



Parkland Metropolitan District Nos. 1-2 Service Plan and Intergovernmental Agreement

City Council – September 18, 2018

District Organizers:	Privateer Bromley, LLC
District Counsel:	White Bear Ankele Tanaka & Waldron
District Financial Advisor:	D.A. Davidson and Co.
District Engineer:	Redland Consulting Group Inc.
City Staff Representative:	Mike Tylka, AICP, Senior Planner
City Metro District Counsel:	Butler Snow LLP
City Metro District Financial Advisor:	Ehlers & Associates, Inc.



Strategic Focus Area

- Recognizable and Well-Planned Community
 - Brighton's unique history and culture provides the foundation for a well-planned and authentic community identity. We add economic value by incorporating our distinct identity into our plans for the future.





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Strategic Focus Area

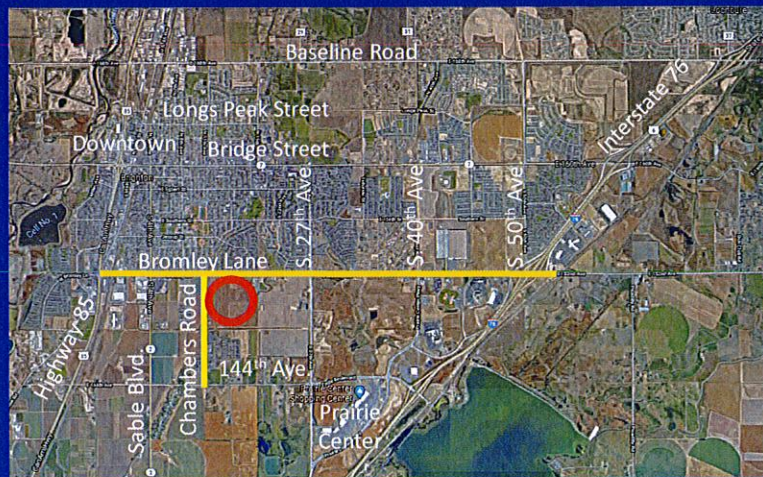
- Supportive, Sustainable Infrastructure
 - Brighton, Colorado is committed to investing in existing and future transportation, water, wastewater, storm water, and technology networks while planning for sustainable growth.



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Subject Property Location

- Located at the southeast of the intersection of Bromley Lane and Chambers Road.
- Located directly north of Indigo Trails.
- Located southwest of the historic farm and water park.



Aerial Map

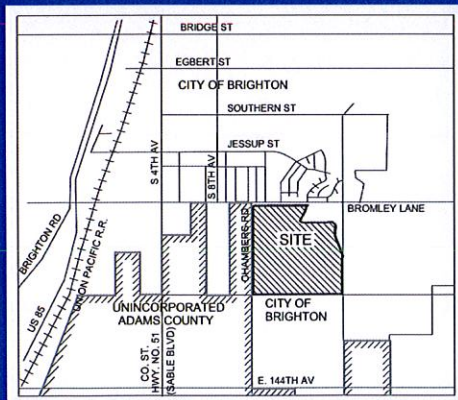


Purpose / Background

- Submitted using the adopted Model Service Plan.
- The City has the authority to approve service plans for special districts that are organized within their boundaries per Article 1, Title 32, Colorado Revised Statutes.
- The plan was submitted in a multiple district format.
- The Districts are planning elections on November 6th.



Proposed Districts



Applicant's Map



Aerial View



Review Criteria

- Per the Special District Act, Article 1, Title 32 of the Colorado Revised Statutes, service plans must include the following items:
 - 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 Intergovernmental Agreements (IGAs), and
 - Other information set by State Statutes or required by the approving jurisdiction(s).



Public Notice and Comment

- Notification was published in the *Brighton Standard Blade's* August 22nd Edition.
- No public comments have been received by the Planning Division as of the afternoon of September 18th.



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Analysis and Findings

- The Plan provides:
 - Description of services, financial information, preliminary engineering survey, map of boundaries, estimates on build-out populations and assessed valuations, estimated costs of development and district operation, the description of facilities to be constructed, financial information related to those facilities, and an associated Intergovernmental Agreement (IGA).



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Analysis and Findings

- Additional Information:
 - Approximately 139.79 acres of planned residential development.
 - Estimated build-out population of 1,150 people.
 - Financial plan's infrastructure cost estimate totals over 31 million dollars.




Where Great Places Begin

720 283 6783 Office
1500 West Canal Court
Littleton, Colorado 80120


R.REDLAND.COM

EXHIBIT E
LIST OF PUBLIC IMPROVEMENTS AND ESTIMATED COST

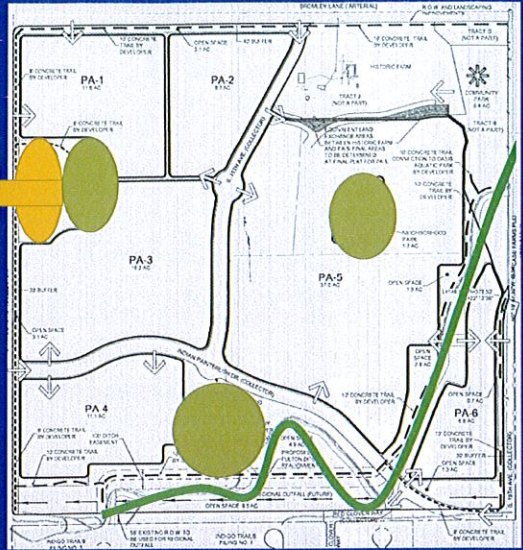
SUMMARY OF ESTIMATED COST	
Bromley Lane	\$2,707,588
Chambers Road & Chambers Road Roundabout	\$1,399,889
South 19th Avenue	\$924,206
Indian Paintbrush Drive	\$1,295,429
South 15th Avenue	\$1,450,830
Internal Public Roads (Local Section)	\$12,758,440
District Alley	\$858,786
Non-Potable Water	\$274,996
Offsite Drainage Outfall	\$1,846,040
Stormwater Detention	\$547,830
Parks, Trails & Open Space	\$5,786,200
Total Estimate Cost	\$31,750,614

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Proposed Districts




Aerial View of Subject Property



PUD Map

Community Development Department - Planning Division

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Analysis and Findings

- The IGA includes language for the use of eminent domain for certain off-site infrastructure.
- All other elements of the service plan and IGA are consistent with the Model Service Plan and other recently approved service plans.

Community Development Department - Planning Division

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Analysis and Findings

- Staff finds that in the area of the proposed Districts that:
 - There is sufficient existing and projected need for organized service,
 - The existing service is inadequate for present and projected needs,
 - The proposed Districts are capable of providing economical and sufficient service, and
 - It has the financial ability to discharge the proposed indebtedness on a reasonable basis.



Staff Recommendation

- ❖ City staff is recommending approval of the Resolution that grants approval of the Service Plan and associated IGA.



Options for City Council

- Approve the Resolution as drafted;
- Approve the Resolution with changes;
- Deny the Resolution as drafted; or
- Continue the item to a later date certain.