-607(4)(b), **if a majority of the votes cast** at the Election are in favor of the organization [of the District], the **governing body shall adopt an ordinance declaring the District organized**
- Election results





# What does the Ordinance do?

- **Section 1** – confirms that the Board of Trustees has continuing jurisdiction over the Petition / GID
- **Section 2** – declares the GID organized (and confirms official name of GID)
- **Section 3** – confirms that the GID is a public or quasi-municipal corporation of the State of Colorado and is vested with all powers set forth in §§ 31-25-601, et seq., C.R.S.
- **Section 4** – confirms that the BOT sits *ex officio* as the Board of Directors of the GID.



# What does the Ordinance do?

- **Section 5** – confirms that the Town Manager shall serve as the Executive Officer of the GID (and no delegation of that position unless approved by Resolution of BOT).
- **Section 6** – GID obligated to enter into the “Town-GID IGA” contemplated by Secs. 12-4-30 and 12-4-60 of the MMC [IGA to be approved no later than 180 days following adoption of the Organizational Ordinance]
- **Section 7** – provides instruction to the Town Clerk to record a certified copy of the [Organizational] Ordinance with the Weld County Clerk and Recorder within thirty (30) days, per C.R.S. § 31-25-608. Authorizes Town Clerk to return the “cash bond” to the Petitioner.



# Town of Mead Highway 66 and I-25 General Improvement District

## GID data:

- Total (current) assessed value of GID: \$1,714,750\*  
\*from Weld County tax rolls/assessor records
- Majority of property within GID boundaries is undeveloped (new development includes Quik Trip, Club Car Wash and O'Reilly Auto)



# Next Steps

- Prepare draft 2025 budget & hold budget hearing on 12/9
- Certify 2024 mill levy (for collection in 2025)
  - ❑ 5.000 mills (for general operations)
  - ❑ 2.000 mills (for Town administrative / legal costs)
  - ❑ Total mill levy 7.000 mills
- Consideration of Town-GID IGA on or before Friday, May 23, 2025 (target 1Q 2025)



# SUMMARY AND PROPOSED MOTION

**"I MOVE TO APPROVE ORDINANCE NO. 1071, DECLARING THE ORGANIZATION OF THE TOWN OF MEAD HIGHWAY 66 AND I-25 GENERAL IMPROVEMENT DISTRICT."**

