

# Service Plan for Rock Metropolitan District

City Council Work Session  
February 7, 2022

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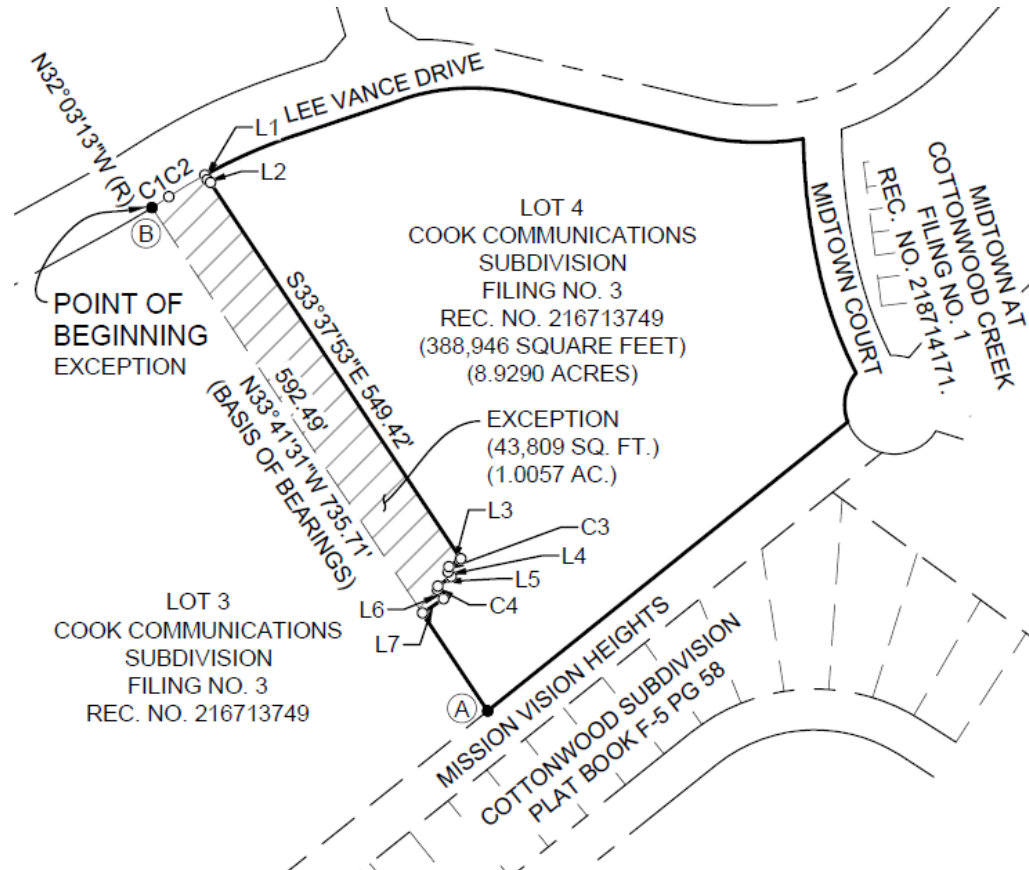


# Summary

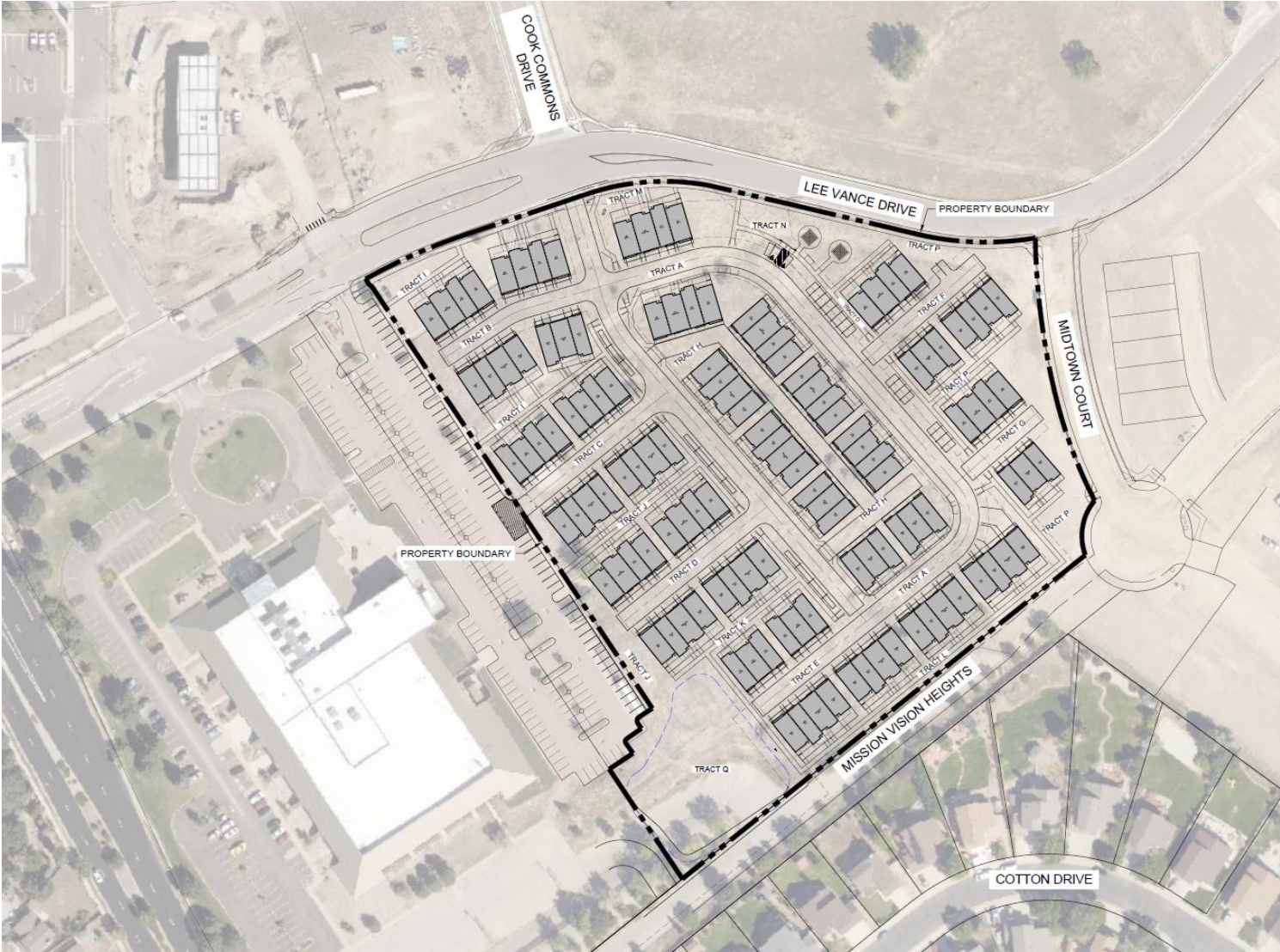


- Establishing a new metropolitan district for the Heights at Cottonwood Creek development
- The Rock Metro District consists of one parcel which is 8 acres in size
  - Intended for multi-family residential land uses
- No additional parcels are outlined for future inclusion into the district

# District Boundaries



# District Exhibit



# Summary



- Metro District would finance construction and maintenance of public improvements
  - Maximum Debt Mill Levy of 30.0 mills (Gallagher adjusted)
  - Maximum Operating Mill Levy of 10 mills (Gallagher adjusted)
- No exceptions to the Special District Policy
- Expected financial plan provided

# Improvement Costs, Maintenance & Proposed Authorized Debt



- Public improvements are estimated to cost \$3,998,366.71
  - Streets, sidewalks, drainage, utilities, landscape
- Operations and maintenance outlined in Exhibit D
  - Streets, streetscape, stormwater facilities, landscaping
  - Developer expects to also have an HOA for covenant enforcement
- Proposed maximum authorized debt of \$5,000,000
  - Future debt authorization subject to obtaining an approved development plan from City Planning Dept

# Previous Meetings & Hearings



- Item discussed on January 25, 2022 Budget Committee
  - Discussed whether the church had affiliation with the development which the district's representative clarified that the affiliation was in name only and would not be tied to the proposed development.
  - Upon resubmittal, the name of the district changed from Rock Family Church MD to Rock MD
- Item presented on February 7, 2022 City Council Work Session
  - No further questions or discussion



- Questions?