

PLN2018-00020

Creekside South Estates

Metropolitan District Service Plan

September 11, 2018

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins



Request

- A Service Plan for the Creekside South Estates Metropolitan District
 - provide funding for construction and maintenance of public services and facilities in the Metropolitan District service area

Aerial View

US Highway 7

Existing Subdivision

Havana St

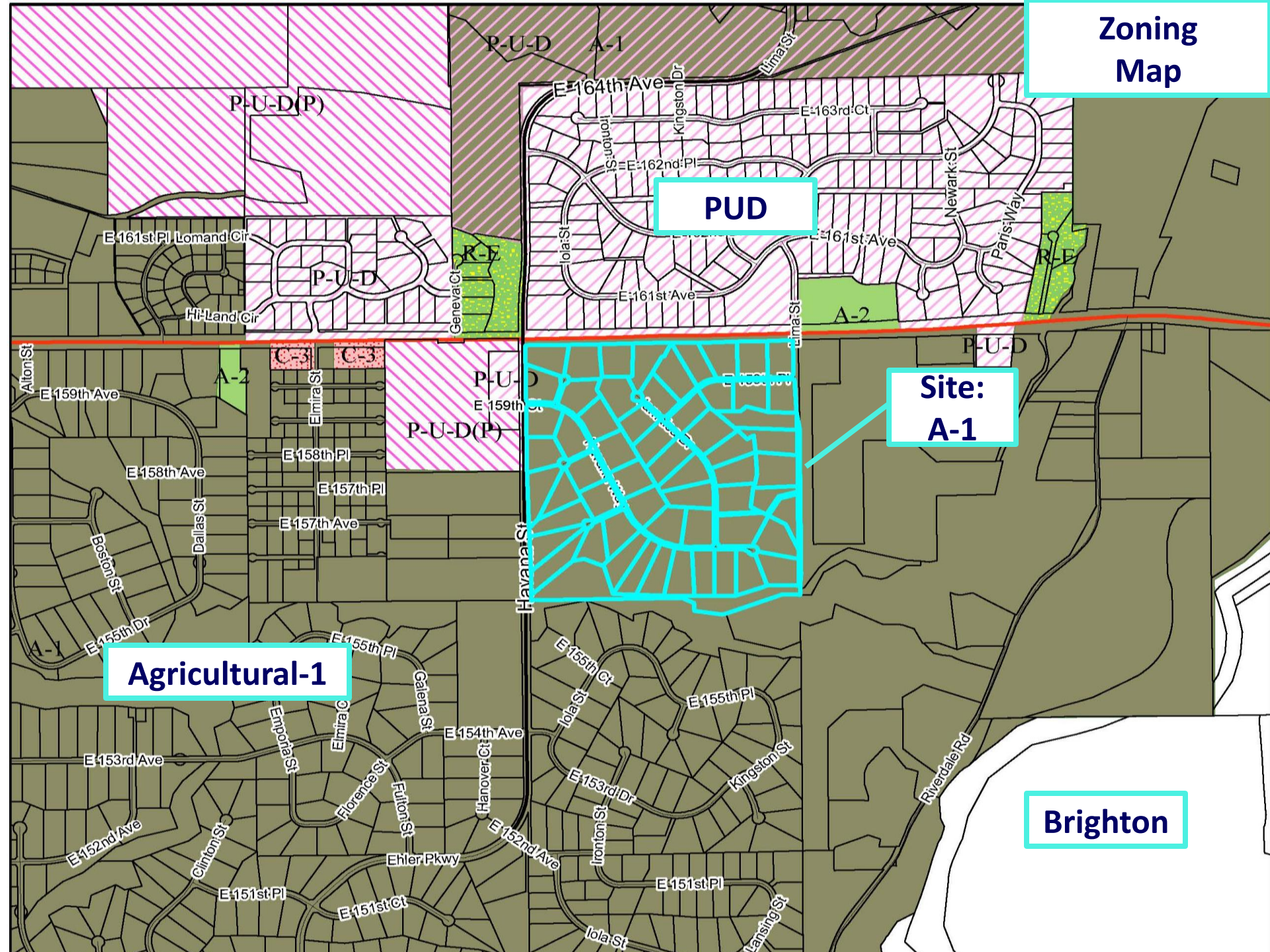
Zoning Map

PUD

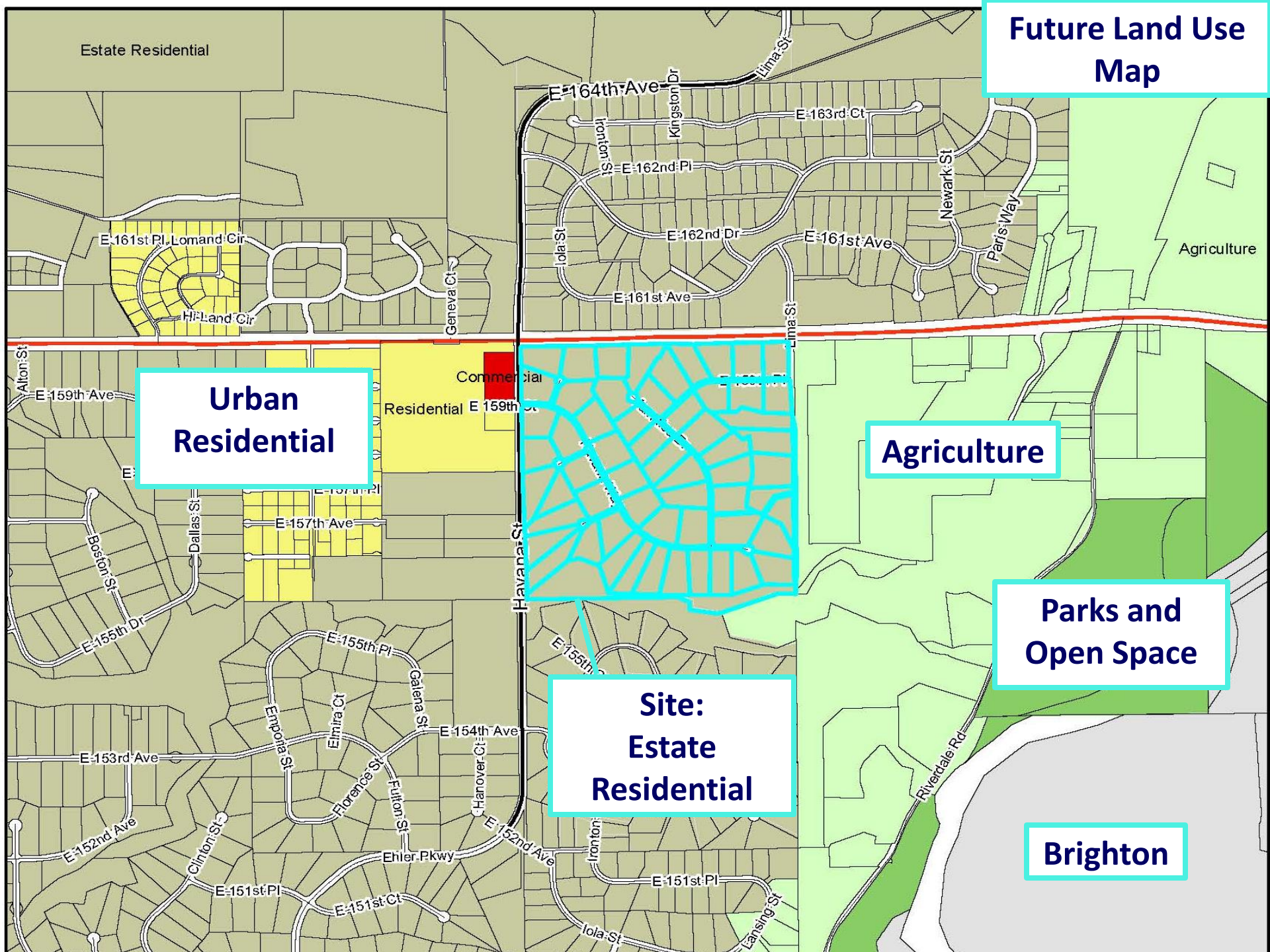
Site:
A-1

Agricultural-1

Brighton



Future Land Use Map



Background

- Creekside Estates Subdivision ('95-96):
 - 143 acres
 - 53 single-family dwellings
- Current Infrastructure
 - Water provided by de-centralized well system (12 wells)
 - Owned and operated by HOA
 - Required upgrades (age and CDPHE)
- Metro District
 - Financing for construction
 - Grants and low-interest loans
 - Lower rates for insurance and liability

Development Standards

- Chapter 10-Special Districts
 - Description of area to be served
 - Description of proposed facilities & services
 - Financial plan (cost & debt)
- Findings
 - Sufficient existing and projected need for organized services
 - Existing service is inadequate for present and projected needs
 - Proposed district is capable of providing economical and sufficient service/ financial ability to repay debt

Description of Facilities

- Water
 - Potable and non-potable water distribution and transmission lines
 - CDPHE requirements (testing/ monitoring for public water supply systems)
- Storm Drainage
 - Detention ponds, culverts, etc.
- Covenant Enforcement
 - Design review services

Financing Structure

- Cost of public improvements: **\$1,786,104 million**
- Max. debt limitation: **\$2.5 million**
- Max. debt mill levy: **91**
 - 70 mills proposed
- Max. interest rate: Market rate
- Length of bonds: 30 years
- Various revenue sources
 - (e.g. Ad valorem property taxes & fees, rates, tolls, penalties)

Referral Comments

- Agencies/districts within 3 miles
 - CDOT, Brighton Fire, Division of Water no concerns
- Adams County agencies
 - Finance concerns (high mill levy)
 - May negatively impact property values

PC UPDATE

- August 9, 2018
 - Recommended unanimous approval (7-0) vote
- Discussion:
 - Public outreach
 - Cost analysis and alternatives
- Public Testimony Concerns:
 - Letter received August 27th requesting exclusion

Exclusion Request

- Pursuant to 32-1-203 (3.5) C.R.S. the property owners submitted a Request for Exclusion from the proposed Metropolitan District
- The petitioners of a proposed special district shall have the burden of proving that the exclusion of the property is not in the best interests of the proposed district
- Any request for exclusion shall be acted upon before final action on the proposed service plan

Exclusion Request

- Private Well Permit
 - HOA owns water rights associated with existing community wells
- Private Well Cost
 - Drilling estimated at \$60,000 plus \$8-12,000 for infrastructure
- Financial Impact of Exclusion
 - Lowers assessed value of community, increases cost
- District Election
 - Property owners can vote
- Staff Recommendation
 - Not allow exclusion request

Exclusion Request Public Comment

Service Plan Recommendation

- Sufficient existing and projected need
- Existing service is inadequate
- Capable of providing service
- Financial ability to re-pay debt
- Adequate service will not be available through the County or other agency
- Facility and service standards compatible with County standards
- Compliance with Master Plan
- Compliance with County, regional, or state water quality management plans
- Creation of District in best interest of area to be served
- **Staff recommends Approval of this request with 9 findings-of-fact.**

Findings-of-Fact

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.
2. The existing service in the area to be served is inadequate for present and projected needs.
3. The proposed Special District is capable of providing economical and sufficient service to the area within its proposed boundaries.
4. The area to be included in the proposed Special District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, or will not be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis.

Findings of Fact

6. The facility and service standards of the proposed Special District are compatible with the facility and service standards of each county within which the proposed District is to be located and each municipality which is an interested party under C.R.S. Section 32-1-204 (1).
7. The proposal is in compliance with a master plan adopted pursuant to C.R.S. Section 30-28-106.
8. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
9. The creation of the proposed District will be in the best interest of the area proposed to be served.

Current Mill Levy

Name	Tax Collection Year	Mill Levy
ADAMS COUNTY	2018	26.929
FIRE DISTRICT 6 GREATER BRIGHTON	2018	11.795
RANGEVIEW LIBRARY DISTRICT	2018	3.669
RTD	2018	0.000
School District 27-Brighton	2018	49.164
URBAN DRAINAGE & FLOOD CONTROL	2018	0.500
URBAN DRAINAGE SOUTH PLATTE	2018	0.057
Total		92.114

Proposed Mill Levy Impact

Address	Current Actual Valuation	Current Assessed Valuation	Current Mill Levy	Current Paid Taxes	District Mill Levy: 70 mills	Total Overlapping Mill Levy
15980 Havana Ct.	\$394,997	\$28,430	92.114	\$2,618.80	\$1,990.10	\$4,608.90
10561 E. 158 th Ct.	\$511,198	\$36,800	92.114	\$3,389.80	\$2,576	\$5,965.80
15645 Havana Way	\$604,508	\$43,520	92.114	\$4,008.80	\$3,046.40	\$7,055.20
15630 Havana Way	\$509,570	\$36,690	92.114	\$3,379.66	\$2,568.30	\$5,947.96
15610 Havana Way	\$586,458	\$42,220	92.114	\$3,889.05	\$2,955.40	\$6,844.45

Property Taxes

- Actual value is not taxable value
 - Taxable is a % of actual= Assessed value
 - Residential assessment rate is 7.96% (since 2007)
- To **calculate** the property **tax**, multiply the assessed value times the decimal equivalent of the total **mill levy**.
- A **mill** is equal to 1/1000 of a dollar (\$1 per \$1,000).
- A **tax** rate is the **mill levy** expressed as a percentage.
- 98.42 **mills** = 9.842 percent or .09842 as the decimal equivalent.
- Assessed Value x Mill Levy= Taxes