

Metro District 101

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What is a Metro District?

- A quasi-municipal corporation and political subdivision that provides for the inhabitants thereof any *two* or more of the following services:
 - Fire protection
 - Mosquito control
 - Parks and recreation
 - Safety protection
 - Sanitation
 - Solid waste disposal facilities or collection and transportation of solid waste
 - Street improvement
 - Television relay and translation
 - Transportation
 - Water



How are Metro Districts formed?

- **Step 1:** A service plan is submitted by the property owner(s) to the municipality or municipalities in which the proposed metropolitan district is located.
- **Step 2:** The approving jurisdiction(s) conducts a public hearing on the service plan and adopts a resolution approving the service plan.
- **Step 3:** After approval of the service plan, the persons proposing the organization of a metropolitan district may file a petition for organization with the District Court in the county in which the proposed metropolitan district is located. The petition must be signed by no less than 32% or 200 taxpayer electors in the proposed metropolitan district. If all of the statutory requirements for a petition for organization are met, the court shall direct that the question of organization of a metropolitan district be submitted at an election.
- **Step 4:** At the election, electors vote to organize the metropolitan district and elect the first five members of the board of the metropolitan district.
- **Step 5:** If the majority of all votes cast are in favor of organization, the court shall decree the metropolitan district organized. Thereafter, the metropolitan district is a quasi-municipal corporation and political subdivision of the State of Colorado.



What Can Metro Districts Do?

- 1.) Levy and collect ad valorem (property) taxes.
- 2.) Issue debt – bonds, notes, loan agreements, certificates of indebtedness or other obligations, both tax-exempt and taxable.
- 3.) Acquire, dispose of and encumber real and personal property necessary to the functions and operation of the Special District.



What Can Metro Districts Do?

- 4.) Impose fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the Special District.
- 5.) Create enterprises pursuant to Section 20, Article X of the Colorado Constitution.
- 6.) Furnish covenant enforcement and design review services in certain circumstances.



Who Governs Metro Districts?

- Metropolitan districts are governed by a board which initially, typically, consists of the development team. Over time, the board is generally replaced by residents of the district.
- The district holds elections regarding the issuance of debt, imposition of taxes, and spending of revenue. The election is limited to the taxpayers of the district.
- The service plan is the foundational document of the metropolitan district. However, as a political subdivision, the district may also enter into intergovernmental agreements (IGAs) with other municipalities, which further outline the obligations of the district.



Why Metro Districts?

- Developers utilize metro districts to:
 - Acquire tax exempt rates to finance public improvements.
 - Acquire funding over a longer period of time.
 - Lower the costs to themselves.
 - Have increased amenities and or aesthetics for their subdivision.
- Potential benefits to the City include that:
 - Street, water, sewer, storm drainage, parks, and recreation facilities get funded.
 - The costs of the new development are localized to the area of new development and not put on the backs of other areas and residents.
 - They are preferable to some residents over HOAs.



Service Plans

- Must include:

- Description of services.
- Financial information.
- Preliminary engineering or architectural survey showing how the services are to be provided.
- Map of boundaries.
- Estimated population at build-out.
- Estimated assessed valuation at build-out.
- General description of facilities to be constructed.
- Estimated costs of land acquisition, engineering, legal and administrative costs, and costs related to the organization and initial operation of the district.
- Description and form of any proposed IGAs.
- Other information set by State Statutes or required by the approving jurisdiction(s).



Model Service Plan

- The City provides a template for metropolitan services plans that the City may review and approve (*last approved by City Council in August 2021*).
- The Model Service Plan includes:
 - Cap on mill levies
 - Meetings in Brighton
 - Annual audit and recordation of notification
 - Full build-out of minor and major arterials within district boundaries
 - Memorialization of the Notice of Inclusion and Accompanying Estimate of Property Taxes

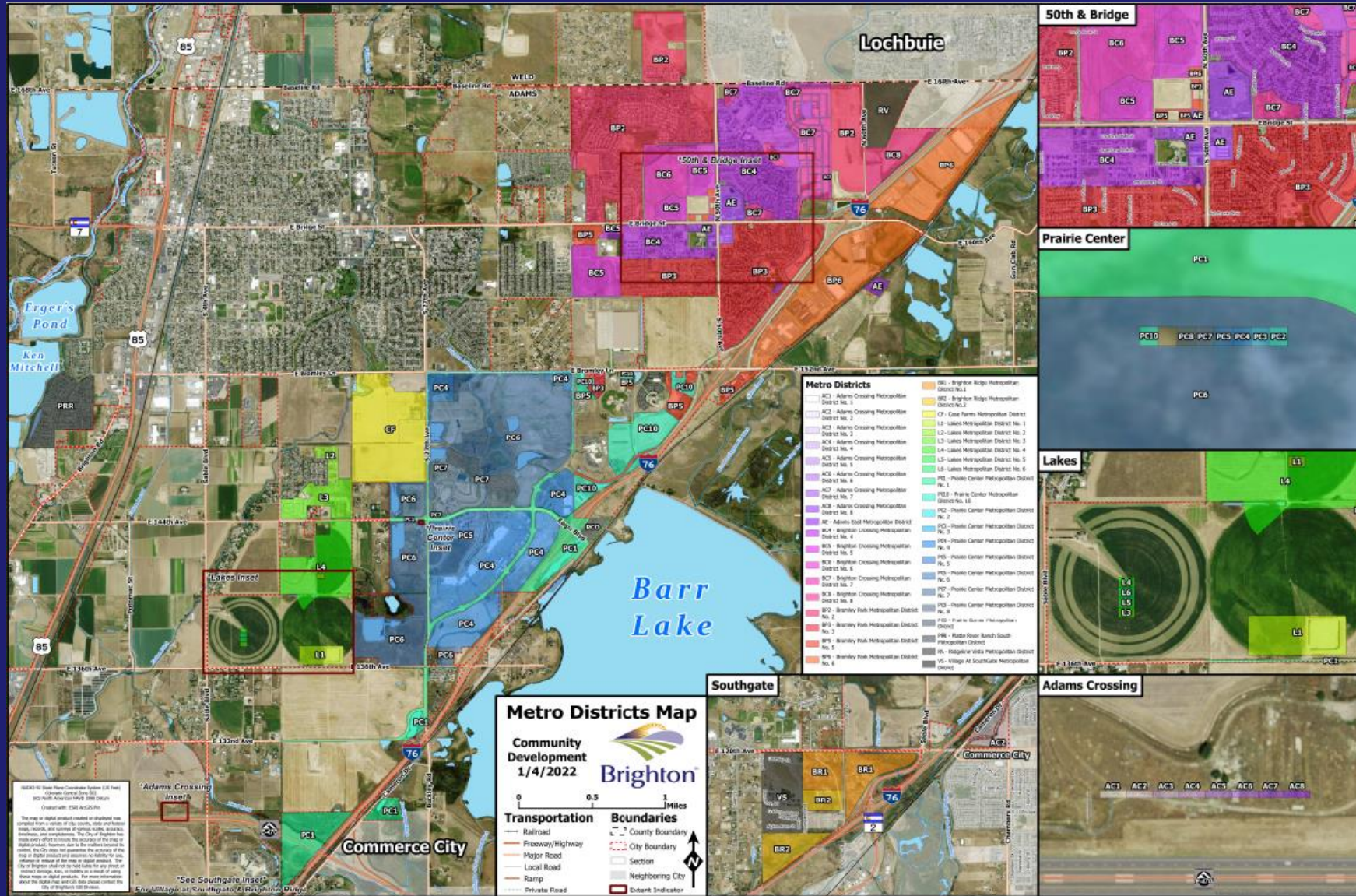


Metro Districts in Brighton

- 40 Metro Districts in Brighton for Development
 - *Comprised of 10 development groupings:*
 1. *Adams Crossing (unbuilt)*
 2. *Brighton Crossing*
 3. *Bromley Park*
 4. *Case Farms (unbuilt)*
 5. *Platte River Ranch*
 6. *Prairie Center*
 7. *Ridgeline Vista (unbuilt)*
 8. *Brighton Lakes / Farmlore (unbuilt) / Indigo Trails Phases 3-6*
 9. *Village at Southgate*
 10. *Brighton Ridge (unbuilt)*
- These districts currently cover 4,569.68 acres within the City Limits (*City is 13,833.26 acres*)
 - 33.03% of land in Brighton is in a Development Based Metro District



Metro Districts in Brighton



Mill Levies

- A mill levy is the tax rate that is applied to the assessed value of a property.
- One mill is equal to \$1 for every \$1,000 of assessed value.

- Property tax = (market value of property) X (assessment rate) X (mill levy)

\$300,000 Market Value of Home

2003 residential assessment rate of 7.96%

Mill Levy of 100

= \$2,388 total tax burden



Other Entities' that Collect Mills (*besides Metro Districts*)

- Rangeview Library District
- Greater Brighton Fire Protection District
- School District 27J
- Adams County
- Central Colorado Water Conservancy
- Urban Drainage and Flood Control
- RTD
- Others



Mill Levy Examples

| Municipality | Metro. District | Subdivisions/Neighborhoods/ Location | Mill Levy (for just the metro district) | Initial Approval Date (by whom) | Total Property Mill Levy (as shown by County for sample properties, includes other entities) |
|--------------|---|---|--|------------------------------------|--|
| Brighton | Bromley Park Metropolitan District No. 2 | Brighton East Farms | 59.088 | 11/19/1984 (Adams County) | Tax Area 312 = 160.561 |
| Brighton | Bromley Park Metropolitan District No. 3 | Bromley Park, The Village | 60.858 | 11/19/1984 (Adams County) | Tax Area 313 = 162.331 |
| Brighton | Brighton Crossing Metropolitan District No.4 | Brighton Crossing | 66.797 | 11/19/1984 (Adams County) | Tax Area 322 = 168.270 |
| Brighton | Prairie Center Metropolitan District No. 4 | Prairie Center (main commercial areas) | 60 | 2/21/2006 (Brighton) | Tax Area 454 = 161.473 |
| Brighton | The Lakes Metropolitan District No. 2 | P3 of Indigo Trails & Brighton Lakes | 53.438 | 9/5/2006 (Brighton) | Tax Area 326 = 154.911 |
| Brighton | Village at SouthGate Metropolitan District | Village at Southgate Brighton | 55.664 | 10/7/2014 (Brighton) | Tax Area 334 = 157.137 |

Data Pulled on 4/5/2022 from Adams County



Mill Levies – Comparisons in Brighton

New Development Example (Ward 1)

Core City Example

| Adams County Tax District Report | | |
|---|----------|----------------|
| Tax Area: 316 | | |
| Name | Tax Year | Mill Levy |
| ADAMS COUNTY | 2022 | 27.069 |
| BRIGHTON | 2022 | 6.650 |
| FIRE DISTRICT 6 GREATER BRIGHTON | 2022 | 11.795 |
| RANGEVIEW LIBRARY DISTRICT | 2022 | 3.689 |
| RTD | 2022 | 0.000 |
| School District 27-Brighton | 2022 | 49.866 |
| URBAN DRAINAGE & FLOOD CONTROL | 2022 | 0.900 |
| URBAN DRAINAGE SOUTH PLATTE | 2022 | 0.100 |
| | | |
| Total | | 100.069 |

| Adams County Tax District Report | | |
|---|----------|----------------|
| Tax Area: 312 | | |
| Name | Tax Year | Mill Levy |
| ADAMS COUNTY | 2022 | 27.069 |
| BRIGHTON | 2022 | 6.650 |
| BROMLEY PARK METRO DISTRICT 2 | 2022 | 59.088 |
| CENTRAL COLO WATER CONSERV | 2022 | 1.404 |
| FIRE DISTRICT 6 GREATER BRIGHTON | 2022 | 11.795 |
| RANGEVIEW LIBRARY DISTRICT | 2022 | 3.689 |
| RTD | 2022 | 0.000 |
| School District 27-Brighton | 2022 | 49.866 |
| URBAN DRAINAGE & FLOOD CONTROL | 2022 | 0.900 |
| URBAN DRAINAGE SOUTH PLATTE | 2022 | 0.100 |
| | | |
| Total | | 160.561 |



Mill Levy Examples – Other Jurisdictions

| Municipality | Metro. District | Subdivisions/Neighborhoods/Location | Mill Levy (for just the metro district) | Total Property Mill Levy (as shown by County for sample properties, includes other entities) |
|-----------------------------|------------------------------------|--|---|--|
| Commerce City | Belle Creek Metro #1 | Belle Creek (NW of 104th & 85) | 61 | Tax Area 204 = 163.975 |
| Commerce City | Laredo Metropolitan | The Village (NW of Laredo & 121st) | 30.684 | Tax Area 389 = 150.704 |
| Commerce City | Potomac Farms Metro District | Potomac Farms (SW of 108th & Potomac) | 54.93 | Tax Area 173 = 176.501 |
| Commerce City | North Range Metro District #2 | Reunion (S of 112th at Telluride Ct. & E. 111th Pl.) | 88.306 | Tax Area 459 = 209.877 |
| Commerce City | North Range Village Metropolitan | North Range Village (E of 106th & Potomac) | 55.345 | Tax Area 568 = 178.320 |
| Commerce City | Fronterra Village Metropolitan | Fronterra Village (SE of Chambers & 100th) | 31.591 | Tax Area 104 = 153.162 |
| Commerce City | Buffalo Run Mesa Metro District | Buffalo Mesa (NE of Chambers & 104th) | 37.889 | Tax Area 598 = 159.460 |
| Commerce City | Buffalo Ridge | The Villages at Buffalo Run East (S of Laredo & 120th) | 47.085 | Tax Area 106 = 168.656 |
| Thornton | Heritage Todd Creek Metro District | Heritage Todd Creek (SW of 7 & Yosemite) | 65.024 | Tax Area 203 = 156.858 |
| Thornton | Talon Pointe Metro Dist | Talon View Sub. (SE of 7 & Quebec) | 74.162 | Tax Area 528 = 165.996 |
| Thornton | North Holly Metro District | Holly Hills Estates (SE of Holly & 144th) | 64.483 | Tax Area 375 = 156.317 |
| Thornton | Orchard Farms Metro District | Morrison Sub. (NE of 7 & York) | 73.664 | Tax Area 559 = 166.898 |
| Unincorporated Adams County | Eagle Shadow Metro Dist No 1 | Eagle Shadow South (N of 7 between Holly & Quebec) | 18.5 | Tax Area 211 = 121.919 |
| Lochbuie | Silver Peaks Metro Dist #2 | Silver Peaks | 67.966 | Tax Area 3485 = 136.245 |

Data Pulled on 4/5/2022 from Adams County

- Several Commerce City areas pay 20 mills for a GID



Please contact us with any questions.

