

**NOTICE OF REGULAR MEETING
TODD CREEK VILLAGE METROPOLITAN DISTRICT**

www.toddcreekvillage.org

Thursday, December 11, 2025
2:00 PM

NOTICE IS HEREBY GIVEN that the Board of Directors of the **TODD CREEK VILLAGE METROPOLITAN DISTRICT**, of the Counties of Adams and Weld, State of Colorado, will hold a regular meeting at 2:00 p.m. on Thursday, December 11, 2025, at 8455 Heritage Drive, Thornton, Colorado, and via teleconference. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

This meeting can be joined through the directions below:

Join Zoom Meeting

<https://us06web.zoom.us/j/84454237035>

Meeting ID: 844 5423 7035

Call-in Number: 720-707-2699

Director	Office	Term
Donald O. Summers	President	2027
Jimmy Ogé	Treasurer	2027
George R. Hanlon, Jr.	Secretary	2029
John Blackburn	Assistant Secretary	2029
Tony Carey	Assistant Secretary	2027

AGENDA

- 1) Call to Order/Declaration of Quorum
- 2) Approval of Agenda
- 3) Director Conflict of Interest Disclosures
- 4) Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments may be limited to three (3) minutes per person at the discretion of the Board. Comments will be taken in the order reflected on the sign in sheet.
- 5) Consent Agenda
 - a. Approval/Ratification of Claims
 - b. Financial Report
 - c. Ratify Agreement with ESRI for Small Utility Cloud-Based Enterprise Agreement Annual Subscription (**enclosure**)
 - d. Approve Minutes from November 13, 2025 Regular Meeting (**enclosure**)
- 6) Legal Matters
 - a. Approve Updated Engagement Letter with WBA, PC (**enclosure**)

- b. Consider Intergovernmental Agreement by and between the District and the City of Fort Lupton (Sewer Service Administration) (**enclosure**)
 - c. Discuss Joinder Agreement to Master Payment Amount Purchase Agreement with NS BUYER 2025-1 LLC (**enclosure**)
 - d. Approval of Sixth Amendment to Agreement for Purchase and Sale of Raw Water Assets with West South Platte Water & Reservoir Company, LLLP (**enclosure**)
 - e. Approval of Fourth Amendment to Funding and Reimbursement Agreement with West South Platte Water & Reservoir Company, LLLP (**enclosure**)
 - f. Approval of First Extension to Amended and Restated Water Lease Agreement with HTC Golf Acquisition, LLC (**enclosure**)
- 7) Insurance Matters
- a. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage for 2026 (**enclosure**)
 - i. Review Property Schedule
- 8) Financial Matters
- a. Conduct Public Hearing on 2026 Proposed Budget (**enclosure**)
 - i. Adopt Resolution Adopting 2026 Budget (**enclosure**)
- 9) Management and Operations
- a. Discuss Mann Lakes Embankment Protection Construction Project
- 10) BennT Creek Regional Water Authority
- 11) Other Business
- a. Next Regular Meeting: January 8, 2026, at 2:00 p.m.
- 12) Adjourn

The District's regular meetings are held the second Thursday of each month, at 2:00 p.m., at 8455 Heritage Drive, and via teleconference.