

# Sands Metropolitan Districts Amended and Restated Service Plan

City Council Work Session  
September 23, 2019

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Representatives of the Districts and Petitioner



# Summary



- Amended and restated metropolitan district service plan bringing Sands Metro. District Nos. 1-3 under City model service plan.
- Contemplated by 2018 IGA between City and Districts executed at time of annexation
- Creates an additional district (No. 5) to include another property owned by petitioner
- Sands District No. 4 (not in City) would remain under 2016 County service plan- for now
- Debt service mill levy cap of 40.0 mills (Gallagher-adjusted) for District Nos. 1 and 2 (based on IGA)
  - District No. 5 debt service cap would be 30.0 mills (Gallagher-adjusted)

# Summary- Continued



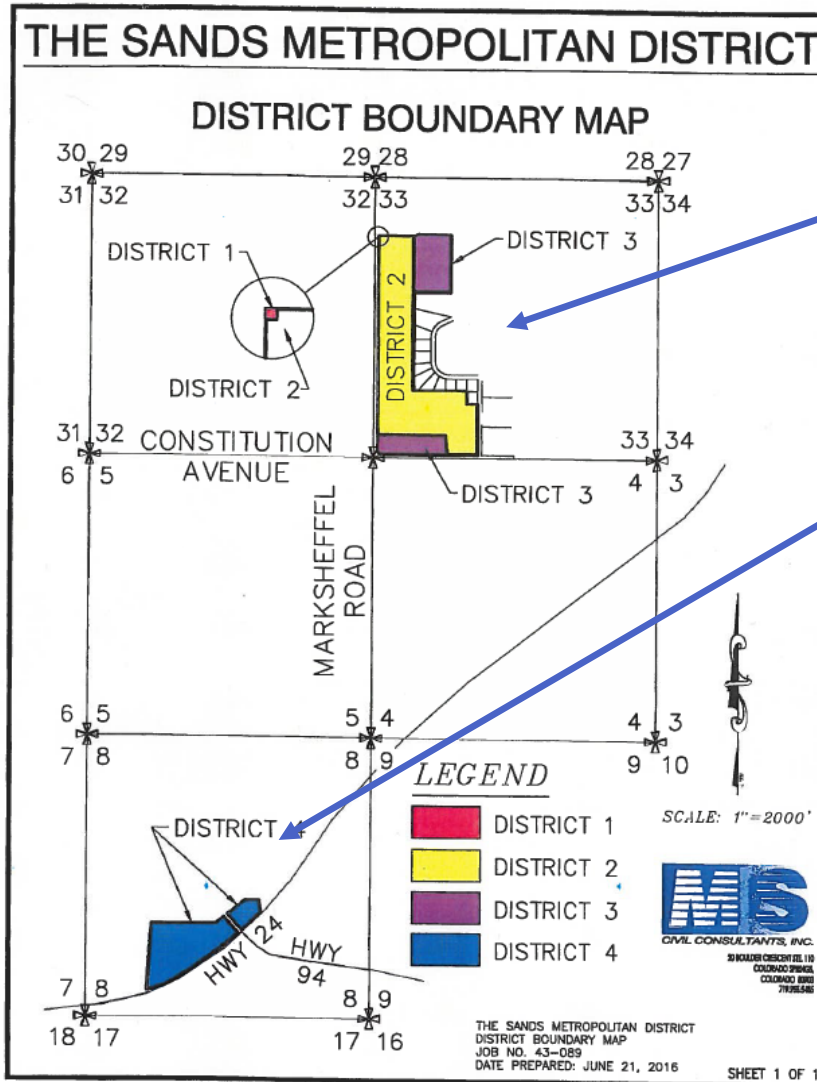
- District No. 3 (commercial district) would have a debt service mill levy cap of 50.0 mills, consistent with Policy
- O&M mill levy cap of 10.0 Mills for all districts- Gallagher-adjusted
- Combined maximum authorized debt of \$28,540,103
- O&M functions could include:
  - Common area maintenance
  - Covenant enforcement
  - Parks and recreation

# Background



- Sands Addition Annexation 1-4 approved in the 2018
- 2018 IGA between City and Sands Metropolitan Districts 1-3 requires conversion to the City model within 3 years

# Existing District Boundaries



Part of this approval

Not part of this approval

# District 5 Parcel



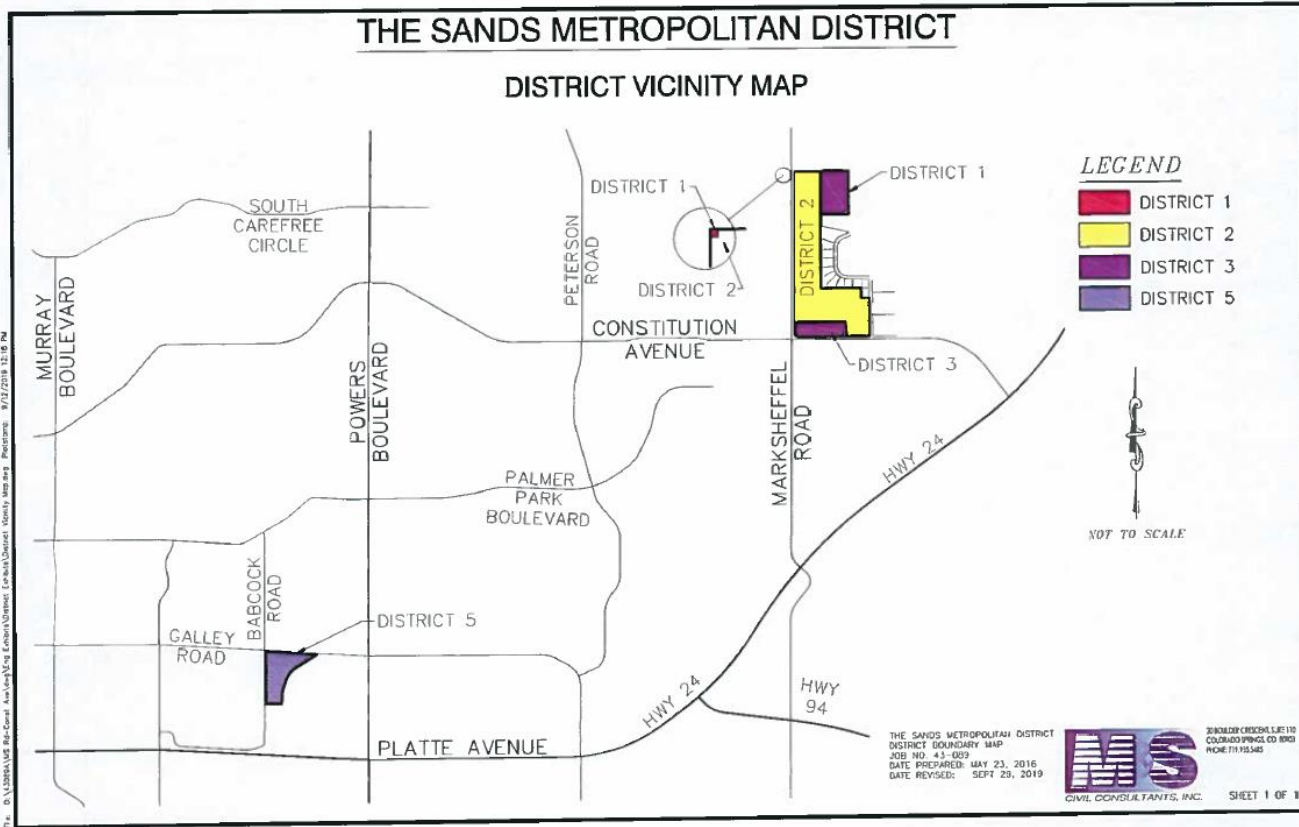
EL PASO COUNTY - COLORADO

6412400005  
BABCOCK RD

No buildings to show.



# Proximity of Resulting City Districts



# Contingency Condition



- Section 3. *In the event the property to be served by the District No. 5 has not been rezoned to substantially allow for the residential land uses contemplated by this Service Plan, on or before December 31, 2020, the Districts shall petition for an amended service plan to either remove District No. 5 from the consolidated service plan or to otherwise modify the plan to reflect and accommodate the allowable uses on this site.*



# Budget Committee



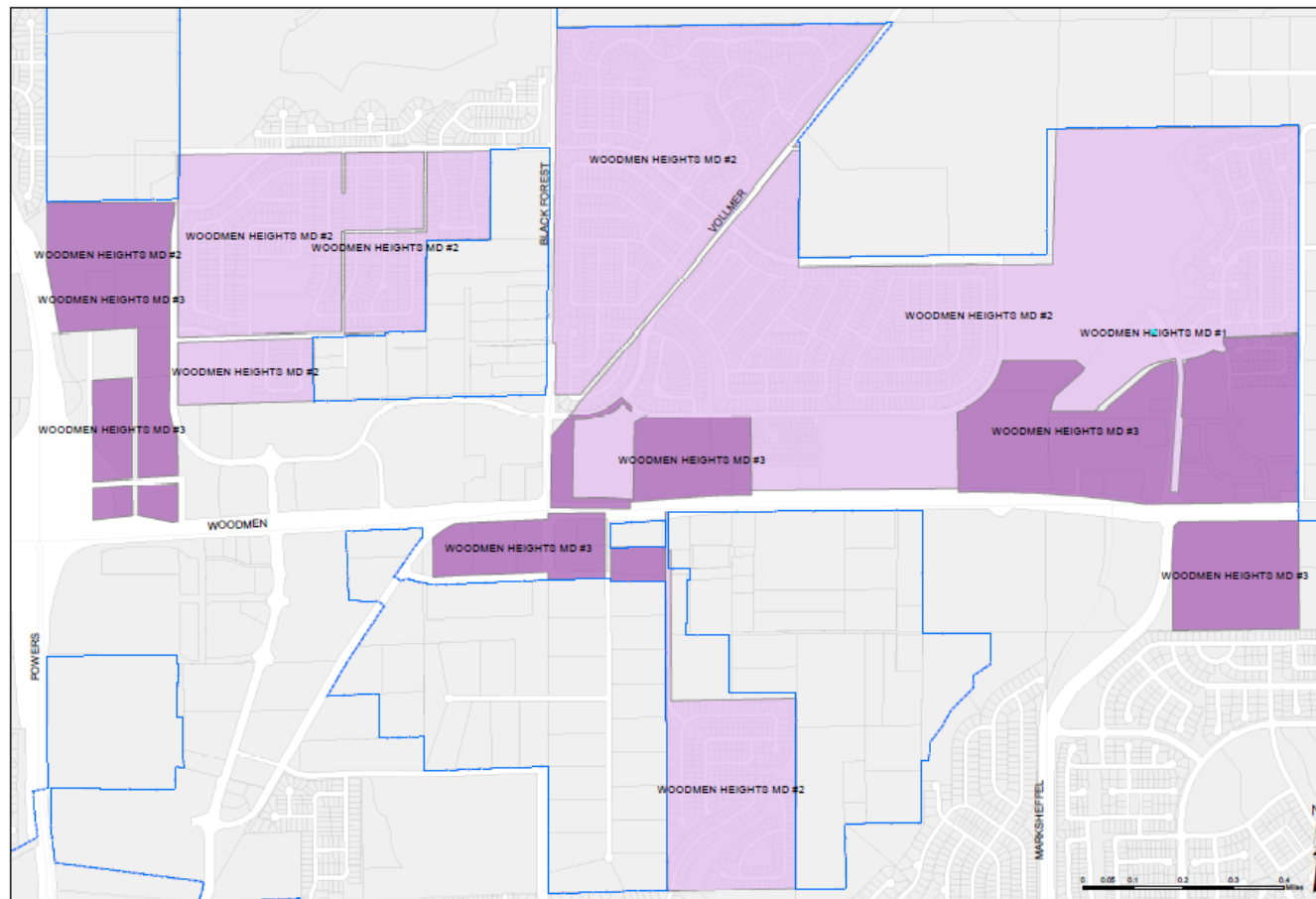
- September 10, 2019
- Discussion focused on proximity of District No. 5 to remaining districts and equity of financing and O&M services
  - Eventual conversion of operating district (No. 1) to resident control
- Option of creating a separate district for Ridge at Sand Creek

# Example of Noncontiguous Districts- Woodmen Heights Metropolitan Districts



Woodmen Heights Metro Districts

- City Boundary
- City Parcels
- WOODMEN HEIGHTS MD #1
- WOODMEN HEIGHTS MD #2
- WOODMEN HEIGHTS MD #3





# Supporting Materials



- Draft Council resolution
- Transmittal letter- executive summary
- 2018 IGA
- 2016 County service plan (for District 1-4 cost certification)
- Cost certification for proposed District No. 5
- Redline and clean versions of the amended and restated service plan for Districts 1-3 and 5
- PUD map for District 5 (Ridge at Sand Creek)

# Next Steps/ Recommendation



- Approval Recommended
  - Based on consistency with Model Service Plans and/or 2018 IGA
- October 8, 2019 Hearing
  - New business?