



Metro District 101

Updated – April 5, 2022

City Staff Representatives: Mike Tylka, AICP, Assistant Director of Community Development
Yasmina Shaush, Assistant City Attorney




1




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

Community Development Department & City Attorney's Office




2




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% of 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.

Community Development Department & City Attorney's Office




3




What Can Metro Districts Do?

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

Community Development Department & City Attorney's Office




4




What Can Metro Districts Do?

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

Community Development Department & City Attorney's Office




5



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.

Community Development Department & City Attorney's Office



6

Brighton
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.

Community Development Department & City Attorney's Office

7

Brighton
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).

Community Development Department & City Attorney's Office

8

Brighton
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

Community Development Department & City Attorney's Office

9

Brighton
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

Community Development Department & City Attorney's Office

10

Brighton
Metro Districts in Brighton

Community Development Department & City Attorney's Office

11

Brighton
Mill Levies

- A mill levy is the tax rate that is applied to the assessed value of a property.
- Property tax = (market value of property) X (assessment rate) X (mill levy)
- One mill is equal to \$1 for every \$1,000 of assessed value.

\$300,000 Market Value of Home
2003 residential assessment rate of 7.96%
Mill Levy of 100
= \$2,388 total tax burden

Community Development Department & City Attorney's Office

12

Brighton

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

Community Development Department & City Attorney's Office

13

Brighton

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	11/29/1984 (Adams County)	Tax Area 312 = 160.561
Brighton	Bromley Park Metropolitan District No. 3	Bromley Park, The Village	60.858	11/29/1984 (Adams County)	Tax Area 313 = 162.311
Brighton	Brighton Crossing Metropolitan District No. 4	Brighton Crossing	66.797	11/29/1984 (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	9/3/2006 (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

Community Development Department & City Attorney's Office

14

Brighton

Mill Levies – Comparisons in Brighton

Core City Example

Adams County Tax District Report

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

New Development Example (Ward 1)

Adams County Tax District Report

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	1.204
FIRE DISTRICT 6 GREATER BRIGHTON	2022	11.795
FIRE DISTRICT 6 GREATER BRIGHTON	2022	3.689
RANGEVIEW LIBRARY DISTRICT	2022	0.000
RTD	2022	49.866
School District 27-Brighton	2022	0.900
URBAN DRAINAGE & FLOOD CONTROL	2022	0.900
URBAN DRAINAGE SOUTH PLATTE	2022	0.100
Total		160.561

Community Development Department & City Attorney's Office

15

Brighton

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 = 161.975
Commerce City	Loredo Metropolitan	The Village (NW of Loredo & 121st)	30.684	Tax Area 389 = 150.704
Commerce City	Potomac Farms Metro District	Potomac Farms (SW of 208th & Potomac)	54.93	Tax Area 173 = 176.501
Commerce City	North Range Metro District #2	Reunion (S of 112th at Tekulide Ct. & E. 112th Pl.)	86.906	Tax Area 459 = 209.877
Commerce City	North Range Village Metropolitan	North Range Village (E of 106th & Potomac)	55.345	Tax Area 561 = 278.320
Commerce City	Frontiera Village Metropolitan	Frontiera Village (SE of Chambers & 100th)	31.592	Tax Area 354 = 153.362
Commerce City	Buffalo Run Mesa Metro District	Buffalo Mesa (NE of Chambers & 104th)	37.889	Tax Area 581 = 159.400
Commerce City	Buffalo Ridge	The Villages at Buffalo Run East (S of Loredo & 120th)	47.085	Tax Area 395 = 168.656
Thompson	Heritage Todd Creek Metro District	Heritage Todd Creek (SW of 7 & Yosemite)	65.024	Tax Area 203 = 236.858
Thompson	Talon Pointe Metro Dist	Talon View Sub. (SE of 7 & Quebec)	74.362	Tax Area 528 = 265.996
Thompson	North Holly Metro District	Holly Hills Estates (SE of Holly & 144th)	64.483	Tax Area 375 = 256.127
Thompson	Orchard Farms Metro District	Morison Sub. (NE of 7 & York)	73.664	Tax Area 559 = 266.898
Unincorporated Adams County	Eagle Shadow Metro Dist No. 1	Eagle Shadow South (N of 7 between Holly & Quebec)	28.5	Tax Area 211 = 221.939
Larchbue	Silver Peaks Metro Dist #2	Silver Peaks	67.966	Tax Area 3482 = 236.245

Data Pulled on 8/29/2022 from Adams County
* Several Commerce City areas pay 20 mills for a GID

Community Development Department & City Attorney's Office

16

Brighton

Please contact us with any questions.

Community Development Department & City Attorney's Office

17