



Brighton Ridge Metropolitan District Nos. 1 and 2 Service Plans and Intergovernmental Agreements

City Council – September 7, 2021

Districts' Organizer:	Walk Off, LLC
Districts' Legal Counsel:	White Bear Ankele Tanka & Waldron
Districts' Financial Advisor:	Piper Sandler
Districts' Engineer:	Redland
Districts' Bond Counsel:	Kutak Rock, LLP
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 Areas

- Recognizable and Well-Planned Community 
- Supportive, Sustainable Infrastructure 
- Financially Responsible 
- Strong Regional Relationships and Partnerships 

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Subject Property Locations

- District No. 1 will encompass approximately 83,145 acres generally located at the southwest and southeast corners of the intersection of Potomac Street and E. 120th Avenue.
- District No. 2 will encompass approximately 62,777 acres in two areas with one generally located to the northeast of Interstate Highway 76 and to the south of the current southern terminus of Southgate Boulevard and the other between Southgate Boulevard and Potomac Street and north of School District 27J's Bus Parking Facility.



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Purpose / Background

- Submitted and reviewed using the City's amended Model Service Plan.
- The City Council has the authority to approve service plans for special districts that are organized within their boundaries per Article 1, Title 32, Colorado Revised Statutes, as amended (the "Special District Act").

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Statutorily Required Contents of a Service Plan

- Per the Special District Act service plans must include the following items:
 - Description of the proposed services,
 - Financial plan showing how the proposed services are to be financed,
 - 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, initial proposed indebtedness and estimated maximum interest rates and discounts, and other major 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).

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Review Criteria

- Pursuant to the Special District Act, the City Council must make a finding that evidence satisfactory to the City Council of each of the following has been presented in order to approve the service plans:
 - There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.
 - The existing service in the area to be served by the proposed district is inadequate for present and projected needs.
 - The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.
 - 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.

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Public Notice and Inquiry

- Notifications were published in the *Brighton Standard Blade's* July 21, 2021 edition.
- At the August 17, 2021 meeting of the City Council, the public hearings were opened and continued by Council action to a date certain of September 7, 2021.
- No public comments have been received by the Planning Division.



Analysis and Findings

- ✓ The submitted service plans address all items required by State Statute to be included in service plans, and both align with the Model Service Plan adopted by City Council.
- ✓ The daytime "population" at build-out for District No. 1 is estimated to be approximately 1,660 people and for District No. 2 to be approximately 500 people.
- ✓ The Service Plans and the accompanying Exhibits outline that:
 - District No. 1 will need to spend approximately \$17.435 million and District No. 2 approximately \$9.583 million for the installation of public infrastructure.
 - The maximum total aggregate principal amount of debt that may be issued or incurred by the applicable district shall not exceed \$ 29.200 million for District No. 1 and for \$12.800 million District No. 2.



Analysis and Findings

- ✓ The City's Development Review Committee has reviewed the infrastructure cost estimates and finds them both acceptable.
- ✓ City staff finds that in the areas of the proposed Districts:
 - There are sufficient existing and projected needs for organized services,
 - The existing services are inadequate for present and projected needs,
 - The proposed Districts are capable of providing economical and sufficient services, and
 - They have the financial ability to discharge the proposed indebtedness on a reasonable basis.



Staff Recommendation

- ❖ City Staff is recommending adoption of the resolutions approving the service plans for the Brighton Ridge Metropolitan District Nos. 1 and 2 and the accompanying intergovernmental agreements as it believes that the proposed service plan meets the requirements of Title 32-1-202(2) C.R.S.



Options for City Council

The City Council has the following four (4) options before it for each district, to:

- Approve the Service Plan submitted, without condition or modification;
- Conditionally approve the Service Plan subject to the submission of additional information relating to, or the modification of, the proposed Service Plan or by agreement with the proponents;
- Disapprove the Service Plan as drafted with findings to justify the denial; or
- Continue the item to a later date certain.