

Mountain View Estates Metropolitan District Nos. 1 – 2 Service Plan and Intergovernmental Agreement

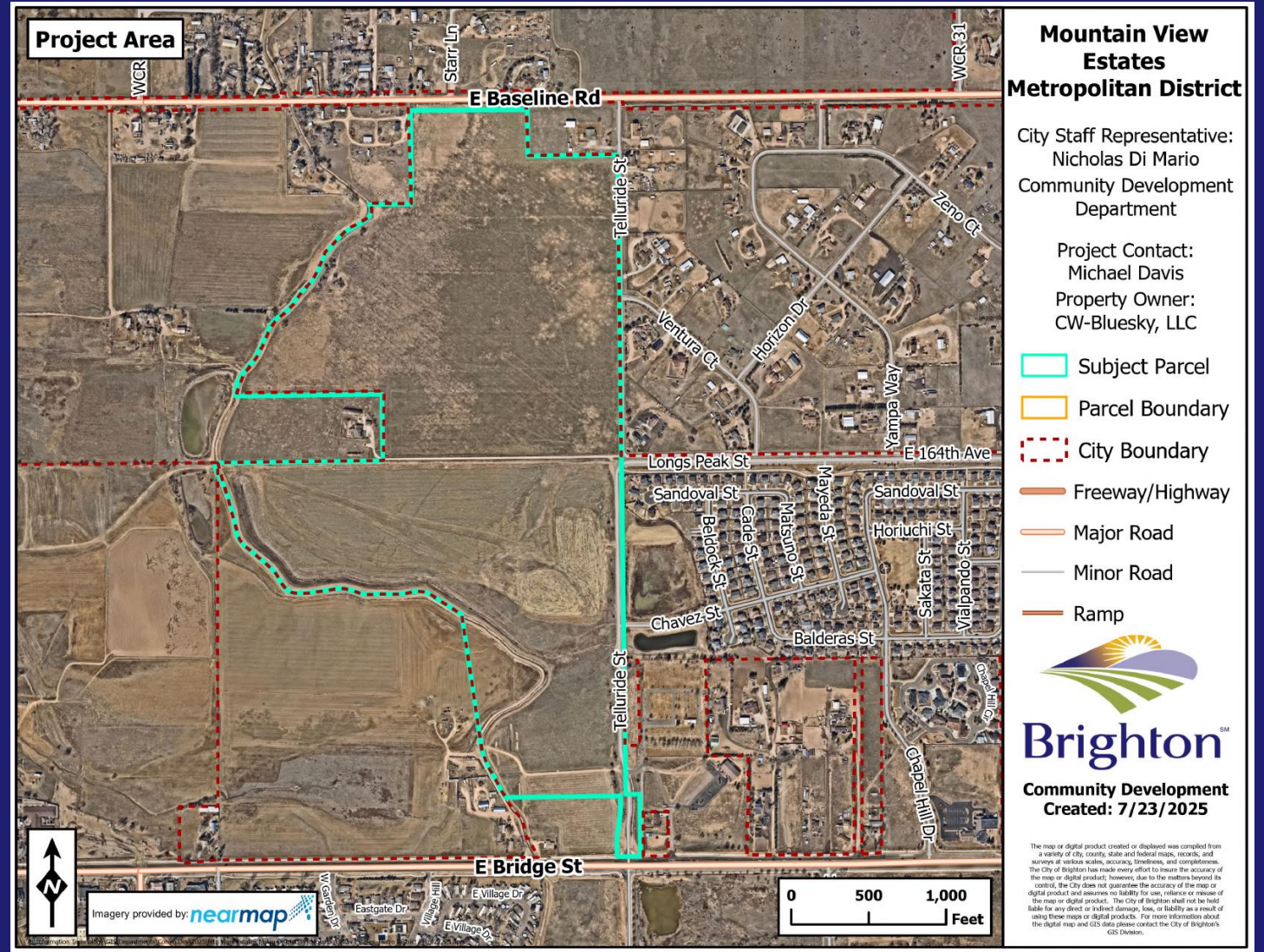
City Council – August 19, 2025

Applicant (District Organizers):
District Counsel:
District Financial Advisor:
District Engineers:
City Staff Representatives:
City Metro District Counsel:
City Metro District Financial Advisor:

CW-Bluesky, LLC
Law Office of Michael E. Davis, LLC
Piper Sandler & Co.
Redland
Nick Di Mario, *AICP*, Senior Planner
Butler Snow LLP
Hilltop Securities, Inc.

Subject Property Location

- The property is generally located north of Bridge Street, east of the Brighton Lateral Ditch, west of Telluride Street and the Adams County subdivision of Brighton East Horizons and south of Baseline Road.
- The approximate 167-acre property is currently zoned as the Mountain View Estates Planned Development (PD).



Metropolitan Districts

- Metropolitan Districts are independent quasi-municipal corporations and political subdivisions of the state of Colorado formed under C.R.S Section 32-1-101, *et seq.*
- Metropolitan Districts must provide two or more services (i.e. fire protection, mosquito control, parks and recreation, sanitation, etc.).
- The City has an adopted model service plan adopted by the City Council via resolution and used as the basis for each metro district proposed.
- 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.

Purpose

- The Applicant is requesting approval of the Mountain View Estates Metropolitan District Nos. 1 and 2 (the “District” or “District”) and the accompanying Service Plan (the “Service Plan”).
- The application for the District was submitted and reviewed using the City’s adopted Model Service Plan.
- The initial boundaries of the District No. 1 is made up of Tract BB of the Mountain View Estates Filing No. 1 Subdivision. The initial boundaries of District No. 2 is made up of Tract F of the Mountain View Estates Filing No. 2 Subdivision.
- The proposed Service Plan authorizes the remaining approximate 167 acres of property to be included into the Districts.

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)

Review Criteria (cont'd)

- In addition to the requirements of the Special District Act, the City also requires specific items to be included within the Service Plan. These include:
 - Combined Mill Levy Cap of 60 Mills
 - Debt Service Cap of 50 Mills
 - Operation and Maintenance of 10 Mills
 - Debt Service Repayment of no more than 40 years
 - Notice of Inclusion to the District

Annual Tax Levied on Residential Property with \$550,000 Actual Value Without the District Mill Levy (assuming a residential assessment rate of 6.8%):

Taxing Entity	Mill Levies (2025**)	Annual Tax Levied
Adams County	26.944	\$1,008
City of Brighton	6.650	\$249
Rangeview Library District	3.667	\$137
Central Colorado Water Conservancy District	1.017	\$38
Brighton Fire District No. 6	16.793	\$628
School District No. 27	56.664	\$2,119
Urban Drainage South Platte	0.100	\$4
Urban Drainage and Flood Control	0.900	\$34
Regional Transportation District	0.000	\$0
TOTAL	112.735	\$4,216

Annual Tax Levied on Residential Property with \$550,000 Actual Value With the District Mill Levy (Assuming 6.8% residential assessment rate and Maximum District Mill Levy):

Taxing Entity	Mill Levies (2025**)	Annual Tax Levied
Adams County	26.944	\$1,008
City of Brighton	6.650	\$249
Rangeview Library District	3.667	\$137
Central Colorado Water Conservancy District	1.017	\$38
Brighton Fire District No. 6	16.793	\$628
School District No. 27	56.644	\$2,119
Urban Drainage South Platte	0.100	\$4
Urban Drainage and Flood Control	0.900	\$34
Regional Transportation District	0.000	\$0
Metropolitan District	60.000	\$2,244
TOTAL	172.735	\$6,460

STAFF ANALYSIS

Service Plan

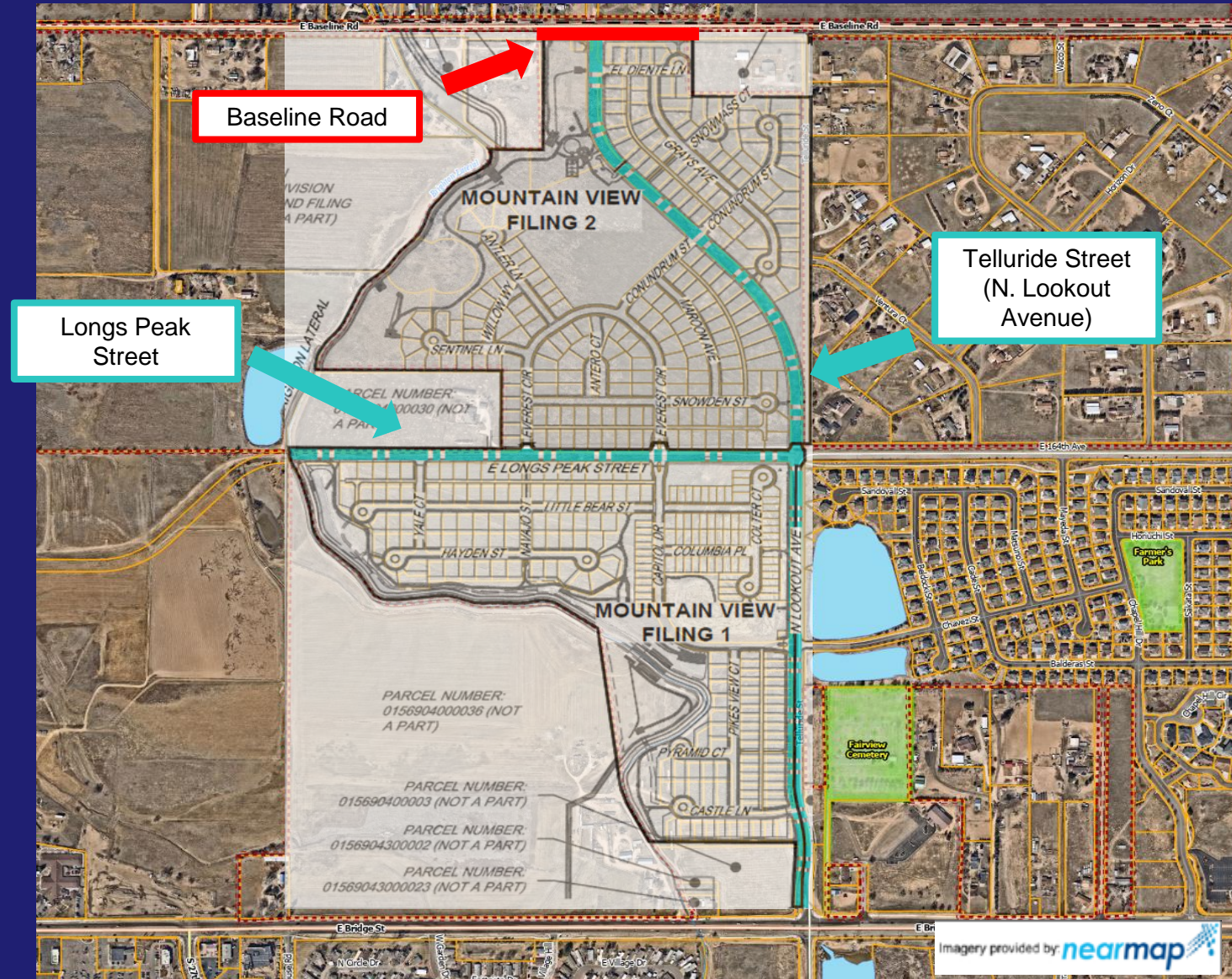
Service Plan

- The daytime “population” at build-out is estimated by the Applicant to be approximately 1,435 people.
- The Service Plan outlines that the District will need to spend approximately \$55,538,884 million for the installation of infrastructure and will need the borrowing authority of \$40,198,000.
- Includes an updated definition of *Mill Levy Adjustment*, as was discussed at the May 13, 2025 study session with City Council.

Improvements: Right-of-Ways

The Developer shall construct the following roads:

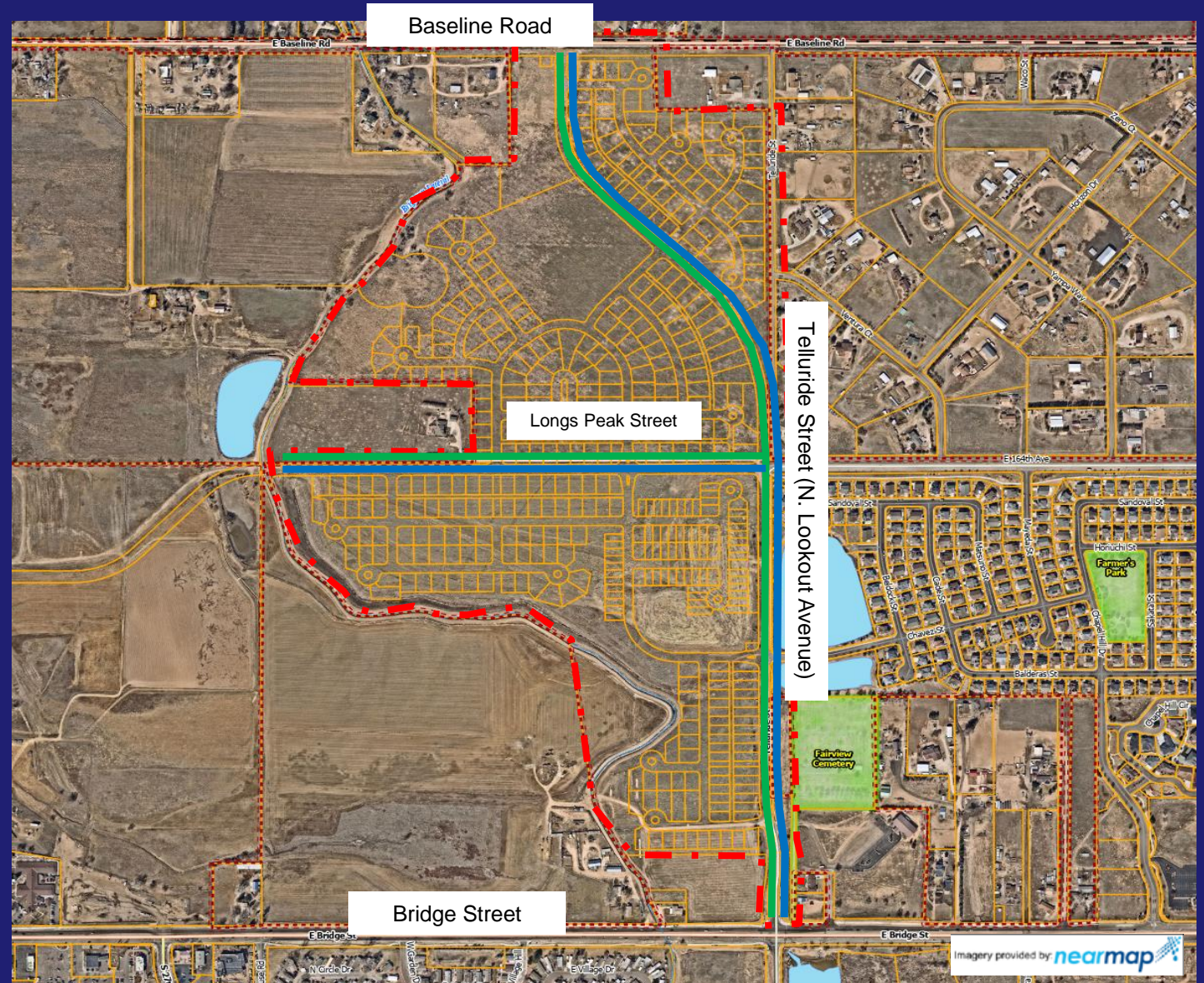
- **Telluride Street (N. Lookout Avenue)** as a **Collector** street section from Bridge Street to Baseline Road.
- **Longs Peak Street** as a **Collector** street section intersecting the entire property.
- **Baseline Road** with acceleration and deceleration lane improvements.
- All roadways and alleys internal to the subdivision.



Improvements: Infrastructure

The Developer shall construct water and sewer lines within:

- **Telluride Street (N. Lookout Avenue)**
- **Longs Peak Street**
- **All internal roadways and alleys**



Improvements: Storm Drainage

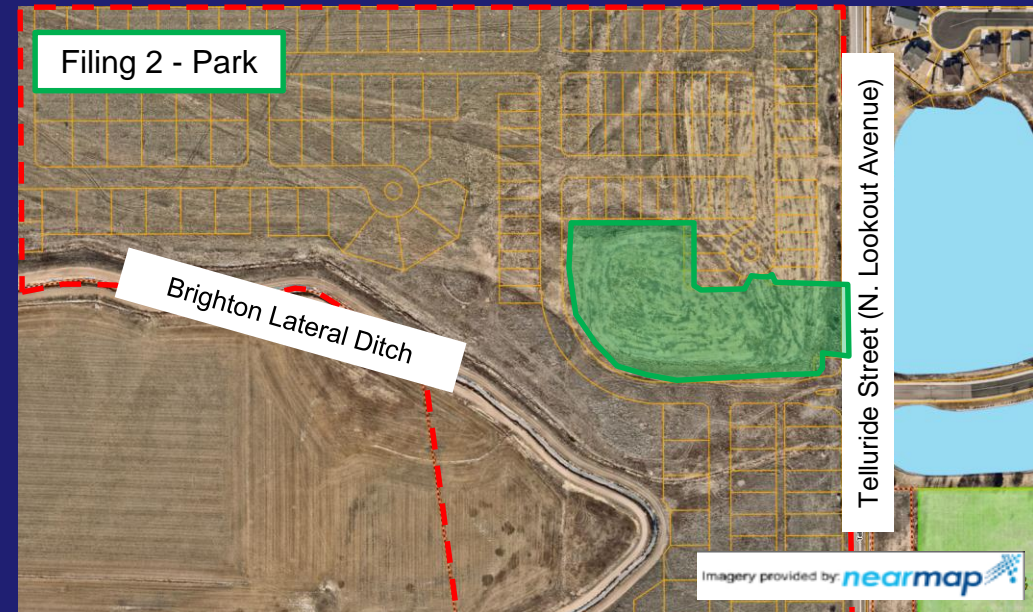
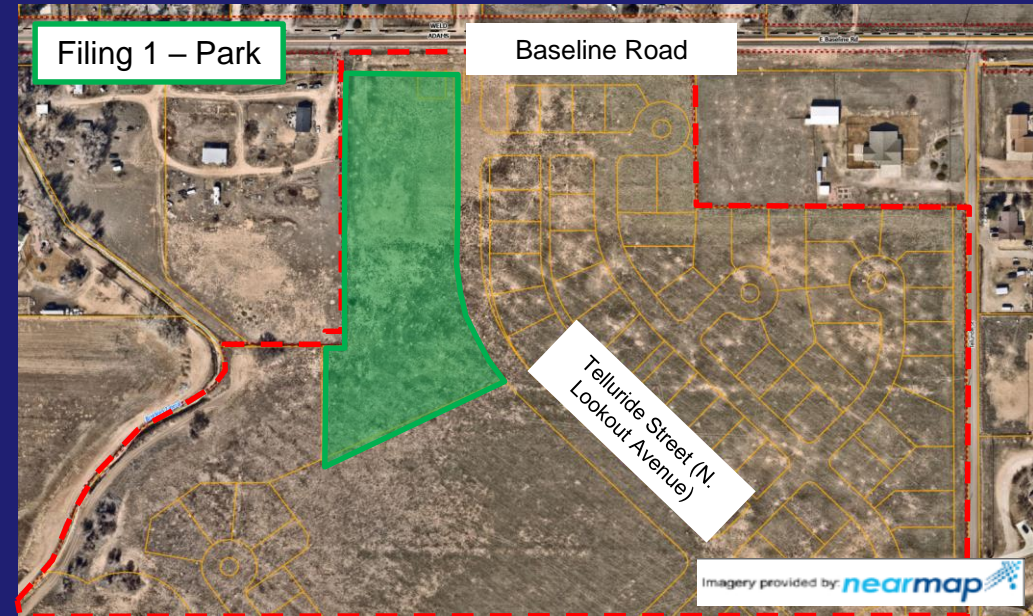
The Developer shall construct storm drainage facilities within:

- **Telluride Street (N. Lookout Avenue)**
- **Longs Peak Street**
- **All internal roadways and alleys**
- The Developer shall construct all other necessary drainage infrastructure, including in Tract A of Filing No. 1, Tract V of Filing No. 2 and the drainage pond evacuation system.



Improvements: Parks and Open Spaces

- The Developer shall construct all parks.
- The District shall construct and maintain all landscape tracts.
- The District shall construct all open space amenities.



STAFF ANALYSIS

Intergovernmental Agreement “IGA”

IGA

- Addresses notice and enforcement requirements, amendments to the IGA, assignability, successors and assigns, etc.
- Discusses the construction of parks on City-owned property, and the maintenance of the parks.
- Discusses the construction of certain arterial and collector streets.
- Discusses and exhibits the ownership and maintenance responsibilities of both the City and Districts.
- Contains notices of inclusion and property tax estimates that will be provided to future property and homeowners.

Summary of Findings

- ✓ The Service 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).
- ✓ The submitted service plan aligns with the Model Service Plan adopted by City Council.
- ✓ The IGA discusses and exhibits the necessary information and requirements concerning the construction and maintenance of certain public improvements.
- ✓ City staff finds that in the area of the proposed Districts there is sufficient existing and projected need for organized service, the existing service is inadequate for present and projected needs, the proposed District is capable of providing economical and sufficient service, and it has the financial ability to discharge the proposed indebtedness on a reasonable basis.

Public Notice and Comment

- **On July 10th:**
 - ✓ *Written notice was published in the Brighton Standard Blade, in accordance with the C.R.S.*
- **On August 4th:**
 - ✓ *Notice was published on the City's Website.*
 - ✓ *City staff posted information for the public hearing on Facebook and Next Door.*
- Planning staff has not received any formal comments in advance of this hearing.

Staff Analysis and Findings

- City staff and the City's outside reviewers have reviewed the Mountain View Estates Metropolitan District Service Plan and found that it meets minimum State requirements.
- A draft resolution that approves the Mountain View Estates Metropolitan District Service Plan and Intergovernmental Agreement has been included in the packet if City Council chooses to move to approval.

Options for City Council

- ☐ Approve the Resolution as drafted;
- ☐ Approve the Resolution with modifications;
- ☐ Deny the Resolution with specific findings to justify the denial; or
- ☐ Continue the item to be heard at a later, specified date.