

NOTICE OF MEETING - TOWN OF KERSEY – BOARD OF TRUSTEES
KERSEY TOWN HALL
446 FIRST STREET, KERSEY, COLORADO
REGULAR MEETING
TUESDAY, SEPTEMBER 12, 2023 AT 6:00 P.M.
AGENDA

Meeting Called To Order

- I. Pledge of Allegiance
- II. Roll Call
- III. Additions to the Agenda
- IV. Consent Agenda:
 1. Approval of the minutes of the August 8, 2023 regular meeting
 2. Approval of the paid bills
 3. Approval of bills to be paid
- V. Public Invited to be Heard

Citizens may make comments on items not scheduled on the agenda. Those commenting should state their name and physical address for the record and limit comments to five minutes.
- VI. Public Hearing – Approving the Service Plan for Organization of Centennial Commerce Center Metropolitan District
 1. Approval of Resolution 2023-0022 Approving the Service Plan for Centennial Commerce Center Metropolitan District and Approving an Associated Intergovernmental Agreement
- VII. New Business
 1. Approval of PVHS Homecoming Bonfire – PVHS Student Council
 2. Approval of Liquor License Renewal for L&A Ventures dba Milton’s Store
 3. Approval of Resolution 2023-0021 Accepting the 2022 Town of Kersey Annual Financial Report Prepared by Tim Chavies and Associates, Certified Public Accountants
 4. Approval of Ordinance 2023-0006 Flood Damage Prevention with Protective Regulations
- VIII. Old Business
- IX. Staff Communication
 1. Chamber of Commerce
 2. Tree Board
 3. Town Manager
 4. Town Attorney
- X. Board of Trustees Communication
- XI. Consideration of a motion authorizing the Town Attorney to prepare any required resolutions, agreements, ordinances, policies, letters, and memoranda to reflect action taken by the Town Board at this meeting and at any previous meetings, and authorizing the Mayor and Town Clerk to sign all such resolutions, agreements, ordinances, policies, letters, and memoranda.
- XII. Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under CRS Section 24-6-402(4)(a)
- XIII. Adjournment

Town of Kersey

Council Communication

Meeting Date: 9/12/2023	Page 1 of 1	Item: Consent Agenda
Agenda No: IV. 1.2.3.	Presented by: Christian	

BACKGROUND:

Approval of the consent agenda to include minutes of the August 8, 2023 regular meeting, approval of paid bills, and approval of bills to be paid.

RECOMMENDED MOTION: I move to approve/deny the consent agenda.

**TOWN OF KERSEY
BOARD OF TRUSTEES REGULAR MEETING
TUESDAY, AUGUST 8, 2023 - MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, August 8, 2023, at Kersey Town Hall, 446 1st Street. Mayor Gary Lagrimanta at approximately 6:01 p.m. called the meeting to order. Trustees present were Michelle Vannest, Stan Sameshima, Karen Dusin, and Nathan Roth. The Board of Trustees has one vacant seat.

Town Staff Present: Christian Morgan, Town Manager; Haley Curtis, Deputy Town Clerk; Kaylee Damrell, Recreation Specialist; Danna Ortiz, Town Planner; Gene Mac Donald (virtual), Town Engineer; and Rick Zier (virtual), Town Attorney.

Audience Present: Jeremy Burmeister, Platte Valley School District.

Pledge of Allegiance

Additions to the Agenda

Christian says there is one addition; 2 interviews with potential Board of Trustees candidates. Ms. McGrath will be virtual, Mr. Joens is in person.

Consent Agenda

Approval of the minutes of the July 11, 2023 regular meeting and July 25, 2023 special meeting, approval of the paid bills, and approval of bills to be paid. Motion made by Trustee Roth, seconded by Trustee Vannest to approve the consent agenda. Motion Carries, unanimous.

Public Invited to be Heard

None

New Business

1. Interview candidates

- a. Mr. Joens says they built their dream home here in 2006, love Kersey. He has been around here (at the High School) for about 22 years. The school is lucky to have the Town and visa versa. Mr. Joens is now retired from the High School. Christian says this seat would be until November 2024, at which time Mr. Joens would have to run again. Mr. Joens says he would understand if we need to wait for the other candidate. Mayor Lagrimanta says, this is the night we have to do this.
- b. Ms. McGrath was not signed on to the WebEx at this time. Mayor Lagrimanta says we will give her until 7:00 p.m. to log on, we have to make a decision tonight.

6:56 p.m. BOT agrees, they would like to appoint Mr. Joens. He will take a seat on the dais this evening and will be officially sworn in at the September meeting.

2. Presentation of Kersey 2023 Hazard Mitigation Plan

Gene MacDonald (virtual) says this is the final formality of the Hazard Mitigation Plan we have been working on, we need to formally adopt this. After it is adopted, he will file it with the State and the circle back with Ms. Bradshaw. Mayor Lagrimanta thanks Gene for his hard work on this, it took nearly a year. Gene says he has had the help of many great people on this, and it was greatly appreciated. Trustee Vannest points out that Rick is listed as Town Manager. Rick inquires, are there any other major changes before the Board takes action? Gene says no, he will correct that one error.

Motion made by Trustee Roth, seconded by Trustee Vannest to Approve Resolution 2023-0010 Adopting the Updated Town of Kersey 2023 Hazard Mitigation Plan Annex of the 2021 Weld County Plan and Acknowledging the Importance of Remaining Current In the County's Hazard Mitigation Planning with the correction on page 6. Motion carries with a 5-0 vote.

3. Platte Valley School District Softball Parking Lot Waivers

Dana Ortiz PVS is proposing to pave the softball parking lot. 3.2 acre total; 0.6-0.8 acre of that is the parking lot. The goal is to better define the accesses. There are currently no defined parking spots. This will make for a safer traffic flow. This application requires 3 waivers: 125' set back, stormwater, and landscaping. Danna displays maps and arial view of the property.

Waiver 1: The Code requires a 125' setback from any street intersection, as measured from the intersecting right-of-way lines. The Applicant is proposing to construct 24' wide driveway curb cuts; one 5th Street 23.09' south of the Clark Street right-of-way line, and 6th Street 22.86' south of the Clark Street right-of-way.

Applicant's justification is, there are currently no defined access points to the parking lot. Users drive over the mountable curbs from either 5th Street or 6th Street to enter the parking lot wherever they desire. There are also currently no designated parking stalls within the lot; users park perpendicular to Clark Street and the existing softball facility. This creates unsafe conditions for pedestrians and other drivers. Limiting access to the two proposed locations maximizes the number of available parking spaces, while improving the traffic flow and safety. Staff is in concurrence with this request as the proposed improvements are a net benefit for the neighborhood.

Waiver 2: The Town requires on-site detention for all new development, expansion, and redevelopment for retention. The Applicant is requesting that they not be required to construct on-site detention and to allow the additional runoff generated by paving the parking lot to drain directly to the surrounding roads. The Applicant's justification is, the existing gravel parking lot just south of Clark Street does not currently provide on-site detention. The runoff from the gravel parking lot drains to 5th Street, Clark Street, or 6th Street. The existing grades of the gravel parking lot are flat. There is no existing storm sewer system adjacent to the parking lot. The proposed paved asphalt parking lot will collect the runoff in a 4' wide concrete pan and direct the runoff to either 5th Street or 6th Street. The proposed grading in the parking lot is flat due to the existing street grades on all sides of the parking lot. Inlets and storm sewers are not proposed at this time, due to the existing street grades surrounding the site and the lack of a municipal storm sewer to utilize as an outlet, it is impractical to provide onsite detention. Staff concurs with this request as the

proposed improvements are a net benefit for the neighborhood. Moreover, the School District will develop a storm drainage master plan as a part of their upcoming master planning efforts for the campus.

Waiver 3: The Kersey Land Use Code Landscaping Regulations would require the applicant to plant 10 trees, a 25' landscape setback with low berms, walls, or dense shrubbery to minimize headlights impacting nearby homes. The Applicant is requesting waiver of all of these requirements. They are proposing to simply pave the gravel parking lot without planting any vegetation, providing any landscaped setback area, nor do they want to screen headlights. The Applicant's justification is, that the 25' setback from the northern property line would not allow for parking on the north side of the proposed 24' drive aisle, removing 23 of the proposed 48 parking spaces. They also said that the lot currently is not landscaped, which enables them to maximize the parking area. Staff concurs with this request as the proposed improvements are a net benefit for the neighborhood.

Staff recommends that the Board approve Resolution 2023-0021 subject to the condition that the drop off/pick up traffic patterns, parking lot safety, stormwater management, and landscaping are addressed in the new master plan. Motion carries with a 5-0 vote.

Mayor Lagrimanta inquires what are you planning to do with the snow? Jeremy Burmeister, PVS Superintendent says in the past they have pushed the snow up toward the field, and then their facility crew will haul it off. They will continue to do that. Trustee Roth inquires, has traffic been an issue there? Jeremy says 6th street seems to be the busiest road. Trustee Sameshima, inquires will high clearance vehicles just drive over curbs? Jeremy says they might, that is an issue in all of our parking areas. There will only be access on 5th and 6th Streets. Jeremy goes on to say, the school district wants to address all of the traffic on 5th street for drop off/pick up during their master plan evaluation. Kaylee asks, do you anticipate traffic being more congested along 5th street? Jeremy says, we could do one way in, one way out. Kaylee asks about parking along the outfield. Jeremy says, it is intended for a safe place for the snow, not necessarily for parking.

Motion made by Trustee Vannest and seconded by Trustee Roth, to Approve Resolution 2023-0021 Approving Waivers to Allow Reduced Access Setbacks, No Stormwater Detention and No Landscaping for School District Parking Lot with the condition that the master plan address: drop off/pick up traffic patterns, parking lot safety, stormwater management, and landscaping. Motion carries with a 5-0 vote.

4. Removal of Town Officers

CM the purpose of this is because over the years we have had a few occasions when we have had to excuse a board member. Our Code currently has a standard for planning commission. We have relied on that and state statutes which is not much. This outlines 4 reasons and processes for us do that; for elected or appointed individuals. Rick addresses the issue of providing notice and giving them an opportunity to respond in person. The language including the Mayor's discretion, is in the event we do not have a timely meeting or quorum.

Approval of Ordinance 2023-0005 Providing Additional Clarity Concerning the Removal of Town Officers

5. Kersey Community Center Monument Proposal

Christian says he has asked Kaylee to find signage.

Kaylee hands out a second quote that did not make it in the packet. BiltRight included a double and single sided quote. We asked them to use the look and feel of the building. The second quote is for 2 different double-sided signs. It will sit in the little piece of grass east of the building, so ideally you could see it from Campbell Street and Clark Street. We did budget for this, this year. Trustee Sameshima, there is not any wiring for a light? Kaylee says no they're not back lit. Kaylee and Brandon thought they would get something similar to the one that shines on the building. Mayor Lagrimanta asks about the idea of a scrolling letter sign? Christian says he would not recommend that because it is a residential neighborhood. The monitor in the lobby is meant to be scrolling so you could peek in the window and find information. Kaylee says, the second company came out and took photos, they said they can use leftover materials (specifically paint) to make it an exact match. Trustee Roth inquires of Kaylee, which one do you like? She says, not one that is one sided because the point is to see it from both sides. Kaylee points to the photos of her favorites. The Board of Trustees discuss amongst themselves what they like/dislike about each option. They would like to add the address to the first choice (photo included in the packet), and blockier letters. Mayor Lagrimanta asks, what would you like for us to do tonight? Christian says, we budgeted for this, this year so we would like direction but we can go back to the drawing board. The Board of Trustees agree, first one (pictured in the packet) with the address. Kaylee will order the monument and arrange for delivery and installation.

Old Business

None

Staff Communication

1. Chamber of Commerce

Nathan did not make it. Karen says they will get a treasurers report next month, they use a system from the school and have not received the check, \$2628. Did not make as much as last year. Will work on membership surveys. Will work on storage solutions, if Pam has to move from her current office.

2. Tree Board

Kurt Smith says the meeting will be next week. Have gotten a lot of work done at Memorial Park. Working on a grant to get more trees and replacing some that have not done well.

3. Town Manager

Christian Morgan says, financials are in the packet. Reported revenue for July was yet another record setting number for us. We have already met the street fund budget for the year with 5 months left to go. \$347,000 left to meet the general fund numbers, but doing well. Property tax is going as expected. Use tax is a little behind. Assessed value for next year is higher. We just keep doing better and better.

We have made some investments in water tower monitoring abilities. Kurt got an alarm in the middle of the night, and was able to go fix it. It is working as it should,

which is great. We have invested heavily in our IT functions for data protection. When we got the virus, it was solved within 24 hours. These are not functions that we have invested in, in the past. Mayor says, we have never spent the money before. CM says there is major updates to the water tower needed as far as coating and stuff like that.

VIA mobility vans on I-25. We supported Weld County's participation. Now we can offer rides that way to residents to anywhere they need to go. It's essentially Uber that is free. It is intended mostly for older adults, and people with mobility issues. Trustee Dusine says, they will also take veterans to Cheyenne to the VA hospital.

In October he will be presenting with DOLA at their conference on affordable housing. This is Statewide, for communities looking to do what we are doing.

Next door (elevator) the scale has been removed completely. He thinks thanks to Danna we will get the grant for the phase 2 environmental evaluation. That will open the door for other EPA grants. The scale was a beast, and a covered cost of the Main Streets Grant.

He has gotten compliments on Kersey Days, and the staff work it takes to get it done. There were very few incidents, considering that there is food and beer.

Possibly in September it will be coming to you, a draft of a metro district plan. Extending sewer to CR 49 is a big deal.

Christian and Danna Met with the CEO and manager of the Five Rivers Feed Yard, to introduce ourselves. They were a sponsor of Kersey Days this year. It was a good meeting.

Poudre River Trail people reached out again, would like to extend to the confluence area. They would come to us, now we just figure out how to get our trail system to that point.

We got 7 responses to invite to negotiate for broadband. We interviewed 4, and are down to 2 now. We will interview one again tomorrow. We want to make sure that whomever we choose gives us the best chance to get the grant. Our consultants have experience in doing this. We initially wanted everything underground, but one can do twice as much but it would be ariel. We are working hard, and hope to make a decision this week. He anticipates that a year and a half from now you will all have broadband in your home. We know what issues other communities have had, so we know what we do not want.

Danna Ortiz, working with Down Town Colorado, Inc to host a happy hour event. This is meant for leadership, to help us set goals and trouble shoot. She will send an invite with more details. The reason she knew about the grants from the elevator was because she went to CML, and sat in a Brownfield session. We will be having a community visioning dinner September 13th; she will send invites. Mayor says, people are taking notice of Kersey's heavy hitters. Mayor Lagrimanta asks, should we invite

Commissioners or Senators? Danna says yes, we will also invite the Chamber and surrounding businesses.

4. Town Attorney
Nothing

Board of Trustees Communication

Trustee Dusin – Nothing

Trustee Vannest – When are we doing to budget meeting? Christian says the best 2nd or 3rd Saturday in September, could do as late as the 23rd. BOT unanimously agrees to September 23, 2023 – 8a-12p.

Trustee Sameshima – very happy the way things are going.

Trustee Roth – Thank you to Michelle and Karen for doing to float, and Danna for driving us so nicely. Thank you to staff, Kersey Days was great. He is very proud of our little Town.

Mayor Lagrimanta – maybe next year we can come together a little better. Christian displays photo of the frame of the new people hauler wagon. Mayor Lagrimanta thought the tee shirts were a great idea, he would like to continue that. Heard a lot of nice compliments about our Police staff and vehicles. Inquires of Christian, where are we in the negotiating for a new place for the museum? Christian says, we have not made much progress. There would need to be a notice of eviction, if they get evicted something would need to happen. Christian suggests, EPA money flows pretty freely if it is going to be used for community uses. So, the property next door could be an option. Christian would be shocked if they get a hard January 1 date to leave, but anything could happen. Ms. Cantrell is a fantastic grant writer, so there are options. We will support them the best we can, but we don't have a solution right now. Mr. Dilka might entertain an offer on his lumber yard building. We asked them to do some studies of fair market value on both buildings.

Consideration

Consideration of a motion authorizing the Town Attorney to prepare any required resolutions, agreements, ordinances, policies, letters, and memoranda to reflect action taken by the Town Board at this meeting and at any previous meetings, and authorizing the Mayor and Town Clerk to sign all such resolutions, agreements, ordinances, policies, letters, and memoranda. Motion Made by Trustee Vannest, seconded by Trustee Roth. Motion carries with a unanimous vote.

Mayor Lagrimanta adjourned the meeting at approximately 7:39 p.m.

Respectfully submitted,

Haley Curtis
Deputy Town Clerk

<u>CHECK # PAID TO:</u>	<u>BILLS PAID FOR AUGUST 2023 FOR:</u>	<u>Check AMOUNT:</u>
4292 21st Century Equipment	Mower Blade	\$ 72.39
4293 24/7 Networks Inc	Anyconnect Plus Perpetual	\$ 720.49
4294 Cintas	First Aid Kit Supplies	\$ 287.77
4295 Clear Water Solutions	Raw Water Study	\$ 930.00
4296 DHM Design	Main Street Streetscape Project	\$ 3,637.40
4297 DPC Industries	WWTP Chemicals	\$ 2,485.86
4298 Duo Designs	Hats and Admin Shirts	\$ 935.27
4299 Elevated Cloud Services LLC	IT Services	\$ 501.63
4300 Hodge, Amy	Community Yoga	\$ 90.00
4301 Kitzman Electric	Sprinkler Repair	\$ 115.00
4302 Law Lawn Services	Landscaping Services	\$ 1,488.00
4303 Law Office of Avi Rocklin	Prosecuting Attorney Services	\$ 1,209.00
4304 M&M Excavation	Elevator Scale Removal	\$ 14,941.00
4305 Magic Jumpers	Splash Day	\$ 1,325.41
4306 Northern Engineering	Hill Street Improvements	\$ 8,145.50
4307 VOID		\$ -
4308 Platte Valley Schools	Badges	\$ 20.00
4309 Revize, LLC	New website fees	\$ 8,420.00
4310 RG and Associates	Utility Rate Study	\$ 7,838.20
4311 Safebuilt	Plan Review and Inspections	\$ 1,683.00
4312 Solaris Investment	WWTP Utilities	\$ 2,125.23
4313 Summitt Data Protection LLC	IT Services	\$ 1,300.00
4314 Tier One Networking	IT Services	\$ 570.14
4315 timberLan	IT Services	\$ 3,583.00
4316 Vannest, Michelle	Refund Parade Float Supplies	\$ 71.10
4317 Weaver Wagons	People Mover Wagon	\$ 10,558.00
4320 All Copy Products	Copier Support	\$ 72.13
4321 Alliance Irrigation	Refund KCC Deposit	\$ 250.00
4322 Badger Meter	Meter Reader Support	\$ 28.92
4323 Cintas	First Aid Kit Supplies	\$ 164.00
4324 City of Loveland	CML District Meeting	\$ 35.00
4325 Clear Water Solutions	Raw Water Study	\$ 5,100.00
4326 Colorado Asphalt Services	Cold Patch	\$ 1,515.00
4327 DPC Industries	WWTP Chemicals	\$ 2,188.42
4328 Duo Designs	Admin Shirts	\$ 226.00
4329 Express Toll Service Center	Toll Road Travel	\$ 41.95
4330 Ferguson Waterworks	Actuator	\$ 497.53
4331 Flatland Repair	PD Vehicle R&M	\$ 634.56
4332 Glover, Lavern	Museum Rent and Utilities	\$ 574.60
4333 Grainger	Rechargable Safety Light	\$ 95.94
4334 Law Office of Avi Rocklin	Prosecuting Attorney Services	\$ 1,033.50
4335 Life Stories	Quarterly Fee	\$ 94.00
4336 M&M Excavation	Latham Road Grading	\$ 300.00
4337 Manshel, Steve	Kersey Days Band	\$ 2,500.00
4338 Pedrego, Carmen	Interpretor Services	\$ 100.00
4339 Platte Valley Clearing & Maintenance	TH Cleaning Services	\$ 1,250.00
4340 Prairie Mountain Media	Publishing	\$ 101.20
4341 Rendevous to You LLC	Kersey Days Beer Trailer	\$ 600.00
4342 Republic Services	Kersey Days Trash Service	\$ 423.00
4343 Smith, Mark	Reimbursables	\$ 74.11
4344 Wagon Wheel Liquor	Kersey Days Liquor	\$ 207.75
4345 Safebuilt	Plan Review and Inspections	\$ 6,759.05
4347 to 4366	KD Race Winners	\$ 1,495.00
4367 Petty Cash	Meals, Postage, Supplies	\$ 190.08
4368 Biltrite Sign Service	KCC Monument Sign Deposit	\$ 7,545.00
online Atmos	Pole Barn Utilities	\$ 30.13
online Atmos	WWTP Utilities	\$ 33.18
online Atmos	Kohler Park Shop Utilities	\$ 30.13
online Atmos	KCC Utilities	\$ 33.92
online Atmos	Old CC utilities	\$ 34.74

CHECK # PAID TO:

online	Atmos
online	Xcel Energy
online	Xcel Energy
online	Xcel Energy
online	Xcel Energy
online	Xcel Energy
online	Republic Services
online	UNCC
online	Country Johns
online	Iron Mountain
online	Caselle
online	Staples
online	RH Water and Wastewater
online	GLM Design Group
online	Nextiva
online	Xpress Bill Pay
online	Zier Law Offices
online	Century Link
online	Century Link
online	Verizon
online	Mouintain West Production Group

**BILLS PAID FOR AUGUST 2023
FOR:**

TH Utilities
WWTP Utilities
TH and Park Utilities
Kohler Park Shop Utilities
KCC & Old CC Utilities
Street Lights
Trash Service
Line Locate
Porta-Potties at Parks
Records Storage
Accounting Software Support
Supplies
Svcs, Water and Sewer Testing
Engineering Services
TH VOIP Phone Service
Online Payment Support/Fees
Legal Services
KCC Internet
WWTP Phone Services
Cell Phones, MDT, Ipads
Kersey Days Mobile Stage

REPORT TOTAL FOR AUGUST 2023
Submitted by: Julie Piper

**Check
AMOUNT:**

\$	54.77
\$	1,451.52
\$	425.21
\$	15.31
\$	386.14
\$	1,315.08
\$	6,370.24
\$	28.38
\$	421.00
\$	264.08
\$	1,359.00
\$	387.87
\$	2,169.33
\$	2,043.75
\$	553.11
\$	335.86
\$	4,500.00
\$	160.64
\$	84.18
\$	701.06
\$	4,950.00
\$	135,288.76

Town of Kersey

Council Communication

Meeting Date: 9/12/2023	Page 1 of 1	Item: Public Invited to be Heard
Agenda No: V.	Presented by:	

BACKGROUND:

Those wishing to speak must have signed the roster, state name and address For the record, and limit comments to five minutes.

RECOMMENDED MOTION:

Town of Kersey Council Communication

Meeting Date: 9/12/2023	Page 1 of 1	Item: Public Hearing
Agenda No: VI.	Presented by: Chrisitan	
BACKGROUND:		
<p style="text-align: center;">Public Hearing for the approval of the Service Plan for Centennial Commerce Center Metropolitan District with approval of Resolution 2023-0022</p>		
RECOMMENDED MOTION: I move to approve/deny Resolution 2023-0022 Approving the Service Plan for Centennial Commerce Center Metropolitan District and Approving an Associated Intergovernmental Agreement		

NOTICE OF PUBLIC HEARING ON SERVICE PLAN

IN RE THE ORGANIZATION OF CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT, TOWN OF KERSEY, COUNTY OF WELD, STATE OF COLORADO

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S., the proponent, Hoshiko-DJ Land, LLC (the "Proponent"), has filed a Service Plan (the "Service Plan") for the proposed Centennial Commerce Center Metropolitan District (the "District") with the Town Manager of the Town of Kersey where the same is available for public inspection.

A public hearing on the Service Plan will be held by the Town Trustees of the Town of Kersey (the "Town Trustees") on September 12, 2023, at 6:00 p.m., at 446 1st St. Kersey, Colorado, 80644, or as soon thereafter as the Town Trustees may hear such matter.

The purpose of the hearing is to consider the Service Plan and to form a basis for adopting a resolution approving, conditionally approving, or disapproving the Service Plan.

A general description of the land contained within the boundaries of the proposed District is as follows: west of County Road 49, southeast of the South Platte River, and north of US Highway 34 in the Town of Kersey, Colorado.

The District is a metropolitan district. The District will furnish public improvements, including all services needed for the area and permitted under the Special District Act, including streets, water, sanitary sewer, safety protection, parks and recreation, transportation, security, and covenant enforcement, subject to limitations on fire protection, television relay and transportation, and mosquito control.

Property owners desiring to exclude their property from the proposed district may file a request to be excluded from the proposed District prior to approval of the Service Plan by filing a request to the Town no later than 10 days prior to the public hearing pursuant to Section 32-1-201(3.5), C.R.S.

ALL PROTESTS AND OBJECTIONS TO THE SERVICE PLAN MUST BE SUBMITTED IN WRITING TO THE TOWN MANAGER AT OR PRIOR TO THE COMMENCEMENT OF THE PUBLIC HEARING IN ORDER TO BE CONSIDERED AND ANY PROTEST OR OBJECTION NOT PRESENTED IN THIS TIME AND MANNER SHALL BE DEEMED WAIVED.

BY ORDER OF THE TOWN TRUSTEES
OF THE TOWN OF KERSEY

Published In: *The Denver Post*
Published On: August 24, 2023

SERVICE PLAN
FOR
CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT
TOWN OF KERSEY, COLORADO

Prepared by



748 Whalers Way, Suite D1
Fort Collins, Colorado 80525

Submitted July 20, 2023

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LIST OF EXHIBITS

EXHIBIT A	Legal Description
EXHIBIT B	Kersey Vicinity Map
EXHIBIT C	District Boundary Map
EXHIBIT D	Capital Plan and Engineer's Certificate
EXHIBIT E	Map Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Town Intergovernmental Agreement

I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit 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, its 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. The District shall strictly comply with the Municipal Code and the Town Intergovernmental Agreement. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants, taxpayers of the District, and the general public. The primary purpose of the District will be to finance the construction of these Public Improvements.

The District is also being created to provide ongoing operations and maintenance services, as specifically set forth in this Service Plan and as may be stated in any applicable Town Intergovernmental Agreement.

B. Need for the District.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the District 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 District 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 District's Service Plan.

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by *ad valorem* property taxes and District Facility Fees imposed and collected at a tax mill levy no higher than the Maximum Debt Mill Levy. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the District is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. The District shall be authorized to operate and maintain all of the Public Improvements at a level equal to or greater than Town standards, unless such authorization is specifically limited in the Town Intergovernmental Agreement.

It is the intent of the District to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, and if the District has authorized operating functions under an intergovernmental agreement with the Town, to retain only the power necessary to impose and collect taxes or fees to pay for these costs.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy. It is the intent of this Service Plan to ensure to the extent possible that no property in the District bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy, and that no property in the District bears an economic burden that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term in duration, even under bankruptcy or other unusual situations.

Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the District are not costs to be paid by the District. Costs of required Public Improvements that cannot be financed by the District are expected to be financed by the developer of the Project.

D. Organizers and Consultants.

This Service Plan has been prepared by the following:

Organizers

Hoshiko-DJ Land, LLC
P.O. Box 3228
Estes Park, Colorado 80517

District Counsel

White Bear Ankele Tanaka & Waldron
2154 E, Commons Avenue, Suite 2000
Centennial, CO 80122

Financial Advisor or Underwriter

D.A. Davidson & Company
1550 Market Street, Suite 300
Denver, Colorado 80202

Engineers

Kimley-Horn
3801 Automation Way, Suite 210
Fort Collins, Colorado 80525

Bond Counsel

TBD

II. DEFINITIONS

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

Approved Development Plan: means a development plan or other process established by the Town (including but not limited to approval of a final plat, development plat, or site plan by the Town planning commission or by the Board of Trustees) identifying, among other things, the Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town.

Board: means the board of directors of the District.

Board of Trustees: means the Board of Trustees of the Town of Kersey, Colorado

Bond, Bonds, or Debt: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B., which includes: (a) a comprehensive list of the Public Improvements to be developed by the District; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Covenant Enforcement and Design Review Services: means those services authorized under Section 32-1-1004(8), C.R.S.

District: means the Centennial Commerce Center Metropolitan District.

District Boundary: means the boundary of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C**, describing the boundary of the District.

District Facility Fee: means the one-time development or system development fee imposed by the District on a per square-foot basis at or prior to the issuance of a building permit for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth in Section VI.E. of the Service Plan. The District Facility Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service. Assessment of the District Facility Fee and the amount thereof will be based upon the needs of the District, and the District will periodically examine the amount to ensure it is not in excess of the capital needs of the District.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) the total amount of Debt anticipated to be issued by the District based on estimated buildout projections; (c) the estimated operating revenue and expenses for the District for the term of the Debt; (d) the estimated debt service revenue sources and payment requirements on all Debt anticipated to be issued by the District; and (e) the assumptions regarding all such information.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Aggregate Mill Levy: means the maximum aggregate mill levy the District is permitted to impose for the payment of debt, operations and maintenance, administrative, or any other costs, which shall not exceed 55 mills, subject to adjustments set forth in Section VI.C.1 below.

Maximum Debt Mill Levy: means the maximum mill levy a District is permitted to impose for payment of Debt, as set forth in Section VI.C. below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy as set forth in Section VI.D., below.

Privately Placed Debt: means Debt which is sold or placed directly with an investor

without being underwritten by an underwriter or an investment banker.

Project: means the development or property commonly referred to as Centennial Commercial Center.

Proof of Ownership: means a current title commitment showing ownership and all encumbrances on all properties within the District Boundaries, or other documentation acceptable to the Town Attorney.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of the District.

Service Area: means the property within the District Boundary Map.

Service Plan: means this service plan for the District-approved by Board of Trustees.

Service Plan Amendment: means an amendment to the Service Plan approved by Board of Trustees in accordance with applicable state law.

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

State: means the State of Colorado.

Town: means the Town of Kersey, Colorado.

Town Code: means the Town of Kersey Municipal Code and any regulations, rules, or policies promulgated thereunder, as may be amended and in effect from time to time.

Town Intergovernmental Agreement: means the intergovernmental agreement between the District and the Town substantially in the form attached hereto as **Exhibit G**.

III. BOUNDARIES

The area of the District Boundaries includes approximately 74.01 acres. A legal description of the District Boundaries is attached hereto as **Exhibit A**. A map of the District Boundaries is attached hereto as **Exhibit C**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the boundaries of the District may change from time to time as the Project is developed and as the District 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 Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 74.01 acres of commercial and industrial land. The current assessed valuation of the Service Area is assumed to be \$18,110 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 residential population of the District at build-out is estimated to be 0 persons, and the non-residential density of the District at build-out estimated to be approximately 575,000 square feet.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the District, nor does it imply approval of the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the Town in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct Public Improvements for the Project or of obligations to provide to the Town such financial guarantees as may be required by the Town to ensure the completion of the Public Improvements, or of any other obligations to the Town under the Town Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, AND SERVICES

A. Powers of the District and Service Plan Amendment.

The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution of Colorado, subject to the limitations set forth in this Service Plan and the Town Intergovernmental Agreement. If, after the Service Plan is approved, the State General Assembly grants new or broader powers for metropolitan districts, to the extent permitted by law any or all such powers shall be deemed to be a part hereof. Exercise of such new or broader powers by the District shall not constitute a material modification of this Service Plan.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The District shall undertake activities and shall dedicate the Public Improvements to the Town or other appropriate jurisdiction in a manner consistent with the Approved Development Plan and applicable provisions of the Town Code. To the extent the Public Improvements are not accepted by the Town or other appropriate jurisdiction, the District shall be authorized to operate and maintain any part or all of the Public Improvements, provided that any increase in an operations mill levy beyond the limits set forth herein shall be subject to approval by the Town.

2. Construction Standards and Activity Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of federal and state governmental entities having proper jurisdiction, as applicable. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Additionally, the District will permit Town inspectors to inspect the infrastructure during construction.

3. Eminent Domain Limitation. The District shall not exercise its statutory power of eminent domain, except as may be necessary to construct, install, access, relocate or redevelop the Public Improvements. Any use of eminent domain shall be undertaken strictly in compliance with State law and shall be subject to prior written notice to the Board of Trustees.

4. Privately Placed Debt Limitation. Prior to the issuance of any Privately Placed Debt, the District shall obtain the certification by the District's Investment Banker for such Debt substantially as follows:

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 the District for the [insert the designation of the Debt] does not exceed a market [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.

5. Inclusion and Exclusion Limitations. The District shall not include within its boundaries any property outside the Service Area or exclude any property from its boundaries without the prior written consent of the Board of Trustees.

6. Initial Debt Limitation. On or before the effective date of approval of an Approved Development Plan, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose or collect any fees or revenues from any other source for the purpose of repayment of Debt.

7. Total Debt Issuance Limitation. The District shall not issue Debt in excess of \$45,000,000 total aggregate principal amount. Refunded debt, wherein the initial debt issuance counted toward the Total Debt Issuance Limitation shall not count against the Total Debt Issuance Limitation.

8. Monies from Other Governmental Sources. The District 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 for which the Town is eligible to apply, except as may be specifically authorized in an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the District without any limitation.

9. Consolidation Limitation. The District shall not file a request with any applicable court having jurisdiction to consolidate with any other Title 32 district, without the prior written consent of the Town.

10. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term 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).

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.

11. Revenue Bond Limitation. The District shall not issue revenue bonds, except as set forth in this Section. Prior to issuing any revenue bonds, the District shall submit to the Town a copy of an opinion of nationally recognized bond counsel, acceptable to the Town attorney, stating that the bond issuance satisfies the requirements of this Service Plan, and shall submit all relevant details of such issuance to the Board of Trustees, which may elect to treat the issuance of revenue bonds as a material modification of the Service Plan. If the Board of Trustees determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the District shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds.

12. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific details in some instances, because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the District to provide Town required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations, or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Town Intergovernmental Agreement. Any changes to the types of services and facilities to be provided that are materially different from those types of services and facilities included in this Service Plan shall require an amendment to the Service Plan approved by the Town.

The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as they may deviate in a material manner from the requirements of the Service Plan, the Town Code, or the Town Intergovernmental Agreement. The District may amend this Service Plan. However, actions of the District which: (1) violate the limitations set forth in Sections V.A.1-14 above; (2) violate the limitations set forth in Section VI.B.; (3) constitute a material modification of the Service Plan; or (4) constitute a failure to comply with the Town Intergovernmental Agreement or other agreement with the Town, which non-compliance has not been waived in writing by the Town, shall be deemed to be a material modification to this Service Plan and the Town shall be entitled to all

remedies available under State and local law to enjoin such action(s) of the District.

Any Town approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act, or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the Board of Trustees, such Town approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof, or modifications thereto.

B. Capital Plan.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the District; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon Town construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. A Map depicting the Public Improvements is attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained, or financed by the District is approximately \$30,662,387. Costs of required Public Improvements that cannot be financed by the District within the parameters of this Service Plan and the financial capability of the District are expected to be financed by the developer of the Project.

The District shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in its discretion.

All of the Public Improvements described herein will be designed and constructed in such a way as to ensure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of Town standards and specifications and the Approved Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the Town’s requirements, and construction scheduling may require. Upon approval of this Service Plan, the District will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the Town and state or federal requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its

revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general *ad valorem* taxes to be imposed upon all taxable property within the District. The District will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project developer and grants. The District is also authorized to assess and collect a District Facility Fee as set forth in Section VI.E., below. Unless specifically authorized in the Town Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the District Facility Fee without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total Debt that the District shall be permitted to issue shall not exceed \$45,000,000 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the issuing District determines shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$45,000,000 that the District shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Company, attached hereto as **Exhibit F**. The Town may obtain an independent certification at the District's sole cost from an independent CPA or other financial consultant of the Town's choosing, experienced in advising governmental entities on matters relating to the issuance of securities in Colorado regarding the financial plan and the reasonableness of the projections contained in the financial plan.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed twelve percent (12%). The proposed maximum underwriting discount will be three percent (3%). 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. Maximum Debt Mill Levy.

The Maximum Debt Mill Levy shall be the maximum mill levy a District is permitted to impose upon the taxable property within the District for payment of Debt imposed by the District, and shall be determined as follows:

1. The Maximum Debt Mill Levy fifty-five (55) mills less the number of mills imposed by the District for operations and maintenance purposes, provided that if, on or after January 1, 2007, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the mill levy limitation applicable to such Debt 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 the mill levy, as adjusted for changes occurring after January 1, 2007, 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 be deemed to be a change in the method of calculating assessed valuation.

2. All Debt issued by the District must be issued in compliance with all requirements of State law.

To the extent that the District is composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term “**District**” as used in this Section shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

Nothing herein shall prevent the District from covenanting with Debt holders or others to limit the amount of its operations and maintenance mill levy, as long as all district operations and maintenance requirements are met as required by VI.H. below.

D. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy.

The District may also collect a one-time District Facility Fee for capital improvements, provided that such fee does not exceed the following limits:

1. For a structure other than a single-family or multi-family residential structure, the District Facility Fee shall not exceed Two Dollars (\$2.00) per square foot of the structure.

2. The District Facility Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Kersey, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2023. The District Facility Fee shall be collected by the District prior to issuance of a Building Permit. Unless specifically authorized in the Town Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the District Facility Fee, as limited above, without first obtaining Town approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof. Assessment of the District Facility Fee and the amount thereof will be based upon the needs of the District, and the District will periodically examine the amount to ensure it is not in excess of the capital needs of the District.

E. Security for Debt.

The District shall not pledge any revenue, property, or other assets of the Town as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the District’s 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 the District in the payment of any such obligation.

F. TABOR Compliance.

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up enterprises or nonprofit entities to manage, fund, construct, and operate facilities, services, and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Boards. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

G. District Organizational Costs.

The estimated cost of engineering services, legal services, and administrative services, in connection with the District's organization, 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 District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained, if such maintenance is addressed in the Town Intergovernmental Agreement. The first year's operating budget is estimated to be \$100,000, which is anticipated to be derived from funding advances by the developer of the Project until such time as the District's operating mill levy revenues are sufficient to operate the District.

The District may impose an operations mill levy as necessary to operate the District and for provision of operation and maintenance services to its taxpayers and/or service users at a level equal to or greater than Town standards. The authorized mill levy for operations and maintenance activities shall be included within the Maximum Debt Mill Levy.

H. Subdistricts.

The District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., with the prior approval of the Board of Trustees. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the Town prior to establishing any such subdistrict(s) or area(s) and shall provide the Town with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The Board of Trustees may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General. The District shall file an annual report with the Town Clerk not later than August 1st of each calendar year, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year").

B. Reporting of Significant Events.

The annual report shall include the following:

1. A narrative summary of the progress of the District in implementing its Service Plan for the report year;

2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year, including a statement of financial condition (i.e., balance sheet) as of December 31st of the report year and the statement of operations (i.e., revenues and expenditures) for the report year,

or a copy of the audit exemption application;

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1st of the report year and the current mill levy of the District pledged to Debt retirement in the report year;

5. The District's budget for the calendar year in which the annual report is submitted;

6. A summary of the development in the District for the report year;

7. A summary of all taxes, fees, charges, and assessments imposed by the District as of January 1st of the report year;

8. The name, business address, and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place, and time of the regular meetings of the Board.

In addition, the District shall submit to the Town Clerk immediate notification of any changes to information set forth in Subsection VII.B.8, and shall provide a copy of the written notice of every regular or special meeting of the District to the Town clerk at least five (5) business days prior to such meeting.

VIII. DISSOLUTION OF THE DISTRICT

Upon an independent determination of the Board of Trustees and written notice to the District that the purposes for which the District was created have been accomplished, the District agrees to file petitions in the District Court for and in Weld County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. DISCLOSURES REQUIRED TO PURCHASERS OF PROPERTY WITHIN THE DISTRICT

The Town wants purchasers of property within the District to be aware of the additional tax burden to be imposed. The Town mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy, and District Facility Fee, as applicable. The Town will review the type and timing of the disclosure, which the proponents of the District are proposing. The notice shall be recorded against all property and provided to the

Town Manager prior to the initial issuance of debt.

X. TOWN INTERGOVERNMENTAL AGREEMENT

The form of the Town Intergovernmental Agreement relating to the limitations imposed on the District's activities is attached hereto as **Exhibit G**. The District shall approve and execute the Town Intergovernmental Agreement at its first Board meeting following its organizational election, in the same form as the Town Intergovernmental Agreement approved by the Board of Trustees, and shall promptly deliver an executed original to the Town. Failure of the District to execute the Town Intergovernmental Agreement as required herein shall constitute a material modification. The Board of Trustees shall approve an Town Intergovernmental Agreement at the public hearing approving the Service Plan.

As limited by this Article X, the District may enter into an intergovernmental agreement regarding the functions and services to be provided by the District, and the mechanisms to be used by the District for the sharing of costs of Public Improvements. Such intergovernmental agreement and all amendments thereto, as well as all other intergovernmental agreements and amendments thereto proposed between or among the District regarding the subject matter of this Service Plan, shall be subject to review and comment by the Town prior to their execution by the District. If entered into by the District, the District shall cause any intergovernmental agreements to be delivered to the Town as soon as practicable upon formation of the District. The District shall also deliver promptly, upon the District's execution, fully executed and complete copies of all amendments to such intergovernmental agreement, and of all other intergovernmental agreements and amendments thereto between or among the District regarding the subject matter of this Service Plan.

No intergovernmental agreements other than the Town Intergovernmental Agreement and the District's intergovernmental agreements are anticipated. The District shall use all Town provided infrastructure services, including but not limited to, water and sewer service, unless the Town is unable or unwilling to provide such services. In the event the Town is unable or unwilling to provide such services, the District may seek such infrastructure services from other providers. Except for such Town Intergovernmental Agreement with the Town, any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review and comment by the Town prior to its execution by a District.

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan collectively, "**Material Departure**"), the Town may impose any of the sanctions set forth in the Town Code, including but not limited to affirmative injunctive relief to require the District to act in accordance with the provisions of this Service Plan. The Town will provide the District with written notice of any Material Departure from the Service Plan. The District shall have sixty (60) days to provide the Town with written evidence that no Material Departure occurred, which evidence must be reasonably satisfactory to the Town, or to commence to cure such Material Departure. If the District is diligently pursuing the cure of such Material Departure, the Town shall not take any action to enjoin the District. In the event the District fails to complete the cure or take any action to cure the Material Departure, the Town may impose any sanctions allowed by the Town Code or

statute.

XII. CONCLUSION

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

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the District has and will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A

Legal Description

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS T-5-N R-65-W 1/4 SEC 13/SEC 24 1992 PLS NO 17508", FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 13, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "2005 T5N R65W S1/16 S13 JONES LS 22098 KING SURVEYORS INC", BEARS N00°13'01"W FOR A DISTANCE OF 2652.58, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 N00°13'01"W, A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTH LINE OF THE WESTERN EQUIPMENT & TRUCK INC. ANNEXATION NO. 5 AS RECORDED AT REC. NO. 3267517;

THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTH LINE N89°57'31"E, A DISTANCE OF 30.00 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 47 1/2, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE N00°13'01"W, A DISTANCE OF 1,206.38 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE S89°55'23"E, A DISTANCE OF 2,588.60 FEET TO A POINT ON THE WEST LINE OF WELD COUNTY PARKWAY ANNEXATION #2 AS RECORDED AT REC. NO. 4365229;

THENCE DEPARTING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- 1) S00°20'31"E, A DISTANCE OF 149.88 FEET;
- 2) S89°39'29"W, A DISTANCE OF 20.00 FEET;
- 3) S00°20'31"E, A DISTANCE OF 977.05 FEET TO A POINT ON THE WEST LINE OF WELD COUNTY PARKWAY ANNEXATION #1 AS RECORDED AT REC. NO. 4365228;

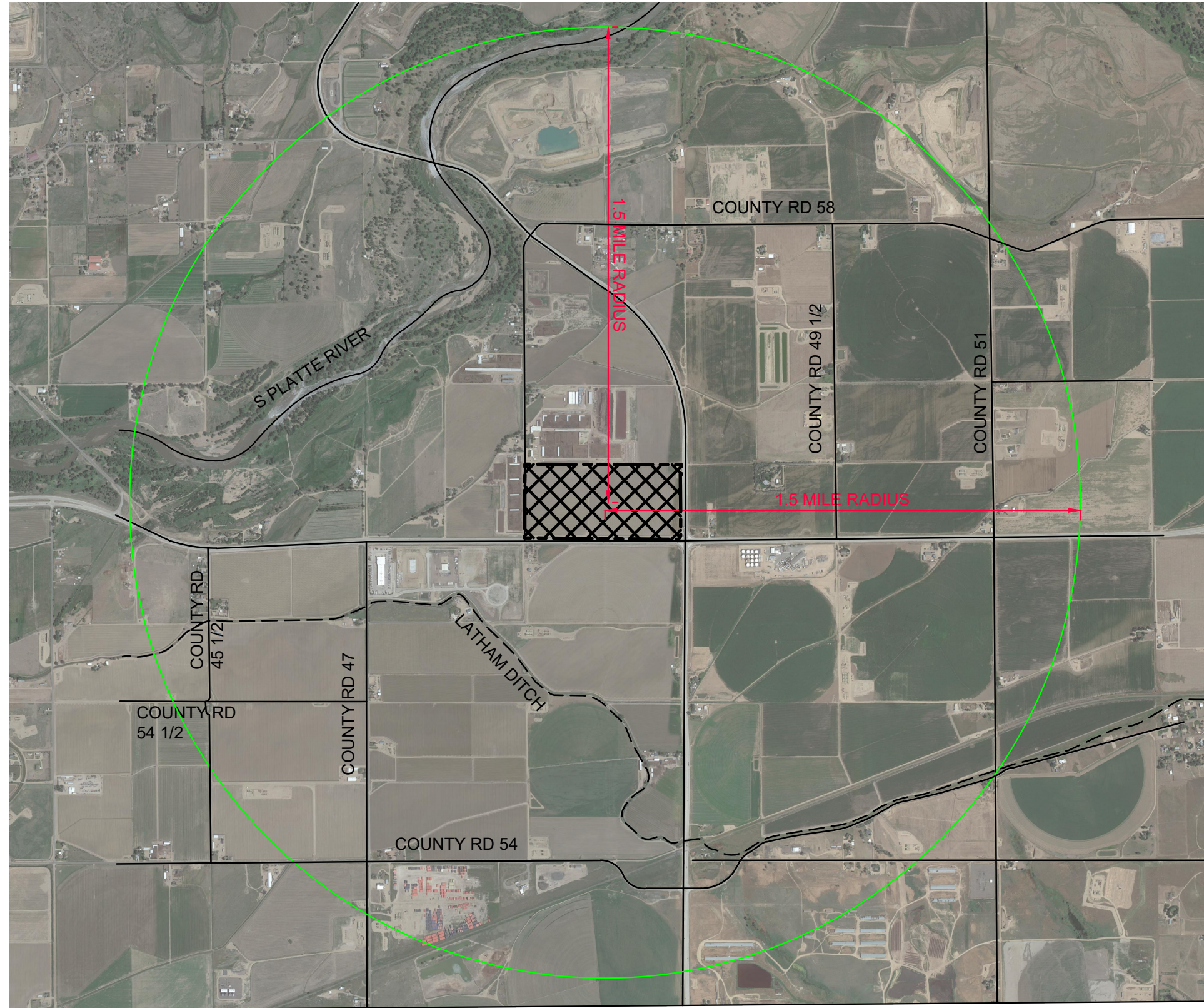
THENCE DEPARTING WEST LINE OF SAID WELD COUNTY PARKWAY ANNEXATION #2 AND ALONG THE SAID WEST LINE OF WELD COUNTY PARKWAY ANNEXATION #1 S36°35'00"W, A DISTANCE OF 92.23 FEET TO A POINT ON THE SAID NORTH LINE OF WESTERN EQUIPMENT & TRUCK INC. ANNEXATION NO. 5;

THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTH LINE S89°57'31"W, A DISTANCE OF 2,515.79 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,094,388 SQ. FT. OR 71.04 ACRES, MORE OR LESS.

EXHIBIT B

Kersey Vicinity Map



CENTENNIAL COMMERCE CENTER

VICINITY MAP, 1" = 2000'

\\kimley-horn.com\mnt_dmv\NCO_Civil\198712000_Kersey Development\CADD\Exhibits\Vicinity Map.dwg

05/03/2023

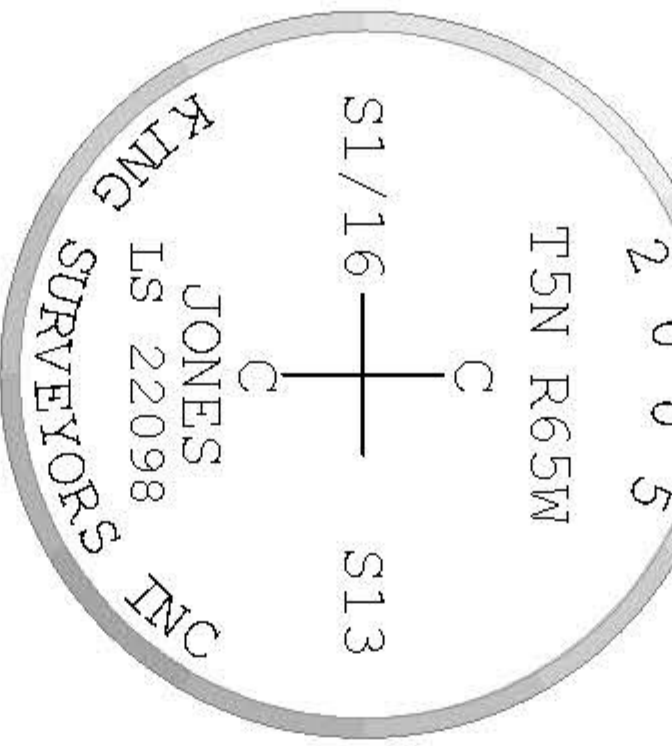
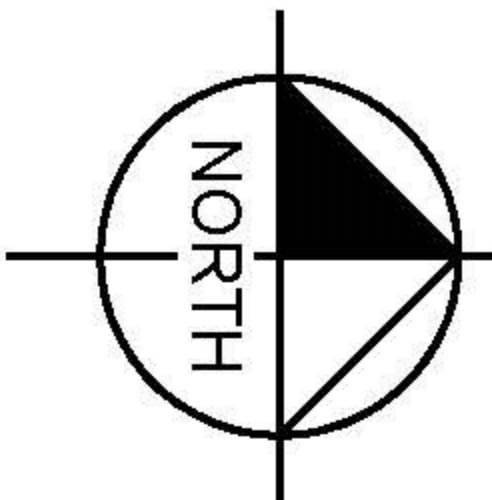
Kimley»Horn

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3801 AUTOMATION WAY SUITE 210, FORT COLLINS, CO 80525
PHONE: 303-228-2300

EXHIBIT C

District Boundary Map

DISTRICT BOUNDARY MAP



APN: 096113000076
OWNER: AJR FARMS ET AL
NOT A PART

BASIS OF BEARINGS
W LINE SE QTR SEC 13.
N0°13'01"W 2652.58' (M)

C-S 1/16 COR. SEC. 13
FOUND 3-1/4"
ALUMINUM CAP

CENTER 1/4 COR. SEC. 13
FOUND 2-1/2"
ALUMINUM CAP
ILLEGIBLE

1326.29' (M) 1326.32' (R4) 1326.24' (R5)

WELD COUNTY ROAD 47 1/2
(60' PUBLIC R.O.W.)

N0°13'01"W 1206.38' (C)

LEGEND

- SECTION CORNER FOUND AS NOTED
- PROPERTY CORNER FOUND AS NOTED
- MEASURED DIMENSION
- CALCULATED DIMENSION
- RECORD DIMENSION PER ANNEXATION AT REC. NO. 3267517
- RECORD DIMENSION PER ANNEXATION AT REC. NO. 4365228
- RECORD DIMENSION PER REC. NO. 02257398
- RECORD DIMENSION PER REC. NO. 4821712
- RECORD DIMENSION PER REC. NO. 4365144
- RECORD DIMENSION PER REC. NO. 3357189
- RECORD DIMENSION PER REC. NO. 4267419
- APN ASSESSOR PARCEL NUMBER
- ANNEXATION BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING ANNEXATION LINE
- CONTIGUOUS ANNEXATION LINE

PROPOSED ZONING: INDUSTRIAL D DISTRICT
1,811,187 SQ. FT. OR 41.58 AC. ±

ANNEXATION PARCEL
OWNER: HOSHIKO-DJ LAND LLC
EXISTING ZONING: A AG
PARCEL CONTAINS
3,094,388 SQ. FT. OR 71.04 AC. ±

NORTH 1/2
SOUTHEAST 1/4
SECTION 13

N LINE SE QTR SEC 13
S89°49'09"E 2896.14' (M) 2896.38' (R4)

N LINE S HALF SE QTR SEC 13
S89°55'23"E 2588.60' (C)

LOT B, RECORDED EXEMPTION
NO. 0961-13-4 RE-4040
APN: 096113400026
OWNER: HOP, ANDREW JAY
NOT A PART

PROPOSED ZONING: COMMERCIAL C DISTRICT
1,283,202 SQ. FT. OR 29.46 AC. ±

S0°02'29"E 1203.27'

SOUTH 1/2
SOUTHEAST 1/4
SECTION 13

S89°57'31"W 2615.79' (C)

US HWY 34
(150' PUBLIC R.O.W.)

S LINE SE QTR SEC 13
S89°57'31"W

2701.46' (C,A1)
2701.51' (A2,A3)
2701.58' (R1)
2701.58' (R2)
2701.49' (R4)

WESTERN EQUIPMENT & TRUCK INC.
ANNEXATION NO. 5
REC. NO. 3267517

APN: 096124100038
OWNER: WESTERN
EQUIPMENT & TRUCK
NOT A PART

E 1/4 COR. SEC. 13
FOUND 3-1/4"
ALUMINUM CAP



E LINE N HALF SE QTR SEC 13
S0°19'31"E 1321.25' (M) 1320.99' (R4)

S 1/16 COR. SEC. 13/18
FOUND 3-1/4"
ALUMINUM CAP
ILLEGIBLE

S89°39'29"W
20.00' (C,A3,R3)

S0°20'31"E
149.88' (C)
149.91' (A3)
150.00' (R3)

S0°20'31"E 977.05' (C,A3,R3)

WELD COUNTY ROAD 49
(R.O.W. VARIES)

E LINE S HALF SE QTR SEC 13
S0°20'31"E 1320.89' (C)
1320.93' (R3) 1320.98' (R4)

APN: 096318300014
OWNER: HOWARD, SHIRLEY JUNE
NOT A PART

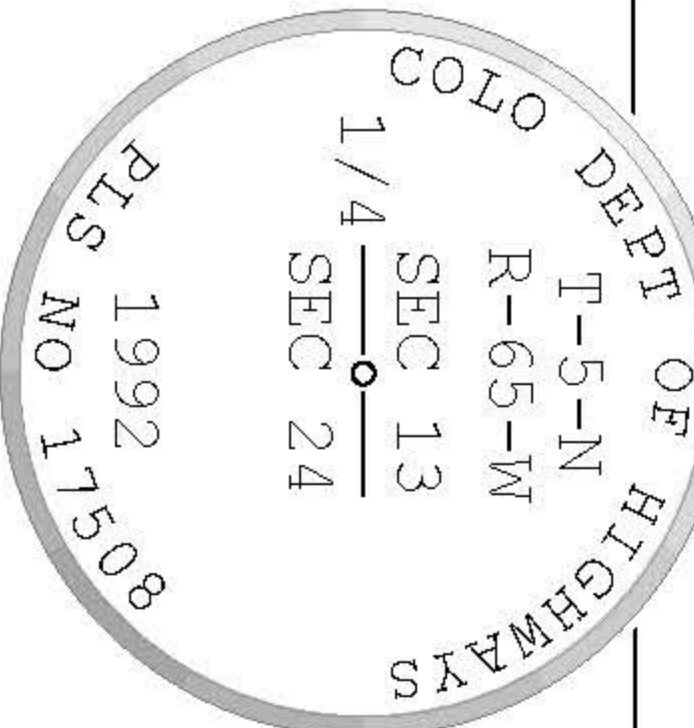
WELD COUNTY PARKWAY
ANNEXATION #2
REC. NO. 4365229

WELD COUNTY PARKWAY
ANNEXATION #1
REC. NO. 4365228

SE 1/4 COR. SEC. 13
CALCULATED POSITION
PER FOUND MONUMENT TIES

S36°35'00"W
92.23' (C,A2,R3)

POINT OF
COMMENCEMENT
S 1/4 SEC. 13
FOUND 3-1/4"
ALUMINUM CAP



FOUND 3-1/4"
ALUMINUM CAP
"ODOT ROW MONUMENT"
PLS. NO. 17508'

APN: 096124100037
OWNER: VAN MAANEN,
RICKY D
NOT A PART

EXHIBIT D

Capital Plan



PRELIMINARY

Kimley-Horn and Associates, Inc.

Opinion of Probable Construction Cost

Client:	H2 Consults	Date:	6/16/2023
Project:	Centennial Commerce Center	Prepared By:	HEK
KHA No.:	196712000	Checked By:	CARS

Summary of Costs	Sheet:	1 of 4
------------------	--------	--------

Kimley-Horn and Associates, Inc. has not prepared fully engineered construction drawings for this site; therefore, the final quantities are subject to change. Additionally, the final land plan could change significantly through the development process. Review all notes and assumptions. Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have been rounded.

Sheet No.	Item Description	Item Cost
1	Centennial Commerce Center	\$30,662,386.52

Basis for Cost Projection:

- ☒ No Design Completed
- ☐ Preliminary Design
- ☐ Final Design

NOTES:

Caitlin Sheahan, PE
Registered Professional Engineer, State of Colorado No. 60637

PRELIMINARY

Kimley»Horn

PROJECT NAME:

PROJECT NO:

DATE PREPARED:

Centennial Commerce
Center

196712000

June 16, 2023

OPINION OF PROBABLE COST - CENTENNIAL COMMERCE CENTER

	QUANTITY	UNIT	UNIT COST	TOTAL
SEWER				
15" PVC SEWER LINE	16,750	LF	\$99	\$1,658,250
8" PVC SEWER LINE	4,327	LF	\$65	\$281,255
6" PVC SEWER SERVICE LINE	724	LF	\$60	\$43,440
6" SAN CLEANOUT	12	EA	\$800	\$9,600
5' DIAMETER MANHOLES	42	EA	\$6,500	\$273,000
4' DIAMETER MANHOLES	15	EA	\$6,000	\$90,000
ESTIMATED COST SHARING FOR LIFT STATION AS SHOWN ON UTILITY MASTER PLAN	1	LS	\$750,000	\$750,000
			SEWER SUB-TOTAL	\$3,105,545

*ACTUAL SEWER SERVICE SIZES TO BE CONFIRMED DURING DETAILED ENGINEERING. ASSUMED ONE SERVICE PER BUILDING

WATER				
12" PVC WATER LINE	2,887	LF	\$100	\$288,700
8" PVC WATER LINE	6,602	LF	\$90	\$594,180
8" VERTICAL REALIGNMENT	18	EA	\$8,000	\$144,000
STD FIRE HYDRANT ASSEMBLY INCL 8" x 6" TEE	18	EA	\$12,000	\$216,000
8" X 8" CROSS	1	EA	\$1,500	\$1,500
12" X 8" TEE	2	EA	\$2,100	\$4,200
12" X 12" TEE	1	EA	\$2,500	\$2,500
8" X 8" TEE	2	EA	\$1,245	\$2,489
12" BEND MJ	2	EA	\$1,140	\$2,280
8" BEND MJ	4	EA	\$875	\$3,500
12" X 8" REDUCER	1	EA	\$925	\$925
2" COPPER SERVICE LINE W/ SQUEEGE BEDDING W/ PIT, CORP STOP & INSULATOR (AVG. 45 LF)*	12	EA	\$4,500	\$54,000
IRRIGATION METER	1	EA	\$10,943	\$10,943
12" GATE VALVE	6	EA	\$4,200	\$25,200
8" GATE VALVE	14	EA	\$3,100	\$43,400
MASTER METER VAULT	1	EA	\$150,000	\$150,000
CONNECT TO EXISTING 16" WATER	1	EA	\$12,150	\$12,150
			WATER SUB-TOTAL	\$1,555,967

*ACTUAL WATER SERVICE SIZES TO BE CONFIRMED DURING DETAILED ENGINEERING. ASSUMED ONE SERVICE PER BUILDING

STORM DRAIN				
4" PVC ROOF DRAIN CONNECTION	397	LF	\$25	\$9,916
18" PVC	6,253	LF	\$100	\$625,300
24" PVC	2,316	LF	\$130	\$301,080
36" RCP	1,591	LF	\$250	\$397,750
48" RCP	39	LF	\$300	\$11,700
4' DIAM. STORM MANHOLE	35	EA	\$3,836	\$134,264
5' DIAM. STORM MANHOLE	1	EA	\$5,945	\$5,945
10' TYPE "R" INLET	53	EA	\$10,676	\$565,845
TYPE "C" INLET	3	EA	\$5,328	\$15,983
CONCRETE TRICKLE CHANNEL (3' WIDE ASSUMED)	1,093	LF	\$151	\$165,043
FLARED END SECTION (48")	1	EA	\$8,200	\$8,200
FLARED END SECTION (36")	1	EA	\$4,500	\$4,500
POND ACCESS ROAD 4" THICK CL6 ROAD BASE	1,012	SY	\$30	\$30,360
RIPRAP	50	SF	\$5	\$250
FOREBAY	2	EA	\$36,000	\$72,000
OUTLET STRUCTURE	1	EA	\$82,555	\$82,555
			STORM DRAIN SUB-TOTAL	\$2,430,691



PROJECT NAME:
PROJECT NO:
DATE PREPARED:

Centennial Commerce Center
196712000
June 16, 2023

OPINION OF PROBABLE COST - CENTENNIAL COMMERCE CENTER

	QUANTITY	UNIT	UNIT COST	TOTAL
SURFACE IMPROVEMENTS/ROADWAY				
5' SIDEWALK (6")	14,578	LF	\$36	\$524,808
6" CURB & GUTTER	40,452	LF	\$28	\$1,132,656
HOT MIX ASPHALT (4" DEPTH) *TO BE CONFIRMED BY GEOTECHNICAL ENGINEER	124,831	SY	\$33	\$4,095,705
CLASS 6 ROAD BASE (6" DEPTH) *TO BE CONFIRMED BY GEOTECHNICAL ENGINEER	124,831	SY	\$15	\$1,872,465
GRAVEL INDUSTRIAL YARD 4" THICK CL6 ROAD BASE *TO BE CONFIRMED BY GEOTECHNICAL ENGINEER	44,444	SY	\$30	\$1,333,333
PAVEMENT STRIPING	1	LS	\$20,000	\$20,000
MANHOLE RIM ADJUSTMENT	93	EA	\$839	\$78,027
GATE VALVE ADJUSTMENT	38	EA	\$429	\$16,302
STOP SIGN	22	EA	\$730	\$16,068
STREET SIGNS	3	EA	\$380	\$1,140
REGULATORY SIGNS	10	EA	\$380	\$3,800
STREET LIGHTING	127	EA	\$8,000	\$1,016,000
CURB RAMPS	54	EA	\$2,620	\$141,480
SURFACE IMPROVEMENTS SUB-TOTAL:				\$10,251,785
EARTHWORK				
MASS GRADING (CUT TO FILL)*	40,000	CY	\$7	\$264,000
SITE IMPORT*	150,000	CY	\$25	\$3,750,000
ROUGH GRADE PONDS	23,813	SY	\$3	\$71,439
LOT OVER-EXCAVATION (ASSUMING 4' DEPTH OVER-EX REQUIRED FOR LOTS) *TO BE CONFIRMED BY GEOTECHNICAL ENGINEER	85,827	CY	\$4	\$308,977
ROADWAY OVER-EXCAVATION (ASSUMING 4' DEPTH REQUIRED FOR ROADWAYS) *TO BE CONFIRMED BY GEOTECHNICAL ENGINEER	162,280	CY	\$4	\$584,209
SITE STRIPPING (12" DEPTH) *TO BE CONFIRMED BY GEOTECHNICAL ENGINEER	114,556	CY	\$3	\$343,668
EARTHWORK SUB-TOTAL:				\$5,322,293
*MASS GRADING NUMBERS HAVE BEEN APPROXIMATED BASED ON PRELIMINARY CONCEPT AND ARE SUBJECT TO CHANGE. IMPORT ASSUMES DIRT IS TRANSPORTED >5 MILES.				
MISCELLANEOUS				
LANDSCAPING - OPEN SPACE	200,000	SF	\$3	\$540,000
LANDSCAPING - TREE LAWNS	75,000	SF	\$3	\$225,000
LANDSCAPING - STREET TREES	2,962	LF	\$19	\$55,538
DECORATIVE MONUMENT SIGNS	3	EA	\$25,000	\$75,000
EROSION CONTROL	71	AC	\$5,000	\$355,000
TRAFFIC CONTROL	1	LS	\$15,000	\$15,000
MOSQUITO CONTROL	71	AC	\$500	\$35,500
FIRE PROTECTION SYSTEM	579,335	SF	\$2	\$1,158,670
MOBILIZATION	71	AC	\$6,000	\$426,000
MISCELLANEOUS SUB-TOTAL:				\$2,885,708



PROJECT NAME:
PROJECT NO:
DATE PREPARED:

Centennial Commerce Center
196712000
June 16, 2023

OPINION OF PROBABLE COST - CENTENNIAL COMMERCE CENTER

QUANTITY	UNIT	UNIT COST	TOTAL
		SUB-TOTAL SEWER:	\$3,105,545
		SUB-TOTAL WATER:	\$1,555,967
		SUB-TOTAL STORM DRAINAGE:	\$2,430,691
		SUB-TOTAL SURFACE IMPROVEMENTS:	\$10,251,785
		SUB-TOTAL EARTHWORK:	\$5,322,293
		SUB-TOTAL MISCELLANEOUS:	\$2,885,708
		SUB-TOTAL CONSTRUCTION:	\$25,551,989
		20% CONTINGENCY:	\$5,110,398
		TOTAL ESTIMATE FOR CONSTRUCTION COSTS :	\$30,662,387

ESTIMATE NOTES

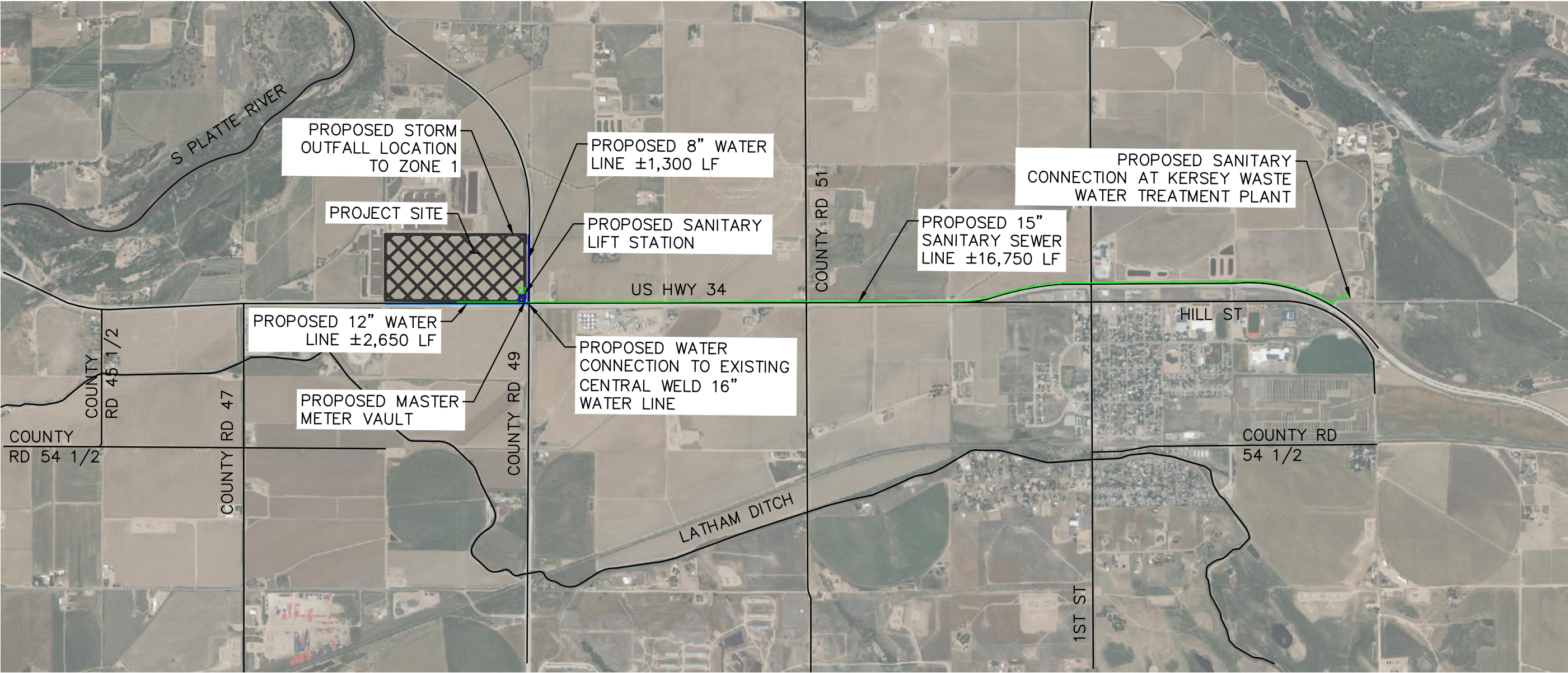
1. Units costs used in this cost opinion are derived from readily available information and do not account for inflationary cost escalation. Current construction costs could end up being more inflated than what is shown. It is recommended that pricing is verified with local contractors. Escalation during the time period from the date of this cost opinion to the start of construction is not factored into this estimate.
2. Cost Opinion does not include detailed estimates for demolition, testing, staking, water rights, and dry utility costs. Budgets are shown above based on typical costs.
3. This cost opinion does not include franchise utility costs, permitting, sales tax, contractor's bonding, insurance, and geotechnical/materials testing.
4. The Engineer has no control over the cost of labor, materials, or equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs, as provided here, are made on the basis of the Engineer's experience and qualifications and represent the Engineer's judgement as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable cost prepared for the Owner.

EXHIBIT E

Map Depicting Public Improvements

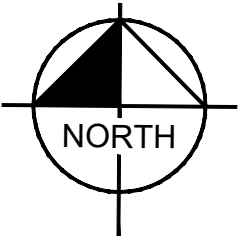
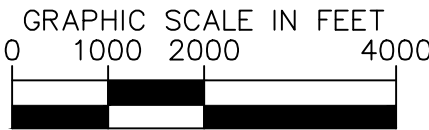
HOSHIKO ANNEXATION/REZONING

UTILITY EXTENSION EXHIBIT



LEGEND

- 16" PROPOSED WATER LINE
- 12" PROPOSED WATER LINE
- 8" PROPOSED WATER LINE
- 15" SANITARY SEWER LINE



Kimley»Horn

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3801 AUTOMATION WAY, STE 210, FORT COLLINS, COLORADO 80525
PHONE: 303-228-2300

EXHIBIT F

Financial Plan

CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT
Weld County, Colorado

~~~~~  
**GENERAL OBLIGATION BONDS, SERIES 2025**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035**  
~~~~~

Service Plan
~~~~~

| <b>Bond Assumptions</b>                   | <b>Series 2025</b>  | <b>Series 2035</b>  | <b>Total</b>        |
|-------------------------------------------|---------------------|---------------------|---------------------|
| Closing Date                              | 12/1/2025           | 12/1/2035           |                     |
| First Call Date                           | 12/1/2030           | 12/1/2045           |                     |
| Final Maturity                            | 12/1/2055           | 12/1/2065           |                     |
| <b>Sources of Funds</b>                   |                     |                     |                     |
| Par Amount                                | 38,985,000          | 53,345,000          | <b>92,330,000</b>   |
| Funds on Hand                             | 0                   | 3,345,000           | <b>3,345,000</b>    |
| Total                                     | 38,985,000          | 56,690,000          | <b>95,675,000</b>   |
| <b>Uses of Funds</b>                      |                     |                     |                     |
| Project Fund                              | <b>\$28,821,550</b> | <b>\$19,248,275</b> | <b>\$48,069,825</b> |
| Refunding Escrow                          | 0                   | 36,975,000          | <b>36,975,000</b>   |
| Debt Service Reserve                      | 0                   | 0                   | <b>0</b>            |
| Capitalized Interest                      | 5,847,750           | 0                   | <b>5,847,750</b>    |
| Surplus Deposit                           | 3,286,000           | 0                   | <b>3,286,000</b>    |
| Costs of Issuance                         | 1,029,700           | 466,725             | <b>1,496,425</b>    |
| Total                                     | 38,985,000          | 56,690,000          | <b>95,675,000</b>   |
| <b>Bond Features</b>                      |                     |                     |                     |
| Projected Coverage                        | 100x                | 100x                |                     |
| Tax Status                                | Tax-Exempt          | Tax-Exempt          |                     |
| Rating                                    | Non-Rated           | Inv. Grade          |                     |
| Average Coupon                            | 5.000%              | 4.000%              |                     |
| Annual Trustee Fee                        | \$4,000             | \$4,000             |                     |
| <b>Biennial Reassessment</b>              |                     |                     |                     |
| Residential                               | 6.00%               | 6.00%               |                     |
| Commercial                                | 2.00%               | 2.00%               |                     |
| <b>Taxing Authority Assumptions</b>       |                     |                     |                     |
| <b>Metropolitan District Revenue</b>      |                     |                     |                     |
| Residential Assessment Ratio              |                     |                     |                     |
| <i>Service Plan Gallagherization Base</i> | 7.15%               |                     |                     |
| <i>Current Assumption</i>                 | 7.15%               |                     |                     |
| Debt Service Mills                        |                     |                     |                     |
| <i>Service Plan Mill Levy Cap</i>         | 50.000              |                     |                     |
| <i>Maximum Adjusted Cap</i>               | 50.000              |                     |                     |
| <i>Target Mill Levy</i>                   | 50.000              |                     |                     |
| Specific Ownership Taxes                  | 6.00%               |                     |                     |
| County Treasurer Fee                      | 1.50%               |                     |                     |
| <b>Increment Financing</b>                |                     |                     |                     |
| Sales Tax Revenue                         |                     |                     |                     |
| <i>Sales Tax Rate</i>                     | 0.0%                |                     |                     |
| <i>Sales TIF Share</i>                    | 0.0%                |                     |                     |
| <i>Add-on Sales PIF</i>                   | 2.5%                |                     |                     |
| <b>Operations</b>                         |                     |                     |                     |
| Operations Mill Levy                      | 10.000              |                     |                     |
| Total Mill Levy                           | 60.000              |                     |                     |

CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT  
Development Summary



|                               | Commercial            |                       |                       |                       |                    |                    |                    |                    |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------|--------------------|--------------------|--------------------|
|                               | 1 - Industrial / Flex | 2 - Industrial / Flex | 3 - Industrial / Flex | 4 - Industrial / Flex | 5 - Retail / Rest. | 6 - Retail / Rest. | 7 - Retail / Rest. | 8 - Truck Services |
|                               | \$100                 | \$100                 | \$100                 | \$100                 | \$185              | \$185              | \$185              | \$150              |
|                               | \$ / sf               | \$ / sf               | \$ / sf               | \$100 / sf            | \$200 / sf         | \$200 / sf         | \$200 / sf         | \$ / sf            |
|                               | 100%                  | 100%                  | 100%                  | 100%                  | 100%               | 100%               | 100%               | 100%               |
| Statutory Actual Value (2023) |                       |                       |                       |                       |                    |                    |                    |                    |
| Sales (2023)                  |                       |                       |                       |                       |                    |                    |                    |                    |
| Sales Collected (%)           |                       |                       |                       |                       |                    |                    |                    |                    |
| Lodging (2023)                |                       |                       |                       |                       |                    |                    |                    |                    |
| 2023                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2024                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2025                          | 71,680                | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2026                          | -                     | 80,640                | -                     | -                     | -                  | -                  | -                  | -                  |
| 2027                          | -                     | -                     | 94,080                | -                     | -                  | -                  | -                  | -                  |
| 2028                          | -                     | -                     | -                     | 105,840               | -                  | -                  | -                  | -                  |
| 2029                          | -                     | -                     | -                     | -                     | 20,000             | -                  | -                  | -                  |
| 2030                          | -                     | -                     | -                     | -                     | -                  | 20,000             | -                  | -                  |
| 2031                          | -                     | -                     | -                     | -                     | -                  | -                  | 20,000             | -                  |
| 2032                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | 49,408             |
| 2033                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2034                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2035                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2036                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2037                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2038                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2039                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2040                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2041                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2042                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2043                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2044                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2045                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2046                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2047                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2048                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2049                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2050                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2051                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2052                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2053                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| 2054                          | -                     | -                     | -                     | -                     | -                  | -                  | -                  | -                  |
| Total Units                   | 71,680                | 80,640                | 94,080                | 105,840               | 20,000             | 20,000             | 20,000             | 49,408             |
| Total Statutory Actual Value  | \$7,168,000           | \$8,064,000           | \$9,408,000           | \$10,584,000          | \$3,700,000        | \$3,700,000        | \$3,700,000        | \$7,411,200        |
| Annual Sales                  | \$                    | \$                    | \$                    | \$10,584,000          | \$4,000,000        | \$4,000,000        | \$4,000,000        | \$                 |
| Annual Lodging                |                       |                       |                       |                       |                    |                    |                    |                    |

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT  
Development Summary**



|                               | Commercial  |              |                 |                     |           | Total Commercial | Hotel       |             | Total Hotel  |
|-------------------------------|-------------|--------------|-----------------|---------------------|-----------|------------------|-------------|-------------|--------------|
|                               | 11 - Gas    | 12 - Retail  | 13 - Industrial | 14 - Retail / Rest. | Product M |                  | 9 - Hotel   | 10 - Hotel  |              |
|                               | \$400       | \$185        | \$100           | \$185               | \$        |                  | \$85,000    | \$85,000    |              |
|                               | \$500 / sf  | \$225 / sf   | \$ / sf         | \$225 / sf          | \$ / sf   |                  | \$ / room   | \$ / room   |              |
|                               | 100%        | 100%         | 100%            | 100%                | 100%      |                  | 100%        | 100%        |              |
| Statutory Actual Value (2023) |             |              |                 |                     |           |                  | \$100 ADR   | \$100 ADR   |              |
|                               |             |              |                 |                     |           |                  |             |             |              |
| 2023                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2024                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2025                          | -           | -            | -               | -                   | -         | 71,680           | -           | -           | -            |
| 2026                          | 13,500      | -            | -               | -                   | -         | 94,140           | -           | -           | -            |
| 2027                          | -           | -            | -               | -                   | -         | 94,080           | -           | -           | -            |
| 2028                          | -           | 64,000       | -               | -                   | -         | 169,840          | 75          | -           | 75           |
| 2029                          | -           | -            | -               | -                   | -         | 20,000           | -           | -           | -            |
| 2030                          | -           | -            | -               | -                   | -         | 20,000           | -           | 75          | 75           |
| 2031                          | -           | -            | -               | -                   | -         | 20,000           | -           | -           | -            |
| 2032                          | -           | -            | -               | -                   | -         | 49,408           | -           | -           | -            |
| 2033                          | -           | -            | 17,500          | -                   | -         | 17,500           | -           | -           | -            |
| 2034                          | -           | -            | -               | 18,500              | -         | 18,500           | -           | -           | -            |
| 2035                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2036                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2037                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2038                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2039                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2040                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2041                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2042                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2043                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2044                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2045                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2046                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2047                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2048                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2049                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2050                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2051                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2052                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2053                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| 2054                          | -           | -            | -               | -                   | -         | -                | -           | -           | -            |
| Total Units                   | 13,500      | 64,000       | 17,500          | 18,500              | -         | 575,148          | 75          | 75          | 150          |
| Total Statutory Actual Value  | \$5,400,000 | \$11,840,000 | \$1,750,000     | \$3,422,500         | \$        | \$76,147,700     | \$6,375,000 | \$6,375,000 | \$12,750,000 |
| Annual Sales                  | \$6,750,000 | \$14,400,000 | \$              | \$4,162,500         | \$        | \$47,896,500     | \$          | \$          | \$           |
| Annual Lodging                |             |              |                 |                     |           |                  | \$1,916,250 | \$1,916,250 | \$3,832,500  |

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT**  
**Assessed Value Calculation**

|       | Vacant Land               |                    | Commercial    |             |              |                      |                    | Total              |
|-------|---------------------------|--------------------|---------------|-------------|--------------|----------------------|--------------------|--------------------|
|       | Cumulative Statutory      | Assessed Value     | Total         | Total       | Biennial     | Cumulative Statutory | Assessed Value     | Assessed Value     |
|       | Actual Value <sup>1</sup> | In Collection Year | Commercial SF | Hotel Rooms | Reassessment | Actual Value         | In Collection Year | In Collection Year |
|       |                           | (2-year lag)       |               |             |              |                      | (2-year lag)       | (2-year lag)       |
|       |                           | 29.00%             |               |             | 2.00%        |                      | @ 29.00%           |                    |
| 2023  | 0                         | 0                  | 0             | 0           |              | 0                    | 0                  | 0                  |
| 2024  | 716,800                   | 0                  | 0             | 0           | 0            | 0                    | 0                  | 0                  |
| 2025  | 1,346,400                 | 0                  | 71,680        | 0           |              | 7,457,587            | 0                  | 0                  |
| 2026  | 940,800                   | 207,872            | 94,140        | 0           | 149,152      | 21,894,843           | 0                  | 207,872            |
| 2027  | 2,879,900                 | 390,456            | 94,080        | 0           |              | 32,078,365           | 2,162,700          | 2,553,156          |
| 2028  | 370,000                   | 272,832            | 169,840       | 75          | 641,567      | 64,516,356           | 6,349,505          | 6,622,337          |
| 2029  | 1,007,500                 | 835,171            | 20,000        | 0           |              | 68,683,157           | 9,302,726          | 10,137,897         |
| 2030  | 370,000                   | 107,300            | 20,000        | 75          | 1,373,663    | 81,629,828           | 18,709,743         | 18,817,043         |
| 2031  | 741,120                   | 292,175            | 20,000        | 0           |              | 85,964,967           | 19,918,115         | 20,210,290         |
| 2032  | 175,000                   | 107,300            | 49,408        | 0           | 1,719,299    | 96,541,337           | 23,672,650         | 23,779,950         |
| 2033  | 342,250                   | 214,925            | 17,500        | 0           |              | 98,674,577           | 24,929,841         | 25,144,765         |
| 2034  | 0                         | 50,750             | 18,500        | 0           | 1,973,492    | 104,903,517          | 27,996,988         | 28,047,738         |
| 2035  | 0                         | 99,253             | 0             | 0           |              | 104,903,517          | 28,615,627         | 28,714,880         |
| 2036  | 0                         | 0                  | 0             | 0           | 2,098,070    | 107,001,588          | 30,422,020         | 30,422,020         |
| 2037  | 0                         | 0                  | 0             | 0           |              | 107,001,588          | 30,422,020         | 30,422,020         |
| 2038  | 0                         | 0                  | 0             | 0           | 2,140,032    | 109,141,619          | 31,030,460         | 31,030,460         |
| 2039  | 0                         | 0                  | 0             | 0           |              | 109,141,619          | 31,030,460         | 31,030,460         |
| 2040  | 0                         | 0                  | 0             | 0           | 2,182,832    | 111,324,452          | 31,651,070         | 31,651,070         |
| 2041  | 0                         | 0                  | 0             | 0           |              | 111,324,452          | 31,651,070         | 31,651,070         |
| 2042  | 0                         | 0                  | 0             | 0           | 2,226,489    | 113,550,941          | 32,284,091         | 32,284,091         |
| 2043  | 0                         | 0                  | 0             | 0           |              | 113,550,941          | 32,284,091         | 32,284,091         |
| 2044  | 0                         | 0                  | 0             | 0           | 2,271,019    | 115,821,960          | 32,929,773         | 32,929,773         |
| 2045  | 0                         | 0                  | 0             | 0           |              | 115,821,960          | 32,929,773         | 32,929,773         |
| 2046  | 0                         | 0                  | 0             | 0           | 2,316,439    | 118,138,399          | 33,588,368         | 33,588,368         |
| 2047  | 0                         | 0                  | 0             | 0           |              | 118,138,399          | 33,588,368         | 33,588,368         |
| 2048  | 0                         | 0                  | 0             | 0           | 2,362,768    | 120,501,167          | 34,260,136         | 34,260,136         |
| 2049  | 0                         | 0                  | 0             | 0           |              | 120,501,167          | 34,260,136         | 34,260,136         |
| 2050  | 0                         | 0                  | 0             | 0           | 2,410,023    | 122,911,190          | 34,945,338         | 34,945,338         |
| 2051  | 0                         | 0                  | 0             | 0           |              | 122,911,190          | 34,945,338         | 34,945,338         |
| 2052  | 0                         | 0                  | 0             | 0           | 2,458,224    | 125,369,414          | 35,644,245         | 35,644,245         |
| 2053  | 0                         | 0                  | 0             | 0           |              | 125,369,414          | 35,644,245         | 35,644,245         |
| 2054  | 0                         | 0                  | 0             | 0           | 2,507,388    | 127,876,802          | 36,357,130         | 36,357,130         |
| 2055  | 0                         | 0                  | 0             | 0           |              | 127,876,802          | 36,357,130         | 36,357,130         |
| 2056  | 0                         | 0                  | 0             | 0           | 2,557,536    | 130,434,338          | 37,084,273         | 37,084,273         |
| 2057  | 0                         | 0                  | 0             | 0           |              | 130,434,338          | 37,084,273         | 37,084,273         |
| 2058  | 0                         | 0                  | 0             | 0           | 2,608,687    | 133,043,025          | 37,825,958         | 37,825,958         |
| 2059  | 0                         | 0                  | 0             | 0           |              | 133,043,025          | 37,825,958         | 37,825,958         |
| 2060  | 0                         | 0                  | 0             | 0           | 2,660,860    | 135,703,885          | 38,582,477         | 38,582,477         |
| 2061  | 0                         | 0                  | 0             | 0           |              | 135,703,885          | 38,582,477         | 38,582,477         |
| 2062  | 0                         | 0                  | 0             | 0           | 2,714,078    | 138,417,963          | 39,354,127         | 39,354,127         |
| 2063  | 0                         | 0                  | 0             | 0           |              | 138,417,963          | 39,354,127         | 39,354,127         |
| 2064  | 0                         | 0                  | 0             | 0           | 2,768,359    | 141,186,322          | 40,141,209         | 40,141,209         |
| 2065  | 0                         | 0                  | 0             | 0           |              | 141,186,322          | 40,141,209         | 40,141,209         |
| Total |                           |                    | 575,148       | 150         | 42,139,978   |                      |                    |                    |

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

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT**  
**Revenue Calculation**

|       | District Mill Levy Revenue |                             |                |                    | Sales Tax Revenue    |                            | Expenses         |                | Total             |
|-------|----------------------------|-----------------------------|----------------|--------------------|----------------------|----------------------------|------------------|----------------|-------------------|
|       | Assessed Value             | Debt Mill Levy              | Debt Mill Levy | Specific Ownership | Taxable Sales        | Add-on Sales PIF           | County Treasurer | Annual Trustee | Revenue Available |
|       | In Collection Year         |                             | Collections    | Taxes              | Revenue <sup>1</sup> |                            | Fee              | Fee            | for Debt Service  |
|       | (2-year lag)               | 50.000 Cap<br>50.000 Target | 99.5%          | 6.00%              | Inflated at 1.0%     | 2.50% Rate<br>through 2065 | 1.50%            | \$4,000        |                   |
| 2023  | 0                          | 0.000                       | 0              | 0                  | 0                    | 0                          | 0                | 0              | 0                 |
| 2024  | 0                          | 0.000                       | 0              | 0                  | 0                    | 0                          | 0                | 0              | 0                 |
| 2025  | 0                          | 50.000                      | 0              | 0                  | 0                    | 0                          | 0                | 0              | 0                 |
| 2026  | 207,872                    | 50.000                      | 10,342         | 620                | 3,477,266            | 86,932                     | (155)            | (4,000)        | 93,739            |
| 2027  | 2,553,156                  | 50.000                      | 127,020        | 7,621              | 5,268,058            | 131,701                    | (1,905)          | (4,000)        | 260,437           |
| 2028  | 6,622,337                  | 50.000                      | 329,461        | 19,768             | 16,100,160           | 402,504                    | (4,942)          | (4,000)        | 742,791           |
| 2029  | 10,137,897                 | 50.000                      | 504,360        | 30,262             | 22,496,266           | 562,407                    | (7,565)          | (4,000)        | 1,085,463         |
| 2030  | 18,817,043                 | 50.000                      | 936,148        | 56,169             | 31,558,304           | 788,958                    | (14,042)         | (4,000)        | 1,763,232         |
| 2031  | 20,210,290                 | 50.000                      | 1,005,462      | 60,328             | 36,501,746           | 912,544                    | (15,082)         | (4,000)        | 1,959,251         |
| 2032  | 23,779,950                 | 50.000                      | 1,183,053      | 70,983             | 39,353,530           | 983,838                    | (17,746)         | (4,000)        | 2,216,128         |
| 2033  | 25,144,765                 | 50.000                      | 1,250,952      | 75,057             | 40,851,688           | 1,021,292                  | (18,764)         | (4,000)        | 2,324,537         |
| 2034  | 28,047,738                 | 50.000                      | 1,395,375      | 83,722             | 43,582,189           | 1,089,555                  | (20,931)         | (4,000)        | 2,543,722         |
| 2035  | 28,714,880                 | 50.000                      | 1,428,565      | 85,714             | 45,190,614           | 1,129,765                  | (21,428)         | (4,000)        | 2,618,616         |
| 2036  | 30,422,020                 | 50.000                      | 1,513,495      | 90,810             | 46,826,848           | 1,170,671                  | (22,702)         | (4,000)        | 2,748,274         |
| 2037  | 30,422,020                 | 50.000                      | 1,513,495      | 90,810             | 47,295,117           | 1,182,378                  | (22,702)         | (4,000)        | 2,759,981         |
| 2038  | 31,030,460                 | 50.000                      | 1,543,765      | 92,626             | 47,768,068           | 1,194,202                  | (23,156)         | (4,000)        | 2,803,437         |
| 2039  | 31,030,460                 | 50.000                      | 1,543,765      | 92,626             | 48,245,748           | 1,206,144                  | (23,156)         | (4,000)        | 2,815,379         |
| 2040  | 31,651,070                 | 50.000                      | 1,574,641      | 94,478             | 48,728,206           | 1,218,205                  | (23,620)         | (4,000)        | 2,859,705         |
| 2041  | 31,651,070                 | 50.000                      | 1,574,641      | 94,478             | 49,215,488           | 1,230,387                  | (23,620)         | (4,000)        | 2,871,887         |
| 2042  | 32,284,091                 | 50.000                      | 1,606,134      | 96,368             | 49,707,643           | 1,242,691                  | (24,092)         | (4,000)        | 2,917,101         |
| 2043  | 32,284,091                 | 50.000                      | 1,606,134      | 96,368             | 50,204,719           | 1,255,118                  | (24,092)         | (4,000)        | 2,929,528         |
| 2044  | 32,929,773                 | 50.000                      | 1,638,256      | 98,295             | 50,706,766           | 1,267,669                  | (24,574)         | (4,000)        | 2,975,647         |
| 2045  | 32,929,773                 | 50.000                      | 1,638,256      | 98,295             | 51,213,834           | 1,280,346                  | (24,574)         | (4,000)        | 2,988,324         |
| 2046  | 33,588,368                 | 50.000                      | 1,671,021      | 100,261            | 51,725,972           | 1,293,149                  | (25,065)         | (4,000)        | 3,035,367         |
| 2047  | 33,588,368                 | 50.000                      | 1,671,021      | 100,261            | 52,243,232           | 1,306,081                  | (25,065)         | (4,000)        | 3,048,298         |
| 2048  | 34,260,136                 | 50.000                      | 1,704,442      | 102,267            | 52,765,664           | 1,319,142                  | (25,567)         | (4,000)        | 3,096,283         |
| 2049  | 34,260,136                 | 50.000                      | 1,704,442      | 102,267            | 53,293,321           | 1,332,333                  | (25,567)         | (4,000)        | 3,109,475         |
| 2050  | 34,945,338                 | 50.000                      | 1,738,531      | 104,312            | 53,826,254           | 1,345,656                  | (26,078)         | (4,000)        | 3,158,421         |
| 2051  | 34,945,338                 | 50.000                      | 1,738,531      | 104,312            | 54,364,517           | 1,359,113                  | (26,078)         | (4,000)        | 3,171,877         |
| 2052  | 35,644,245                 | 50.000                      | 1,773,301      | 106,398            | 54,908,162           | 1,372,704                  | (26,600)         | (4,000)        | 3,221,804         |
| 2053  | 35,644,245                 | 50.000                      | 1,773,301      | 106,398            | 55,457,244           | 1,386,431                  | (26,600)         | (4,000)        | 3,235,531         |
| 2054  | 36,357,130                 | 50.000                      | 1,808,767      | 108,526            | 56,011,816           | 1,400,295                  | (27,132)         | (4,000)        | 3,286,457         |
| 2055  | 36,357,130                 | 50.000                      | 1,808,767      | 108,526            | 56,571,934           | 1,414,298                  | (27,132)         | (4,000)        | 3,300,460         |
| 2056  | 37,084,273                 | 50.000                      | 1,844,943      | 110,697            | 57,137,654           | 1,428,441                  | (27,674)         | (4,000)        | 3,352,406         |
| 2057  | 37,084,273                 | 50.000                      | 1,844,943      | 110,697            | 57,709,030           | 1,442,726                  | (27,674)         | (4,000)        | 3,366,691         |
| 2058  | 37,825,958                 | 50.000                      | 1,881,841      | 112,910            | 58,286,120           | 1,457,153                  | (28,228)         | (4,000)        | 3,419,677         |
| 2059  | 37,825,958                 | 50.000                      | 1,881,841      | 112,910            | 58,868,982           | 1,471,725                  | (28,228)         | (4,000)        | 3,434,249         |
| 2060  | 38,582,477                 | 50.000                      | 1,919,478      | 115,169            | 59,457,671           | 1,486,442                  | (28,792)         | (4,000)        | 3,488,297         |
| 2061  | 38,582,477                 | 50.000                      | 1,919,478      | 115,169            | 60,052,248           | 1,501,306                  | (28,792)         | (4,000)        | 3,503,161         |
| 2062  | 39,354,127                 | 50.000                      | 1,957,868      | 117,472            | 60,652,771           | 1,516,319                  | (29,368)         | (4,000)        | 3,558,291         |
| 2063  | 39,354,127                 | 50.000                      | 1,957,868      | 117,472            | 61,259,298           | 1,531,482                  | (29,368)         | (4,000)        | 3,573,454         |
| 2064  | 40,141,209                 | 50.000                      | 1,997,025      | 119,822            | 61,871,891           | 1,546,797                  | (29,955)         | (4,000)        | 3,629,689         |
| 2065  | 40,141,209                 | 50.000                      | 1,997,025      | 119,822            | 62,490,610           | 1,562,265                  | (29,955)         | (4,000)        | 3,645,157         |
| Total |                            |                             | 60,517,755     | 3,631,065          |                      | 47,831,166                 | (907,766)        | (160,000)      | 110,912,220       |

1. Includes Lodging

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT**  
**Senior Debt Service**

|       | Total<br><br>Revenue Available<br><br>for Debt Service | Net Debt Service  |             |             | Funds on Hand<br><br>as a Source | Senior Surplus Fund   |                                                               |                         | Ratio Analysis                       |                              |
|-------|--------------------------------------------------------|-------------------|-------------|-------------|----------------------------------|-----------------------|---------------------------------------------------------------|-------------------------|--------------------------------------|------------------------------|
|       |                                                        | Series 2025       | Series 2035 | Total       |                                  | Annual<br><br>Surplus | Cumulative<br><br>Balance <sup>1</sup><br><br>\$7,797,000 Max | Released<br><br>Revenue | Senior Debt to<br><br>Assessed Value | Debt Service<br><br>Coverage |
|       |                                                        |                   |             |             |                                  |                       |                                                               |                         |                                      |                              |
|       |                                                        |                   |             |             |                                  |                       |                                                               |                         |                                      |                              |
| 2023  | 0                                                      |                   |             |             |                                  |                       |                                                               |                         |                                      |                              |
| 2024  | 0                                                      |                   |             |             |                                  |                       |                                                               |                         |                                      |                              |
| 2025  | 0                                                      | 0                 |             | 0           |                                  | n/a                   | 3,286,000                                                     | 0                       | n/a                                  | n/a                          |
| 2026  | 93,739                                                 | 0                 |             | 0           |                                  | n/a                   | 3,379,739                                                     | 0                       | 18754%                               | n/a                          |
| 2027  | 260,437                                                | 0                 |             | 0           |                                  | n/a                   | 3,640,176                                                     | 0                       | 1527%                                | n/a                          |
| 2028  | 742,791                                                | 0                 |             | 0           |                                  | n/a                   | 4,382,967                                                     | 0                       | 589%                                 | n/a                          |
| 2029  | 1,085,463                                              | 1,949,250         |             | 1,949,250   |                                  | n/a                   | 3,519,180                                                     | 0                       | 385%                                 | 56%                          |
| 2030  | 1,763,232                                              | 1,949,250         |             | 1,949,250   |                                  | n/a                   | 3,333,162                                                     | 0                       | 207%                                 | 90%                          |
| 2031  | 1,959,251                                              | 1,954,250         |             | 1,954,250   |                                  | n/a                   | 3,338,163                                                     | 0                       | 193%                                 | 100%                         |
| 2032  | 2,216,128                                              | 2,214,000         |             | 2,214,000   |                                  | n/a                   | 3,340,291                                                     | 0                       | 164%                                 | 100%                         |
| 2033  | 2,324,537                                              | 2,320,750         |             | 2,320,750   |                                  | n/a                   | 3,344,079                                                     | 0                       | 154%                                 | 100%                         |
| 2034  | 2,543,722                                              | 2,541,500         |             | 2,541,500   |                                  | n/a                   | 3,346,300                                                     | 0                       | 137%                                 | 100%                         |
| 2035  | 2,618,616                                              | 2,615,250         | 0           | 2,615,250   | \$3,345,000                      | (3,341,634)           | 4,666                                                         | 0                       | 131%                                 | 100%                         |
| 2036  | 2,748,274                                              | Ref'd by Ser. '35 | 2,743,800   | 2,743,800   |                                  | 4,474                 | 9,140                                                         | 0                       | 175%                                 | 100%                         |
| 2037  | 2,759,981                                              |                   | 2,759,400   | 2,759,400   |                                  | 581                   | 9,721                                                         | 0                       | 173%                                 | 100%                         |
| 2038  | 2,803,437                                              |                   | 2,798,400   | 2,798,400   |                                  | 5,037                 | 14,757                                                        | 0                       | 168%                                 | 100%                         |
| 2039  | 2,815,379                                              |                   | 2,814,800   | 2,814,800   |                                  | 579                   | 15,336                                                        | 0                       | 166%                                 | 100%                         |
| 2040  | 2,859,705                                              |                   | 2,859,400   | 2,859,400   |                                  | 305                   | 15,641                                                        | 0                       | 160%                                 | 100%                         |
| 2041  | 2,871,887                                              |                   | 2,871,000   | 2,871,000   |                                  | 887                   | 16,527                                                        | 0                       | 157%                                 | 100%                         |
| 2042  | 2,917,101                                              |                   | 2,915,800   | 2,915,800   |                                  | 1,301                 | 17,828                                                        | 0                       | 151%                                 | 100%                         |
| 2043  | 2,929,528                                              |                   | 2,927,400   | 2,927,400   |                                  | 2,128                 | 19,955                                                        | 0                       | 148%                                 | 100%                         |
| 2044  | 2,975,647                                              |                   | 2,972,000   | 2,972,000   |                                  | 3,647                 | 23,602                                                        | 0                       | 143%                                 | 100%                         |
| 2045  | 2,988,324                                              |                   | 2,988,200   | 2,988,200   |                                  | 124                   | 23,726                                                        | 0                       | 139%                                 | 100%                         |
| 2046  | 3,035,367                                              |                   | 3,032,000   | 3,032,000   |                                  | 3,367                 | 27,093                                                        | 0                       | 133%                                 | 100%                         |
| 2047  | 3,048,298                                              |                   | 3,047,200   | 3,047,200   |                                  | 1,098                 | 28,191                                                        | 0                       | 129%                                 | 100%                         |
| 2048  | 3,096,283                                              |                   | 3,094,800   | 3,094,800   |                                  | 1,483                 | 29,674                                                        | 0                       | 123%                                 | 100%                         |
| 2049  | 3,109,475                                              |                   | 3,108,400   | 3,108,400   |                                  | 1,075                 | 30,749                                                        | 0                       | 119%                                 | 100%                         |
| 2050  | 3,158,421                                              |                   | 3,154,200   | 3,154,200   |                                  | 4,221                 | 34,969                                                        | 0                       | 112%                                 | 100%                         |
| 2051  | 3,171,877                                              |                   | 3,170,800   | 3,170,800   |                                  | 1,077                 | 36,047                                                        | 0                       | 108%                                 | 100%                         |
| 2052  | 3,221,804                                              |                   | 3,219,200   | 3,219,200   |                                  | 2,604                 | 38,651                                                        | 0                       | 101%                                 | 100%                         |
| 2053  | 3,235,531                                              |                   | 3,233,000   | 3,233,000   |                                  | 2,531                 | 41,181                                                        | 0                       | 96%                                  | 100%                         |
| 2054  | 3,286,457                                              |                   | 3,283,400   | 3,283,400   |                                  | 3,057                 | 44,238                                                        | 0                       | 89%                                  | 100%                         |
| 2055  | 3,300,460                                              |                   | 3,298,800   | 3,298,800   |                                  | 1,660                 | 45,899                                                        | 0                       | 83%                                  | 100%                         |
| 2056  | 3,352,406                                              |                   | 3,350,400   | 3,350,400   |                                  | 2,006                 | 47,905                                                        | 0                       | 76%                                  | 100%                         |
| 2057  | 3,366,691                                              |                   | 3,366,600   | 3,366,600   |                                  | 91                    | 47,996                                                        | 0                       | 70%                                  | 100%                         |
| 2058  | 3,419,677                                              |                   | 3,418,600   | 3,418,600   |                                  | 1,077                 | 49,073                                                        | 0                       | 63%                                  | 100%                         |
| 2059  | 3,434,249                                              |                   | 3,429,800   | 3,429,800   |                                  | 4,449                 | 53,522                                                        | 0                       | 56%                                  | 100%                         |
| 2060  | 3,488,297                                              |                   | 3,486,600   | 3,486,600   |                                  | 1,697                 | 55,218                                                        | 0                       | 48%                                  | 100%                         |
| 2061  | 3,503,161                                              |                   | 3,502,000   | 3,502,000   |                                  | 1,161                 | 56,379                                                        | 0                       | 41%                                  | 100%                         |
| 2062  | 3,558,291                                              |                   | 3,557,400   | 3,557,400   |                                  | 891                   | 57,270                                                        | 0                       | 33%                                  | 100%                         |
| 2063  | 3,573,454                                              |                   | 3,571,000   | 3,571,000   |                                  | 2,454                 | 59,725                                                        | 0                       | 25%                                  | 100%                         |
| 2064  | 3,629,689                                              |                   | 3,629,200   | 3,629,200   |                                  | 489                   | 60,213                                                        | 0                       | 17%                                  | 100%                         |
| 2065  | 3,645,157                                              |                   | 3,640,000   | 3,640,000   |                                  | 5,157                 | 0                                                             | 65,370                  | 9%                                   | 100%                         |
| Total | 110,912,220                                            | 15,544,250        | 95,243,600  | 110,787,850 | 3,345,000                        | (3,280,930)           |                                                               | 65,370                  |                                      |                              |

1. Assumes \$3,286,000 deposit at closing



**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT**  
**Operations Projection**

|       | Total              | Operations Revenue |               |                    |                  | Total             | Total Mills    |
|-------|--------------------|--------------------|---------------|--------------------|------------------|-------------------|----------------|
|       | Assessed Value     | Operations         | Ops Mill Levy | Specific Ownership | County Treasurer | Revenue Available | Total          |
|       | In Collection Year | Mill Levy          | Collections   | Taxes              | Fee              | for Operations    | District Mills |
|       | (2-year lag)       | 10.000 Target      | 99.5%         | 6%                 | 1.50%            |                   |                |
| 2023  | 0                  | 0.000              | 0             | 0                  | 0                | 0                 | 0.000          |
| 2024  | 0                  | 0.000              | 0             | 0                  | 0                | 0                 | 0.000          |
| 2025  | 0                  | 10.000             | 0             | 0                  | 0                | 0                 | 60.000         |
| 2026  | 207,872            | 10.000             | 2,068         | 124                | (31)             | 2,161             | 60.000         |
| 2027  | 2,553,156          | 10.000             | 25,404        | 1,524              | (381)            | 26,547            | 60.000         |
| 2028  | 6,622,337          | 10.000             | 65,892        | 3,954              | (988)            | 68,857            | 60.000         |
| 2029  | 10,137,897         | 10.000             | 100,872       | 6,052              | (1,513)          | 105,411           | 60.000         |
| 2030  | 18,817,043         | 10.000             | 187,230       | 11,234             | (2,808)          | 195,655           | 60.000         |
| 2031  | 20,210,290         | 10.000             | 201,092       | 12,066             | (3,016)          | 210,142           | 60.000         |
| 2032  | 23,779,950         | 10.000             | 236,611       | 14,197             | (3,549)          | 247,258           | 60.000         |
| 2033  | 25,144,765         | 10.000             | 250,190       | 15,011             | (3,753)          | 261,449           | 60.000         |
| 2034  | 28,047,738         | 10.000             | 279,075       | 16,744             | (4,186)          | 291,633           | 60.000         |
| 2035  | 28,714,880         | 10.000             | 285,713       | 17,143             | (4,286)          | 298,570           | 60.000         |
| 2036  | 30,422,020         | 10.000             | 302,699       | 18,162             | (4,540)          | 316,321           | 60.000         |
| 2037  | 30,422,020         | 10.000             | 302,699       | 18,162             | (4,540)          | 316,321           | 60.000         |
| 2038  | 31,030,460         | 10.000             | 308,753       | 18,525             | (4,631)          | 322,647           | 60.000         |
| 2039  | 31,030,460         | 10.000             | 308,753       | 18,525             | (4,631)          | 322,647           | 60.000         |
| 2040  | 31,651,070         | 10.000             | 314,928       | 18,896             | (4,724)          | 329,100           | 60.000         |
| 2041  | 31,651,070         | 10.000             | 314,928       | 18,896             | (4,724)          | 329,100           | 60.000         |
| 2042  | 32,284,091         | 10.000             | 321,227       | 19,274             | (4,818)          | 335,682           | 60.000         |
| 2043  | 32,284,091         | 10.000             | 321,227       | 19,274             | (4,818)          | 335,682           | 60.000         |
| 2044  | 32,929,773         | 10.000             | 327,651       | 19,659             | (4,915)          | 342,396           | 60.000         |
| 2045  | 32,929,773         | 10.000             | 327,651       | 19,659             | (4,915)          | 342,396           | 60.000         |
| 2046  | 33,588,368         | 10.000             | 334,204       | 20,052             | (5,013)          | 349,243           | 60.000         |
| 2047  | 33,588,368         | 10.000             | 334,204       | 20,052             | (5,013)          | 349,243           | 60.000         |
| 2048  | 34,260,136         | 10.000             | 340,888       | 20,453             | (5,113)          | 356,228           | 60.000         |
| 2049  | 34,260,136         | 10.000             | 340,888       | 20,453             | (5,113)          | 356,228           | 60.000         |
| 2050  | 34,945,338         | 10.000             | 347,706       | 20,862             | (5,216)          | 363,353           | 60.000         |
| 2051  | 34,945,338         | 10.000             | 347,706       | 20,862             | (5,216)          | 363,353           | 60.000         |
| 2052  | 35,644,245         | 10.000             | 354,660       | 21,280             | (5,320)          | 370,620           | 60.000         |
| 2053  | 35,644,245         | 10.000             | 354,660       | 21,280             | (5,320)          | 370,620           | 60.000         |
| 2054  | 36,357,130         | 10.000             | 361,753       | 21,705             | (5,426)          | 378,032           | 60.000         |
| 2055  | 36,357,130         | 10.000             | 361,753       | 21,705             | (5,426)          | 378,032           | 60.000         |
| 2056  | 37,084,273         | 10.000             | 368,989       | 22,139             | (5,535)          | 385,593           | 60.000         |
| 2057  | 37,084,273         | 10.000             | 368,989       | 22,139             | (5,535)          | 385,593           | 60.000         |
| 2058  | 37,825,958         | 10.000             | 376,368       | 22,582             | (5,646)          | 393,305           | 60.000         |
| 2059  | 37,825,958         | 10.000             | 376,368       | 22,582             | (5,646)          | 393,305           | 60.000         |
| 2060  | 38,582,477         | 10.000             | 383,896       | 23,034             | (5,758)          | 401,171           | 60.000         |
| 2061  | 38,582,477         | 10.000             | 383,896       | 23,034             | (5,758)          | 401,171           | 60.000         |
| 2062  | 39,354,127         | 10.000             | 391,574       | 23,494             | (5,874)          | 409,194           | 60.000         |
| 2063  | 39,354,127         | 10.000             | 391,574       | 23,494             | (5,874)          | 409,194           | 60.000         |
| 2064  | 40,141,209         | 10.000             | 399,405       | 23,964             | (5,991)          | 417,378           | 60.000         |
| 2065  | 40,141,209         | 10.000             | 399,405       | 23,964             | (5,991)          | 417,378           | 60.000         |
| Total |                    |                    | 12,103,551    | 726,213            | (181,553)        | 12,648,211        |                |

## SOURCES AND USES OF FUNDS

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT  
WELD COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2025  
50.000 (target) Mills + Add-on PIF Revenues  
Non-Rated, 100x, 2055 Final Maturity  
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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| | |
|---------------|------------|
| Dated Date | 12/01/2025 |
| Delivery Date | 12/01/2025 |

Sources:

| | |
|----------------|---------------|
| Bond Proceeds: | |
| Par Amount | 38,985,000.00 |
| | 38,985,000.00 |

Uses:

| | |
|---------------------------|---------------|
| Project Fund Deposits: | |
| Project Fund | 28,821,550.00 |
| Other Fund Deposits: | |
| Capitalized Interest Fund | 5,847,750.00 |
| Cost of Issuance: | |
| Other Cost of Issuance | 250,000.00 |
| Delivery Date Expenses: | |
| Underwriter's Discount | 779,700.00 |
| Other Uses of Funds: | |
| Deposit to Surplus | 3,286,000.00 |
| | 38,985,000.00 |

BOND SUMMARY STATISTICS

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025
50.000 (target) Mills + Add-on PIF Revenues
Non-Rated, 100x, 2055 Final Maturity
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

~~~

|                                   |                |
|-----------------------------------|----------------|
| Dated Date                        | 12/01/2025     |
| Delivery Date                     | 12/01/2025     |
| First Coupon                      | 06/01/2026     |
| Last Maturity                     | 12/01/2055     |
| Arbitrage Yield                   | 5.000000%      |
| True Interest Cost (TIC)          | 5.157508%      |
| Net Interest Cost (NIC)           | 5.000000%      |
| All-In TIC                        | 5.208997%      |
| Average Coupon                    | 5.000000%      |
| Average Life (years)              | 21.905         |
| Weighted Average Maturity (years) | 21.905         |
| Duration of Issue (years)         | 13.099         |
| Par Amount                        | 38,985,000.00  |
| Bond Proceeds                     | 38,985,000.00  |
| Total Interest                    | 42,697,500.00  |
| Net Interest                      | 43,477,200.00  |
| Bond Years from Dated Date        | 853,950,000.00 |
| Bond Years from Delivery Date     | 853,950,000.00 |
| Total Debt Service                | 81,682,500.00  |
| Maximum Annual Debt Service       | 3,297,000.00   |
| Average Annual Debt Service       | 2,722,750.00   |
| Underwriter's Fees (per \$1000)   |                |
| Average Takedown                  |                |
| Other Fee                         | 20.000000      |
| Total Underwriter's Discount      | 20.000000      |
| Bid Price                         | 98.000000      |

| Bond Component     | Par Value     | Price   | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|--------------------|---------------|---------|----------------|--------------|-----------------------|-------------------|
| Term Bond due 2055 | 38,985,000.00 | 100.000 | 5.000%         | 21.905       | 10/27/2047            | 60,426.75         |
|                    | 38,985,000.00 |         |                | 21.905       |                       | 60,426.75         |

|                            | TIC           | All-In TIC    | Arbitrage Yield |
|----------------------------|---------------|---------------|-----------------|
| Par Value                  | 38,985,000.00 | 38,985,000.00 | 38,985,000.00   |
| + Accrued Interest         |               |               |                 |
| + Premium (Discount)       |               |               |                 |
| - Underwriter's Discount   | -779,700.00   | -779,700.00   |                 |
| - Cost of Issuance Expense |               | -250,000.00   |                 |
| - Other Amounts            |               |               |                 |
| Target Value               | 38,205,300.00 | 37,955,300.00 | 38,985,000.00   |
| Target Date                | 12/01/2025    | 12/01/2025    | 12/01/2025      |
| Yield                      | 5.157508%     | 5.208997%     | 5.000000%       |

## BOND DEBT SERVICE

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT  
WELD COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2025  
50.000 (target) Mills + Add-on PIF Revenues  
Non-Rated, 100x, 2055 Final Maturity  
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

Dated Date 12/01/2025  
Delivery Date 12/01/2025

| Period<br>Ending | Principal     | Coupon | Interest      | Debt Service  | Annual<br>Debt Service |
|------------------|---------------|--------|---------------|---------------|------------------------|
| 06/01/2026       |               |        | 974,625.00    | 974,625.00    |                        |
| 12/01/2026       |               |        | 974,625.00    | 974,625.00    | 1,949,250.00           |
| 06/01/2027       |               |        | 974,625.00    | 974,625.00    |                        |
| 12/01/2027       |               |        | 974,625.00    | 974,625.00    | 1,949,250.00           |
| 06/01/2028       |               |        | 974,625.00    | 974,625.00    |                        |
| 12/01/2028       |               |        | 974,625.00    | 974,625.00    | 1,949,250.00           |
| 06/01/2029       |               |        | 974,625.00    | 974,625.00    |                        |
| 12/01/2029       |               |        | 974,625.00    | 974,625.00    | 1,949,250.00           |
| 06/01/2030       |               |        | 974,625.00    | 974,625.00    |                        |
| 12/01/2030       |               |        | 974,625.00    | 974,625.00    | 1,949,250.00           |
| 06/01/2031       |               |        | 974,625.00    | 974,625.00    |                        |
| 12/01/2031       | 5,000.00      | 5.000% | 974,625.00    | 979,625.00    | 1,954,250.00           |
| 06/01/2032       |               |        | 974,500.00    | 974,500.00    |                        |
| 12/01/2032       | 265,000.00    | 5.000% | 974,500.00    | 1,239,500.00  | 2,214,000.00           |
| 06/01/2033       |               |        | 967,875.00    | 967,875.00    |                        |
| 12/01/2033       | 385,000.00    | 5.000% | 967,875.00    | 1,352,875.00  | 2,320,750.00           |
| 06/01/2034       |               |        | 958,250.00    | 958,250.00    |                        |
| 12/01/2034       | 625,000.00    | 5.000% | 958,250.00    | 1,583,250.00  | 2,541,500.00           |
| 06/01/2035       |               |        | 942,625.00    | 942,625.00    |                        |
| 12/01/2035       | 730,000.00    | 5.000% | 942,625.00    | 1,672,625.00  | 2,615,250.00           |
| 06/01/2036       |               |        | 924,375.00    | 924,375.00    |                        |
| 12/01/2036       | 895,000.00    | 5.000% | 924,375.00    | 1,819,375.00  | 2,743,750.00           |
| 06/01/2037       |               |        | 902,000.00    | 902,000.00    |                        |
| 12/01/2037       | 955,000.00    | 5.000% | 902,000.00    | 1,857,000.00  | 2,759,000.00           |
| 06/01/2038       |               |        | 878,125.00    | 878,125.00    |                        |
| 12/01/2038       | 1,045,000.00  | 5.000% | 878,125.00    | 1,923,125.00  | 2,801,250.00           |
| 06/01/2039       |               |        | 852,000.00    | 852,000.00    |                        |
| 12/01/2039       | 1,110,000.00  | 5.000% | 852,000.00    | 1,962,000.00  | 2,814,000.00           |
| 06/01/2040       |               |        | 824,250.00    | 824,250.00    |                        |
| 12/01/2040       | 1,210,000.00  | 5.000% | 824,250.00    | 2,034,250.00  | 2,858,500.00           |
| 06/01/2041       |               |        | 794,000.00    | 794,000.00    |                        |
| 12/01/2041       | 1,280,000.00  | 5.000% | 794,000.00    | 2,074,000.00  | 2,868,000.00           |
| 06/01/2042       |               |        | 762,000.00    | 762,000.00    |                        |
| 12/01/2042       | 1,390,000.00  | 5.000% | 762,000.00    | 2,152,000.00  | 2,914,000.00           |
| 06/01/2043       |               |        | 727,250.00    | 727,250.00    |                        |
| 12/01/2043       | 1,475,000.00  | 5.000% | 727,250.00    | 2,202,250.00  | 2,929,500.00           |
| 06/01/2044       |               |        | 690,375.00    | 690,375.00    |                        |
| 12/01/2044       | 1,590,000.00  | 5.000% | 690,375.00    | 2,280,375.00  | 2,970,750.00           |
| 06/01/2045       |               |        | 650,625.00    | 650,625.00    |                        |
| 12/01/2045       | 1,685,000.00  | 5.000% | 650,625.00    | 2,335,625.00  | 2,986,250.00           |
| 06/01/2046       |               |        | 608,500.00    | 608,500.00    |                        |
| 12/01/2046       | 1,815,000.00  | 5.000% | 608,500.00    | 2,423,500.00  | 3,032,000.00           |
| 06/01/2047       |               |        | 563,125.00    | 563,125.00    |                        |
| 12/01/2047       | 1,920,000.00  | 5.000% | 563,125.00    | 2,483,125.00  | 3,046,250.00           |
| 06/01/2048       |               |        | 515,125.00    | 515,125.00    |                        |
| 12/01/2048       | 2,065,000.00  | 5.000% | 515,125.00    | 2,580,125.00  | 3,095,250.00           |
| 06/01/2049       |               |        | 463,500.00    | 463,500.00    |                        |
| 12/01/2049       | 2,180,000.00  | 5.000% | 463,500.00    | 2,643,500.00  | 3,107,000.00           |
| 06/01/2050       |               |        | 409,000.00    | 409,000.00    |                        |
| 12/01/2050       | 2,340,000.00  | 5.000% | 409,000.00    | 2,749,000.00  | 3,158,000.00           |
| 06/01/2051       |               |        | 350,500.00    | 350,500.00    |                        |
| 12/01/2051       | 2,470,000.00  | 5.000% | 350,500.00    | 2,820,500.00  | 3,171,000.00           |
| 06/01/2052       |               |        | 288,750.00    | 288,750.00    |                        |
| 12/01/2052       | 2,640,000.00  | 5.000% | 288,750.00    | 2,928,750.00  | 3,217,500.00           |
| 06/01/2053       |               |        | 222,750.00    | 222,750.00    |                        |
| 12/01/2053       | 2,790,000.00  | 5.000% | 222,750.00    | 3,012,750.00  | 3,235,500.00           |
| 06/01/2054       |               |        | 153,000.00    | 153,000.00    |                        |
| 12/01/2054       | 2,980,000.00  | 5.000% | 153,000.00    | 3,133,000.00  | 3,286,000.00           |
| 06/01/2055       |               |        | 78,500.00     | 78,500.00     |                        |
| 12/01/2055       | 3,140,000.00  | 5.000% | 78,500.00     | 3,218,500.00  | 3,297,000.00           |
|                  | 38,985,000.00 |        | 42,697,500.00 | 81,682,500.00 | 81,682,500.00          |

**NET DEBT SERVICE**

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT**  
**WELD COUNTY, COLORADO**  
**GENERAL OBLIGATION BONDS, SERIES 2025**  
**50.000 (target) Mills + Add-on PIF Revenues**  
**Non-Rated, 100x, 2055 Final Maturity**  
**(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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| Period
Ending | Principal | Interest | Total
Debt Service | Capitalized
Interest Fund | Net
Debt Service |
|------------------|---------------|---------------|-----------------------|------------------------------|---------------------|
| 12/01/2026 | | 1,949,250.00 | 1,949,250.00 | 1,949,250.00 | |
| 12/01/2027 | | 1,949,250.00 | 1,949,250.00 | 1,949,250.00 | |
| 12/01/2028 | | 1,949,250.00 | 1,949,250.00 | 1,949,250.00 | |
| 12/01/2029 | | 1,949,250.00 | 1,949,250.00 | | 1,949,250.00 |
| 12/01/2030 | | 1,949,250.00 | 1,949,250.00 | | 1,949,250.00 |
| 12/01/2031 | 5,000.00 | 1,949,250.00 | 1,954,250.00 | | 1,954,250.00 |
| 12/01/2032 | 265,000.00 | 1,949,000.00 | 2,214,000.00 | | 2,214,000.00 |
| 12/01/2033 | 385,000.00 | 1,935,750.00 | 2,320,750.00 | | 2,320,750.00 |
| 12/01/2034 | 625,000.00 | 1,916,500.00 | 2,541,500.00 | | 2,541,500.00 |
| 12/01/2035 | 730,000.00 | 1,885,250.00 | 2,615,250.00 | | 2,615,250.00 |
| 12/01/2036 | 895,000.00 | 1,848,750.00 | 2,743,750.00 | | 2,743,750.00 |
| 12/01/2037 | 955,000.00 | 1,804,000.00 | 2,759,000.00 | | 2,759,000.00 |
| 12/01/2038 | 1,045,000.00 | 1,756,250.00 | 2,801,250.00 | | 2,801,250.00 |
| 12/01/2039 | 1,110,000.00 | 1,704,000.00 | 2,814,000.00 | | 2,814,000.00 |
| 12/01/2040 | 1,210,000.00 | 1,648,500.00 | 2,858,500.00 | | 2,858,500.00 |
| 12/01/2041 | 1,280,000.00 | 1,588,000.00 | 2,868,000.00 | | 2,868,000.00 |
| 12/01/2042 | 1,390,000.00 | 1,524,000.00 | 2,914,000.00 | | 2,914,000.00 |
| 12/01/2043 | 1,475,000.00 | 1,454,500.00 | 2,929,500.00 | | 2,929,500.00 |
| 12/01/2044 | 1,590,000.00 | 1,380,750.00 | 2,970,750.00 | | 2,970,750.00 |
| 12/01/2045 | 1,685,000.00 | 1,301,250.00 | 2,986,250.00 | | 2,986,250.00 |
| 12/01/2046 | 1,815,000.00 | 1,217,000.00 | 3,032,000.00 | | 3,032,000.00 |
| 12/01/2047 | 1,920,000.00 | 1,126,250.00 | 3,046,250.00 | | 3,046,250.00 |
| 12/01/2048 | 2,065,000.00 | 1,030,250.00 | 3,095,250.00 | | 3,095,250.00 |
| 12/01/2049 | 2,180,000.00 | 927,000.00 | 3,107,000.00 | | 3,107,000.00 |
| 12/01/2050 | 2,340,000.00 | 818,000.00 | 3,158,000.00 | | 3,158,000.00 |
| 12/01/2051 | 2,470,000.00 | 701,000.00 | 3,171,000.00 | | 3,171,000.00 |
| 12/01/2052 | 2,640,000.00 | 577,500.00 | 3,217,500.00 | | 3,217,500.00 |
| 12/01/2053 | 2,790,000.00 | 445,500.00 | 3,235,500.00 | | 3,235,500.00 |
| 12/01/2054 | 2,980,000.00 | 306,000.00 | 3,286,000.00 | | 3,286,000.00 |
| 12/01/2055 | 3,140,000.00 | 157,000.00 | 3,297,000.00 | | 3,297,000.00 |
| | 38,985,000.00 | 42,697,500.00 | 81,682,500.00 | 5,847,750.00 | 75,834,750.00 |

CALL PROVISIONS

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025
50.000 (target) Mills + Add-on PIF Revenues
Non-Rated, 100x, 2055 Final Maturity
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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### Call Table: CALL

| Call Date  | Call Price |
|------------|------------|
| 12/01/2030 | 103.00     |
| 12/01/2031 | 102.00     |
| 12/01/2032 | 101.00     |
| 12/01/2033 | 100.00     |

## BOND SOLUTION

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT  
WELD COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2025  
50.000 (target) Mills + Add-on PIF Revenues  
Non-Rated, 100x, 2055 Final Maturity  
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

~~~

| Period
Ending | Proposed
Principal | Proposed
Debt Service | Debt Service
Adjustments | Total Adj
Debt Service | Revenue
Constraints | Unused
Revenues | Debt Service
Coverage |
|------------------|-----------------------|--------------------------|-----------------------------|---------------------------|------------------------|--------------------|--------------------------|
| 12/01/2026 | | 1,949,250 | -1,949,250 | | 93,739 | 93,739 | |
| 12/01/2027 | | 1,949,250 | -1,949,250 | | 260,437 | 260,437 | |
| 12/01/2028 | | 1,949,250 | -1,949,250 | | 742,791 | 742,791 | |
| 12/01/2029 | | 1,949,250 | | 1,949,250 | 1,085,463 | -863,787 | 55.69% |
| 12/01/2030 | | 1,949,250 | | 1,949,250 | 1,763,232 | -186,018 | 90.46% |
| 12/01/2031 | 5,000 | 1,954,250 | | 1,954,250 | 1,959,251 | 5,001 | 100.26% |
| 12/01/2032 | 265,000 | 2,214,000 | | 2,214,000 | 2,216,128 | 2,128 | 100.10% |
| 12/01/2033 | 385,000 | 2,320,750 | | 2,320,750 | 2,324,537 | 3,787 | 100.16% |
| 12/01/2034 | 625,000 | 2,541,500 | | 2,541,500 | 2,543,722 | 2,222 | 100.09% |
| 12/01/2035 | 730,000 | 2,615,250 | | 2,615,250 | 2,618,616 | 3,366 | 100.13% |
| 12/01/2036 | 895,000 | 2,743,750 | | 2,743,750 | 2,748,274 | 4,524 | 100.16% |
| 12/01/2037 | 955,000 | 2,759,000 | | 2,759,000 | 2,759,981 | 981 | 100.04% |
| 12/01/2038 | 1,045,000 | 2,801,250 | | 2,801,250 | 2,803,437 | 2,187 | 100.08% |
| 12/01/2039 | 1,110,000 | 2,814,000 | | 2,814,000 | 2,815,379 | 1,379 | 100.05% |
| 12/01/2040 | 1,210,000 | 2,858,500 | | 2,858,500 | 2,859,705 | 1,205 | 100.04% |
| 12/01/2041 | 1,280,000 | 2,868,000 | | 2,868,000 | 2,871,887 | 3,887 | 100.14% |
| 12/01/2042 | 1,390,000 | 2,914,000 | | 2,914,000 | 2,917,101 | 3,101 | 100.11% |
| 12/01/2043 | 1,475,000 | 2,929,500 | | 2,929,500 | 2,929,528 | 28 | 100.00% |
| 12/01/2044 | 1,590,000 | 2,970,750 | | 2,970,750 | 2,975,647 | 4,897 | 100.16% |
| 12/01/2045 | 1,685,000 | 2,986,250 | | 2,986,250 | 2,988,324 | 2,074 | 100.07% |
| 12/01/2046 | 1,815,000 | 3,032,000 | | 3,032,000 | 3,035,367 | 3,367 | 100.11% |
| 12/01/2047 | 1,920,000 | 3,046,250 | | 3,046,250 | 3,048,298 | 2,048 | 100.07% |
| 12/01/2048 | 2,065,000 | 3,095,250 | | 3,095,250 | 3,096,283 | 1,033 | 100.03% |
| 12/01/2049 | 2,180,000 | 3,107,000 | | 3,107,000 | 3,109,475 | 2,475 | 100.08% |
| 12/01/2050 | 2,340,000 | 3,158,000 | | 3,158,000 | 3,158,421 | 421 | 100.01% |
| 12/01/2051 | 2,470,000 | 3,171,000 | | 3,171,000 | 3,171,877 | 877 | 100.03% |
| 12/01/2052 | 2,640,000 | 3,217,500 | | 3,217,500 | 3,221,804 | 4,304 | 100.13% |
| 12/01/2053 | 2,790,000 | 3,235,500 | | 3,235,500 | 3,235,531 | 31 | 100.00% |
| 12/01/2054 | 2,980,000 | 3,286,000 | | 3,286,000 | 3,286,457 | 457 | 100.01% |
| 12/01/2055 | 3,140,000 | 3,297,000 | | 3,297,000 | 3,300,460 | 3,460 | 100.10% |
| | 38,985,000 | 81,682,500 | -5,847,750 | 75,834,750 | 75,941,149 | 106,399 | |

SOURCES AND USES OF FUNDS

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035
Pay & Cancel Refunding of (proposed) Series 2025 + New Money
50.000 (target) Mills + Add-on PIF Revenues
Assumes Investment Grade, 100x, 2065 Final Maturity
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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Dated Date	12/01/2035
Delivery Date	12/01/2035

**Sources:**

<hr/>	
Bond Proceeds:	
Par Amount	53,345,000.00
Other Sources of Funds:	
Funds on Hand*	3,345,000.00
	<hr/>
	56,690,000.00
	<hr/> <hr/>

**Uses:**

<hr/>	
Project Fund Deposits:	
Project Fund	19,248,275.00
Refunding Escrow Deposits:	
Cash Deposit*	36,975,000.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	266,725.00
	<hr/>
	56,690,000.00
	<hr/> <hr/>

[\*] Estimated balances, (tbd).



## BOND SUMMARY STATISTICS

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT  
WELD COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035  
Pay & Cancel Refunding of (proposed) Series 2025 + New Money  
50.000 (target) Mills + Add-on PIF Revenues  
Assumes Investment Grade, 100x, 2065 Final Maturity  
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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| | |
|-----------------------------------|------------------|
| Dated Date | 12/01/2035 |
| Delivery Date | 12/01/2035 |
| First Coupon | 06/01/2036 |
| Last Maturity | 12/01/2065 |
| Arbitrage Yield | 4.000000% |
| True Interest Cost (TIC) | 4.038904% |
| Net Interest Cost (NIC) | 4.000000% |
| All-In TIC | 4.068263% |
| Average Coupon | 4.000000% |
| Average Life (years) | 19.636 |
| Weighted Average Maturity (years) | 19.636 |
| Duration of Issue (years) | 13.130 |
| Par Amount | 53,345,000.00 |
| Bond Proceeds | 53,345,000.00 |
| Total Interest | 41,898,600.00 |
| Net Interest | 42,165,325.00 |
| Bond Years from Dated Date | 1,047,465,000.00 |
| Bond Years from Delivery Date | 1,047,465,000.00 |
| Total Debt Service | 95,243,600.00 |
| Maximum Annual Debt Service | 3,640,000.00 |
| Average Annual Debt Service | 3,174,786.67 |
| Underwriter's Fees (per \$1000) | |
| Average Takedown | |
| Other Fee | 5.000000 |
| Total Underwriter's Discount | 5.000000 |
| Bid Price | 99.500000 |

| Bond Component | Par Value | Price | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|--------------------|---------------|---------|----------------|--------------|-----------------------|-------------------|
| Term Bond due 2065 | 53,345,000.00 | 100.000 | 4.000% | 19.636 | 07/20/2055 | 92,820.30 |
| | 53,345,000.00 | | | 19.636 | | 92,820.30 |

| | TIC | All-In TIC | Arbitrage Yield |
|----------------------------|---------------|---------------|-----------------|
| Par Value | 53,345,000.00 | 53,345,000.00 | 53,345,000.00 |
| + Accrued Interest | | | |
| + Premium (Discount) | | | |
| - Underwriter's Discount | -266,725.00 | -266,725.00 | |
| - Cost of Issuance Expense | | -200,000.00 | |
| - Other Amounts | | | |
| Target Value | 53,078,275.00 | 52,878,275.00 | 53,345,000.00 |
| Target Date | 12/01/2035 | 12/01/2035 | 12/01/2035 |
| Yield | 4.038904% | 4.068263% | 4.000000% |

BOND DEBT SERVICE

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035
Pay & Cancel Refunding of (proposed) Series 2025 + New Money
50.000 (target) Mills + Add-on PIF Revenues
Assumes Investment Grade, 100x, 2065 Final Maturity
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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Dated Date                      12/01/2035  
Delivery Date                12/01/2035

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2036			1,066,900.00	1,066,900.00	
12/01/2036	610,000.00	4.000%	1,066,900.00	1,676,900.00	2,743,800.00
06/01/2037			1,054,700.00	1,054,700.00	
12/01/2037	650,000.00	4.000%	1,054,700.00	1,704,700.00	2,759,400.00
06/01/2038			1,041,700.00	1,041,700.00	
12/01/2038	715,000.00	4.000%	1,041,700.00	1,756,700.00	2,798,400.00
06/01/2039			1,027,400.00	1,027,400.00	
12/01/2039	760,000.00	4.000%	1,027,400.00	1,787,400.00	2,814,800.00
06/01/2040			1,012,200.00	1,012,200.00	
12/01/2040	835,000.00	4.000%	1,012,200.00	1,847,200.00	2,859,400.00
06/01/2041			995,500.00	995,500.00	
12/01/2041	880,000.00	4.000%	995,500.00	1,875,500.00	2,871,000.00
06/01/2042			977,900.00	977,900.00	
12/01/2042	960,000.00	4.000%	977,900.00	1,937,900.00	2,915,800.00
06/01/2043			958,700.00	958,700.00	
12/01/2043	1,010,000.00	4.000%	958,700.00	1,968,700.00	2,927,400.00
06/01/2044			938,500.00	938,500.00	
12/01/2044	1,095,000.00	4.000%	938,500.00	2,033,500.00	2,972,000.00
06/01/2045			916,600.00	916,600.00	
12/01/2045	1,155,000.00	4.000%	916,600.00	2,071,600.00	2,988,200.00
06/01/2046			893,500.00	893,500.00	
12/01/2046	1,245,000.00	4.000%	893,500.00	2,138,500.00	3,032,000.00
06/01/2047			868,600.00	868,600.00	
12/01/2047	1,310,000.00	4.000%	868,600.00	2,178,600.00	3,047,200.00
06/01/2048			842,400.00	842,400.00	
12/01/2048	1,410,000.00	4.000%	842,400.00	2,252,400.00	3,094,800.00
06/01/2049			814,200.00	814,200.00	
12/01/2049	1,480,000.00	4.000%	814,200.00	2,294,200.00	3,108,400.00
06/01/2050			784,600.00	784,600.00	
12/01/2050	1,585,000.00	4.000%	784,600.00	2,369,600.00	3,154,200.00
06/01/2051			752,900.00	752,900.00	
12/01/2051	1,665,000.00	4.000%	752,900.00	2,417,900.00	3,170,800.00
06/01/2052			719,600.00	719,600.00	
12/01/2052	1,780,000.00	4.000%	719,600.00	2,499,600.00	3,219,200.00
06/01/2053			684,000.00	684,000.00	
12/01/2053	1,865,000.00	4.000%	684,000.00	2,549,000.00	3,233,000.00
06/01/2054			646,700.00	646,700.00	
12/01/2054	1,990,000.00	4.000%	646,700.00	2,636,700.00	3,283,400.00
06/01/2055			606,900.00	606,900.00	
12/01/2055	2,085,000.00	4.000%	606,900.00	2,691,900.00	3,298,800.00
06/01/2056			565,200.00	565,200.00	
12/01/2056	2,220,000.00	4.000%	565,200.00	2,785,200.00	3,350,400.00
06/01/2057			520,800.00	520,800.00	
12/01/2057	2,325,000.00	4.000%	520,800.00	2,845,800.00	3,366,600.00
06/01/2058			474,300.00	474,300.00	
12/01/2058	2,470,000.00	4.000%	474,300.00	2,944,300.00	3,418,600.00
06/01/2059			424,900.00	424,900.00	
12/01/2059	2,580,000.00	4.000%	424,900.00	3,004,900.00	3,429,800.00
06/01/2060			373,300.00	373,300.00	
12/01/2060	2,740,000.00	4.000%	373,300.00	3,113,300.00	3,486,600.00
06/01/2061			318,500.00	318,500.00	
12/01/2061	2,865,000.00	4.000%	318,500.00	3,183,500.00	3,502,000.00
06/01/2062			261,200.00	261,200.00	
12/01/2062	3,035,000.00	4.000%	261,200.00	3,296,200.00	3,557,400.00
06/01/2063			200,500.00	200,500.00	
12/01/2063	3,170,000.00	4.000%	200,500.00	3,370,500.00	3,571,000.00
06/01/2064			137,100.00	137,100.00	
12/01/2064	3,355,000.00	4.000%	137,100.00	3,492,100.00	3,629,200.00
06/01/2065			70,000.00	70,000.00	
12/01/2065	3,500,000.00	4.000%	70,000.00	3,570,000.00	3,640,000.00
	53,345,000.00		41,898,600.00	95,243,600.00	95,243,600.00

## NET DEBT SERVICE

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT  
WELD COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035  
Pay & Cancel Refunding of (proposed) Series 2025 + New Money  
50.000 (target) Mills + Add-on PIF Revenues  
Assumes Investment Grade, 100x, 2065 Final Maturity  
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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| Period
Ending | Principal | Interest | Total
Debt Service | Net
Debt Service |
|------------------|---------------|---------------|-----------------------|---------------------|
| 12/01/2036 | 610,000.00 | 2,133,800.00 | 2,743,800.00 | 2,743,800.00 |
| 12/01/2037 | 650,000.00 | 2,109,400.00 | 2,759,400.00 | 2,759,400.00 |
| 12/01/2038 | 715,000.00 | 2,083,400.00 | 2,798,400.00 | 2,798,400.00 |
| 12/01/2039 | 760,000.00 | 2,054,800.00 | 2,814,800.00 | 2,814,800.00 |
| 12/01/2040 | 835,000.00 | 2,024,400.00 | 2,859,400.00 | 2,859,400.00 |
| 12/01/2041 | 880,000.00 | 1,991,000.00 | 2,871,000.00 | 2,871,000.00 |
| 12/01/2042 | 960,000.00 | 1,955,800.00 | 2,915,800.00 | 2,915,800.00 |
| 12/01/2043 | 1,010,000.00 | 1,917,400.00 | 2,927,400.00 | 2,927,400.00 |
| 12/01/2044 | 1,095,000.00 | 1,877,000.00 | 2,972,000.00 | 2,972,000.00 |
| 12/01/2045 | 1,155,000.00 | 1,833,200.00 | 2,988,200.00 | 2,988,200.00 |
| 12/01/2046 | 1,245,000.00 | 1,787,000.00 | 3,032,000.00 | 3,032,000.00 |
| 12/01/2047 | 1,310,000.00 | 1,737,200.00 | 3,047,200.00 | 3,047,200.00 |
| 12/01/2048 | 1,410,000.00 | 1,684,800.00 | 3,094,800.00 | 3,094,800.00 |
| 12/01/2049 | 1,480,000.00 | 1,628,400.00 | 3,108,400.00 | 3,108,400.00 |
| 12/01/2050 | 1,585,000.00 | 1,569,200.00 | 3,154,200.00 | 3,154,200.00 |
| 12/01/2051 | 1,665,000.00 | 1,505,800.00 | 3,170,800.00 | 3,170,800.00 |
| 12/01/2052 | 1,780,000.00 | 1,439,200.00 | 3,219,200.00 | 3,219,200.00 |
| 12/01/2053 | 1,865,000.00 | 1,368,000.00 | 3,233,000.00 | 3,233,000.00 |
| 12/01/2054 | 1,990,000.00 | 1,293,400.00 | 3,283,400.00 | 3,283,400.00 |
| 12/01/2055 | 2,085,000.00 | 1,213,800.00 | 3,298,800.00 | 3,298,800.00 |
| 12/01/2056 | 2,220,000.00 | 1,130,400.00 | 3,350,400.00 | 3,350,400.00 |
| 12/01/2057 | 2,325,000.00 | 1,041,600.00 | 3,366,600.00 | 3,366,600.00 |
| 12/01/2058 | 2,470,000.00 | 948,600.00 | 3,418,600.00 | 3,418,600.00 |
| 12/01/2059 | 2,580,000.00 | 849,800.00 | 3,429,800.00 | 3,429,800.00 |
| 12/01/2060 | 2,740,000.00 | 746,600.00 | 3,486,600.00 | 3,486,600.00 |
| 12/01/2061 | 2,865,000.00 | 637,000.00 | 3,502,000.00 | 3,502,000.00 |
| 12/01/2062 | 3,035,000.00 | 522,400.00 | 3,557,400.00 | 3,557,400.00 |
| 12/01/2063 | 3,170,000.00 | 401,000.00 | 3,571,000.00 | 3,571,000.00 |
| 12/01/2064 | 3,355,000.00 | 274,200.00 | 3,629,200.00 | 3,629,200.00 |
| 12/01/2065 | 3,500,000.00 | 140,000.00 | 3,640,000.00 | 3,640,000.00 |
| | 53,345,000.00 | 41,898,600.00 | 95,243,600.00 | 95,243,600.00 |

SUMMARY OF BONDS REFUNDED

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035
Pay & Cancel Refunding of (proposed) Series 2025 + New Money
50.000 (target) Mills + Add-on PIF Revenues
Assumes Investment Grade, 100x, 2065 Final Maturity
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
6/15/23: Ser 25 NR SP, 5.00%, 100x, 50.00mls+PIF, FG+2% BiRE, SP:					
TERM55	12/01/2036	5.000%	895,000.00	12/01/2035	100.000
	12/01/2037	5.000%	955,000.00	12/01/2035	100.000
	12/01/2038	5.000%	1,045,000.00	12/01/2035	100.000
	12/01/2039	5.000%	1,110,000.00	12/01/2035	100.000
	12/01/2040	5.000%	1,210,000.00	12/01/2035	100.000
	12/01/2041	5.000%	1,280,000.00	12/01/2035	100.000
	12/01/2042	5.000%	1,390,000.00	12/01/2035	100.000
	12/01/2043	5.000%	1,475,000.00	12/01/2035	100.000
	12/01/2044	5.000%	1,590,000.00	12/01/2035	100.000
	12/01/2045	5.000%	1,685,000.00	12/01/2035	100.000
	12/01/2046	5.000%	1,815,000.00	12/01/2035	100.000
	12/01/2047	5.000%	1,920,000.00	12/01/2035	100.000
	12/01/2048	5.000%	2,065,000.00	12/01/2035	100.000
	12/01/2049	5.000%	2,180,000.00	12/01/2035	100.000
	12/01/2050	5.000%	2,340,000.00	12/01/2035	100.000
	12/01/2051	5.000%	2,470,000.00	12/01/2035	100.000
	12/01/2052	5.000%	2,640,000.00	12/01/2035	100.000
	12/01/2053	5.000%	2,790,000.00	12/01/2035	100.000
	12/01/2054	5.000%	2,980,000.00	12/01/2035	100.000
	12/01/2055	5.000%	3,140,000.00	12/01/2035	100.000
			36,975,000.00		

## ESCROW REQUIREMENTS

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT**  
**WELD COUNTY, COLORADO**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035**  
**Pay & Cancel Refunding of (proposed) Series 2025 + New Money**  
**50.000 (target) Mills + Add-on PIF Revenues**  
**Assumes Investment Grade, 100x, 2065 Final Maturity**  
**(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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| | |
|---------------|------------|
| Dated Date | 12/01/2035 |
| Delivery Date | 12/01/2035 |

| Period
Ending | Principal
Redeemed | Total |
|------------------|-----------------------|---------------|
| 12/01/2035 | 36,975,000.00 | 36,975,000.00 |
| | 36,975,000.00 | 36,975,000.00 |

PRIOR BOND DEBT SERVICE

CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035
Pay & Cancel Refunding of (proposed) Series 2025 + New Money
50.000 (target) Mills + Add-on PIF Revenues
Assumes Investment Grade, 100x, 2065 Final Maturity
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)

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Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2036			924,375.00	924,375.00	
12/01/2036	895,000.00	5.000%	924,375.00	1,819,375.00	2,743,750.00
06/01/2037			902,000.00	902,000.00	
12/01/2037	955,000.00	5.000%	902,000.00	1,857,000.00	2,759,000.00
06/01/2038			878,125.00	878,125.00	
12/01/2038	1,045,000.00	5.000%	878,125.00	1,923,125.00	2,801,250.00
06/01/2039			852,000.00	852,000.00	
12/01/2039	1,110,000.00	5.000%	852,000.00	1,962,000.00	2,814,000.00
06/01/2040			824,250.00	824,250.00	
12/01/2040	1,210,000.00	5.000%	824,250.00	2,034,250.00	2,858,500.00
06/01/2041			794,000.00	794,000.00	
12/01/2041	1,280,000.00	5.000%	794,000.00	2,074,000.00	2,868,000.00
06/01/2042			762,000.00	762,000.00	
12/01/2042	1,390,000.00	5.000%	762,000.00	2,152,000.00	2,914,000.00
06/01/2043			727,250.00	727,250.00	
12/01/2043	1,475,000.00	5.000%	727,250.00	2,202,250.00	2,929,500.00
06/01/2044			690,375.00	690,375.00	
12/01/2044	1,590,000.00	5.000%	690,375.00	2,280,375.00	2,970,750.00
06/01/2045			650,625.00	650,625.00	
12/01/2045	1,685,000.00	5.000%	650,625.00	2,335,625.00	2,986,250.00
06/01/2046			608,500.00	608,500.00	
12/01/2046	1,815,000.00	5.000%	608,500.00	2,423,500.00	3,032,000.00
06/01/2047			563,125.00	563,125.00	
12/01/2047	1,920,000.00	5.000%	563,125.00	2,483,125.00	3,046,250.00
06/01/2048			515,125.00	515,125.00	
12/01/2048	2,065,000.00	5.000%	515,125.00	2,580,125.00	3,095,250.00
06/01/2049			463,500.00	463,500.00	
12/01/2049	2,180,000.00	5.000%	463,500.00	2,643,500.00	3,107,000.00
06/01/2050			409,000.00	409,000.00	
12/01/2050	2,340,000.00	5.000%	409,000.00	2,749,000.00	3,158,000.00
06/01/2051			350,500.00	350,500.00	
12/01/2051	2,470,000.00	5.000%	350,500.00	2,820,500.00	3,171,000.00
06/01/2052			288,750.00	288,750.00	
12/01/2052	2,640,000.00	5.000%	288,750.00	2,928,750.00	3,217,500.00
06/01/2053			222,750.00	222,750.00	
12/01/2053	2,790,000.00	5.000%	222,750.00	3,012,750.00	3,235,500.00
06/01/2054			153,000.00	153,000.00	
12/01/2054	2,980,000.00	5.000%	153,000.00	3,133,000.00	3,286,000.00
06/01/2055			78,500.00	78,500.00	
12/01/2055	3,140,000.00	5.000%	78,500.00	3,218,500.00	3,297,000.00
	36,975,000.00		23,315,500.00	60,290,500.00	60,290,500.00

## BOND SOLUTION

**CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT  
WELD COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035  
Pay & Cancel Refunding of (proposed) Series 2025 + New Money  
50.000 (target) Mills + Add-on PIF Revenues  
Assumes Investment Grade, 100x, 2065 Final Maturity  
(SERVICE PLAN: Full Growth + 2.00% Bi-Reassessment Projections)**

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| Period
Ending | Proposed
Principal | Proposed
Debt Service | Total Adj
Debt Service | Revenue
Constraints | Unused
Revenues | Debt Service
Coverage |
|------------------|-----------------------|--------------------------|---------------------------|------------------------|--------------------|--------------------------|
| 12/01/2036 | 610,000 | 2,743,800 | 2,743,800 | 2,748,274 | 4,474 | 100.16% |
| 12/01/2037 | 650,000 | 2,759,400 | 2,759,400 | 2,759,981 | 581 | 100.02% |
| 12/01/2038 | 715,000 | 2,798,400 | 2,798,400 | 2,803,437 | 5,037 | 100.18% |
| 12/01/2039 | 760,000 | 2,814,800 | 2,814,800 | 2,815,379 | 579 | 100.02% |
| 12/01/2040 | 835,000 | 2,859,400 | 2,859,400 | 2,859,705 | 305 | 100.01% |
| 12/01/2041 | 880,000 | 2,871,000 | 2,871,000 | 2,871,887 | 887 | 100.03% |
| 12/01/2042 | 960,000 | 2,915,800 | 2,915,800 | 2,917,101 | 1,301 | 100.04% |
| 12/01/2043 | 1,010,000 | 2,927,400 | 2,927,400 | 2,929,528 | 2,128 | 100.07% |
| 12/01/2044 | 1,095,000 | 2,972,000 | 2,972,000 | 2,975,647 | 3,647 | 100.12% |
| 12/01/2045 | 1,155,000 | 2,988,200 | 2,988,200 | 2,988,324 | 124 | 100.00% |
| 12/01/2046 | 1,245,000 | 3,032,000 | 3,032,000 | 3,035,367 | 3,367 | 100.11% |
| 12/01/2047 | 1,310,000 | 3,047,200 | 3,047,200 | 3,048,298 | 1,098 | 100.04% |
| 12/01/2048 | 1,410,000 | 3,094,800 | 3,094,800 | 3,096,283 | 1,483 | 100.05% |
| 12/01/2049 | 1,480,000 | 3,108,400 | 3,108,400 | 3,109,475 | 1,075 | 100.03% |
| 12/01/2050 | 1,585,000 | 3,154,200 | 3,154,200 | 3,158,421 | 4,221 | 100.13% |
| 12/01/2051 | 1,665,000 | 3,170,800 | 3,170,800 | 3,171,877 | 1,077 | 100.03% |
| 12/01/2052 | 1,780,000 | 3,219,200 | 3,219,200 | 3,221,804 | 2,604 | 100.08% |
| 12/01/2053 | 1,865,000 | 3,233,000 | 3,233,000 | 3,235,531 | 2,531 | 100.08% |
| 12/01/2054 | 1,990,000 | 3,283,400 | 3,283,400 | 3,286,457 | 3,057 | 100.09% |
| 12/01/2055 | 2,085,000 | 3,298,800 | 3,298,800 | 3,300,460 | 1,660 | 100.05% |
| 12/01/2056 | 2,220,000 | 3,350,400 | 3,350,400 | 3,352,406 | 2,006 | 100.06% |
| 12/01/2057 | 2,325,000 | 3,366,600 | 3,366,600 | 3,366,691 | 91 | 100.00% |
| 12/01/2058 | 2,470,000 | 3,418,600 | 3,418,600 | 3,419,677 | 1,077 | 100.03% |
| 12/01/2059 | 2,580,000 | 3,429,800 | 3,429,800 | 3,434,249 | 4,449 | 100.13% |
| 12/01/2060 | 2,740,000 | 3,486,600 | 3,486,600 | 3,488,297 | 1,697 | 100.05% |
| 12/01/2061 | 2,865,000 | 3,502,000 | 3,502,000 | 3,503,161 | 1,161 | 100.03% |
| 12/01/2062 | 3,035,000 | 3,557,400 | 3,557,400 | 3,558,291 | 891 | 100.03% |
| 12/01/2063 | 3,170,000 | 3,571,000 | 3,571,000 | 3,573,454 | 2,454 | 100.07% |
| 12/01/2064 | 3,355,000 | 3,629,200 | 3,629,200 | 3,629,689 | 489 | 100.01% |
| 12/01/2065 | 3,500,000 | 3,640,000 | 3,640,000 | 3,645,157 | 5,157 | 100.14% |
| | 53,345,000 | 95,243,600 | 95,243,600 | 95,304,304 | 60,704 | |

EXHIBIT G

Town Intergovernmental Agreement

TOWN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF KERSEY, COLORADO AND CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT

THIS AGREEMENT is made and entered into as of this [____] day of [_____] 2023, by and between the **TOWN OF KERSEY, COLORADO**, a home-rule municipal corporation of the State of Colorado (the “**Town**”), and **CENTENNIAL COMMERCE CENTER METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”). The Town and the District are collectively referred to as the Parties.

XIII. RECITALS

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’ Service Plan approved by the Town on [____], 20[____] (“**Service Plans**”); and

WHEREAS, the Service Plans make reference to the execution of an intergovernmental agreement between the Town and the District; and

WHEREAS, the Town and the District have determined it to be in the best interests of their respective taxpayers, residents, and property owners to enter into this Town Intergovernmental Agreement (“**Agreement**”).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

XIV. COVENANTS AND AGREEMENTS

1. Service Plan. The District will not take any action, including, without limitation, the issuance of any obligations or the imposition of any tax, which would constitute a material departure from the terms of the Service Plan and a material modification thereof as set forth in §32-1-207(2), C.R.S. Actions of the District which constitute a material departure from the terms of the Service Plan and a material modification thereof as set forth in §32-1-207(2), C.R.S., shall be a default hereunder, and shall entitle the Town to protect and enforce its rights hereunder by such suit, action, or special proceedings as the Town shall deem appropriate, including, without limitation, an action for specific performance or damages. It is intended that the remedies hereof shall be in addition to any remedies the Town may have or actions the Town may bring under §32-1-207, C.R.S., or any other applicable statute. The District shall have sixty (60) days to provide the Town with written evidence that no Material Departure occurred, which evidence must be reasonably satisfactory to the Town or to commence to cure such Material Departure. If the District is diligently pursuing the cure of such Material Departure, the Town shall not take any

action to enjoin the District. In the event the District fails to complete the cure or take any action to cure the Material Departure, the Town may impose any sanctions allowed by town code or statute. Nothing herein is intended to modify or prevent the use of the provisions of §32-1-207(3)(b), C.R.S. However, the time limits of §32-1-207(3)(b) are expressly waived by the District.

2. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District:

Centennial Commerce Center Metropolitan
District
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122
Attn: Zachary P. White
(303) 858-1800 (phone)
(303) 858-1801 (fax)
zwhite@wbapc.com

To the Town:

[_____]
[_____]
[_____]
Attention: [_____] Phone: []
Fax: [_____]

All notices, demands, requests, or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days' written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

3. Entire Agreement of the Parties. This written Agreement constitutes the entire agreement between the Parties and supersedes all prior written or oral agreements, negotiations, or representations and understandings of the Parties with respect to the subject matter contained herein.

4. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

5. Assignment. No Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of all other Parties, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

6. Default/Remedies. In the event of a breach or default of this Agreement by

any Party, the non-defaulting Parties shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants, or conditions hereof, the prevailing Party/Parties in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

7. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado. Sole venue for any civil action brought to enforce or interpret the provision hereof shall be the state courts of Weld County, Colorado, and no civil action shall be removed to any other court or jurisdiction.

8. Inurement. Each of the terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

9. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

10. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon or give to any person other than the District and the Town any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the Town shall be for the sole and exclusive benefit of the District and the Town.

11. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

12. Counterparts. The Parties may execute this Agreement in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

13. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

14. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

Signature Page Follows

IN WITNESS WHEREOF, the District and the Town have caused this Agreement to be duly
executed to be effective as of the day first above written.

**CENTENNIAL COMMERCE CENTER
METROPOLITAN DISTRICT**

By: _____
Board Member

Attest:

TOWN OF KERSEY, COLORADO

By: _____

Attest:

By: _____
Its: _____

APPROVED AS TO FORM:

**Town of Kersey
Resolution No. 2023-0022**

**A Resolution of the Board of Trustees of the Town of Kersey
Approving the Service Plan for Centennial Commerce Center
Metropolitan District and Approving an Associated
Intergovernmental Agreement**

Whereas, pursuant to C.R.S. § 32-1-204.5, no special district may be organized within the boundaries of the Town except upon adoption of a resolution of the Board of Trustees approving the service plan of the proposed special districts;

Whereas, a service plan dated (the "Service Plan") for the Centennial Commerce Center Metropolitan District (the "District") has been submitted to the Board of Trustees in compliance with C.R.S. § 32-1-204.5;

Whereas, the territory of the District is located wholly within the boundaries of the Town;

Whereas, the Service Plan includes an Intergovernmental Agreement between the District and the Town, which allows the Town to enforce the provisions of the Service Plan;

Whereas, on September 12, 2023, the Board conducted a properly-noticed public hearing on the Service Plan; and

Whereas, the Board of Trustees finds it in the best interest of the public health, safety and welfare to approve the Service Plan and the Intergovernmental Agreement attached to the Service Plan.

Now Therefore be it Resolved by the Board of Trustees of the Town of Kersey, Colorado, that:

Section 1. The Board of Trustees has jurisdiction to hear this matter, and makes the following findings:

- a. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
- b. The existing service in the area to be served by the District is inadequate for present and projected needs;
- c. The District is capable of providing economical and sufficient service to the areas within their proposed boundaries; and

d. The area to be included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

Section 2. The Service Plan is hereby approved.

Section 3. The Intergovernmental Agreement between the Town and the District, attached as an exhibit to the Service Plan, is hereby approved in substantially the form presented, subject to final approval by the Town Attorney. Upon such approval, and following the formation of the District, the Mayor is authorized to execute the Intergovernmental Agreement on behalf of the Town.

Section 4. Nothing herein limits the Town's powers with respect to the District, the property within the District, or the improvements to be constructed by the District. The Town's findings are based solely upon the evidence presented by the proponents of the District and at the public hearing, and the Town has not conducted any independent investigation of the evidence. The Town makes no guarantee as to the financial viability of the District or the achievability of the desired results.

Passed, approved and adopted this 12th day of September, 2023.

Gary Lagrimanta, Mayor

Attest:

Julie Piper, Town Clerk

Town of Kersey Council Communication

| | | |
|---|-----------------------------------|----------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: New Business: |
| Agenda No:
VII. 1. | Presented by:
Chrisitan | |
| BACKGROUND:

Approval of the PVHS Homecoming Bonfire Permit for 9/27/2023
A representative from PVHS Student Council will be in attendance. | | |
| RECOMMENDED MOTION: I move to approve/deny the PVHS Homecoming Bonfire permit for 9/27/2023. | | |
| | | |

TOWN OF KERSEY, COLORADO
APPLICATION FOR FIREWORKS/BONFIRE PERMIT

NAME OF ORGANIZATION: Platte Valley H.S. (student council)

ADDRESS: 901 Campbell, Kersey, CO 80644

REPRESENTATIVE: Kennedy Shubert, Sponsors: Darcel Giesick
Randee Shaw

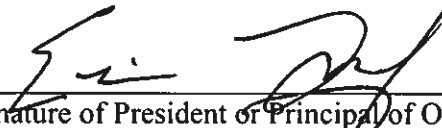
DATE OF DISPLAY: 9/27/23 LOCATION OF DISPLAY: High

School Football Stadium
Parking lot

PURPOSE OF DISPLAY: Homecoming Celebrations

PERSON OR GROUP OPERATING THE DISPLAY: Student Council

NATURE AND TYPE OF FIREWORKS TO BE DISPLAYED: Bonfire


Signature of President or Principal of Organization

9/6/23
Date of Application

This application must be returned to the Town Clerk no later than fifteen (15) day in advance of the meeting of the Board of Trustees at which it is to be considered.

Approved displays must be handled by a competent operator and shall be of such character and so located, discharged, and fired as not to be hazardous to property or endanger any person.

Fire Chief, Kersey Area Fire Protection District

Approved by the Board of Trustees on ____ of ____, 20__.

Mayor

ATTEST:

Town Clerk

Town of Kersey Council Communication

| | | |
|--|-----------------------------------|----------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: New Business: |
| Agenda No:
VII. 2. | Presented by:
Chrisitan | |
| <p>BACKGROUND:</p> <p>Approval of the Liquor License Renewal for Milton’s Store
Luke Gardner or a representative from Milton’s will be in attendance.</p> | | |
| <p>RECOMMENDED MOTION: I move to approve/deny the liquor license renewal for Milton’s Store.</p> | | |
| | | |

Submit to Local Licensing Authority

MILTONS
PO BOX 747
Kersey CO 80644



2461
 APPLICANT ID: 747508

| Fees Due | |
|--|--------|
| Renewal Fee | 221.25 |
| Storage Permit \$100 X _____ | \$ |
| Sidewalk Service Area \$75.00 | \$ |
| Additional Optional Premise Hotel & Restaurant \$100 X _____ | \$ |
| Related Facility - Campus Liquor Complex \$160.00 per facility | \$ |
| Amount Due/Paid | \$ |

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

| | | | |
|---|---|---|----------------------------|
| Licensee Name
L&A VENTURES KERSEY LLC | | Doing Business As Name (DBA)
MILTONS | |
| Liquor License #
04-01611 | License Type
Fermented Malt Beverage and Wine (city) | | |
| Sales Tax License Number
94913548 | Expiration Date
11/18/2023 | Due Date
10/04/2023 | |
| Business Address
103 HILL STREET Kersey CO 80644 | | | Phone Number
9703568669 |
| Mailing Address
PO BOX 747 Kersey CO 80644 | | Email
luke@miltons.store | |
| Operating Manager
IRISH O'NEILL | Date of Birth | Home Address | Phone Number |
| 1. Do you have legal possession of the premises at the street address above? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are the premises owned or rented? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented* *If rented, expiration date of lease _____ | | | |
| 2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | | | |
| 3a. Are you renewing a takeout and/or delivery permit? (Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 3b. If so, which are you renewing? <input type="checkbox"/> Delivery <input type="checkbox"/> Takeout <input type="checkbox"/> Both Takeout and Delivery | | | |
| 4a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 4b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☒ No
8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ Yes ☒ No

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Title

Owner

Signature

Date

8-3-2023

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules. Therefore this application is approved.

Local Licensing Authority For

Date

Signature

Title

Attest

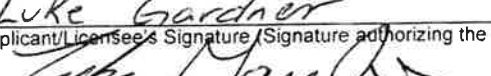
Tax Check Authorization, Waiver, and Request to Release Information

I, Luke Gardner am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Miltons (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

| | | | |
|--|--|---|--------------------------------|
| Name (Individual/Business)
<u>L & A Ventures Kersey DBA Miltons</u> | | Social Security Number/Tax Identification Number
<u>86-3831685</u> | |
| Address
<u>103 Hill St.</u> | | | |
| City
<u>Kersey</u> | | State
<u>CO</u> | Zip
<u>80644</u> |
| Home Phone Number | | Business/Work Phone Number
<u>970-397-6875</u> | |
| Printed name of person signing on behalf of the Applicant/Licensee
<u>Luke Gardner</u> | | | |
| Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)
 | | | Date signed
<u>8.3.2023</u> |

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

Town of Kersey

Council Communication

| | | |
|-----------------------------------|-----------------------------------|----------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: New Business: |
| Agenda No:
VII. 3. | Presented by:
Chrisitan | |

BACKGROUND:

Approval of Resolution 2023-0021 Accepting the Financial Audit that was presented by Chad Chavies at Work Session on July 25, 2023.

RECOMMENDED MOTION: I move to approve/deny Resolution 2023-0021 Accepting the 2022 Town of Kersey Annual Financial Report Prepared by Tim Chavies & Associates, CPA

RESOLUTION NO 2023-0021

**A RESOLUTION ACCEPTING THE 2022 TOWN OF KERSEY
ANNUAL FINANCIAL REPORT PREPARED BY TIM CHAVIES
AND ASSOCIATES, INC., CERTIFIED PUBLIC ACCOUNTANTS**

WHEREAS, the Town of Kersey adheres to the Local Government Audit Law (section 29-1-601 et seq., C.R.S) that requires Colorado local governments to have an annual audit of their financial statements;

WHEREAS, the independent certified public accounting firm of Tim Chavies and Associates, Inc. has prepared the Town's audit report for 2022; and

WHEREAS, the Town Board wishes to acknowledge the presentation of the 2022 audit report by Chad Chavies at the Town of Kersey scheduled work session held July 25, 2023, and direct its further handling.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KERSEY, COLORADO as follows:

1. That the audit report of 2022, prepared by Chad Chavies and Associates Inc., 1707 61st Avenue, Suite 101, Greeley, Colorado, is hereby accepted by the Town Board of Kersey, Colorado.
2. That said audit report constitutes an audit of the books and financial records of the Town of Kersey, Colorado for the calendar year 2022.
3. That the Mayor and the Town Clerk/Treasurer, or his or her designee, are authorized to distribute such audit report to the State of Colorado, as the official audit report of the Town of Kersey, Colorado, and to provide such audit report to such other agencies as are necessary.
4. The Town Clerk shall make the audit report available to the public in accordance with Colorado State law.

PASSED, APPROVED, and ADOPTED THIS 12th DAY OF SEPTEMBER, 2023.

TOWN OF KERSEY

BY: _____
MAYOR

ATTEST:

TOWN CLERK

Town of Kersey Council Communication

| | | |
|---|--|----------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: New Business: |
| Agenda No:
VII. 4. | Presented by:
Gene McDonald | |
| BACKGROUND:

Approval of Ordinance 2023-0006 Flood Damage Prevention with Protective Regulations. Gene McDonald, Town Engineer to present. This is another component of the FEMA regulations. | | |
| RECOMMENDED MOTION: I move to approve/deny Ordinance 2023-0006 Flood Damage Prevention with Protective Regulations. | | |
| | | |

TOWN OF KERSEY
ORDINANCE NO. 2023-0006

FLOOD DAMAGE PREVENTION WITH PROTECTIVE REGULATIONS

WHEREAS, the Town of Kersey (“Town”) is a Colorado statutory municipality, with all powers and authority vested under Colorado law; and

WHEREAS, the State of Colorado established a Model Ordinance which provides the local government a framework for establishing a flood damage prevention ordinance compliant under National Flood Insurance Program (NFIP) participation; and

WHEREAS, the Town of Kersey, Colorado is a member in good standing in the NFIP; and

WHEREAS, the Board of Trustees has determined that adoption of this ordinance will enhance the security of the residents of Kersey and be in their best interest.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF KERSEY, COLORADO AS FOLLOWS:

ARTICLE I - TITLE AND PURPOSE

SECTION A. STATUTORY AUTHORIZATION

The Legislature of the State of Colorado has, in Title 29, Article 20 of the Colorado Revised Statutes, delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the TOWN BOARD of the TOWN OF KERSEY, Colorado, does hereby adopt the following floodplain management regulations:

SECTION B. FINDINGS OF FACT

(1) The flood hazard areas of the TOWN OF KERSEY are subject to periodic inundation, which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the health, safety and general welfare of the public.

(2) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.

SECTION C. STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to critical facilities, infrastructure and other public facilities such as water, sewer and gas mains; electric and communications stations; and streets and bridges located in floodplains;
6. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
7. Insure that potential buyers are notified that property is located in a flood hazard area.

SECTION D. METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance uses the following methods:

1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
4. Control filling, grading, dredging and other development which may increase flood damage;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

ARTICLE II - DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance it's most reasonable application.

100-YEAR FLOOD - A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance flood). The terms "one-hundred-year flood" and "one percent chance flood" are synonymous with the term "100-year flood." The term does not imply that the flood will necessarily happen once every one hundred years.

100-YEAR FLOODPLAIN - The area of land susceptible to being inundated as a result of the occurrence of a one-hundred-year flood.

500-YEAR FLOOD - A flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-chance-annual-flood). The term does not imply that the flood will necessarily happen once every five hundred years.

500-YEAR FLOODPLAIN - The area of land susceptible to being inundated as a result of the occurrence of a five-hundred-year flood.

ADDITION - Any activity that expands the enclosed footprint or increases the square footage of an existing structure.

ALLUVIAL FAN FLOODING - A fan-shaped sediment deposit formed by a stream that flows from a steep mountain valley or gorge onto a plain or the junction of a tributary stream with the main stream. Alluvial fans contain active stream channels and boulder bars, and recently abandoned channels. Alluvial fans are predominantly formed by alluvial deposits and are modified by infrequent sheet flood, channel avulsions and other stream processes.

AREA OF SHALLOW FLOODING - A designated Zone AO or AH on a community's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

BASE FLOOD – The flood which has a one percent chance of being equaled or exceeded in any given year (also known as a 100-year flood). This term is used in the National Flood Insurance Program (NFIP) to indicate the minimum level of flooding to be used by a community in its floodplain management regulations.

BASE FLOOD ELEVATION (BFE) - The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

BASEMENT - Any area of a building having its floor sub-grade (below ground level) on all sides.

CHANNEL - The physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries.

CHANNELIZATION - The artificial creation, enlargement or realignment of a stream channel.

CODE OF FEDERAL REGULATIONS (CFR) - The codification of the general and permanent

Rules published in the Federal Register by the executive departments and agencies of the Federal Government. It is divided into 50 titles that represent broad areas subject to Federal regulation.

COMMUNITY - Any political subdivision in the state of Colorado that has authority to adopt and enforce floodplain management regulations through zoning, including, but not limited to, cities, towns, unincorporated areas in the counties, Indian tribes and drainage and flood control districts.

CONDITIONAL LETTER OF MAP REVISION (CLOMR) - FEMA's comment on a proposed project, which does not revise an effective floodplain map, that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

CRITICAL FACILITY – A structure or related infrastructure, but not the land on which it is situated, as specified in Article 5, Section H, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood. See Article 5, Section H.

DEVELOPMENT - Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

DFIRM DATABASE - Database (usually spreadsheets containing data and analyses that accompany DFIRMs). The FEMA Mapping Specifications and Guidelines outline requirements for the development and maintenance of DFIRM databases.

DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) - FEMA digital floodplain map. These digital maps serve as “regulatory floodplain maps” for insurance and floodplain management purposes.

ELEVATED BUILDING - A non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - A manufactured home Park, or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION-

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEDERAL REGISTER - The official daily publication for Rules, proposed Rules, and notices of Federal agencies and organizations, as well as executive orders and other presidential documents.

FEMA - Federal Emergency Management Agency, the agency responsible for administering the National Flood Insurance Program.

FLOOD OR FLOODING - A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of water from channels and reservoir spillways;
2. The unusual and rapid accumulation or runoff of surface waters from any source; or
3. Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

FLOOD INSURANCE RATE MAP (FIRM) – An official map of a community, on which the Federal Emergency Management Agency has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) - The official report provided by the Federal Emergency Management Agency. The report contains the Flood Insurance Rate Map as well as flood profiles for studied flooding sources that can be used to determine Base Flood Elevations for some areas.

FLOODPLAIN OR FLOOD-PRONE AREA - Any land area susceptible to being inundated as the result of a flood, including the area of land over which floodwater would flow from the spillway of a reservoir.

FLOODPLAIN ADMINISTRATOR - The community official designated by title to administer and enforce the floodplain management regulations.

FLOODPLAIN DEVELOPMENT PERMIT – A permit required before construction or development begins within any Special Flood Hazard Area (SFHA). If FEMA has not defined the SFHA within a community, the community shall require permits for all proposed construction or other development in the community including the placement of manufactured homes, so that it may determine whether such construction or other development is proposed within flood-prone areas. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and this floodplain management ordinance.

FLOODPLAIN MANAGEMENT - The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS - Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOOD CONTROL STRUCTURE - A physical structure designed and built expressly or partially for the purpose of reducing, redirecting, or guiding flood flows along a particular waterway. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOODPROOFING - Any combination of structural and/or non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY (REGULATORY FLOODWAY) - The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half foot (six inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

FREEBOARD - The vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE - A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE - Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily

determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or;
 - b. Directly by the Secretary of the Interior in states without approved programs.

LETTER OF MAP REVISION (LOMR) - FEMA's official revision of an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA).

LETTER OF MAP REVISION BASED ON FILL (LOMR-F) – FEMA’s modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.

LEVEE – A man-made embankment, usually earthen, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. For a levee structure to be reflected on the FEMA FIRMs as providing flood protection, the levee structure must meet the requirements set forth in 44 CFR 65.10.

LEVEE SYSTEM - A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LOWEST FLOOR - The lowest floor of the lowest enclosed area (including basement). Any floor used for living purposes which includes working, storage, sleeping, cooking and eating, or recreation or any combination thereof. This includes any floor that could be converted to such a use such as a basement or crawl space. The lowest floor is a determinate for the flood insurance premium for a building, home or business. An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

MANUFACTURED HOME - A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

MANUFACTURED HOME PARK OR SUBDIVISION - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MEAN SEA LEVEL - For purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

MATERIAL SAFETY DATA SHEET (MSDS) – A form with data regarding the properties of a particular substance. An important component of product stewardship and workplace safety, it is intended to provide workers and emergency personnel with procedures for handling or working with that substance in a safe manner, and includes information such as physical data (melting point, boiling point, flash point, etc.), toxicity, health effects, first aid, reactivity, storage, disposal, protective equipment, and spill-handling procedures.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – FEMA’s program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

NEW CONSTRUCTION – The construction of a new structure (including the placement of a mobile home) or facility or the replacement of a structure or facility which has been totally destroyed.

NEW MANUFACTURED HOME PARK OR SUBDIVISION - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

NO-RISE CERTIFICATION – A record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A No-Rise Certification must be supported by technical data and signed by a registered Colorado Professional Engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).

PHYSICAL MAP REVISION (PMR) - FEMA’s action whereby one or more map panels are physically revised and republished. A PMR is used to change flood risk zones, floodplain and/or floodway delineations, flood elevations, and/or planimetric features.

RECREATIONAL VEHICLE - means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projections;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

SPECIAL FLOOD HAZARD AREA – The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, i.e., the 100-year floodplain.

START OF CONSTRUCTION - The date the building permit was issued, including substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it

include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE - A walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home.

SUBSTANTIAL DAMAGE - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure just prior to when the damage occurred.

SUBSTANTIAL IMPROVEMENT - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "Start of Construction" of the improvement. The value of the structure shall be determined by the local jurisdiction having land use authority in the area of interest. This includes structures which have incurred "Substantial Damage", regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or
2. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."

THRESHOLD PLANNING QUANTITY (TPQ) – A quantity designated for each chemical on the list of extremely hazardous substances that triggers notification by facilities to the State that such facilities are subject to emergency planning requirements.

TOWN BOARD – The Board of Trustees of the Town of Kersey, Colorado.

VARIANCE - A grant of relief to a person from the requirement of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations).

VIOLATION - The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION - The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

ARTICLE III - GENERAL PROVISIONS

SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES

The ordinance shall apply to all Special Flood Hazard Areas and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of the TOWN OF KERSEY, Colorado.

SECTION B. BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREA

The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Weld County, Colorado and Incorporated Areas," dated 11/30/2023, with accompanying Flood Insurance Rate Maps and/or Flood Boundary- Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this ordinance and may be supplemented by studies designated and approved by the TOWN BOARD. The Floodplain Administrator and/or Town Engineer shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs and/or FBFMs on file and available for public inspection.

SECTION C. ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT

A Floodplain Development Permit shall be required to ensure conformance with the provisions of this ordinance.

SECTION D. COMPLIANCE

No structure or land shall hereafter be located, altered, or have its use changed within the Special Flood Hazard Area without full compliance with the terms of this ordinance and other applicable regulations. Nothing herein shall prevent the TOWN BOARD from taking such lawful action as is necessary to prevent or remedy any violation. These regulations meet the minimum requirements as set forth by the Colorado Water Conservation Board and the National Flood Insurance Program.

SECTION E. ABROGATION AND GREATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION F. INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under State statutes.

SECTION G. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This ordinance does not imply that land outside the Special Flood Hazard Area or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town of Kersey or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION H. SEVERABILITY

This ordinance and the various parts thereof are hereby declared to be severable. Should any section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

ARTICLE IV - ADMINISTRATION

SECTION A. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The TOWN ENGINEER is hereby appointed as Floodplain Administrator to administer, implement and enforce the provisions of this ordinance and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

SECTION B. DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

1. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance, including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certificate required by Article 4, Section C.
2. Review, approve, or deny all applications for Floodplain Development Permits required by adoption of this ordinance.
3. Review Floodplain Development Permit applications to determine whether a proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
4. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
5. Inspect all development at appropriate times during the period of construction to ensure

compliance with all provisions of this ordinance, including proper elevation of the structure.

6. Where interpretation is needed as to the exact location of the boundaries of the Special Flood Hazard Area (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
7. When Base Flood Elevation data has not been provided in accordance with Article 3, Section B, the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data and Floodway data available from a Federal, State, or other source, in order to administer the provisions of Article 5.
8. For waterways with Base Flood Elevations for which a regulatory Floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half foot at any point within the community.
9. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one-half foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12 and receives FEMA approval.
10. Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Colorado Water Conservation Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
11. Ensure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

SECTION C. PERMIT PROCEDURES

Application for a Floodplain Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to Special Flood Hazard Area. Additionally, the following information is required:

1. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
2. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
3. A certificate from a registered Colorado Professional Engineer or architect that the

nonresidential floodproofed structure shall meet the floodproofing criteria of Article 5, Section B(2);

4. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
5. Maintain a record of all such information in accordance with Article 4, Section B.

Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors:

1. The danger to life and property due to flooding or erosion damage;
2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
3. The danger that materials may be swept onto other lands to the injury of others;
4. The compatibility of the proposed use with existing and anticipated development;
5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
8. The necessity to the facility of a waterfront location, where applicable;
9. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
10. The relationship of the proposed use to the comprehensive plan for that area.

SECTION D. VARIANCE PROCEDURES

1. The Town Board shall hear and render judgment on requests for variances from the requirements of this ordinance.
2. The Town Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
3. Any person or persons aggrieved by the decision of the Town Board may appeal such decision in the courts of competent jurisdiction.
4. The Floodplain Administrator shall maintain a record of all actions involving an appeal and

shall report variances to the Federal Emergency Management Agency upon request.

5. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this ordinance.
6. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section C of this Article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
7. Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance as stated in Article 1, Section C.
8. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
9. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
10. Prerequisites for granting variances:
 - a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - b. Variances shall only be issued upon:
 - i. Showing a good and sufficient cause;
 - ii. A determination that failure to grant the variance would result in exceptional hardship to the applicant, and
 - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - c. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the Base Flood Elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
11. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a Functionally Dependent Use provided that:

- a. The criteria outlined in Article 4, Section D (1)-(9) are met, and
- b. The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

SECTION E. PENALTIES FOR NONCOMPLIANCE

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor.

Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined or imprisoned as provided by the Municipal Code and Ordinances of the TOWN OF KERSEY. Nothing herein contained shall prevent the TOWN OF KERSEY from taking such other lawful action as is necessary to prevent or remedy any violation.

ARTICLE V - PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A. GENERAL STANDARDS

In all Special Flood Hazard Areas the following provisions are required for all new construction and substantial improvements:

1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
5. All manufactured homes shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
6. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
8. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

SECTION B. SPECIFIC STANDARDS

In all Special Flood Hazard Areas where base flood elevation data has been provided as set forth in (i) Article 3, Section B, (ii) Article 4, Section B(7), or (iii) Article 5, Section G, the following provisions are required:

1. RESIDENTIAL CONSTRUCTION

New construction and Substantial Improvement of any residential structure shall have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to one foot above the base flood elevation. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer, architect, or land surveyor. Such certification shall be submitted to the Floodplain Administrator.

2. NONRESIDENTIAL CONSTRUCTION

With the exception of Critical Facilities, outlined in Article 5, Section H, new construction and Substantial Improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be designed so that at one foot above the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

A registered Colorado Professional Engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. Such certification shall be maintained by the Floodplain Administrator, as proposed in Article 4, Section C.

3. ENCLOSURES

New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access, or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

Designs for meeting this requirement must either be certified by a registered Colorado

Professional Engineer or architect or meet or exceed the following minimum criteria:

- a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- b. The bottom of all openings shall be no higher than one foot above grade.
- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. MANUFACTURED HOMES

All manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are elevated to one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

All manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of the above paragraph, shall be elevated so that either:

- a. The lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are one foot above the base flood elevation, or
- b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

5. RECREATIONAL VEHICLES

All recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:

- a. Be on the site for fewer than 180 consecutive days,
- b. Be fully licensed and ready for highway use, or
- c. Meet the permit requirements of Article 4, Section C, and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

SECTION C. STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)

Located within the Special Flood Hazard Area established in Article 3, Section B, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. RESIDENTIAL CONSTRUCTION

All new construction and Substantial Improvements of residential structures must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified). Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer, architect, or land surveyor. Such certification shall be submitted to the Floodplain Administrator.

2. NONRESIDENTIAL CONSTRUCTION

With the exception of Critical Facilities, outlined in Article 5, Section H, all new construction and Substantial Improvements of non-residential structures, must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified), or together with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least one foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy. A registered Colorado Professional Engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in Article 4, Section C, are satisfied.

Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide flood waters around and away from proposed structures.

SECTION D. FLOODWAYS

Floodways are administrative limits and tools used to regulate existing and future floodplain development. The State of Colorado has adopted Floodway standards that are more stringent than the FEMA minimum standard (see definition of Floodway in Article 2). Located within Special Flood Hazard Area established in Article 3, Section B, are areas designated as Floodways. Since the Floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory Floodway *unless* it has been demonstrated

through hydrologic and hydraulic analyses performed by a licensed Colorado Professional Engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a No-Rise Certification) in flood levels within the community during the occurrence of the base flood discharge.

2. If Article 5, Section D (1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article 5.
3. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in Base Flood Elevations, provided that the community first applies for a CLOMR and floodway revision through FEMA.

SECTION E. ALTERATION OF A WATERCOURSE

For all proposed developments that alter a watercourse within a Special Flood Hazard Area, the following standards apply:

1. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
2. Channelization and flow diversion projects shall evaluate the residual 100-year floodplain.
3. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable Federal, State and local floodplain rules, regulations and ordinances.
4. Any stream alteration activity shall be designed and sealed by a registered Colorado Professional Engineer or Certified Professional Hydrologist.
5. All activities within the regulatory floodplain shall meet all applicable Federal, State and TOWN OF KERSEY floodplain requirements and regulations.
6. Within the Regulatory Floodway, stream alteration activities shall not be constructed unless the project proponent demonstrates through a Floodway analysis and report, sealed by a registered Colorado Professional Engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions Floodway resulting from the project, otherwise known as a No-Rise Certification, unless the community first applies for a CLOMR and Floodway revision in accordance with Section D of this Article.
7. Maintenance shall be required for any altered or relocated portions of watercourses so that the flood-carrying capacity is not diminished.

SECTION F. PROPERTIES REMOVED FROM THE FLOODPLAIN BY FILL

A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure or addition complies with the following:

1. RESIDENTIAL CONSTRUCTION

The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill.

2. NONRESIDENTIAL CONSTRUCTION

The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

SECTION G. STANDARDS FOR SUBDIVISION PROPOSALS

1. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be reasonably safe from flooding. If a subdivision or other development proposal is in a flood-prone area, the proposal shall minimize flood damage.
2. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Floodplain Development Permit requirements of Article 3, Section C; Article 4, Section C; and the provisions of Article 5 of this ordinance.
3. Base Flood Elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Article 3, Section B or Article 4, Section B of this ordinance.
4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

SECTION H. STANDARDS FOR CRITICAL FACILITIES

A Critical Facility is a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.

1. CLASSIFICATION OF CRITICAL FACILITIES

It is the responsibility of the TOWN BOARD to identify and confirm that specific structures

in their community meet the following criteria:

Critical Facilities are classified under the following categories: (a) Essential Services; (b) Hazardous Materials; (c) At-risk Populations; and (d) Vital to Restoring Normal Services.

- a. Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.

These facilities consist of:

- i. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and, emergency operation centers);
- ii. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors' offices, and non-urgent care medical structures that do not provide these functions);
- iii. Designated emergency shelters;
- iv. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
- v. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and
- vi. Air Transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).

Specific exemptions to this category include wastewater treatment plants (WWTP), non-potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances.

Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the TOWN BOARD that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this Article, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the TOWN BOARD on an as-needed basis upon request.

- b. Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials.

These facilities may include:

- i. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
- ii. Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
- iii. Refineries;
- iv. Hazardous waste storage and disposal sites; and
- v. Above ground gasoline or propane storage or sales centers.

Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation “Designation, Reportable Quantities, and Notification,” 40 C.F.R. § 302 (2010) and OSHA regulation “Occupational Safety and Health Standards,” 29 C.F.R. § 1910 (2010) are incorporated herein by reference and include the regulations in existence at the time of the promulgation this ordinance, but exclude later amendments to or editions of the regulations

Specific exemptions to this category include:

- i. Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use.
- ii. Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public.
- iii. Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products.

These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in this Article.

- c. At-risk population facilities include medical care, congregate care, and schools.

These facilities consist of:

- i. Elder care (nursing homes);
- ii. Congregate care serving 12 or more individuals (day care and assisted

- living);
- iii. Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children);

- d. Facilities vital to restoring normal services including government operations.

These facilities consist of:

- i. Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);
- ii. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).

These facilities may be exempted if it is demonstrated to the TOWN BOARD that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this ordinance, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the TOWN BOARD on an as-needed basis upon request.

2. PROTECTION FOR CRITICAL FACILITIES

All new and substantially improved Critical Facilities and new additions to Critical Facilities located within the Special Flood Hazard Area shall be regulated to a higher standard than structures not determined to be Critical Facilities. For the purposes of this ordinance, protection shall include one of the following:

- a. Location outside the Special Flood Hazard Area; or
- b. Elevation of the lowest floor or floodproofing of the structure, together with attendant utility and sanitary facilities, to at least two feet above the Base Flood Elevation.

3. INGRESS AND EGRESS FOR NEW CRITICAL FACILITIES

New Critical Facilities shall, when practicable as determined by the TOWN BOARD, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF KERSEY, COLORADO AS FOLLOWS:

It is hereby found and declared by the TOWN OF KERSEY, Colorado that flooding has occurred in the past within its jurisdiction and will certainly occur within the future; that flooding may result in infliction of serious personal injury or death, and is likely to result in substantial injury or destruction of property within its jurisdiction; in order to effectively comply with minimum standards for coverage under the National Flood Insurance Program; and in order to effectively remedy the situation described herein, it is necessary that this ordinance become effective immediately.

Introduced, read, approved, and adopted and ordered published by title only by the concurrence of at least a majority of the Board of Trustees, and ordered published the 12th day of September, 2023.

TOWN OF KERSEY

By: Gary Lagrimanta, Mayor

The fact of the previous introductions and readings of the ordinance as above stated, and the fact of its newspaper publication and posting publication in accordance with law, and hereby certified and attested.

Julie Piper, Town Clerk

I, the undersigned, Julie Piper, do certify that the above is a true and correct copy of an ordinance duly adopted by the TOWN OF KERSEY

at a regular meeting duly convened on September 12, 2023.

TOWN CLERK

(SEAL)

Town of Kersey

Council Communication

| | | |
|-----------------------------------|----------------------|----------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: Old Business: |
| Agenda No:
VIII. | Presented by: | |

BACKGROUND:

None.

RECOMMENDED MOTION:

**Town of Kersey
Council Communication**

| | | |
|------------------------------------|----------------------|-----------------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: Staff Communication: |
| Agenda No:
IX. 1. | Presented by: | |

BACKGROUND:

Chamber of Commerce

RECOMMENDED MOTION:

KERSEY AREA CHAMBER

Meeting Minutes

07/10/2023

Call to order - Attendees

Meeting was held at the Kersey Community Center at 215 2nd Street, in Kersey. Meeting was called to order at 5:41 pm by President, Pam Elliott. Attendees included Jewel Vaughn, Laura Marrs, Isabel Garcia Karen Dusin and Pam Elliott.

Approval of minutes

Isabel made a motion to approve the minutes of the last meeting. Karen seconded the motion and the motion passed.

Reports

Treasurer, Teresa Sappington was not present so no Treasurer's Report was available.

Old Business

Big Balloon Build: Pam gave the group some updates and our Chamber basket was discussed. Items will be donated by Bank of Colorado, The Kersey Historical Museum, 70 Ranch, Pro-Door, LLC and possibly Fr8 Solutions. Items need to be delivered to Pam by July 14, 2023 so she can put the basket together. Pam and Laura will be managing our booth at the event on July 20, 2023. Karen and Teresa may attend as well. Set up will begin at 4:00 pm and the event will be held from 5:00 pm to 7:30 pm. Tickets are \$45.00 to purchase for that evening's event.

Kersey Days Report: Pam informed that group that the Kersey Days Committee has obtained a license to sell beer at the Races on Friday evening. There will also be food trucks available and they are working on logistics for parking etc. All of the Saturday events are moving forward as planned. Victoria from Z Ranch joined the Kersey Days Committee.

Chamber Kersey Days Silent Auction: Jewel went through the list of businesses that donated last year and asked those present to contact any that we haven't heard from yet. We will continue to contact businesses to obtain items for the auction and we will use the Fr8 Solutions office for staging. The group will meet on August 2, 2023 at 5:00 pm at the Fr8 Solutions office to finalize items for the auction. Jewel is meeting with the FFA Advisor on Wednesday to start the process of setting up the Silent Auction Online System.

New Business

Membership Survey: Teresa will present the updated surveys at the August meeting.

Town Board Meeting Report: Karen informed the group that Town Board member Donna Swyers resigned as a member as she will be moving out of state, Pureyear will begin building soon on the north side of Hwy 34 and the land on the southwest corner of the intersection of Hwy 34 and County Road 49 has been annexed in to the Town of Kersey.

Open Discussion

None

Jewel moved to adjourn the meeting. Isabel seconded the motion and the meeting was adjourned.

Next meeting will be Monday, August 7, 2023 at the Kersey Community Center at 215 2nd Street, Kersey, CO at 5:45 pm.

| | |
|---|------------------|
| Respectfully submitted,
Jewel Vaughn | |
| Secretary | Date of approval |

KERSEY TREE BOARD AGENDA Update

September 11, 2023

446 1st Street, Kersey Town Hall

Call to Order:

Members Present:

Approve Minutes of August 14, 2023, meeting

Treasurers Report: Barb Eckhardt

Balance in Accounts

Other expense

Old Business:

1. on Memorial Park
2. Is the irrigation system completed
3. Has the PV High School been contacted to see if students required to do community service
Would help the Tree Board with projects

New Business:

1. Do we need to clean Memorial Park and West Wedge
2. Update on planting trees mid-September
3. Update on Centennial Park and Kohler Park
4. Need to be thinking about the grants
5. Barb to discuss photos than have been taken now and earlier & where to keep them

Other concerns:

COMMITTEES REPORTS:

Tree ordering: Tharon Vannest and Kurt Smith

Planting trees: Tharon Vannest and Kurt Smith

Budget/working with Town Hall: Barb Eckhardt and Shirley Hanson

Park clean up: Tharon Vannest, Kurt Smith and Allen Salser (set dates for park clean-up)

Arbor Day/news releases: Joan Lind and Linda Cantrell

Grants/Tree City USA: Kurt Smith and Committee

Pictures: Deb Orr and Roberta Smith

Education (community): Mary Fox and Roberta Smith

Notes for Town board meeting: Shirley Hanson will send minutes to Kurt Smith and Karen Dusin to report at town work session.

Recorder (records the time spent on activities, people & dates for grant information):

Anna Schneider and Karen Dusin (Is everyone turning in their hours?)

Other Announcements:

Next meeting to be determined.

Adjournment

KERSEY TREE BOARD MINUTES

August 14, 2023

CALL TO ORDER:

Co-Chairman Barb Eckhardt called the meeting to order at 2:03 pm at 446 1st Street in Kersey, Colorado, at the Kersey Town Hall. Members present were: Roberta Smith, Linda Cantrell, Barb Eckhardt, Allen Salser, Karen Dusin, Anna Schneider, Mary Fox, Kurt Smith, Joan Lind and Shirley Hanson.

MINUTES:

Joan Lind made a motion to approve the minutes of the July 10, 2023, meeting and seconded by Roberta Smith. Motion carried.

TREASURER REPORT:

Barb Eckhardt reported the funds in the Tree City USA account were unchanged with a balance of \$3,600.00. The Kersey Tree Board account has a balance of \$135.90, due to expenditures of \$64.10, which was Arbor Day expenses and a gift card for Donna Davis. The Tree Board has not received any grant funds yet this year.

OLD BUSINESS:

Kurt Smith reported that they have most of the irrigation system installed at Memorial Park. They are testing the water flow with a small pump to make sure everything is working correct before hooking up the large pump. They had to redo the north side and the drip line on the left should be ready. Good job, Kurt. Thank you for mowing Memorial Park and the West Wedge, they look very nice.

The dead trees have been removed from Kohler Park.

Donna Davis sent the Tree Board a very nice thank you letter for the gift card and a picture of her with Roberta Smith and Kathy Berryman. Roberta Smith reported it was a very nice party. Donna's position will be filled after the Colorado State Forest Service hires a supervisor and then a replacement for Donna. The Forest Service office will let us know when that happens.

Update on Kersey Tree Board Booth on Kersey Day. Mary Fox was thanked for her great job of organizing the booth. Kurt was thanked for getting the flags. It was suggested that the Tree Board have one place to store the items needed for Arbor Day and Kersey Day. Kurt said he would get a tote and store the signs, flags, plaques, and other items in his office. Kurt will find the Tree City USA sign which goes up by the highway. The tree bush given away at Kersey Day was won by Emily Hernandez. She has been notified with no response. Karen Dusin will continue trying to call

her. Barb Eckhardt stated that next year there needs to be a sign informing guests that there is a drawing for a prize at the booth.

NEW BUSINESS:

Kurt Smith reported that Memorial Park and the West Wedge had been cleaned.

The 17 trees that have been ordered will not be planted till mid-September.

Kurt said there would be six trees planted south of the Town Hall on 1st Street and five or six trees planted by the Kersey Inn and Wagon Wheel liquor store when that project is completed. Centennial Park and Kohler Park will get any remaining trees. Alex and Kurt will work on planting the trees.

Memorial Park trees will be replaced in 2024 as the irrigation system will be working then.

The signs that are to be placed at each tree in Memorial Park will be placed next year. Kurt has them in storage.

Kurt would like to contact the high school and get students that need to do community service projects to help with the tree projects. Some suggestions were FFA, FBLA and National Honor Society.

Purchasing trees at a discount through the Gerti Grant was put on hold till next year.

OTHER ANNOUNCEMENTS:

The next meeting will be Monday, September 11, 2023, at 2:00 pm.

ADJOURNMENT:

On a motion made by Karen Dusin the meeting was adjourned at 3:12 pm. Motion seconded by Roberta Smith. Motion carried.

Respectfully Submitted.

Shirley Hanson

Secretary

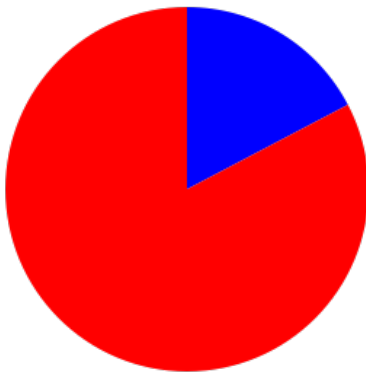


Adult Trap Data - Detail

Start Date: 07/09/2023 End Date: 07/11/2023

Kersey, CO

| Trap # | | Date | Species | Count | Percent | | |
|--------|----------------|------------|------------------------|--------------|---------|--|------------------|
| KR-02 | CDC Light Trap | Weld | Kersey Central | | | | |
| | | 07/10/2023 | <i>Aedes dorsalis</i> | 403 | 10.3% | | <i>Aedes-Oc</i> |
| | | 07/10/2023 | <i>Aedes melanimon</i> | 65 | 1.7% | | <i>Anopheles</i> |
| | | 07/10/2023 | <i>Aedes vexans</i> | 208 | 5.3% | | <i>Culex</i> |
| | | 07/10/2023 | <i>Culex pipiens</i> | 52 | 1.3% | | <i>Culiseta</i> |
| | | 07/10/2023 | <i>Culex tarsalis</i> | 3,172 | 81.3% | | <i>Other</i> |
| | | | Total | 3,900 | | | |



| | | TOTAL | % |
|---------------------------------------|------------------|-------|-------|
| ■ | <i>Aedes-Oc</i> | 676 | 17.3% |
| ■ | <i>Anopheles</i> | 0 | 0.0% |
| ■ | <i>Culex</i> | 3,224 | 82.7% |
| ■ | <i>Culiseta</i> | 0 | 0.0% |
| ■ | <i>Other</i> | 0 | 0.0% |

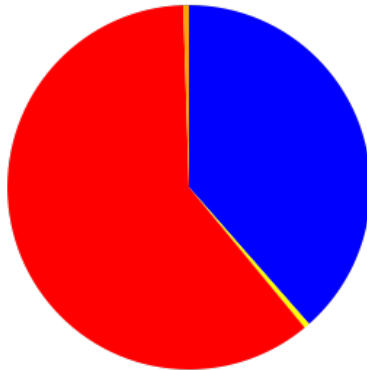


Adult Trap Data - Detail

Start Date: 07/16/2023 End Date: 07/18/2023

Kersey, CO

| Trap # | | Date | Species | Count | Percent | | |
|--------|----------------|------------|----------------------------|--------------|---------|--|--|
| KR-02 | CDC Light Trap | Weld | Kersey Central | | | | |
| | | 07/17/2023 | <i>Aedes dorsalis</i> | 2,596 | 29.5% | | <ul style="list-style-type: none">■ <i>Aedes-Oc</i>■ <i>Anopheles</i>■ <i>Culex</i>■ <i>Culiseta</i>■ <i>Other</i> |
| | | 07/17/2023 | <i>Aedes vexans</i> | 792 | 9.0% | | |
| | | 07/17/2023 | <i>Anopheles freeborni</i> | 44 | 0.5% | | |
| | | 07/17/2023 | <i>Culex pipiens</i> | 88 | 1.0% | | |
| | | 07/17/2023 | <i>Culex tarsalis</i> | 5,236 | 59.5% | | |
| | | 07/17/2023 | <i>Culiseta inornata</i> | 44 | 0.5% | | |
| | | | Total | 8,800 | | | |



| | | TOTAL | % |
|---------------------------------------|------------------|-------|-------|
| ■ | <i>Aedes-Oc</i> | 3,388 | 38.5% |
| ■ | <i>Anopheles</i> | 44 | 0.5% |
| ■ | <i>Culex</i> | 5,324 | 60.5% |
| ■ | <i>Culiseta</i> | 44 | 0.5% |
| ■ | <i>Other</i> | 0 | 0.0% |

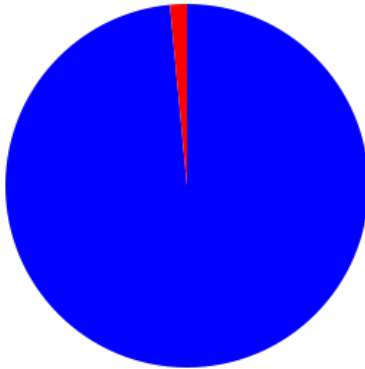


Adult Trap Data - Detail

Start Date: 07/23/2023 End Date: 07/25/2023

Kersey, CO

| Trap # | | Date | Species | Count | Percent | | |
|--------|----------------|------------|-----------------------|--------------|---------|--|--|
| KR-02 | CDC Light Trap | Weld | Kersey Central | | | | |
| | | 07/24/2023 | <i>Aedes dorsalis</i> | 368 | 8.0% | | <ul style="list-style-type: none">■ <i>Aedes-Oc</i>■ <i>Anopheles</i>■ <i>Culex</i>■ <i>Culiseta</i>■ <i>Other</i> |
| | | 07/24/2023 | <i>Aedes vexans</i> | 1,150 | 25.0% | | |
| | | 07/24/2023 | <i>Aedes vexans</i> | 3,013 | 65.5% | | |
| | | 07/24/2023 | <i>Culex pipiens</i> | 69 | 1.5% | | |
| | | | Total | 4,600 | | | |



| | | TOTAL | % |
|---------------------------------------|------------------|-------|-------|
| ■ | <i>Aedes-Oc</i> | 4,531 | 98.5% |
| ■ | <i>Anopheles</i> | 0 | 0.0% |
| ■ | <i>Culex</i> | 69 | 1.5% |
| ■ | <i>Culiseta</i> | 0 | 0.0% |
| ■ | <i>Other</i> | 0 | 0.0% |

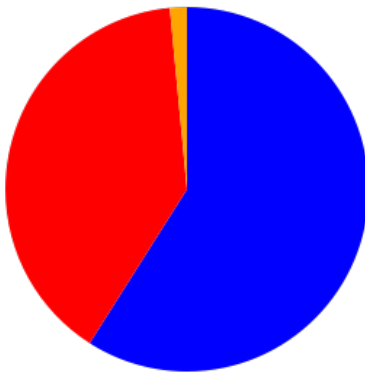


Adult Trap Data - Detail

Start Date: 07/30/2023 End Date: 08/01/2023

Kersey, CO

| Trap # | | Date | Species | Count | Percent | | |
|--------|----------------|------------|--------------------------|------------|---------|--|--|
| KR-02 | CDC Light Trap | Weld | Kersey Central | | | | |
| | | 08/01/2023 | <i>Aedes dorsalis</i> | 332 | 41.5% | | <ul style="list-style-type: none">■ <i>Aedes-Oc</i>■ <i>Anopheles</i>■ <i>Culex</i>■ <i>Culiseta</i>■ <i>Other</i> |
| | | 08/01/2023 | <i>Aedes vexans</i> | 140 | 17.5% | | |
| | | 08/01/2023 | <i>Culex pipiens</i> | 20 | 2.5% | | |
| | | 08/01/2023 | <i>Culex tarsalis</i> | 296 | 37.0% | | |
| | | 08/01/2023 | <i>Culiseta inornata</i> | 12 | 1.5% | | |
| | | | Total | 800 | | | |



| | | TOTAL | % |
|---------------------------------------|------------------|-------|-------|
| ■ | <i>Aedes-Oc</i> | 472 | 59.0% |
| ■ | <i>Anopheles</i> | 0 | 0.0% |
| ■ | <i>Culex</i> | 316 | 39.5% |
| ■ | <i>Culiseta</i> | 12 | 1.5% |
| ■ | <i>Other</i> | 0 | 0.0% |

Street Fund- General Sales Tax

02-01-00-4180

| <i>(reported date)</i> | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | over (under)
prior year |
|------------------------|-------------|------------|------------|------------|------------|------------|------------|------------|----------------------------|
| January | \$ 15,573 | \$ 16,041 | \$ 17,770 | \$ 21,222 | \$ 30,198 | \$ 29,649 | \$ 37,049 | \$ 46,425 | 25.31% |
| February | \$ 16,825 | \$ 20,767 | \$ 21,242 | \$ 24,997 | \$ 29,231 | \$ 57,061 | \$ 52,331 | \$ 40,926 | -21.79% |
| March | \$ 15,547 | \$ 18,231 | \$ 21,089 | \$ 27,371 | \$ 37,812 | \$ 38,176 | \$ 51,726 | \$ 36,993 | -28.48% |
| April | \$ 17,532 | \$ 19,029 | \$ 19,988 | \$ 36,530 | \$ 29,843 | \$ 42,607 | \$ 40,721 | \$ 49,703 | 22.06% |
| May | \$ 16,207 | \$ 22,542 | \$ 27,722 | \$ 31,198 | \$ 29,583 | \$ 44,299 | \$ 53,284 | \$ 69,431 | 30.30% |
| June | \$ 15,818 | \$ 24,679 | \$ 22,371 | \$ 25,740 | \$ 25,187 | \$ 41,474 | \$ 42,284 | \$ 71,020 | 67.96% |
| July | \$ 16,249 | \$ 21,948 | \$ 27,263 | \$ 30,353 | \$ 25,623 | \$ 35,968 | \$ 48,535 | \$ 51,555 | 6.22% |
| August | \$ 18,087 | \$ 24,961 | \$ 29,701 | \$ 32,276 | \$ 26,054 | \$ 56,034 | \$ 66,549 | \$ 54,092 | -18.72% |
| September | \$ 19,035 | \$ 22,548 | \$ 24,534 | \$ 38,273 | \$ 24,559 | \$ 32,458 | \$ 46,832 | | -100.00% |
| October | \$ 18,561 | \$ 22,226 | \$ 28,981 | \$ 35,677 | \$ 24,716 | \$ 39,749 | \$ 59,287 | | -100.00% |
| November | \$ 19,165 | \$ 23,172 | \$ 20,593 | \$ 35,077 | \$ 29,019 | \$ 47,760 | \$ 71,280 | | -100.00% |
| December | \$ 12,495 | \$ 19,981 | \$ 22,194 | \$ 32,309 | \$ 25,394 | \$ 39,195 | \$ 44,732 | | -100.00% |
| Total | \$ 201,094 | \$ 256,125 | \$ 283,448 | \$ 371,023 | \$ 337,219 | \$ 504,430 | \$ 614,610 | \$ 420,145 | |
| Budgeted | \$ 250,000 | \$ 250,000 | \$ 250,000 | \$ 250,000 | \$ 250,000 | \$ 250,000 | \$ 250,000 | \$ 363,000 | |
| over/(under) | \$ (48,906) | \$ 6,125 | \$ 33,448 | \$ 121,023 | \$ 87,219 | \$ 254,430 | \$ 364,610 | \$ 57,145 | |

General Sales Tax

01-01-00-4180

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | |
|-----------|------------|------------|------------|------------|------------|--------------|--------------|------------|----------|
| January | \$ 31,144 | \$ 32,080 | \$ 35,538 | \$ 42,441 | \$ 60,392 | \$ 59,294 | \$ 74,168 | \$ 92,868 | 25.21% |
| February | \$ 33,648 | \$ 41,532 | \$ 42,480 | \$ 49,989 | \$ 58,460 | \$ 114,114 | \$ 104,654 | \$ 81,847 | -21.79% |
| March | \$ 31,092 | \$ 36,459 | \$ 42,175 | \$ 54,738 | \$ 75,618 | \$ 76,346 | \$ 103,445 | \$ 73,981 | -28.48% |
| April | \$ 35,063 | \$ 38,057 | \$ 39,974 | \$ 73,054 | \$ 59,682 | \$ 85,208 | \$ 81,437 | \$ 99,377 | 22.03% |
| May | \$ 32,412 | \$ 45,082 | \$ 55,440 | \$ 62,390 | \$ 59,160 | \$ 88,591 | \$ 106,560 | \$ 138,852 | 30.30% |
| June | \$ 31,634 | \$ 49,355 | \$ 44,738 | \$ 51,475 | \$ 50,371 | \$ 82,941 | \$ 84,562 | \$ 144,192 | 70.52% |
| July | \$ 32,497 | \$ 43,892 | \$ 54,522 | \$ 60,883 | \$ 51,316 | \$ 71,930 | \$ 97,063 | \$ 104,672 | 7.84% |
| August | \$ 36,171 | \$ 49,918 | \$ 59,397 | \$ 64,547 | \$ 52,105 | \$ 112,062 | \$ 133,088 | \$ 109,823 | -17.48% |
| September | \$ 38,068 | \$ 45,093 | \$ 49,064 | \$ 76,540 | \$ 49,114 | \$ 64,911 | \$ 93,657 | | -100.00% |
| October | \$ 37,120 | \$ 44,455 | \$ 57,957 | \$ 71,349 | \$ 49,429 | \$ 79,491 | \$ 118,566 | | -100.00% |
| November | \$ 38,328 | \$ 46,341 | \$ 41,182 | \$ 70,149 | \$ 58,033 | \$ 95,513 | \$ 142,549 | | -100.00% |
| December | \$ 24,989 | \$ 39,959 | \$ 44,385 | \$ 64,613 | \$ 50,860 | \$ 78,384 | \$ 89,458 | | -100.00% |
| Total | \$ 402,166 | \$ 512,223 | \$ 566,852 | \$ 742,168 | \$ 674,540 | \$ 1,008,785 | \$ 1,229,207 | \$ 845,612 | |

| | | | | | | | | | | | | | | | | |
|--------------|----|-----------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|-----------|
| Budgeted | \$ | 600,000 | \$ | 400,000 | \$ | 400,000 | \$ | 500,000 | \$ | 500,000 | \$ | 575,000 | \$ | 625,000 | \$ | 1,100,000 |
| over/(under) | \$ | (197,834) | \$ | 112,223 | \$ | 166,852 | \$ | 242,168 | \$ | 174,540 | \$ | 433,785 | \$ | 604,207 | \$ | (254,388) |

| | | | | | | | | | | | | | | | | |
|--------------------|----|-------------|----|-------------|----|-------------|----|-------------|----|-------------|----|-------------|----|-------------|----|-------------|
| <i>Lodging Tax</i> | | 2016 | | 2017 | | 2018 | | 2019 | | 2020 | | 2021 | | 2022 | | 2023 |
| January | \$ | 1,888 | \$ | 806 | \$ | 1,853 | \$ | 1,815 | \$ | 1,242 | \$ | 2,787 | \$ | 1,756 | \$ | 2,903 |
| February | \$ | 1,623 | \$ | - | \$ | 2,425 | \$ | 2,711 | \$ | 2,134 | \$ | 1,378 | \$ | 1,766 | \$ | 2,912 |
| March | \$ | - | \$ | 3,359 | \$ | 1,620 | \$ | 1,524 | \$ | 3,053 | \$ | 1,045 | \$ | 1,275 | \$ | 2,161 |
| April | \$ | 2,389 | \$ | 2,302 | \$ | 2,108 | \$ | 2,862 | \$ | 2,138 | \$ | 1,549 | \$ | 2,143 | \$ | 2,352 |
| May | \$ | 1,079 | \$ | 2,556 | \$ | 3,833 | \$ | 3,011 | \$ | 870 | \$ | 1,377 | \$ | 1,929 | \$ | 1,328 |
| June | \$ | 2,180 | \$ | 3,304 | \$ | 282 | \$ | 1,923 | \$ | 890 | \$ | 2,127 | \$ | 2,828 | \$ | 2,724 |
| July | \$ | - | \$ | 3,673 | \$ | 5,777 | \$ | 1,905 | \$ | 815 | \$ | 4,323 | \$ | 1,624 | \$ | 3,803 |
| August | \$ | 5,753 | \$ | 3,342 | \$ | 3,462 | \$ | 3,141 | \$ | 1,723 | \$ | 3,943 | \$ | 7,499 | \$ | 3,830 |
| September | \$ | 2,530 | \$ | - | \$ | 4,028 | \$ | 3,309 | \$ | 2,165 | \$ | 3,009 | \$ | 2,999 | | |
| October | \$ | 1,704 | \$ | 5,928 | \$ | 2,896 | \$ | 4,252 | \$ | 1,711 | \$ | 3,616 | \$ | 4,662 | | |
| November | \$ | 1,365 | \$ | 2,421 | \$ | 2,209 | | 0 | \$ | - | \$ | 1,761 | \$ | 2,558 | | |
| December | \$ | 1,478 | \$ | 2,130 | \$ | 2,826 | \$ | 2,930 | \$ | 989 | \$ | 3,404 | | | | |
| Total | \$ | 21,989 | \$ | 29,821 | \$ | 33,319 | \$ | 29,383 | \$ | 17,730 | \$ | 30,319 | \$ | 31,039 | \$ | 22,013 |
| Budgeted | \$ | 46,200 | \$ | 25,000 | \$ | 30,000 | \$ | 33,000 | \$ | 35,000 | \$ | 35,000 | \$ | 25,000 | \$ | 30,000 |
| over/(under) | \$ | (24,211) | \$ | 4,821 | \$ | 3,319 | \$ | (3,617) | \$ | (17,270) | \$ | (4,681) | \$ | 6,039 | \$ | (7,987) |

| | | | | | | | | | | | | | | | | |
|-----------------------------|----|-------------|----|-------------|----|-------------|----|-------------|----|-------------|----|-------------|----|-------------|----|-------------|
| <i>General Property Tax</i> | | 2016 | | 2017 | | 2018 | | 2019 | | 2020 | | 2021 | | 2022 | | 2023 |
| January | \$ | 3 | \$ | (134) | \$ | (162) | \$ | - | \$ | - | \$ | - | \$ | 1,324 | \$ | 691 |
| February | \$ | 1,751 | \$ | 2,262 | \$ | 5,642 | \$ | 2,453 | \$ | 1,476 | \$ | 1,949 | \$ | 2,371 | \$ | 3,635 |
| March | \$ | 54,170 | \$ | 66,538 | \$ | 89,303 | \$ | 88,469 | \$ | 115,917 | \$ | 71,540 | \$ | 89,727 | \$ | 79,569 |
| April | \$ | 6,608 | \$ | 200,961 | \$ | 4,003 | \$ | 7,887 | \$ | 12,161 | \$ | 51,339 | \$ | 49,759 | \$ | 60,277 |
| May | \$ | 47,549 | \$ | 36,977 | \$ | 207,507 | \$ | 204,851 | \$ | 88,345 | \$ | 254,091 | \$ | 152,910 | \$ | 204,488 |
| June | \$ | 25,941 | \$ | 19,001 | \$ | 18,812 | \$ | 15,400 | \$ | 534,771 | \$ | 25,172 | \$ | 22,503 | \$ | 37,936 |
| July | \$ | 23,978 | \$ | 30,350 | \$ | 40,242 | \$ | 49,464 | \$ | 74,126 | \$ | 72,180 | \$ | 60,343 | \$ | 65,589 |
| August | \$ | 3,709 | \$ | 5,145 | \$ | 10,684 | \$ | 2,067 | \$ | 3,295 | \$ | 3,449 | \$ | 1,524 | \$ | 4,966 |
| September | \$ | 2,224 | \$ | 1,185 | \$ | 475 | \$ | 3,546 | \$ | 5,019 | \$ | 3,262 | \$ | 9,064 | | |
| October | \$ | 649 | \$ | 29 | \$ | 1,005 | \$ | 2,221 | \$ | 391 | \$ | 61 | \$ | 5,894 | | |
| November | \$ | 423 | \$ | 312 | \$ | 2,681 | \$ | 180 | \$ | 8,560 | \$ | 2,442 | \$ | 676 | | |
| December | \$ | - | | | \$ | - | | | \$ | - | \$ | 1,459 | | | | |

| | | | | | | | | | | | | | | | | |
|--------------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|----|---------|
| Total | \$ | 167,005 | \$ | 362,626 | \$ | 380,192 | \$ | 376,538 | \$ | 844,061 | \$ | 486,944 | \$ | 396,095 | \$ | 457,151 |
| Budgeted | \$ | 167,020 | \$ | 363,242 | \$ | 380,273 | \$ | 376,631 | \$ | 849,960 | \$ | 488,469 | \$ | 395,580 | \$ | 459,501 |
| over/(under) | \$ | (15) | \$ | (616) | \$ | (81) | \$ | (93) | \$ | (5,899) | \$ | (1,525) | \$ | 515 | \$ | (2,350) |

Use Tax

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|--------------|------------|-----------|------------|------------|------------|-------------|-----------|-------------|
| January | \$ 299 | \$ 4,401 | \$ 83 | \$ 689 | \$ 718 | \$ 343 | \$ 7,969 | \$ 1,368 |
| February | \$ 512 | \$ 881 | \$ 72 | \$ 47 | \$ - | \$ 4,187 | \$ 458 | \$ 84 |
| March | \$ 11,917 | \$ 159 | \$ 529 | \$ 808 | \$ 689 | \$ 1,677 | \$ 1,002 | \$ 254 |
| April | \$ 418 | \$ 626 | \$ 184 | \$ 14,922 | \$ 257 | \$ 6,003 | \$ 7,345 | \$ 253 |
| May | \$ 814 | \$ 4,145 | \$ 248 | \$ 9,566 | \$ 544 | \$ 951 | \$ 5,787 | \$ 692 |
| June | \$ 4,277 | \$ 9,731 | \$ 633 | \$ 4,029 | \$ 818 | \$ 2,078 | \$ 2,332 | \$ 4,590 |
| July | \$ 65 | \$ 5,168 | \$ 381 | \$ 538 | \$ 3,158 | \$ 3,162 | \$ 263 | \$ 5,243 |
| August | \$ 4,762 | \$ 434 | \$ 229 | \$ 31,329 | \$ 349 | \$ 713 | \$ 1,392 | \$ 6,557 |
| September | \$ 1,726 | \$ 36 | \$ 653 | \$ 233 | \$ 392 | \$ 251 | \$ 3,114 | |
| October | \$ 350 | \$ 172 | \$ 5,181 | \$ 38,957 | \$ 16,100 | \$ 302 | \$ - | |
| November | \$ 497 | \$ 8,126 | \$ 1,515 | \$ 230 | \$ 691 | \$ - | \$ 4,505 | |
| December | \$ 145 | \$ 218 | \$ 11,237 | \$ 372 | \$ 953 | \$ 303 | \$ 59 | |
| Total | \$ 25,782 | \$ 34,097 | \$ 20,945 | \$ 101,720 | \$ 24,669 | \$ 19,970 | \$ 34,226 | \$ 19,041 |
| Budgeted | \$ 35,000 | \$ 35,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 |
| over/(under) | \$ (9,218) | \$ (903) | \$ (9,055) | \$ 71,720 | \$ (5,331) | \$ (10,030) | \$ 4,226 | \$ (10,959) |

Sales Tax Rate comparisons by Town

| | |
|-------------|-------|
| Wiggins | 2.00% |
| Milliken | 2.50% |
| Ault | 3.00% |
| Dacono | 3.00% |
| Eaton | 3.00% |
| Garden City | 3.00% |
| Johnstown | 3.00% |
| Evans | 3.50% |
| Kersey | 3.60% |
| Windsor | 3.95% |
| Brush | 4.00% |

| | |
|----------|-------|
| Gilcrest | 4.00% |
| Hudson | 4.00% |
| Greeley | 4.11% |

2020 Assessed Valuation (Gross assessed)

| AUTHORITYNAME | TAXYEAR 2019 | TAXYEAR 2020 | TAXYEAR 2021 | TAXYEAR 2022 | TAXYEAR 2023 |
|------------------|-----------------|------------------|--------------|--------------|--------------|
| AULT TOWN | \$19,972,060 | \$ 21,043,450 | | | |
| BERTHOUD TOWN | \$134,106,370 | \$ 53,564,890 | | | |
| BRIGHTON TOWN | \$77,615,720 | \$ 89,274,310 | | | |
| DACONO TOWN | \$85,402,510 | \$ 89,181,940 | | | |
| EATON TOWN | \$80,912,590 | \$ 81,469,190 | | | |
| ERIE TOWN | \$368,888,160 | \$ 352,121,010 | | | |
| EVANS CITY | \$253,325,730 | \$ 193,456,310 | | | |
| FIRESTONE TOWN | \$265,869,220 | \$ 263,819,990 | | | |
| FORT LUPTON CITY | \$299,272,550 | \$ 244,762,830 | | | |
| FREDERICK TOWN | \$434,857,760 | \$ 428,765,090 | | | |
| GARDEN CITY TOW | \$8,386,020 | \$ 8,662,760 | | | |
| GILCREST TOWN | \$7,968,470 | \$ 7,953,560 | | | |
| GREELEY CITY | \$1,498,232,280 | \$ 1,621,242,130 | | | |
| GROVER TOWN | \$586,830 | \$ 592,650 | | | |
| HUDSON TOWN | \$37,673,150 | \$ 193,377,660 | | | |
| JOHNSTOWN TOW | \$164,572,660 | \$ 165,399,650 | | | |
| KEENESBURG TOW | \$13,984,040 | \$ 14,340,430 | | | |
| KERSEY TOWN | \$49,389,450 | \$ 28,391,150 | 22,992,180 | 26,702,860 | 33,912,020 |
| LASALLE TOWN | \$24,847,560 | \$ 25,134,390 | | | |
| LOCHBUIE TOWN | \$51,708,610 | \$ 76,745,480 | | | |
| LONGMONT TOWN | \$42,644,020 | \$ 67,380,370 | | | |
| MEAD TOWN | \$153,143,610 | \$ 120,866,100 | | | |
| MILLIKEN TOWN | \$88,421,860 | \$ 89,119,150 | | | |
| NEW RAYMER TOV | \$648,310 | \$ 637,620 | | | |
| NORTHGLENN TOV | \$1,196,450 | \$ 716,760 | | | |
| NUNN TOWN | \$15,605,790 | \$ 17,277,720 | | | |
| PIERCE TOWN | \$10,800,460 | \$ 32,367,820 | | | |
| PLATTEVILLE TOWN | \$44,894,420 | \$ 42,862,320 | | | |
| SEVERANCE TOWN | \$114,142,550 | \$ 103,317,940 | | | |
| TIMNATH TOWN O | \$900 | \$ 960 | | | |
| WINDSOR TOWN | \$571,818,760 | \$ 582,242,860 | | | |

Town of Kersey Council Communication

| | | |
|---|----------------------|---------------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: Consideration of a Motion |
| Agenda No:
XI. | Presented by:
BOT | |
| <p>BACKGROUND:</p> <p>Consideration of a Motion as stated on the Agenda.</p> | | |
| <p>RECOMMENDED MOTION: I move to approve/deny (as stated on agenda)</p> | | |
| | | |

Town of Kersey

Council Communication

| | | |
|-----------------------------------|--|--------------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: Executive Session |
| Agenda No:
XII. | Presented by:
Christian | |

BACKGROUND:

I. Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under CRS Section 24-6-402(4)(a)

RECOMMENDED MOTION: Motion as presented on Exec Session sheets.

Town of Kersey

Council Communication

| | | |
|-----------------------------------|----------------------|--------------------------|
| Meeting Date:
9/12/2023 | Page 1 of 1 | Item: Adjournment |
| Agenda No:
XIII. | Presented by: | |

BACKGROUND:

End of Meeting

RECOMMENDED MOTION: I move to adjourn this meeting