

Vistas at West Mesa Metropolitan District Service Plan

City Council Work Session
August 9, 2021

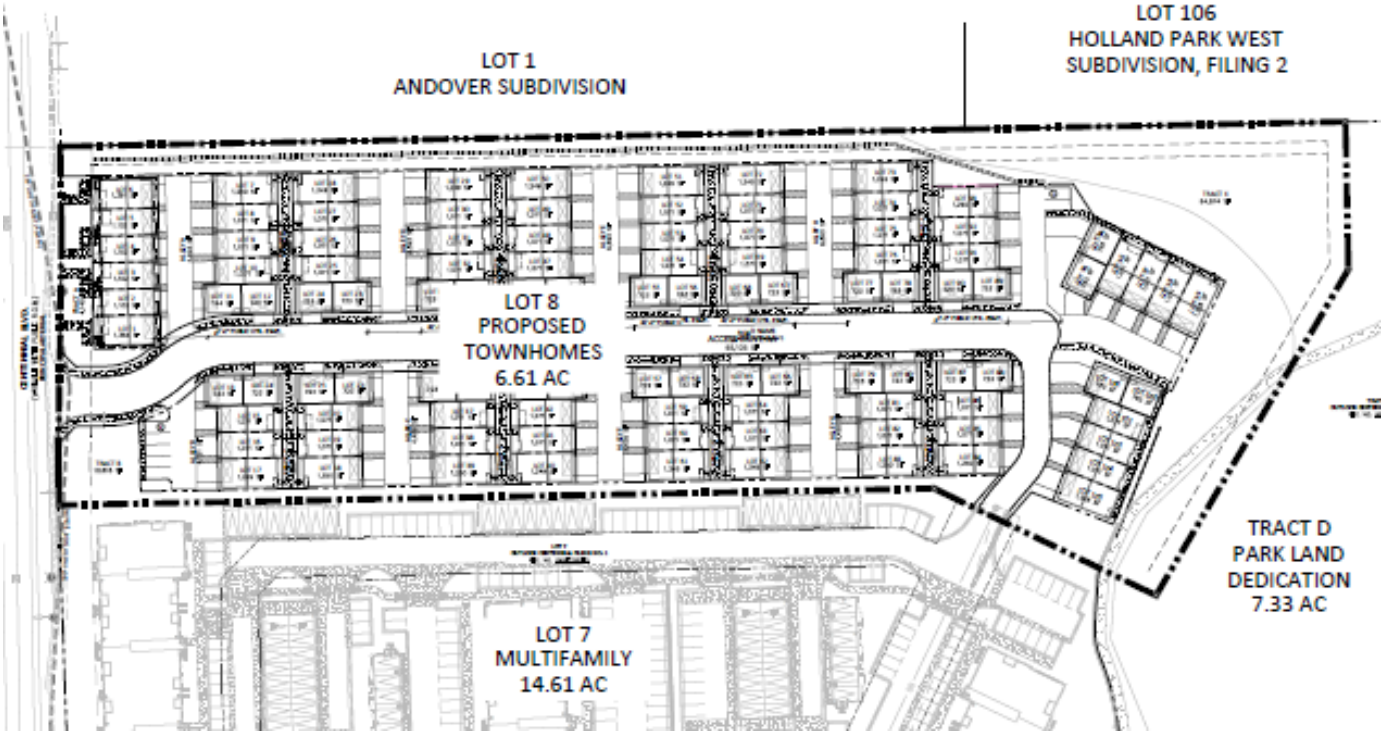
Carl Schueler, Comprehensive Planning Manager
Keven Walker, District Manager



Vicinity Map



Site Map



Summary



- New small residential metropolitan district
 - About 6.61 acres with about 105 townhomes
- Debt service cap 30.0 mills (Gallagher-adjusted)
- Operational cap 10 mills (Gallagher-adjusted)
 - With option to increase to 20 mills upon resident control
- Maximum debt authorization of \$4,500,000
 - Improvements costs estimated at about \$3.2 Million (construction cost estimate)

Summary- Continued



- O&M functions could include:
 - Common area maintenance
 - Covenant enforcement
 - Parks and recreation (limited)
- Zoning supports this use
- Includes new concealed carry language

Operations and Maintenance Mill Levy Cap Waiver



- Operations budget attached
- Options include metropolitan district assessing higher fees or a separate HOA

Statutory Criteria



- Included in cover memo
- Addressed in transmittal letter

Budget Committee



- July 27, 2021
 - General questions including on the extent to which this district would be involved in parks
 - Limited to landscaping and natural landscape area

Supporting Materials



- Draft Council resolution
- Transmittal letter
- Cost estimate for public improvements
 - Sample bond issue
- Operations and maintenance cost summary
- Redline and clean versions service plan

Next Steps



- August 24, 2021 Hearing
- November 2021 creation and TABOR election
- Consent?