

**Draft Description of District - Blue Lake MD No. 4 Website (HB25-1219 Compliance Requirement):**

Blue Lake Metropolitan District No. 4 is a Title 32 Special District that has been established for the purpose of financing, constructing and installing public improvements, including streets and traffic signals, and water, sewer, storm drainage and park, open space and recreation facilities; and all other improvements or services permitted by Article 1, Title 32, C.R.S. (collectively, the “**Public Improvements and Services**”), except as specifically limited by the Service Plan for the District approved by Board of Trustees of the Town of Lochbuie, Colorado on June 5, 2018, as it may be amended from time to time (the “**Service Plan**”).

The Public Improvements and Services are for the use and benefit of the residents, users, and taxpayers of the District. The District is located in the Town of Lochbuie, Colorado. The District is a quasi-municipal political subdivision of the State of Colorado authorized to provide specialized services that the Town of Lochbuie does not provide.

The District may incur a maximum debt of \$4,850,000. Ad valorem property tax revenues, specific ownership tax revenues, and any other legally available revenues of the District may be used to repay such debt.

The District may assess a maximum debt mill levy of 50.277 mills, subject to the Mill Levy Adjustment (defined below), to repay such debt (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 of assessment of 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 assessed values or the method of their calculation, and 2018 shall be the base year for calculation of any adjustments, with such increases or decreases to be determined by the District Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the Limited Debt Mill Levy, as adjusted for changes on or after 2018, are neither diminished nor enhanced as a result of such changes (the “**Mill Levy Adjustment**”)

The District must file an Annual Report to the Town of Lochbuie Town Clerk, Weld County Board of County Commissioners, the Division of Local Government, and the State Auditor.

The District’s boundaries overlap with the boundaries of the Town of Lochbuie, Weld County, Aims Community College District, Central Colorado Water Conservancy District, Central

Colorado Water Subdistrict, West Adams Conservation District, Keenesburg RE-3J School District, High Plains Library District, and Hudson Fire Protection District.

If interested in serving on the District's Board of Directors, please contact [info@specialdistrictlaw.com](mailto:info@specialdistrictlaw.com) for more information.

For information regarding the system or process to contact someone associated with the District(s) during regular business hours and outside of regular business hours, please contact [info@specialdistrictlaw.com](mailto:info@specialdistrictlaw.com).