TOWN BOARD WORK SESSION AGENDA

Wednesday, February 25, 2026 at 5:00 PM

MEETING LOCATION

1201 Broad Street, Meeting House, Milliken, CO 80543

Zoom Meeting Details

To Join via Zoom

https://us02web.zoom.us/j/89644327006?pwd=hbQWawY7Nga9PAZKUb1vgplL06AVhw.1

Meeting ID: 896 4432 7006 Passcode: 878702

One tap mobile +17193594580,,89644327006#,,,,*878702# US

Join instructions: https://us02web.zoom.us/meetings/89644327006/invitations?signature=gPvC38Si_ueTYvSgAjPH-cBV8wxYPkiaF0QobRiiRjw

1. **Discussion Topics**
   a. **Chris LeMay with DOLA re: Town Administrator Position**
   b. **Altamira Property Inclusion - Metro District**

ACCOMMODATION NOTICE

The Town of Milliken complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the Town of Milliken.

In the event you are in need of reasonable accommodation in order to attend or participate in a public meeting conducted by the Town of Milliken, please contact the Town Clerk, Caree Rinebarger at (970) 660-5045 within 3 to 5 days before the scheduled meeting date, in order to allow the Town to better accommodate your request.

NOTE:

Agendas will be published no later than 24-hours prior to the meeting.

Headings in this agenda are for organizational purposes only. The Board of Trustees may take formal action on any matter reasonably related to any item listed under any section of this agenda. Town of Marble v. Darien, 181 P.3d 1148 (Colo. 2008); Benson v. McCormick, 578 P.2d 651 (1978).

Contact: Caree Rinebarger, Town Clerk
CRinebarger@town.milliken.co.us | (970) 587-4331

From: Michael Davis <michael@mdavislawoffice.com>
Sent: Thursday, January 22, 2026 2:36 PM
To: Matthew Gould <mgould@bell-law.com>
Cc: Michael Davis <michael@mdavislawoffice.com>
Subject: RE: Town of Milliken - Special District Property Inclusion

Hello Matthew,

Thank you for taking my call this afternoon.   It's nice to re-connect after working with you on the prior property inclusion a few years ago.

Per our conversation this afternoon, please find attached the notice from Altamira Metropolitan District No. 5 (the "District") to the Board of Trustees of the Town of Milliken regarding a planned change in the District's boundaries. The District anticipates receiving a petition for inclusion from the owner of parcel #105927000017, an undeveloped parcel located within the Town's boundaries. The property owner and District would like to complete the inclusion process prior to the end of April. To accomplish that goal the District would like to address and resolve any questions the Board of Trustees may have no later than March 20th. Please let me know a good day and time when I can call you to address any questions you may have about the proposed property inclusion.

Looking forward to working with you on this.

Regards,

Law Office of Michael E. Davis, LLC

michael@mdavislawoffice.com

(720) 324-3130

LAW OFFICE OF MICHAEL E. DAVIS, LLC

January 22, 2026

<u>Delivered Via FedEX and email to:</u>
Town of Milliken
c/o Bell Gould Linder & Scott, P.C.
318 East Oak Street
Fort Collins, CO 80524
Attn: Matthew Gould, Town Attorney
Email: mgould@bell-law.com

Re: Notice of Proposed Boundary Changes for Altamira Metropolitan District No.5

Dear Mr. Gould:

Our firm acts as general counsel to Altamira Metropolitan District No. 5 (the "District"), Weld County, Colorado. On behalf of the District we hereby respectfully provide notification pursuant to § 32-1-207(2)(a), C.R.S., that the District intends to include within its boundaries certain property located in the Town of Milliken (the "Town"). Such inclusion of property will be accomplished in accordance with § 32-1-401(1), C.R.S.

The District was organized October 6, 2004 for the purpose of financing, constructing and installing regional and local public improvements. The District serves primarily as a financing district for regional public improvements, including without limitation streets, water and sewer infrastructure, and storm drainage facilities within Weld County. However, the District will <u>not</u> provide direct water or sewer service in any part of the Town, nor will it compete with the Town or its local water and sewer providers to service any customers within the Town.

The owner of the east half of Section 27, within the Town (Weld County parcel #105927000017), has expressed an interest in the inclusion of a portion of its lands into the District to assist with the construction, maintenance, and operation of regional and local public improvements to the property and to support the landowner's goal of future residential and commercial real estate development. The District anticipates receiving a petition from the landowner for inclusion of this parcel and completing such inclusion by the end of April, 2026.

The publication notice (the "Notice") is enclosed with this letter and is scheduled for publication in the *Greeley Tribune* on February 4, 2026, and in the *Brighton Standard Blade* on February 5, 2026. Pursuant to §§ 32-1-207(2)(a) and 32-1-207(3)(b), C.R.S, if the Town does not, within 45 days following publication of the Notice (such date being March 22, 2026), make a determination that the inclusion of this parcel into the boundaries of the District constitutes a material departure from the District's service plan, then no specific action is necessary or required to be taken by the Town.

Please contact me if you have any questions about the proposed changes to the District's boundaries.

Sincerely,

Law Office of Michael E. Davis, LLC
General Counsel, Altamira Metropolitan District No. 5

1151 Eagle Drive, #366
Loveland, Colorado 80537

michael@mdavislawoffice.com
(720) 279-4242

NOTICE OF INTENTION TO UNDERTAKE ACTIVITIES NECESSARY TO CHANGE THE BOUNDARIES OF ALTAMIRA METROPOLITAN DISTRICT NO. 5

NOTICE IS HEREBY GIVEN pursuant to § 32-1-207(3)(b), C.R.S., that the Board of Directors (the "Board") of Altamira Metropolitan District No. 5 (the "District"), Weld County, Colorado, intends to undertake the necessary activities to change the boundaries of the District to include property located in the Town of Milliken, Colorado. Such activities to change the District's boundaries shall be taken pursuant to and in accordance with §§ 32-1-401(1) and 32-1-207(2)(a), C.R.S., provided that any inclusion property is first excluded from any other Title 32 special district to avoid overlapping boundaries.

NOTICE IS FURTHER GIVEN that any action to enjoin the District's activities to change its boundaries, as described herein, as a material departure from the District's service plan must be brought within forty-five days from the publication of this notice.

BY ORDER OF THE BOARD OF DIRECTORS OF
ALTAMIRA METROPOLITAN DISTRICT NO. 5

By: LAW OFFICE OF MICHAEL E. DAVIS, LLC
Attorneys for the District

Publish in: Greeley Tribune
Publish on: February 4, 2026

Publish in: Brighton Standard Blade
Publish on: February 5, 2026

From: Michael Davis <michael@mdavislawoffice.com>
Sent: Thursday, February 19, 2026 11:01 AM
To: Matthew Gould <mgould@bell-law.com>
Cc: Michael Davis <michael@mdavislawoffice.com>
Subject: FW: Town of Milliken - Special District Property Inclusion

Good morning Matthew,

See my responses below.

Best,

Law Office of Michael E. Davis, LLC

michael@mdavislawoffice.com

(720) 324-3130

From: Matthew Gould <mgould@bell-law.com>
Sent: Wednesday, February 18, 2026 4:30 PM
To: Michael Davis <michael@mdavislawoffice.com>
Subject: RE: Town of Milliken - Special District Property Inclusion

Michael:

We do have a few questions for you. We are planning to discuss this with our board during the work session next Wednesday evening. I apologize, but I'm hoping you might be able to address this short list of questions tomorrow morning for a staff member who will be out of town on Friday:

MD: Would you like us to attend the Wednesday work session to answer any questions the board may have?

1. Can we see the service plan that this district is under? MD: Yes, the service plan is attached here.

2. What are the proposed public improvements that this metro district would be improving? MD: the public improvements will include infrastructure for streets, storm drainage, and parks & rec within and outside the boundaries of Altamira No. 5.

The district is acting as a regional infrastructure district, so some of the improvements may be done in coordination with other metro districts within Weld County.

3. There was recently an oil & gas operation approved on the property. That pad site spans into the adjacent parcel. Will the district boundary just be the property listed or will it be both properties, or just the one and including the oil and gas facility? MD: at this time the property owner has requested inclusion of only parcel #105927000017.

4. Are there any plans for development within this boundary or is it just for oil and gas? MD: property taxes collected from the included parcel will be used to assist in future development of this parcel, as well as other parcels owned by the same property owner within the Town of Milliken and in unincorporated Weld County.

Thank you for your help as we try to evaluate this.

Matt

ALTAMIRA
METROPOLITAN DISTRICT NO. 5
SERVICE PLAN

TOWN OF LOCHBUIE, COLORADO

SUBMITTED AUGUST 26, 2004
REVISED OCTOBER 6, 2004

ALTAMIRA METROPOLITAN DISTRICT NO. 5
SERVICE PLAN

I. INTRODUCTION

The District shall be named the Altamira Metropolitan District No. 5 ("District 5" or "the District"). The District shall be formed in conjunction with five other metropolitan districts, Altamira Metropolitan District No. 1 ("District 1"), Altamira Metropolitan District No. 2 ("District 2"), Altamira Metropolitan District No. 3 ("District 3"), Altamira Metropolitan District No. 4 ("District 4") and Altamira Metropolitan District No. 6 ("District 6"). Together, Altamira Metropolitan District Nos. 1-6 will be referred to as "the Districts," and the land encompassed within the Districts shall be referred to as the "Altamira Development." The purpose of District 5 is to finance, construct and install local and regional public improvements, including streets and traffic signals, and water, sewer, storm drainage and park, open space and recreation facilities for the Altamira Development. Public improvements and facilities constructed or acquired by the District may be owned and maintained by one or more of the Districts, or may be dedicated for ownership and maintenance to the Town of Lochbuie, Colorado ("Lochbuie" or the "Town"), or to other non-profit or governmental entities, for the use and benefit of the Altamira Development residents and taxpayers. The District shall have all of the powers of a metropolitan district described in §§ 32-1-1001 and -1004, C.R.S., except that the District will not provide fire protection and emergency facilities or services, which fire protection and emergency services and facilities will be provided by other appropriate entities.

This Service Plan (the "Service Plan") has been prepared by the Organizers and the following participating consultants:

Organizers

John Spillane
Wen37 Holdings, L.L.C.
5460 South Quebec Street, Suite 110
Greenwood Village, Colorado 80111
Phone: (303) 773-1005 ext. 221
Fax: (303) 785-5715
Email: JohnSpillane@Bromleypark.com

District Counsel

Dianne D. Miller
Sander Scheid Ingebretsen Miller & Parish, P.C.
700 17th Street, Suite 2200
Denver, Colorado 80202
Phone: (303) 285-5300
Fax: (303) 285-5301
Email: dmiller@ssimlaw.com

Financial Consultant

Kirkpatrick Pettis Smith & Polian
Sam Sharp
Tom Bishop
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Denver, Colorado 80202
(303) 764-5768
Email: ssharp@kpsp.com

Engineer

Steve Smith
High Country Engineering
14 Inverness Drive East, Suite D-136
Englewood, Colorado 80112
Phone: (303) 925-0544 ext. 102
Fax: (303) 925-0547
Email: ssmith@hceng.com

Bond Counsel
Kutak Rock, LLP
Saranne Maxwell, Esq.
1801 California Street, Suite 3100
Denver, Colorado 80202
(303) 292-7704
saranne.maxwell@kutakrock.com

Pursuant to the requirements of the Special District Control Act, § 32-1-201, *et seq.*, C.R.S., this Service Plan consists of a financial analysis and an engineering plan showing how the proposed facilities and services of the District will be provided and financed. The following items are also included in this Service Plan:

1. A description of the proposed services;

2. A financial plan showing how the proposed services are to be financed, including the proposed operating revenue derived from property taxes for the first budget year of the District;

3. Preliminary engineering drawings showing how the proposed services are to be provided;

4. A map of the proposed District boundaries and an estimate of the population and valuation for assessment of the proposed District;

5. A general description of the facilities to be constructed and the standards for construction, including a statement of how the facility and service standards of the proposed District are compatible with facility and service standards of the Town and of any municipalities and special districts which are interested parties pursuant to § 32-1-204(1), C.R.S.;

6. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the District; and

7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the proposed District and such other political subdivision, and, if applicable, a form of the agreement.

II. PURPOSE OF THE PROPOSED DISTRICT

District 5, together with Districts 1, 2, 3, 4 and 6, will finance the construction of local and regional public improvements for the use and benefit of the Altamira Development's residents and taxpayers through the issuance of indebtedness as set forth in Section VI, "Financial Information," and shall provide for maintenance of certain public improvements as further described herein.

The District will dissolve when there are no maintenance obligations, financial obligations, outstanding bonds or other obligations outstanding, and upon a determination by the Town that all of the purposes for which the District was created have been accomplished, and that all financial obligations are defeased or secured by escrowed funds or securities meeting the investment requirements in part 6 of article 75 of title 24, C.R.S. The District's dissolution prior to payment of all debt will be subject to approval of a plan of dissolution in the District Court of Weld County, pursuant to § 32-1-704, C.R.S. The District will work closely and cooperate with the Town to serve and promote the health, safety, prosperity, security and general welfare of the Altamira Development's inhabitants.

III. NEED FOR THE PROPOSED DISTRICT

While the area to be served by the District is located entirely within the boundaries of the Town, the Town does not consider it feasible or practical to provide the District with the services and/or facilities described in this Service Plan. Therefore, it is necessary that the District be organized to provide its inhabitants with the facilities and services described in this Service Plan.

IV. BOUNDARIES, POPULATION & VALUATION

The initial boundaries of the District are located entirely within the Town, as more particularly described in the legal description of the initial boundaries of the District, which is attached hereto and incorporated herein as **Exhibit A,** and also as shown on the boundary map attached hereto and incorporated herein as **Exhibit B**. After organization, it is anticipated that the District may include additional property into its boundaries. The District may include all or a portion of the parcel of land more particularly described in the legal description attached as **Exhibit C** (the "Inclusion Property"), which is also shown on **Exhibit B**, the boundary map. The portion of the Inclusion Property that is not included into the District will be included in one of the other Districts, but the boundaries of the Districts will not overlap. For the purposes of this Service Plan, both the initial boundaries of the District and the Inclusion Property are collectively referred to as "the District." A vicinity map showing the location of the District is attached as **Exhibit D**, and a letter from the owner of the property within the initial District boundaries consenting to the formation of the District is attached as **Exhibit E.**

The District may be developed for residential and commercial purposes. The estimated daytime population of the six Districts at full build-out is approximately four thousand three hundred and fifty three (4,353) people, and the combined estimated assessed value at full build-out is Twenty Nine Million Seven Hundred One Thousand Four Hundred Twenty Three Dollars ($29,701,423.00). The property is currently being rezoned to Planned Unit Development. For the purpose of this Service Plan and the Financing Plan herein, the current assessed value of the property within the boundaries of the District is deemed to be less than Ten Dollars ($10.00).

V. DESCRIPTION OF PROPOSED FACILITIES

a. Type of Improvements

The District will provide for the construction, acquisition and installation of local and regional public improvements, including streets and traffic signals, and water, sewer, storm drainage and park and recreation facilities (as defined in § 32-1-1004(2), C.R.S.) for the Altamira Development. The District may also maintain the local and regional public improvements. Preliminary engineering estimates based on applicable construction standards have been prepared and are attached hereto and incorporated herein as **Exhibit F**. These estimates list the facilities that the District, subject to development approval of the Town, may acquire, construct, install and maintain, including the costs in current dollars of each, together with an explanation of the methods, bases and/or assumptions used. Subject to the Debt Limitation set forth in Section VI, entitled "Financial Information," the District will be authorized to fund any combination of the improvements. The combined total estimated cost of the improvements is Nineteen Million Three Hundred Fifteen Thousand Eight Dollars and Ninety Cents ($19,315,008.90). The District will seek voter approval for authorization to issue debt sufficient to finance the cost of the improvements as set forth in Section VI. The Town will not be responsible for assuming any of the costs of the improvements funded by the District.

Maps showing the preliminary location of the public improvements to be financed by the District are attached hereto and incorporated herein as **Exhibit G**. The District shall be authorized to construct all or any portion of the public improvements as generally shown on **Exhibit G**, subject to the specific final design and approval thereof by the Town. Phasing of construction shall be determined by the District to meet the needs of residents and taxpayers within the Altamira Development. The engineering exhibits provided herein are preliminary in nature, and the District shall have the authority, without amending this Service Plan, to defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resource availability and potential inclusions of property within the District. At this time, it is not known what portion of the Inclusion Property will be included in the boundaries of the District, but it is anticipated that all of the Inclusion Property will be included in one of the six Districts. Accordingly, the Service Plan assumes inclusion of the entire Inclusion Property. In any event, no property within the Altamira Development will be included in more than one of the Districts, except for the land contained within the initial boundaries.

b. Construction Standards

The District will ensure that the proposed improvements are designed and constructed in accordance with the standards and specifications of the Town, or as approved by the Town for the Altamira development, and in accordance with standards and specifications of other governmental entities having jurisdiction over the District. The District will obtain approval of civil engineering plans and a permit for construction and installation of the public improvements from the Town or other applicable entity.

c. Dedication of Improvements

It is anticipated that the District may dedicate certain improvements to the Town or its designee upon completion of the construction and installation of the improvements. Water, sanitary sewer, streets, parks and open space facilities improvements may be dedicated to the Town or its designee upon completion of construction and installation of such improvements, together with rights-of-way and easements for the facilities, to the extent the District has the necessary property interest to permit such dedication. The District may dedicate storm drainage facilities to the South Beebe Draw Metropolitan District or to another appropriate entity, upon the completion of construction and installation of such storm drainage improvements, together with rights-of-way and easements for the facilities, to the extent the District has the necessary property interest to permit such dedication.

d. Maintenance of Public Improvements

The District shall be authorized to own and maintain all public facilities constructed, installed or acquired by the District and not otherwise dedicated for ownership and maintenance to other appropriate governmental entities.

e. Services to be Provided by other Governmental Entities

The District will receive fire protection services from Hudson Fire District and emergency services from the Town of Lochbuie. Additionally, water and sewer service will be provided by the Town.

VI. FINANCIAL INFORMATION

This section describes the nature, basis, method of funding, and debt and mill levy limitations associated with the construction, operation and maintenance of the improvements by the District. A detailed Financing Plan and statement of assumptions is attached hereto and incorporated herein as **Exhibit H**.

a. Debt Limitation

The total combined general obligation debt of the six Districts shall not exceed Twenty Two Million Dollars ($22,000,000.00) ("Debt Limitation"), unless the Districts receive the prior approval of the Town. Once any District uses a portion of the Debt Limitation, such portion will no longer be available for use by any of the other Districts.

b. **Debt Issuance**

The District intends to issue bonds totaling approximately Seventeen Million Five Hundred Thousand Dollars ($17,500,000.00). The Financing Plan attached as **Exhibit H** illustrates a scenario wherein a single District will issue two series of bonds. However, each of the six Districts may issue its own debt, but the sum total of the debt issued by all six Districts will not exceed the Debt Limitation. The proposed maximum voted interest rate is estimated at eighteen percent (18%) and the maximum underwriting discount at four percent (4%). The actual interest rates and discounts will be determined at the time the bonds are sold by the District and will reflect market conditions at the time of sale. Refunding bonds may be issued by the District to defease original issue bonds in compliance with applicable law. In addition to bonds, the District may also issue notes, certificates, debentures or other evidences of indebtedness. The Debt Limitation exceeds the amount of bonds anticipated to be sold, as shown in the Financial Plan, to allow for unforeseen contingencies, increases in construction costs due to inflation, and all costs of issuance, including capitalized interest, reserve funds, discounts, refunding, legal fees and other costs of issuance.

c. **Identification of District Revenue**

The District anticipates that the mill levy needed to support the initial debt, operations and maintenance expenses and administrative costs is forty five (45) mills through the year 2039. The District intends to rely on the following sources of revenue: ad valorem property taxes, facility fees, water resource fees, reimbursements from the Town and other third parties, and other statutory tolls, rates, fees and charges.

Any contractual obligations the District may have to levy general ad valorem property taxes for the payment of any bond or other obligations ("General Obligation Debt") that are payable from the District's property taxes shall be limited to an annual ad valorem mill levy (a mill being equal to 1/10 of 1 cent) in an amount not to exceed fifty (50) mills (the "Limited Debt Mill Levy"), for so long as the total principal amount of all of the District's General Obligation Debt, at the time of issuance, exceeds fifty percent (50%) of the valuation for assessment of the taxable property in the District, as certified by the County Assessor. The Limited Debt Mill Levy may be adjusted to take into account legislative or constitutionally imposed adjustments in the assessed values or the method of their calculation, and 2000 shall be the base year for calculation of any adjustments. The District may provide that at such time as the assessed value of the District is such that all or any portion of Limited Debt Mill Levy General Obligation Debt could be issued as unlimited mill levy General Obligation Debt pursuant to the above formula, the mill levy to pay all or such portion of the Limited Debt Mill Levy General Obligation Debt may become unlimited at that time. Except as otherwise limited by law, if the District does not require the entire Limited Debt Mill Levy for the purposes of servicing any outstanding indebtedness, it may utilize that portion of the Limited Debt Mill Levy not required for debt service for the purposes of operations and maintenance expenses of the District.

In the event a constitutional or statutory change in the method of calculating assessed valuation is implemented after the date this Service Plan is approved the mill levy may be increased or decreased, as determined by the Board of Directors of the District, to reflect such change. Such determination shall be made in good faith, shall be binding and final in the absence of manifest error, and shall be made so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For the purposes of making an adjustment in the assessed valuation, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation, and the year 2000 shall be the base year for the ratio for assessment of valuation.

d. Security for Debt

The District will not pledge any Town funds or assets for security for the indebtedness set forth in the Financing Plan of the District.

e. Financing Plan

The Financing Plan, prepared by the District's Financial Consultant and attached as **Exhibit H,** sets forth the following information:

1. The total projected amount of debt that may be issued during a four (4) year period commencing with the formation of the District;

2. All proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten (10) year period from the date of organization of the District;

3. The dollar amount of any anticipated financing, including capitalized interest, costs of issuance, and any expenses related to the organization and initial operation of the District;

4. A detailed repayment plan covering the life of any financing, including the frequency and amounts expected to be collected from all sources; and

5. The amount of any reserve fund and the expected level of annual debt service coverage that will be maintained for any financing.

f. Services of District

The District will require sufficient operating funds to organize and to construct and maintain the Improvements. The costs are expected to include organizational, legal, engineering, accounting and debt issuance costs, and the costs of compliance with state reporting and other administrative requirements. Additionally, the District anticipates operations and maintenance expenses for certain of the Improvements. The first year's operating budget is estimated to be all or a portion of One Hundred and Forty Thousand Dollars ($140,000.00), which is the operating budget for all six Districts and which will increase annually at the rate of one percent (1%). The Financing Plan sets forth the anticipated operating costs, phasing of bond issues, and related matters. Further, the District anticipates entering into intergovernmental agreements with Districts 1, 2, 3, 4 and 6 to provide support for any maintenance operations undertaken and administered by the District on behalf of Districts 1, 2, 3, 4 and 6.

VII. LANDOWNER PUBLIC IMPROVEMENTS

The creation of the District shall not relieve the Organizers, their successors or assigns of the obligation to construct public improvements required by any annexation or other subdivision improvement agreement, except those public improvements that are assignable to the District by the Organizer under the Annexation Agreement which has been approved by the Town.

VIII. DISSOLUTION

The District may file a petition in the District Court for dissolution when there are no financial obligations or outstanding bonds, or any such financial obligations or outstanding bonds are adequately secured by escrow funds or securities meeting the investment requirements in part 6 of article 75 of title 24, C.R.S., and upon an independent determination by the Board of Trustees of the Town that the financing purposes for which the District was created have been achieved and that ongoing maintenance obligations of the District will be taken over by an appropriate and authorized entity. Dissolution of the District is subject to approval of a plan of dissolution meeting the requirements of part 7 of article 1 of title 32, C.R.S., by the Weld County District Court.

IX. RESOLUTION OF APPROVAL

The District incorporates the resolution of the Lochbuie Board of Town Trustees approving this Service Plan, including any conditions of approval, into this Service Plan to be presented to the District Court, which resolution is attached hereto and incorporated herein as **Exhibit I.**

X. INTERGOVERNMENTAL AGREEMENTS

The District anticipates that it will enter into an intergovernmental agreement with Districts 1, 2, 3, 4 and 6 if such an arrangement will result in the more efficient and economical provision of services to the Districts. It is also anticipated that the Districts may enter into intergovernmental agreements with South Beebe Draw Metropolitan District, the Town, or another appropriate governmental entity regarding the regional storm drainage system. None of the intergovernmental agreements discussed above have been negotiated as of the filing of this Service Plan.

XI. CONCLUSION

This Service Plan demonstrates that:

a. Adequate service is not, and will not, be available to the area to be served by the District through the Town of Lochbuie or other existing special districts within a reasonable time and on a comparable basis;

b. The facility and service standards of the proposed District are compatible with the facility and service standards of the Town of Lochbuie;

c. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;

d. The existing service in the area to be served by the proposed District is inadequate for present and projected needs;

e. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries;

f. The area included within the proposed District has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis;

g. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area; and

h. The creation of the proposed District will be in the best interest of the area proposed to be served.

EXHIBIT A

Legal Description of Initial District Boundaries

LEGAL DESCRIPTION OF THE INITIAL DISTRICT BOUNDARIES

The south 208 feet of the west 208 feet of the following described parcel:

That part of the southwest ¼ of Section 25, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of said Section 25, whence the northwest corner of the southwest ¼ of the southwest ¼ bears north 00°14'12" east, said line forming the basis of bearing for this description;

Thence north 00°14'12" east along the west line of said southwest ¼ a distance of 30.00 feet to the true point of beginning; thence north 00°14'10" east continuing along said section line a distance of 2165.58 feet to the west ¼ corner of said Section 25; thence south 89°49'06" east along the east-west centerline of said Section a distance of 1253.31 feet to a point on the westerly line of a strip of land for the Speer Canal, being 90 feet wide, extending fifty feet to the right or easterly and forty feet to the left or westerly of the centerline of said Speer Canal, as actually constructed and being conveyed to the Farmers Reservoir and Irrigation Company by deed recorded December 11, 1914 in Book 406 at Page 282; thence southerly along said westerly line of Speer Canal, the following twenty-one (21) courses:

1. south 09°50'39" west a distance of 108.47 feet;
2. thence south 14°26'01" west a distance of 102.70 feet;
3. thence south 21°20'24" west a distance of 184.14 feet;
4. thence south 06°45'58" west a distance of 88.56 feet;
5. thence south 09°03'58" east a distance of 496.83 feet;
6. thence south 17°14'05" east a distance of 63.33 feet;
7. thence south 26°22'33" east a distance of 85.41 feet;
8. thence south 24°25'32" east a distance of 88.29 feet;
9. thence south 12°54'00" east a distance of 78.81 feet;
10. thence south 10°53'53" west a distance of 67.93 feet;
11. thence south 21°55'23" west a distance of 100.39 feet;
12. thence south 27°21'48" west a distance of 593.36 feet;
13. thence south 14°57'20" west a distance of 78.45 feet;
14. thence south 03°33'01" west a distance of 120.34 feet;
15. thence south 07°00'13" west a distance of 89.19 feet;
16. thence south 38°10'23" west a distance of 82.45 feet;
17. thence south 56°20'36" west a distance of 121.09 feet;
18. thence south 45°45'12" west a distance of 94.29 feet;
19. thence south 30°22'51" west a distance of 81.15 feet;
20. thence south 19°54'44" west a distance of 71.13 feet;
21. thence south 15°39'25" west a distance of 59.30 feet to a point on the northerly right-of-way line of Weld County Road number 4;

Thence north 89°51'20" west along said northerly right-of-way line a distance of 706.51 feet to the true point of beginning;

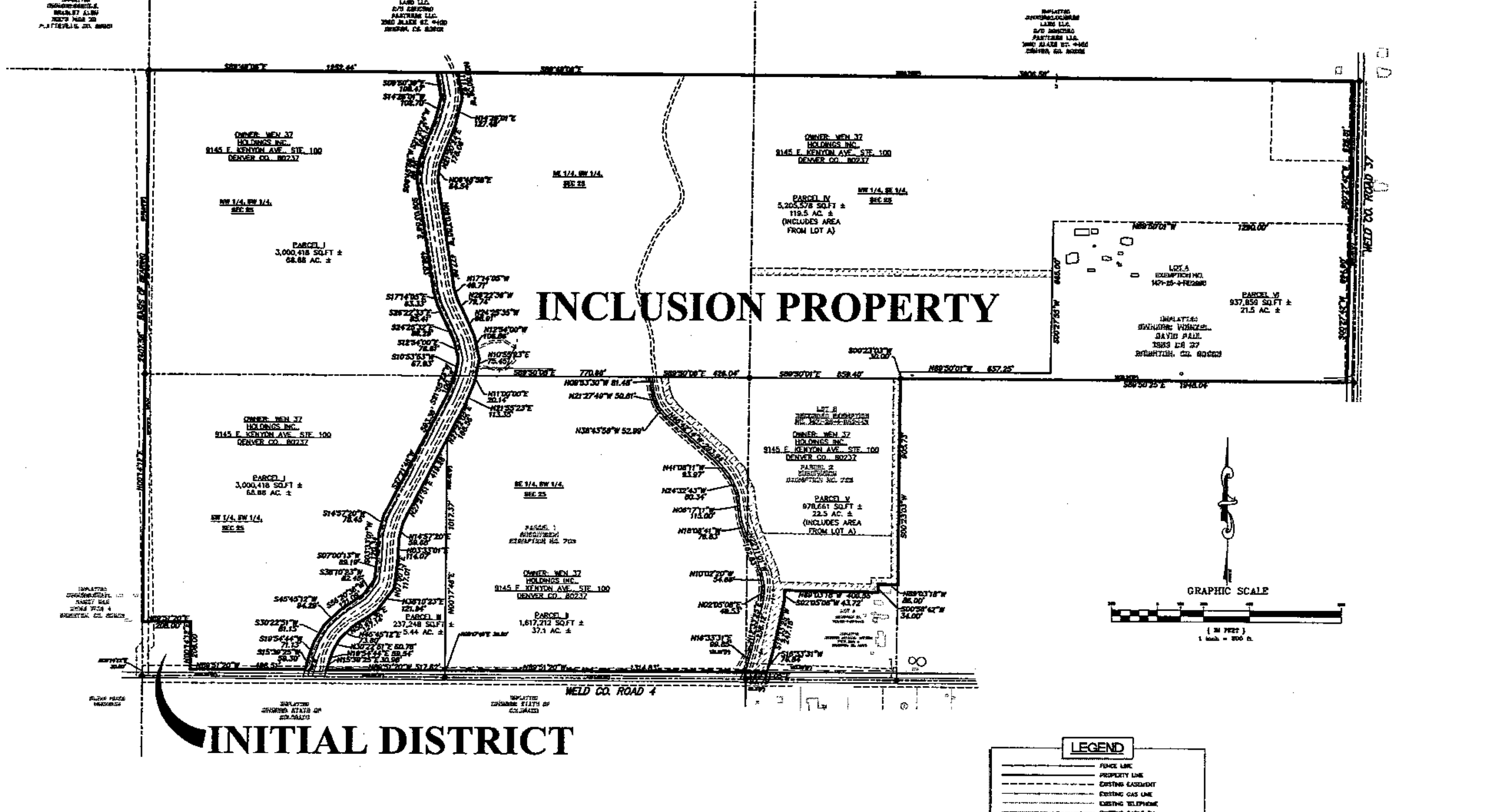
The above parcel of land contains 3,000,407 square feet or 68.87 acres, more or less.

EXHIBIT B

Map of District Boundaries

ALTAMIRA BOUNDARY MAP

A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



HIGH COUNTRY ENGINEERING, INC.

CONSULTING ENGINEERS AND SURVEYORS

1517 BLAKE AVENUE, STE. 101
GLENWOOD SPRINGS, CO 81601
PH.(970) 945-8676
FX.(970) 945-2555

14 INVERNESS DR. EAST, STE. F-120
ENGLEWOOD, CO 80112
PH.(303) 925-0544
FX.(303) 925-0547

EXHIBIT C

Legal Description of Inclusion Property

LEGAL DESCRIPTION OF THE INCLUSION PROPERTY

Parcel I

All but the south 208 feet of the west 208 feet of the following described parcel:

That part of the southwest ¼ of Section 25, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of said Section 25, whence the northwest corner of the southwest ¼ of the southwest ¼ bears north 00°14'12" east, said line forming the basis of bearing for this description;

Thence north 00°14'12" east along the west line of said southwest ¼ a distance of 30.00 feet to the true point of beginning; thence north 00°14'10" east continuing along said section line a distance of 2165.58 feet to the west ¼ corner of said Section 25; thence south 89°49'06" east along the east-west centerline of said Section a distance of 1253.31 feet to a point on the westerly line of a strip of land for the Speer Canal, being 90 feet wide, extending fifty feet to the right or easterly and forty feet to the left or westerly of the centerline of said Speer Canal, as actually constructed and being conveyed to the Farmers Reservoir and Irrigation Company by deed recorded December 11, 1914 in Book 406 at Page 282; thence southerly along said westerly line of Speer Canal, the following twenty-one (21) courses:

1. south 09°50'39" west a distance of 108.47 feet;
2. thence south 14°26'01" west a distance of 102.70 feet;
3. thence south 21°20'24" west a distance of 184.14 feet;
4. thence south 06°45'58" west a distance of 88.56 feet;
5. thence south 09°03'58" east a distance of 496.83 feet;
6. thence south 17°14'05" east a distance of 63.33 feet;
7. thence south 26°22'33" east a distance of 85.41 feet;
8. thence south 24°25'32" east a distance of 88.29 feet;
9. thence south 12°54'00" east a distance of 78.81 feet;
10. thence south 10°53'53" west a distance of 67.93 feet;
11. thence south 21°55'23" west a distance of 100.39 feet;
12. thence south 27°21'48" west a distance of 593.36 feet;
13. thence south 14°57'20" west a distance of 78.45 feet;
14. thence south 03°33'01" west a distance of 120.34 feet;
15. thence south 07°00'13" west a distance of 89.19 feet;
16. thence south 38°10'23" west a distance of 82.45 feet;
17. thence south 56°20'36" west a distance of 121.09 feet;
18. thence south 45°45'12" west a distance of 94.29 feet;
19. thence south 30°22'51" west a distance of 81.15 feet;
20. thence south 19°54'44" west a distance of 71.13 feet;
21. thence south 15°39'25" west a distance of 59.30 feet to a point on the northerly right-of-way line of Weld County Road number 4;

Thence north 89°51'20" west along said northerly right-of-way line a distance of 706.51 feet to the true point of beginning;

The above parcel of land contains 3,000,407 square feet or 68.87 acres, more or less.

Parcel II

Parcel I of subdivision exemption no. 703 according to the plat recorded July 22, 1998 at Reception No. 2627645, except the southerly 30.00 thereof, being located in the south ½ of the south ½ of Section 25, Township 1 North, Range 66 West of the 6th P.M., Weld County, Colorado.

Parcel III

That part of the west ½ of the southwest ¼ of Section 25, Township 1 North, Range 66 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:

Commencing at the southeast corner of the southwest ¼ of the southwest ¼ corner of said Section 25, whence the southwest corner of said section bears north 89°51'20" west, said line forming the basis of bearing for this description;

Thence north 00°17'46" east along the east line of said southwest ¼ of said southwest ¼ of Section 25 a distance of 30.00 feet to the northerly right-of-way line of Weld County Road Number 4, said point being the true point of beginning; thence north 89°51'11" west along said right-of-way line a distance of 517.62 feet to the easterly line of a strip of land for the Speer Canal, being 90 feet wide, extending 50 feet to the right or easterly and 40 feet to the left or westerly of the centerline of said Speer Canal, as actually constructed and being conveyed to the Farmers Reservoir and Irrigation Company by deed recorded December 11, 1914 in Book 406 at Page 282;

Thence northerly along said easterly line of said Speer Canal the following ten (10) courses:

1. north 15°39'25" east a distance of 30.98 feet;
2. thence north 19°54'44" east a distance of 59.54 feet;
3. thence north 30°22'51" east a distance of 60.76 feet;
4. thence north 45°45'12" east a distance of 73.80 feet;
5. thence north 56°20'36" east a distance of 127.14 feet;
6. thence north 38°10'23" east a distance of 121.94 feet;
7. thence north 07°00'13" east a distance of 117.01 feet;
8. thence north 03°33'01" east a distance of 114.07 feet;
9. thence north 14°57'20" east a distance of 59.68 feet;
10. thence north 27°21'51" east a distance of 419.28 feet to a point on the said east line of the southwest ¼ of the southwest ¼ of Section 25; thence south 00°17'46" west along said line a distance of 1017.37 feet to the true point of beginning;

the above parcel of land contains 237,248 square feet or 5.44 acres, more or less.

Parcel IV

Lot B, recorded exemption no. 1471-25-4-RE 2443, according to the plat filed April 6, 1999 at Reception No. 2685070, being located in the south ½ of the south ½ of Section 25, Township 1 North, Range 66 West of the 6^{th} P.M., County of Weld, State of Colorado.

Parcel V

Lot B, recorded exemption no. 1471-25-4-RE 2986, according to the plat recorded March 8, 2001 at Reception No. 2830909, being located in the north ½ of the south ½ of Section 25, Township 1 North, Range 66 West of the 6^{th} P.M., County of Weld, State of Colorado.

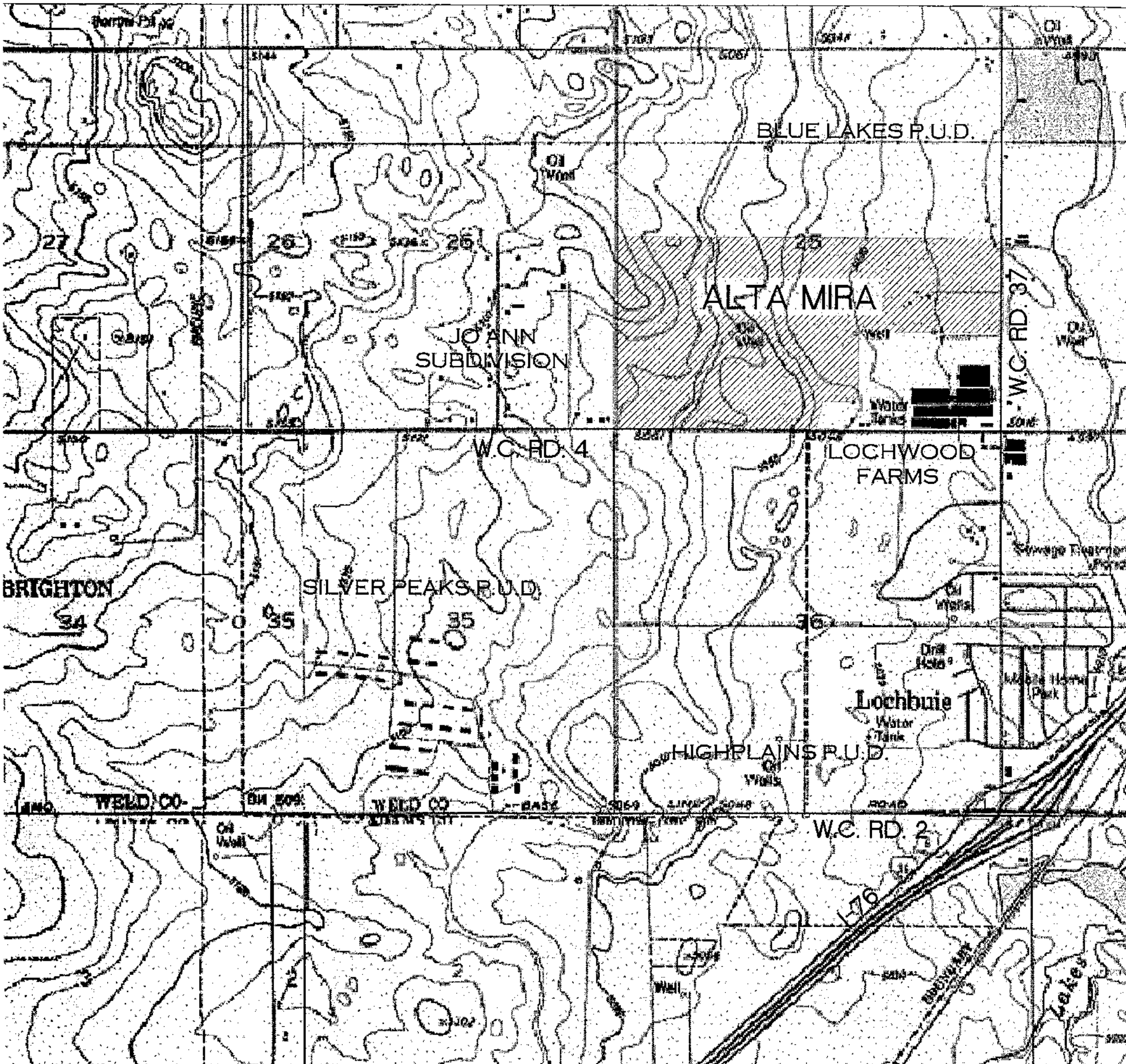
Parcel VI

Lot A, recorded exemption no. 1471-25-4-RE 2986, according to the plat recorded March 8, 2001 at Reception No. 2830909, being located in the north ½ of the south ½ of Section 25, Township 1 North, Range 66 West of the 6^{th} P.M., County of Weld, State of Colorado.

The above six parcels containing a total of 10,998,953 square feet or 252.50 acres, more or less.

EXHIBIT D

Vicinity Map



VICINITY MAP

SCALE 1"=2000'

J:\sdsproj\203\2607\dwg\vicinity map.dwg, 7/28/2004 12:51:02 PM

EXHIBIT E

Consent to Formation of District from Property Owners

The Bromley Companies, LLC
5460 South Quebec Street, Suite 110
Greenwood Village, CO 80111
tel 303·773·1005 fax 303·773·1176

August 20, 2004

Town of Lochbuie
703 Weld County Rd 37
Lochbuie, Colorado 80603

RE: Proposed Altamira Metropolitan District No. 5 ("District")

To Whom It May Concern:

Wen37 Holdings, L.L.C., a Colorado limited liability company, is an owner of the property attached hereto as **Exhibit A**, which property is contained within the initial boundaries of the District. The purpose of this letter is to advise that I, John Spillane, as the Manager of Wen37 Holdings, L.L.C., do hereby consent to the organization of the District.

WEN37 HOLDINGS, L.L.C.
A Colorado limited liability company

____
John Spillane, Manager

STATE OF COLORADO)
) ss
COUNTY OF Arapahoe)

Subscribed and sworn to before me on this 20 day of August, 2004, by John Spillane as Manager of Wen37 Holdings, L.L.C., a Colorado limited liability company.

(Seal) JAN K. JOHNSON NOTARY PUBLIC STATE OF COLORADO

____
Notary Public

My commission expires ______________________________

My Commission Expires 01/06/2008

LEGAL DESCRIPTION

The south 208 feet of the west 208 feet of the following described parcel:

That part of the southwest ¼ of Section 25, Township 1 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of said Section 25, whence the northwest corner of the southwest ¼ of the southwest ¼ bears north 00°14'12" east, said line forming the basis of bearing for this description;

Thence north 00°14'12" east along the west line of said southwest ¼ a distance of 30.00 feet to the true point of beginning; thence north 00°14'10" east continuing along said section line a distance of 2165.58 feet to the west ¼ corner of said Section 25; thence south 89°49'06" east along the east-west centerline of said Section a distance of 1253.31 feet to a point on the westerly line of a strip of land for the Speer Canal, being 90 feet wide, extending fifty feet to the right or easterly and forty feet to the left or westerly of the centerline of said Speer Canal, as actually constructed and being conveyed to the Farmers Reservoir and Irrigation Company by deed recorded December 11, 1914 in Book 406 at Page 282; thence southerly along said westerly line of Speer Canal, the following twenty-one (21) courses:

1. south 09°50'39" west a distance of 108.47 feet;
2. thence south 14°26'01" west a distance of 102.70 feet;
3. thence south 21°20'24" west a distance of 184.14 feet;
4. thence south 06°45'58" west a distance of 88.56 feet;
5. thence south 09°03'58" east a distance of 496.83 feet;
6. thence south 17°14'05" east a distance of 63.33 feet;
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8. thence south 24°25'32" east a distance of 88.29 feet;
9. thence south 12°54'00" east a distance of 78.81 feet;
10. thence south 10°53'53" west a distance of 67.93 feet;
11. thence south 21°55'23" west a distance of 100.39 feet;
12. thence south 27°21'48" west a distance of 593.36 feet;
13. thence south 14°57'20" west a distance of 78.45 feet;
14. thence south 03°33'01" west a distance of 120.34 feet;
15. thence south 07°00'13" west a distance of 89.19 feet;
16. thence south 38°10'23" west a distance of 82.45 feet;
17. thence south 56°20'36" west a distance of 121.09 feet;
18. thence south 45°45'12" west a distance of 94.29 feet;
19. thence south 30°22'51" west a distance of 81.15 feet;
20. thence south 19°54'44" west a distance of 71.13 feet;
21. thence south 15°39'25" west a distance of 59.30 feet to a point on the northerly right-of-way line of Weld County Road number 4;

Thence north 89°51'20" west along said northerly right-of-way line a distance of 706.51 feet to the true point of beginning;

The above parcel of land contains 3,000,407 square feet or 68.87 acres, more or less.

EXHIBIT F

Preliminary Engineering Cost Estimates

Engineer's Estimate of Probable Costs

July 26, 2004

Regional Improvements

Item	Description	Quantity	Unit	Unit Cost	Total Cost
1	16" Water Main along WC RD # 37	2,700	LF	$45.00	$121,500.00
2	Fire Hydrant Assembly	6	Ea	$2,500.00	$15,000.00
3	8" Water Main in "spine" streets	6,685	LF	$28.00	$187,180.00
4	Fire Hydrant Assembly	14	Ea	$2,000.00	$28,000.00
5	12" Sanitary Sewer Outfall Main (WC Rd #37)	4,800	LF	$32.00	$153,600.00
6	Manhole	12	Ea	$3,200.00	$38,400.00
7	8" Sanitary Sewer Main in spine streets	10,716	LF	$26.00	$278,616.00
8	Manhole	36	Ea	$2,500.00	$90,000.00
	1/2 Street Improvements - Weld County Road #4	5,270	LF		
9	Earthwork (a)	25,765	CY	$3.00	$77,295.00
10	2' Curb, Gutter and 8' Sidewalk	5,270	LF	$26.00	$137,020.00
11	1' Median Curb	5,270	LF	$10.00	$52,700.00
12	Asphalt Pavement (33' width - assumed 8" full depth)	19,324	SY	$20.00	$386,480.00
13	Landscaping	105,400	SF	$1.75	$184,450.00
14	Speer Canal Bridge Widening (18'x65')	1	LS	$144,550.00	$144,550.00
15	Burlington Ditch Bridge Widening (18'x65')	1	LS	$144,550.00	$144,550.00
16	50% of Traffic Signalization at WC #4 and WC#37	1	LS	$60,000.00	$60,000.00
17	Storm Sewer (b)	1,318	LF	$50.00	$65,900.00
18	Detention/Park Drainage Facilities (c) Inc/ 1/4 mile Off-site Channel	1	Ea	$200,000.00	$200,000.00
19	Detention/Park Landscaping (13 acres)	566,280	SF	$1.75	$990,990.00
	1/2 Street Improvements - Weld County Road #37	2,650	LF		
20	Earthwork (a)	12,955	CY	$3.00	$38,865.00
21	2' Curb, Gutter and 8' Sidewalk	2,650	LF	$26.00	$68,900.00
22	1' Median Curb	2,650	LF	$10.00	$26,500.00

23	Asphalt Pavement (33' width - assumed 8" full depth))	9,717	SY	$20.00	$194,340.00
24	Landscaping	53,000	SF	$1.75	$92,750.00
25	Storm Sewer (b)	663	LF	$50.00	$33,150.00
26	Detention/Park Drainage Facilities (c) Inc/ 1/4 mile Off-site Channel	1	Ea	$200,000.00	$200,000.00
	Subtotal - Alta Mira Metro Districts				**$4,010,736.00**
	25% Contingency				$1,002,684.00
	10% Engineering Contingency				$401,073.60
TOTAL					**$5,414,493.60**

Local Improvements

27	8" Water Main (e)	40,761	LF	$28.00	$1,141,308.00
28	Fire Hydrant Assembly	82	Ea	$2,000.00	$164,000.00
29	8" Sanitary Sewer (f)	33,939	LF	$26.00	$882,414.00
30	Manhole	114	Ea	$2,500.00	$285,000.00
	Street Improvements Adjacent to Speer Canal & Burlington Ditch	9,968	LF		
31	Earthwork (a)	44,303	CY	$2.50	$110,757.50
32	1' Ribbon Curb, 2'Median Curb and 4' Sidewalk	19,936	LF	$26.00	$518,336.00
33	Asphalt Pavement (33' width - assumed 6" full depth)	36,550	SY	$20.00	$731,000.00
34	Turn-a-bouts (Including Curbing and Landscaping)	1	Ea	$10,000.00	$10,000.00
	Local 2-Way Single Load Street Improvements (g)	1,694	LF		
35	1' Ribbon Curb, 2' Median Curb and 4' Sidewalk	3,388	LF	$26.00	$88,088.00
36	Asphalt Pavement (26' width - assumed 4.5" full depth)	4,894	SY	$12.00	$58,728.00
	Local Standard Street Improvements (g)	45,004	LF		
37	1' Ribbon Curb and 4' Sidewalk	90,008	LF	$16.00	$1,440,128.00
38	Asphalt Pavement (30' width - assumed 4.5" full depth)	150,014	SY	$12.00	$1,800,168.00
39	Storm Sewer (b)	13,955	LF	$50.00	$697,750.00
40	Drainage Facilities (c)	2	Ea	$35,000.00	$70,000.00

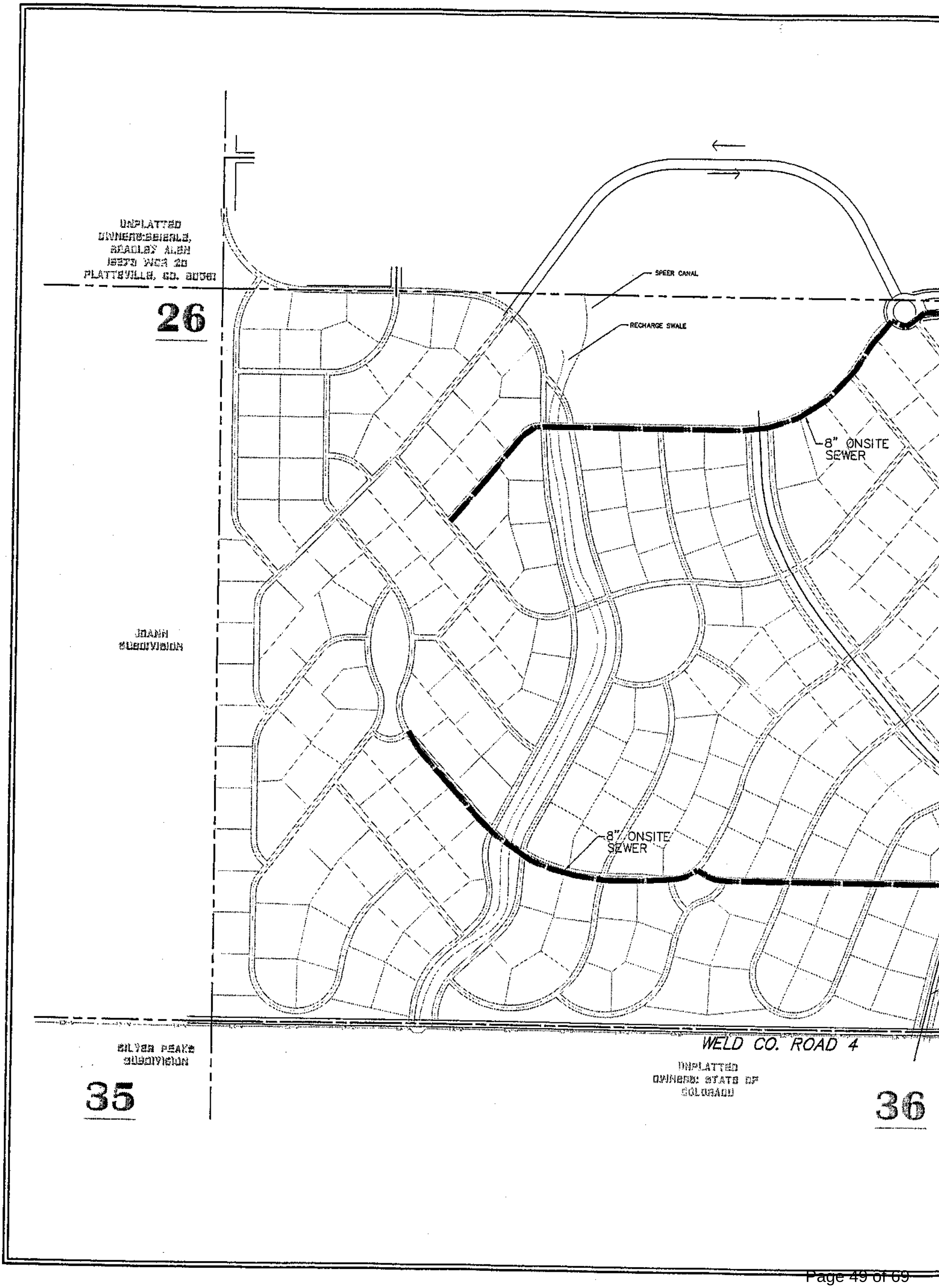
41	Neighborhood Park Landscaping (22.2 Acres)	965,631	SF	$2.00	$1,931,262.00
	Subtotal - Alta Mira Metro Districts				**$9,928,939.50**
	25% Contingency				$2,482,234.88
	15% Engineering Contingency				$1,489,340.93
TOTAL					**$13,900,515.30**
	TOTAL - REGIONAL AND LOCAL IMPROVEMENTS				**$19,315,008.90**

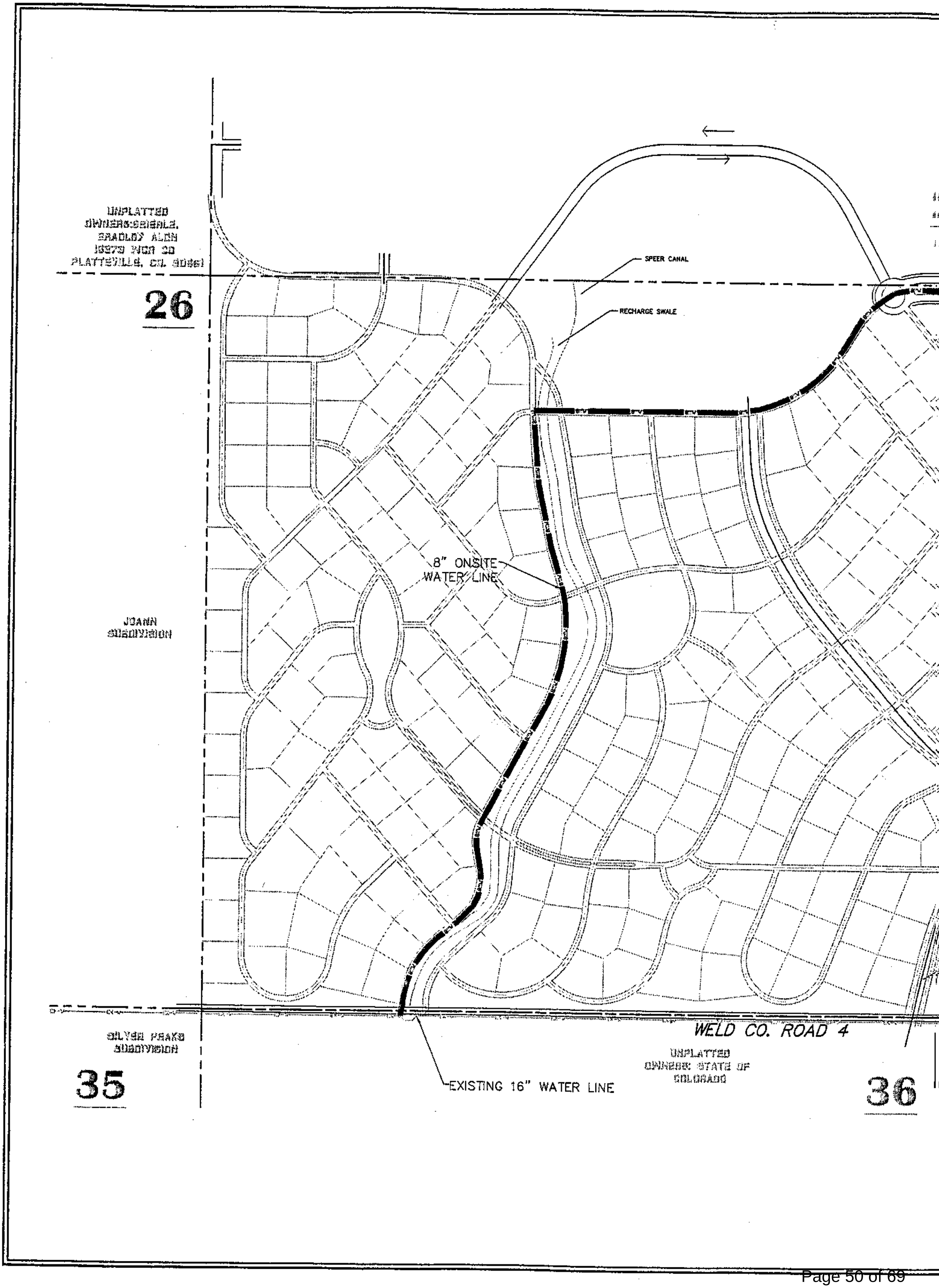
BASIS OF ASSUMPTIONS:

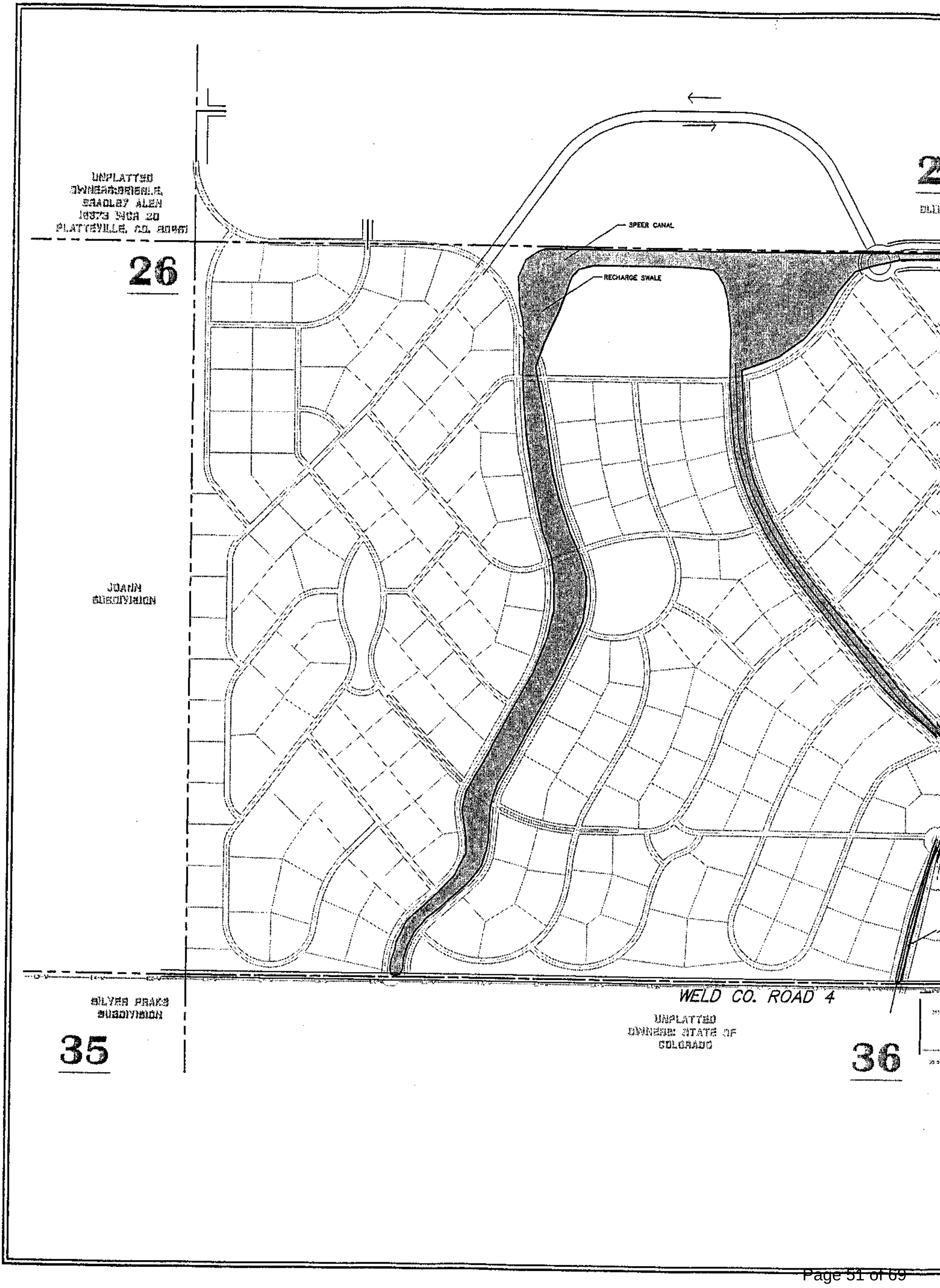
(a) Earthwork quantities are based on an assumption of a 3' average cut
(b) Assumed 25% of street footage
(c) 100% Guestimate
(d) Assumed 850 CY per lot and assumed 356 lots
(e) Assumed 85% of street frontage would require water main
(f) Assumed 80% of street frontage would require sewer main
(g) Does not include culverts at each single family residence and assumes entire subdivision will be rural ditch section

EXHIBIT G

Map of Preliminary Location of the Public Improvements


UNPLATTED
26
SPEER CANAL
RECHARGE SWALE
8" ONSITE SEWER
JOANN SUBDIVISION
8" ONSITE SEWER
SILVER PEAKS SUBDIVISION
35
WELD CO. ROAD 4
UNPLATTED
OWNERS: STATE OF COLORADO
36


UNPLATTED
26
SPEER CANAL
RECHARGE SWALE
8" ONSITE WATER LINE
JOANN SUBDIVISION
WELD CO. ROAD 4
UNPLATTED
OWNERS: STATE OF COLORADO
35
EXISTING 16" WATER LINE
36


UNPLATTED
BRADLEY ALEN
PLATTEVILLE, CO.
26
SPEER CANAL
RECHARGE SWALE
JOANN SUBDIVISION
SILVER PEAKS SUBDIVISION
35
WELD CO. ROAD 4
UNPLATTED
OWNERS: STATE OF COLORADO
36

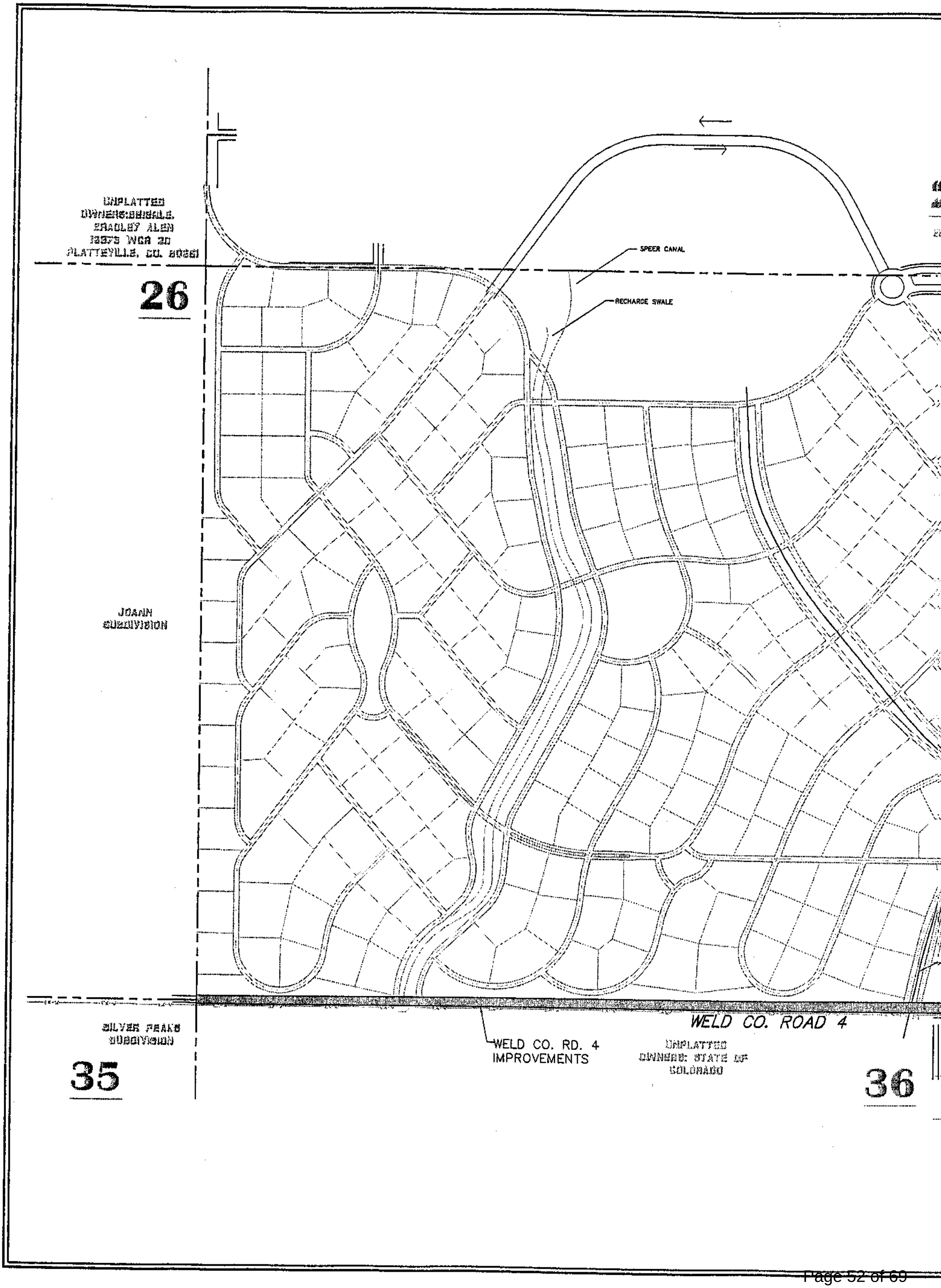

UNPLATTED
26
SPEER CANAL
RECHARGE SWALE
JOANN SUBDIVISION
SILVER PEAKS SUBDIVISION
35
WELD CO. ROAD 4
WELD CO. RD. 4 IMPROVEMENTS
UNPLATTED OWNERS: STATE OF COLORADO
36

EXHIBIT H

Financing Plan

ALTAMIRA METROPOLITAN DISTRICTS 1-6

Development Projection @ 45 mills for debt service and O&M

Ser. 2006 & 2009 Bond Issues, Non-Rated Bonds

	< < < < Residential > > > >				< < < < < < < Commercial > > > > > > >				<<Platted/Dev'ed Lots>>							
YEAR	Total Res'l Units	Market Value Biennial Reasses'mt @ 2.0%	Cumulative Market Value	Asd Value @ 7.96% of Market (2-yr lag)	Commercial Sq. Ft. Built	Market Value Biennial Reasses'mt @ 2.0%	Cumulative Market Value	Asd Value @ 29.00% of Market (2-yr lag)	Cumulative Market Value	As'sd Value @29.0%	Total Collected Assessed Value	Debt Svc Mill Levy	O&M Mill Levy	Total Mill Levy	Total Prop. Tax Collections @ 98%	S.O. Taxes Collected @ 8.0%
2004	0		$0		0		$0		$0			45.000		45.000		$0
2005	0		$0	$0	0		0	$0	6,750,000		$0	40.000	5.000	45.000	$0	$0
2006	300	$0	70,227,000	0	0	$0	0	0	6,750,000	$0	$0	40.000	5.000	45.000	$0	$0
2007	300		141,858,540	0	0		0	0	6,750,000	1,957,500	1,957,500	40.000	5.000	45.000	$86,326	6,906
2008	300	2,837,171	217,759,882	5,590,069	0	0	0	0	6,862,500	1,957,500	7,547,569	40.000	5.000	45.000	332,848	26,628
2009	300		292,285,336	11,291,940	15,000		1,242,091	0	6,772,500	1,957,500	13,249,440	40.000	5.000	45.000	584,300	46,744
2010	296	5,845,707	373,133,460	17,333,687	15,000	24,842	2,533,865	0	112,500	1,990,125	19,323,812	40.000	5.000	45.000	852,180	68,174
2011	0		373,133,460	23,265,913	15,000		3,826,137	360,206	112,500	1,964,025	25,590,144	40.000	5.000	45.000	1,128,525	90,282
2012	0	7,462,669	380,596,129	29,701,423	15,000	76,523	5,220,776	734,821	75,000	32,625	30,468,869	40.000	5.000	45.000	1,343,677	107,494
2013	0		380,596,129	29,701,423	10,000		6,117,096	1,109,580	0	32,625	30,843,628	40.000	5.000	45.000	1,360,204	108,816
2014	0	7,611,923	388,208,051	30,295,452	0	122,342	6,239,438	1,514,025	0	21,750	31,831,227	40.043	4.957	45.000	1,403,757	112,301
2015	0		388,208,051	30,295,452	0		6,239,438	1,773,958	0	0	32,069,410	40.030	4.970	45.000	1,414,261	113,141
2016	0	7,764,161	395,972,212	30,901,361	0	124,789	6,364,226	1,809,437	0	0	32,710,798	40.079	4.921	45.000	1,442,546	115,404
2017			395,972,212	30,901,361			6,364,226	1,809,437		0	32,710,798	40.030	4.970	45.000	1,442,546	115,404
2018		7,919,444	403,891,657	31,519,388		127,285	6,491,511	1,845,626		0	33,365,014	40.078	4.922	45.000	1,471,397	117,712
2019			403,891,657	31,519,388			6,491,511	1,845,626			33,365,014	40.029	4.971	45.000	1,471,397	117,712
2020		8,077,833	411,969,490	32,149,776		129,830	6,621,341	1,882,538			34,032,314	40.078	4.922	45.000	1,500,825	120,066
2021			411,969,490	32,149,776			6,621,341	1,882,538			34,032,314	40.029	4.971	45.000	1,500,825	120,066
2022		8,239,390	420,208,880	32,792,771		132,427	6,753,768	1,920,189			34,712,960	40.077	4.923	45.000	1,530,842	122,467
2023			420,208,880	32,792,771			6,753,768	1,920,189			34,712,960	40.028	4.972	45.000	1,530,842	122,467
2024		8,404,178	428,613,057	33,448,627		135,075	6,888,843	1,958,593			35,407,220	40.077	4.923	45.000	1,561,458	124,917
2025			428,613,057	33,448,627			6,888,843	1,958,593			35,407,220	40.028	4.972	45.000	1,561,458	124,917
2026		8,572,261	437,185,318	34,117,599		137,777	7,026,620	1,997,765			36,115,364	40.076	4.924	45.000	1,592,688	127,415
2027			437,185,318	34,117,599			7,026,620	1,997,765			36,115,364	40.027	4.973	45.000	1,592,688	127,415
2028		8,743,706	445,929,025	34,799,951		140,532	7,167,153	2,037,720			36,837,671	40.076	4.924	45.000	1,624,541	129,963
2029			445,929,025	34,799,951			7,167,153	2,037,720			36,837,671	40.027	4.973	45.000	1,624,541	129,963
2030		8,918,580	454,847,605	35,495,950		143,343	7,310,496	2,078,474			37,574,425	40.075	4.925	45.000	1,657,032	132,563
2031			454,847,605	35,495,950			7,310,496	2,078,474			37,574,425	40.026	4.974	45.000	1,657,032	132,563
2032		9,096,952	463,944,557	36,205,869		146,210	7,456,706	2,120,044			38,325,913	40.075	4.925	45.000	1,690,173	135,214
2033			463,944,557	36,205,869			7,456,706	2,120,044			38,325,913	40.026	4.974	45.000	1,690,173	135,214
2034		9,278,891	473,223,448	36,929,987		149,134	7,605,840	2,162,445			39,092,431	40.074	4.926	45.000	1,723,976	137,918
2035			473,223,448	36,929,987			7,605,840	2,162,445			39,092,431	40.025	4.975	45.000	1,723,976	137,918
2036		9,464,469	482,687,917	37,668,586		152,117	7,757,957	2,205,694			39,874,280	40.074	4.926	45.000	1,758,456	140,676
2037			482,687,917	37,668,586			7,757,957	2,205,694			39,874,280	40.025	4.975	45.000	1,758,456	140,676
2038		9,653,758	492,341,676	38,421,958		155,159	7,913,116	2,249,807			40,671,766	40.074	4.926	45.000	1,793,625	143,490
2039			492,341,676	38,421,958			7,913,116	2,249,807			40,671,766	40.024	4.976	45.000	1,793,625	143,490
2040				39,190,397				2,294,804			41,485,201	(0.099)	4.927	4.828	196,301	15,704
2041				39,190,397				2,294,804			41,485,201	(0.099)	4.976	4.877	198,264	15,861
	1,496	127,891,094			70,000	1,897,384									47,595,762	3,807,661

ALTAMIRA METROPOLITAN DISTRICTS 1-6

Development Projection @ 45 mills for debt service and O&M

Ser. 2006 & 2009 Bond Issues, Non-Rated Bonds

YEAR	Facility Fees Collected	Int. Income on Cum. Surplus @ 2%	Total Available Revenue	Less District Operations @ lesser of $140,000 Infl. @ 1% or max 5.0 mills	Net Available for Debt Svc	Less Ser. 2006 $6,500,000 Par [Net $6.240 MM] Net Debt Service	Less Ser. 2009 $11,000,000 Par [Net $10.560 MM] Net Debt Service	Annual Surplus	Cumulative Surplus
2004	$0	$0	$0		$0			0	$0
2005	$0	0	0	0	0			0	0
2006	600,000	0	600,000	142,814	457,186	$0		457,186	457,186
2007	600,000	9,144	702,376	144,242	558,133	487,500		70,633	527,819
2008	600,000	10,556	970,032	145,685	824,347	487,500		336,847	864,667
2009	607,500	17,293	1,255,838	147,141	1,108,696	487,500	$0	621,196	1,485,863
2010	599,500	29,717	1,549,572	148,613	1,400,959	487,500	825,000	88,459	1,574,322
2011	7,500	31,486	1,257,794	150,099	1,107,695	487,500	825,000	(204,805)	1,369,517
2012	7,500	27,390	1,486,062	151,600	1,334,462	527,500	825,000	(18,038)	1,351,479
2013	5,000	27,030	1,501,050	153,116	1,347,934	529,500	835,000	(16,566)	1,334,913
2014	0	26,698	1,542,756	154,647	1,388,109	546,125	859,250	(17,266)	1,317,646
2015	0	26,353	1,553,755	156,194	1,397,561	551,250	866,625	(20,314)	1,297,333
2016	0	25,947	1,583,897	157,756	1,426,141	560,625	888,250	(22,734)	1,274,599
2017		25,492	1,583,442	159,333	1,424,109	563,875	883,000	(22,766)	1,251,832
2018		25,037	1,614,146	160,926	1,453,219	571,375	907,750	(25,906)	1,225,927
2019		24,519	1,613,627	162,536	1,451,092	572,750	900,250	(21,908)	1,204,018
2020		24,080	1,644,971	164,161	1,480,810	583,375	922,750	(25,315)	1,178,704
2021		23,574	1,644,465	165,803	1,478,663	582,500	923,000	(26,837)	1,151,866
2022		23,037	1,676,346	167,461	1,508,886	595,875	942,500	(29,489)	1,122,377
2023		22,448	1,675,756	169,135	1,506,621	597,375	934,750	(25,504)	1,096,873
2024		21,937	1,708,313	170,827	1,537,486	607,750	956,625	(26,889)	1,069,984
2025		21,400	1,707,775	172,535	1,535,240	606,250	960,875	(31,885)	1,038,099
2026		20,762	1,740,865	174,260	1,566,604	618,625	978,625	(30,646)	1,007,453
2027		20,149	1,740,252	176,003	1,564,249	618,750	978,750	(33,251)	974,202
2028		19,484	1,773,989	177,763	1,596,226	632,375	997,375	(33,524)	940,678
2029		18,814	1,773,318	179,540	1,593,778	633,375	993,000	(32,597)	908,080
2030		18,162	1,807,756	181,336	1,626,420	647,500	1,012,125	(33,205)	874,876
2031		17,498	1,807,092	183,149	1,623,943	643,625	1,017,875	(37,557)	837,319
2032		16,746	1,842,133	184,981	1,657,152	657,875	1,036,000	(36,723)	800,596
2033		16,012	1,841,399	186,831	1,654,568	658,750	1,035,375	(39,557)	761,039
2034		15,221	1,877,115	188,699	1,688,416	672,000	1,057,125	(40,709)	720,330
2035		14,407	1,876,301	190,586	1,685,715	671,500	1,054,375	(40,160)	680,170
2036		13,603	1,912,736	192,492	1,720,244	688,000	1,073,625	(41,381)	638,789
2037		12,776	1,911,908	194,417	1,717,491	0	1,763,000	(45,509)	593,280
2038		11,866	1,948,980	196,361	1,752,620	0	1,796,875	(44,255)	549,025
2039		10,981	1,948,095	198,324	1,749,771	0	1,795,250	(45,479)	503,546
2040		10,071	222,077	200,308	21,769	0	0	21,769	525,315
2041		10,506	224,632	202,311	22,321	0	0	22,321	547,636
	3,027,000	690,194	55,120,618	6,009,167	48,968,636	17,576,000	30,845,000	547,636	
						(AAug1004 06nr30A)	(AAug1004 09nr30A)		

ALTAMIRA METROPOLITAN DISTRICTS 1-6

Development Projection -- (as of 8/10/04)

Residential

Single Family

YEAR	# Lots Devel'd	Incr/(Decr) in Finished Lot Value @ 10%	# Units Completed 1,496	Price Inflated @ 2%	Market Value	TOTAL Residential Market Value	Total Single Fam Res'l Units	Single Fam Facility Fees per unit @ $2,000
2004	0	0		$225,000	$0	$0	0	$0
2005	300	6,750,000		229,500	0	$0	0	$0
2006	300	0	300	234,090	70,227,000	70,227,000	300	600,000
2007	300	0	300	238,772	71,631,540	71,631,540	300	600,000
2008	300	0	300	243,547	73,064,171	73,064,171	300	600,000
2009	296	(90,000)	300	248,418	74,525,454	74,525,454	300	600,000
2010	0	(6,660,000)	296	253,387	75,002,417	75,002,417	296	592,000
2011	0	0	0	258,454	0	0	0	0
2012	0	0	0	263,623	0	0	0	0
2013	0	0		268,896	0	0	0	0
2014	0	0		274,274	0	0	0	0
2015		0		279,759	0	0	0	0
2016		0		285,354	0	0	0	0
	1,496	0	1,496		364,450,582	364,450,582	1,496	2,992,000

ALTAMIRA METROPOLITAN DISTRICTS 1-6

Development Projection -- (as of 8/10/04)

Commercial

YEAR	SF Devel'd	Commercial Incr/(Decr) in Finished Lot Value @ 10%	Square Ft Completed	per Sq Ft, Inflated @ 2%	Market Value	Annual Market Value +/- of Residential Platted & Developed Lots	GRAND TOTAL Commercial Market Value	Total Commercial Sq Ft	Commercial Facility Fees per unit @ $0.50
2004	0	0		$75.00	$0	0	$0	0	$0
2005	0	0		76.50	0	6,750,000	$0	0	$0
2006	0	0		78.03	0	0	0	0	$0
2007	0	0		79.59	0	0	0	0	$0
2008	15,000	112,500		81.18	0	112,500	0	0	$0
2009	15,000	0	15,000	82.81	1,242,091	(90,000)	1,242,091	15,000	$7,500
2010	15,000	0	15,000	84.46	1,266,933	(6,660,000)	1,266,933	15,000	$7,500
2011	15,000	0	15,000	86.15	1,292,271	0	1,292,271	15,000	$7,500
2012	10,000	(37,500)	15,000	87.87	1,318,117	(37,500)	1,318,117	15,000	$7,500
2013	0	(75,000)	10,000	89.63	896,319	(75,000)	896,319	10,000	$5,000
2014	0	0	0	91.42	0	0	0	0	$0
2015	0	0	0	93.25	0	0	0	0	$0
2016		0		95.12	0	0	0	0	$0
	70,000	0	70,000		6,015,731	0	$6,015,731	70,000	$35,000

SOURCES AND USES OF FUNDS

ALTAMIRA METROPOLITAN DISTRICT
SERIES 2006 G.O. BONDS
30-year final maturity, Non-Rated

Dated Date	12/01/2006
Delivery Date	12/01/2006

Sources:	
Bond Proceeds:	
Par Amount	6,500,000.00
	6,500,000.00

Uses:	
Project Fund Deposits:	
Project Funds	6,240,000.00
Delivery Date Expenses:	
Cost of Issuance	260,000.00
	6,500,000.00

BOND DEBT SERVICE

ALTAMIRA METROPOLITAN DISTRICT
SERIES 2006 G.O. BONDS
30-year final maturity, Non-Rated

Dated Date 12/01/2006
Delivery Date 12/01/2006

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2006					
06/01/2007			243,750.00	243,750.00	
12/01/2007			243,750.00	243,750.00	487,500
06/01/2008			243,750.00	243,750.00	
12/01/2008			243,750.00	243,750.00	487,500
06/01/2009			243,750.00	243,750.00	
12/01/2009			243,750.00	243,750.00	487,500
06/01/2010			243,750.00	243,750.00	
12/01/2010			243,750.00	243,750.00	487,500
06/01/2011			243,750.00	243,750.00	
12/01/2011			243,750.00	243,750.00	487,500
06/01/2012			243,750.00	243,750.00	
12/01/2012	40,000	7.500%	243,750.00	283,750.00	527,500
06/01/2013			242,250.00	242,250.00	
12/01/2013	45,000	7.500%	242,250.00	287,250.00	529,500
06/01/2014			240,562.50	240,562.50	
12/01/2014	65,000	7.500%	240,562.50	305,562.50	546,125
06/01/2015			238,125.00	238,125.00	
12/01/2015	75,000	7.500%	238,125.00	313,125.00	551,250
06/01/2016			235,312.50	235,312.50	
12/01/2016	90,000	7.500%	235,312.50	325,312.50	560,625
06/01/2017			231,937.50	231,937.50	
12/01/2017	100,000	7.500%	231,937.50	331,937.50	563,875
06/01/2018			228,187.50	228,187.50	
12/01/2018	115,000	7.500%	228,187.50	343,187.50	571,375
06/01/2019			223,875.00	223,875.00	
12/01/2019	125,000	7.500%	223,875.00	348,875.00	572,750
06/01/2020			219,187.50	219,187.50	
12/01/2020	145,000	7.500%	219,187.50	364,187.50	583,375
06/01/2021			213,750.00	213,750.00	
12/01/2021	155,000	7.500%	213,750.00	368,750.00	582,500
06/01/2022			207,937.50	207,937.50	
12/01/2022	180,000	7.500%	207,937.50	387,937.50	595,875
06/01/2023			201,187.50	201,187.50	
12/01/2023	195,000	7.500%	201,187.50	396,187.50	597,375
06/01/2024			193,875.00	193,875.00	
12/01/2024	220,000	7.500%	193,875.00	413,875.00	607,750
06/01/2025			185,625.00	185,625.00	
12/01/2025	235,000	7.500%	185,625.00	420,625.00	606,250
06/01/2026			176,812.50	176,812.50	
12/01/2026	265,000	7.500%	176,812.50	441,812.50	618,625
06/01/2027			166,875.00	166,875.00	
12/01/2027	285,000	7.500%	166,875.00	451,875.00	618,750
06/01/2028			156,187.50	156,187.50	
12/01/2028	320,000	7.500%	156,187.50	476,187.50	632,375
06/01/2029			144,187.50	144,187.50	
12/01/2029	345,000	7.500%	144,187.50	489,187.50	633,375
06/01/2030			131,250.00	131,250.00	
12/01/2030	385,000	7.500%	131,250.00	516,250.00	647,500
06/01/2031			116,812.50	116,812.50	
12/01/2031	410,000	7.500%	116,812.50	526,812.50	643,625
06/01/2032			101,437.50	101,437.50	
12/01/2032	455,000	7.500%	101,437.50	556,437.50	657,875
06/01/2033			84,375.00	84,375.00	
12/01/2033	490,000	7.500%	84,375.00	574,375.00	658,750
06/01/2034			66,000.00	66,000.00	
12/01/2034	540,000	7.500%	66,000.00	606,000.00	672,000
06/01/2035			45,750.00	45,750.00	
12/01/2035	580,000	7.500%	45,750.00	625,750.00	671,500
06/01/2036			24,000.00	24,000.00	
12/01/2036	640,000	7.500%	24,000.00	664,000.00	688,000
	6,500,000		11,076,000.00	17,576,000.00	17,576,000

SOURCES AND USES OF FUNDS

ALTAMIRA METROPOLITAN DISTRICT
SERIES 2009 G.O. BONDS
30-year final maturity, Non-Rated

Dated Date	12/01/2009
Delivery Date	12/01/2009

Sources:	
Bond Proceeds:	
Par Amount	11,000,000.00
	11,000,000.00

Uses:	
Project Fund Deposits:	
Project Funds	10,560,000.00
Delivery Date Expenses:	
Cost of Issuance	440,000.00
	11,000,000.00

BOND DEBT SERVICE

ALTAMIRA METROPOLITAN DISTRICT
SERIES 2009 G.O. BONDS
30-year final maturity, Non-Rated

Dated Date 12/01/2009
Delivery Date 12/01/2009

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2009					
06/01/2010			412,500.00	412,500.00	
12/01/2010			412,500.00	412,500.00	825,000
06/01/2011			412,500.00	412,500.00	
12/01/2011			412,500.00	412,500.00	825,000
06/01/2012			412,500.00	412,500.00	
12/01/2012			412,500.00	412,500.00	825,000
06/01/2013			412,500.00	412,500.00	
12/01/2013	10,000	7.500%	412,500.00	422,500.00	835,000
06/01/2014			412,125.00	412,125.00	
12/01/2014	35,000	7.500%	412,125.00	447,125.00	859,250
06/01/2015			410,812.50	410,812.50	
12/01/2015	45,000	7.500%	410,812.50	455,812.50	866,625
06/01/2016			409,125.00	409,125.00	
12/01/2016	70,000	7.500%	409,125.00	479,125.00	888,250
06/01/2017			406,500.00	406,500.00	
12/01/2017	70,000	7.500%	406,500.00	476,500.00	883,000
06/01/2018			403,875.00	403,875.00	
12/01/2018	100,000	7.500%	403,875.00	503,875.00	907,750
06/01/2019			400,125.00	400,125.00	
12/01/2019	100,000	7.500%	400,125.00	500,125.00	900,250
06/01/2020			396,375.00	396,375.00	
12/01/2020	130,000	7.500%	396,375.00	526,375.00	922,750
06/01/2021			391,500.00	391,500.00	
12/01/2021	140,000	7.500%	391,500.00	531,500.00	923,000
06/01/2022			386,250.00	386,250.00	
12/01/2022	170,000	7.500%	386,250.00	556,250.00	942,500
06/01/2023			379,875.00	379,875.00	
12/01/2023	175,000	7.500%	379,875.00	554,875.00	934,750
06/01/2024			373,312.50	373,312.50	
12/01/2024	210,000	7.500%	373,312.50	583,312.50	956,625
06/01/2025			365,437.50	365,437.50	
12/01/2025	230,000	7.500%	365,437.50	595,437.50	960,875
06/01/2026			356,812.50	356,812.50	
12/01/2026	265,000	7.500%	356,812.50	621,812.50	978,625
06/01/2027			346,875.00	346,875.00	
12/01/2027	285,000	7.500%	346,875.00	631,875.00	978,750
06/01/2028			336,187.50	336,187.50	
12/01/2028	325,000	7.500%	336,187.50	661,187.50	997,375
06/01/2029			324,000.00	324,000.00	
12/01/2029	345,000	7.500%	324,000.00	669,000.00	993,000
06/01/2030			311,062.50	311,062.50	
12/01/2030	390,000	7.500%	311,062.50	701,062.50	1,012,125
06/01/2031			296,437.50	296,437.50	
12/01/2031	425,000	7.500%	296,437.50	721,437.50	1,017,875
06/01/2032			280,500.00	280,500.00	
12/01/2032	475,000	7.500%	280,500.00	755,500.00	1,036,000
06/01/2033			262,687.50	262,687.50	
12/01/2033	510,000	7.500%	262,687.50	772,687.50	1,035,375
06/01/2034			243,562.50	243,562.50	
12/01/2034	570,000	7.500%	243,562.50	813,562.50	1,057,125
06/01/2035			222,187.50	222,187.50	
12/01/2035	610,000	7.500%	222,187.50	832,187.50	1,054,375
06/01/2036			199,312.50	199,312.50	
12/01/2036	675,000	7.500%	199,312.50	874,312.50	1,073,625
06/01/2037			174,000.00	174,000.00	
12/01/2037	1,415,000	7.500%	174,000.00	1,589,000.00	1,763,000
06/01/2038			120,937.50	120,937.50	
12/01/2038	1,555,000	7.500%	120,937.50	1,675,937.50	1,796,875
06/01/2039			62,625.00	62,625.00	
12/01/2039	1,670,000	7.500%	62,625.00	1,732,625.00	1,795,250
	11,000,000		19,845,000.00	30,845,000.00	30,845,000

EXHIBIT I

Resolution of Approval

RESOLUTION OF THE BOARD OF TRUSTEES,
TOWN OF LOCHBUIE, COLORADO,
APPROVING THE ORGANIZATION OF
ALTAMIRA METROPOLITAN DISTRICT NO. 5

WHEREAS, Section 32-1-204.5(1) of the Colorado Revised Statutes, provides that no special district shall be organized if located wholly within the boundaries of a municipality, except upon adoption of a resolution approving the Service Plan of the proposed special district;

WHEREAS, a Service Plan has been submitted to the Board of Trustees for the proposed Altamira Metropolitan District No. 5 (the "District") pursuant to part 2, article 1, title 32, C.R.S.;

WHEREAS, the territory of the proposed District is located wholly within the boundaries of the Town of Lochbuie; and

WHEREAS, the Board of Trustees of the Town of Lochbuie has conducted a public hearing on the Service Plan for the proposed District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE, COLORADO:

Section 1. Findings.

The Town of Lochbuie, by and through its Board of Trustees, makes the following findings:

a. Adequate service is not, and will not, be available to the area to be served by the District through the Town of Lochbuie or other existing special districts within a reasonable time and on a comparable basis;
b. The facility and service standards of the proposed District are compatible with the facility and service standards of the Town of Lochbuie;
c. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;
d. The existing service in the area to be served by the proposed District is inadequate for present and projected needs;
e. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries;
f. The area included within the proposed District has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis;
g. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area; and

h. The creation of the proposed District will be in the best interest of the area proposed to be served.

Section 2. Approval.

The Service Plan for the Altamira Metropolitan District No. 5 is hereby approved.

RESOLVED this ______ day of _________, 2004.

BOARD OF TRUSTEES OF THE TOWN
OF LOCHBUIE, COLORADO

By: ______________________________
Mayor

ATTEST:

By: ______________________________
Clerk

From: Matthew Gould
Sent: Friday, February 20, 2026 3:57 PM
To: Michael Davis <michael@mdavislawoffice.com>
Subject: Additional questions regarding Altamira No. 5

Michael:

We are working internally to review the possible inclusion and how and whether the town should respond or take action.

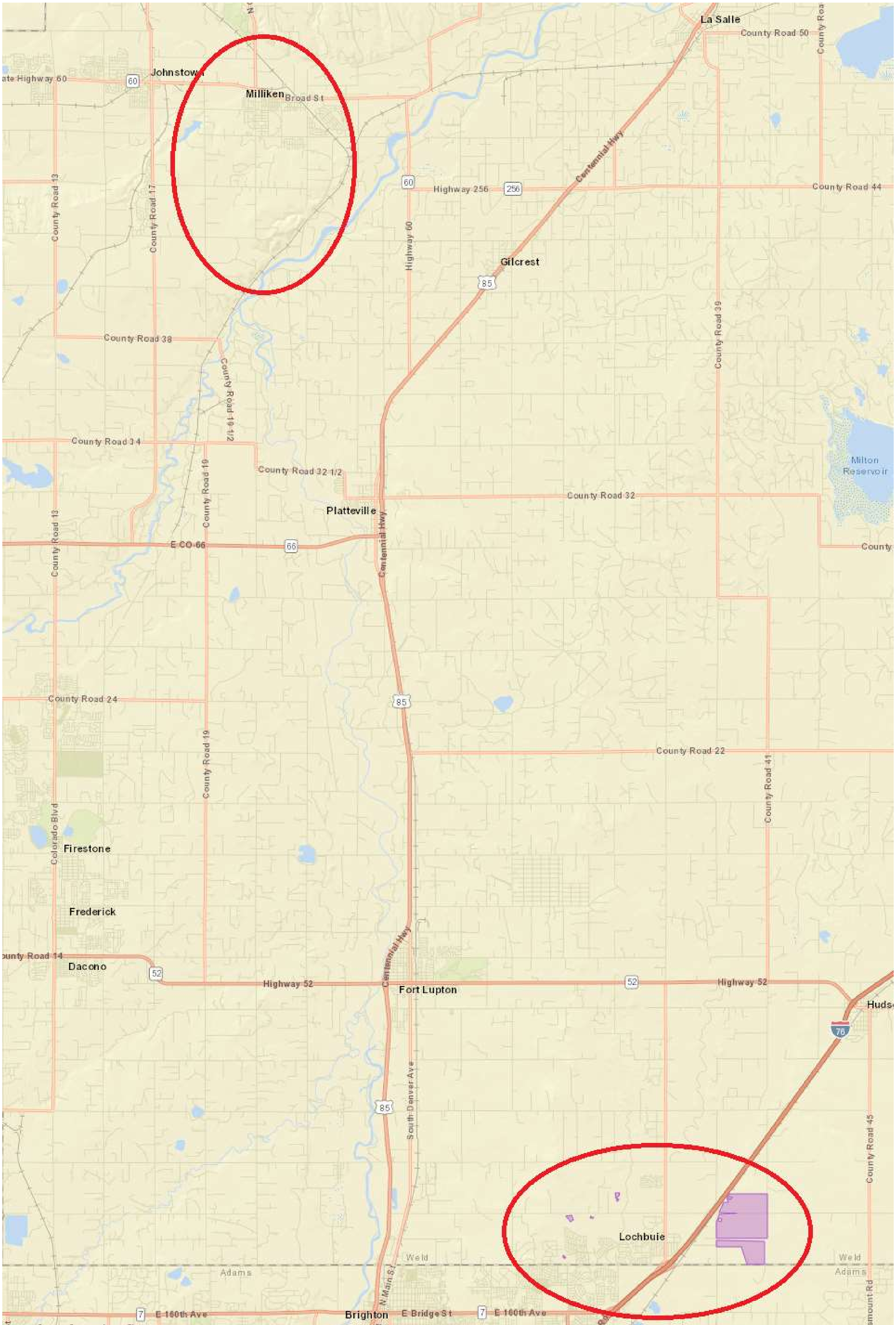
I do have some additional questions for you.

1. Your original email indicated that you anticipated receiving a petition.
    a. Has a petition been received?
    b. Can I receive a copy?
    c. Has the notice required by section 32-1-401(b) been published yet?
        i. Do you know when and where it will be published?
        ii. Would you provide a copy of that notice to me before it is published (if it hasn't been published already)?
2. In what court and case number was the metro district organized, e.g., the petition for organization filed?
3. What municipalities and counties have adopted resolutions of approval for the service plan (or any amendments) pursuant to CRS 32-1-204.5?
4. Has the district's territory at any time—
    a. Included any unincorporated (county) areas? If so, when and where?
    b. Included any area in any other municipality? If so, when and where?
5. Currently, what is the composition of the district's territory in terms of count(ies) and municipalit(ies)?
    a. Can you share a map?
6. Has the district's territory changed at any time since it was organized?
7. Has the district constructed any public improvements as contemplated by the service plan and any amendments?
    a. What improvements have been constructed?

8. Will approval of the board of county commissioners be sought?
9. Your January 22 letter indicated that it was to be delivered via FedEX.
    a. I haven't received a FedEx delivery to my knowledge.
    b. Do you have a tracking number?

Thank you for your help on this.

Matt


La Salle
County Road 50
Johnstown
State Highway 60
Milliken
Broad St
Highway 256
County Road 44
County Road 13
County Road 17
Highway 60
Centennial Hwy
Gilcrest
County Road 38
County Road 19 1/2
County Road 39
County Road 34
County Road 32 1/2
Milton Reservoir
County Road 32
Platteville
E CO 66
County Road 19
County Road 24
County Road 22
County Road 41
Colorado Blvd
Firestone
Frederick
County Road 14
Dacono
Highway 52
Fort Lupton
Hudson
South Denver Ave
County Road 45
Lochbuie
Weld
Adams
N Main St
Brighton
E Bridge St
E 160th Ave