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# **Vistas at West Mesa Metropolitan District**

## **Request for Service Plan Amendment Approval**

**City of Colorado Springs**

**City Council Budget Committee**

**December 13, 2022**

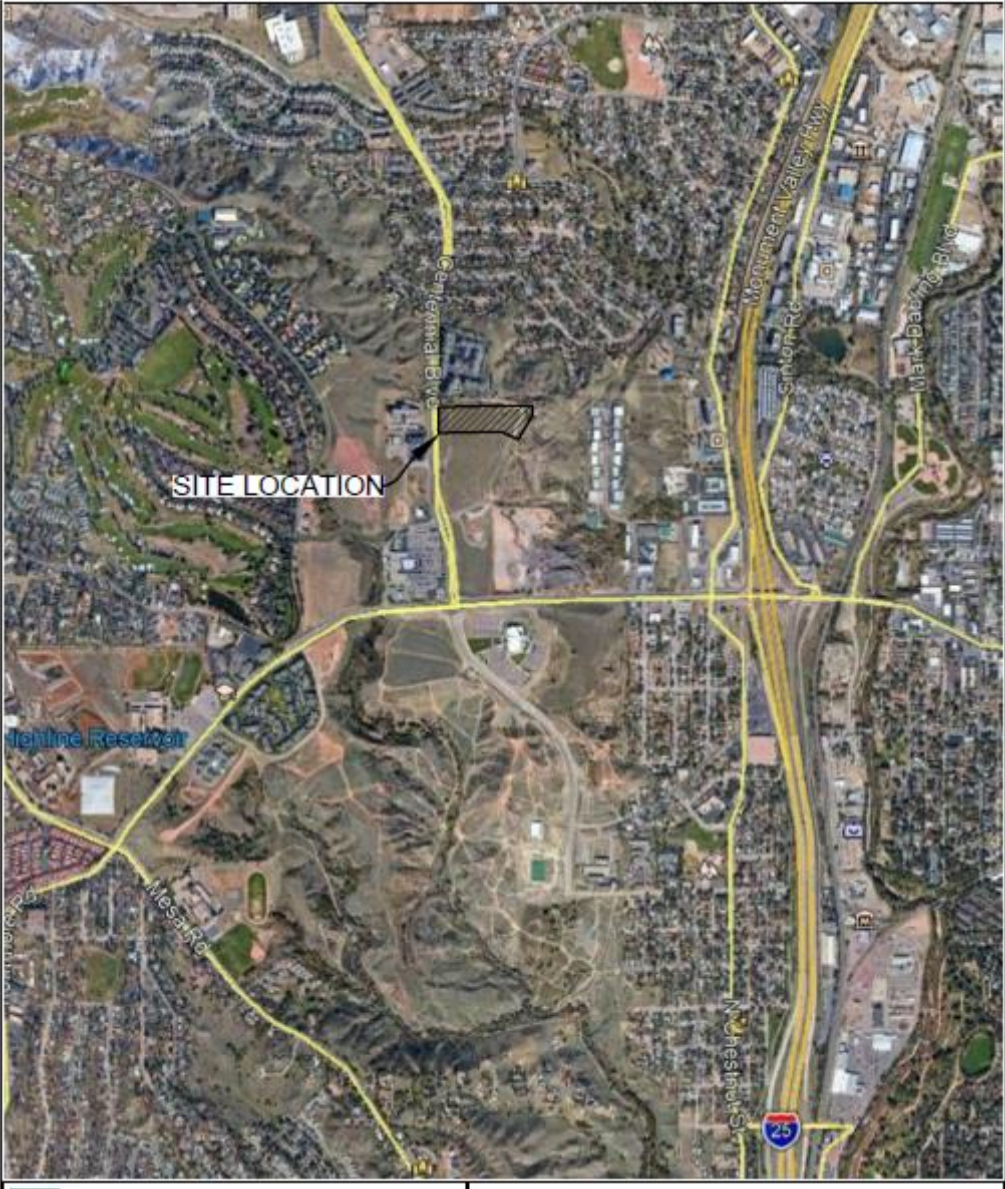
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# Vistas at West Mesa Metropolitan District Special District Service Plan Team

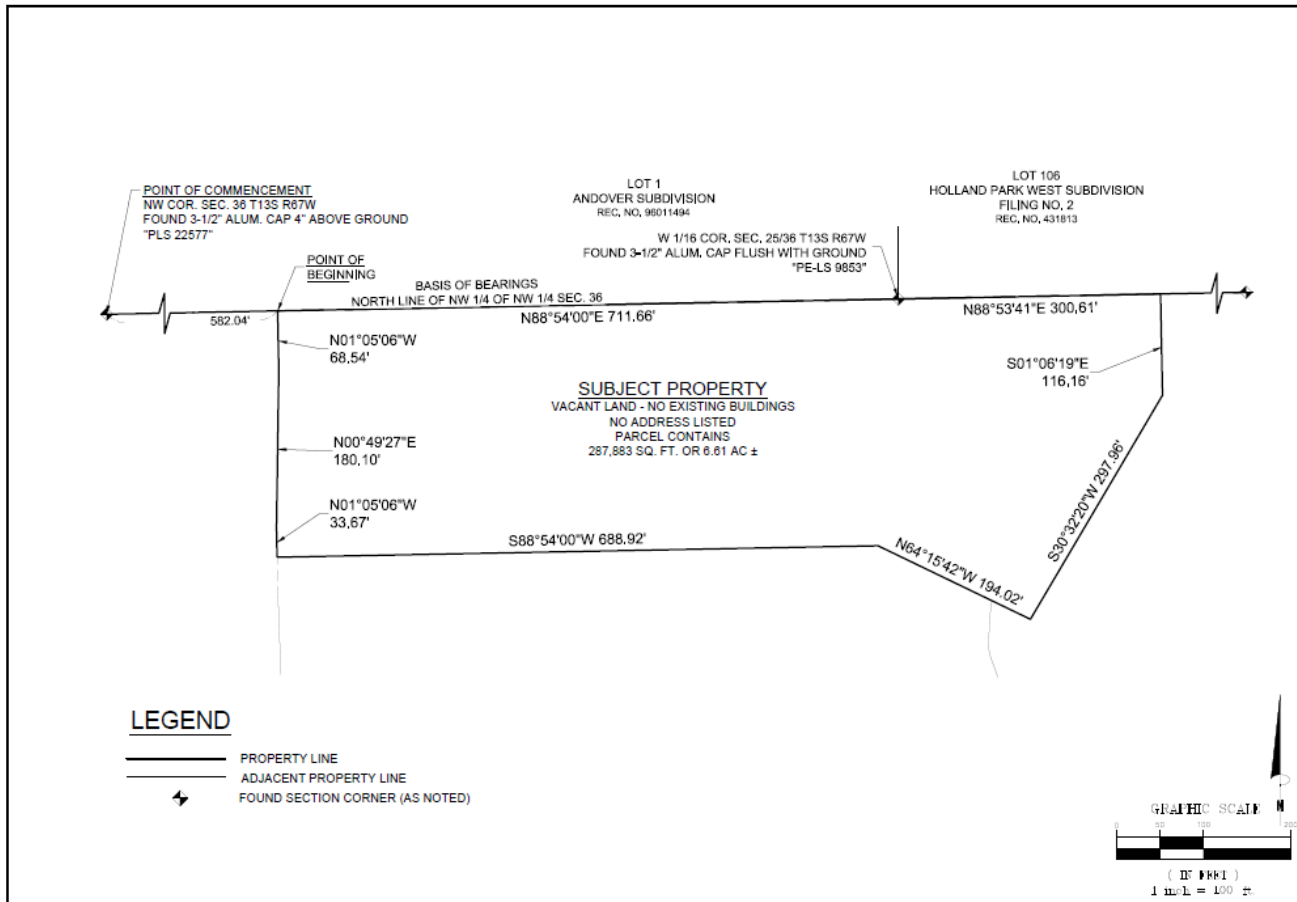
Lokal Homes (Homebuilder/Developer), Watterson Law (Developer Counsel), White Bear Ankele Tanaka & Waldron (District Counsel), Piper Sandler (Underwriter), Walker School District Managers, and Sherman & Howard (Bond Counsel)



# Vistas at West Mesa Metropolitan District



# Vistas at West Mesa Metropolitan District Boundary Survey

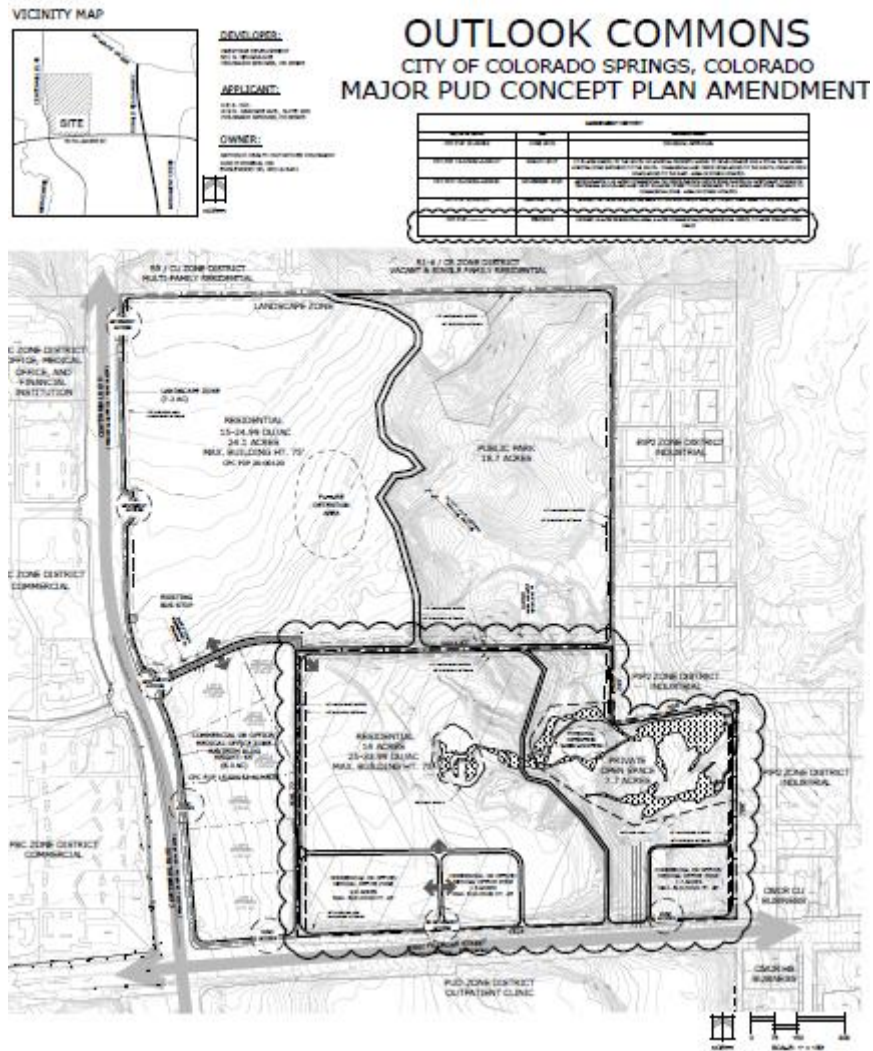


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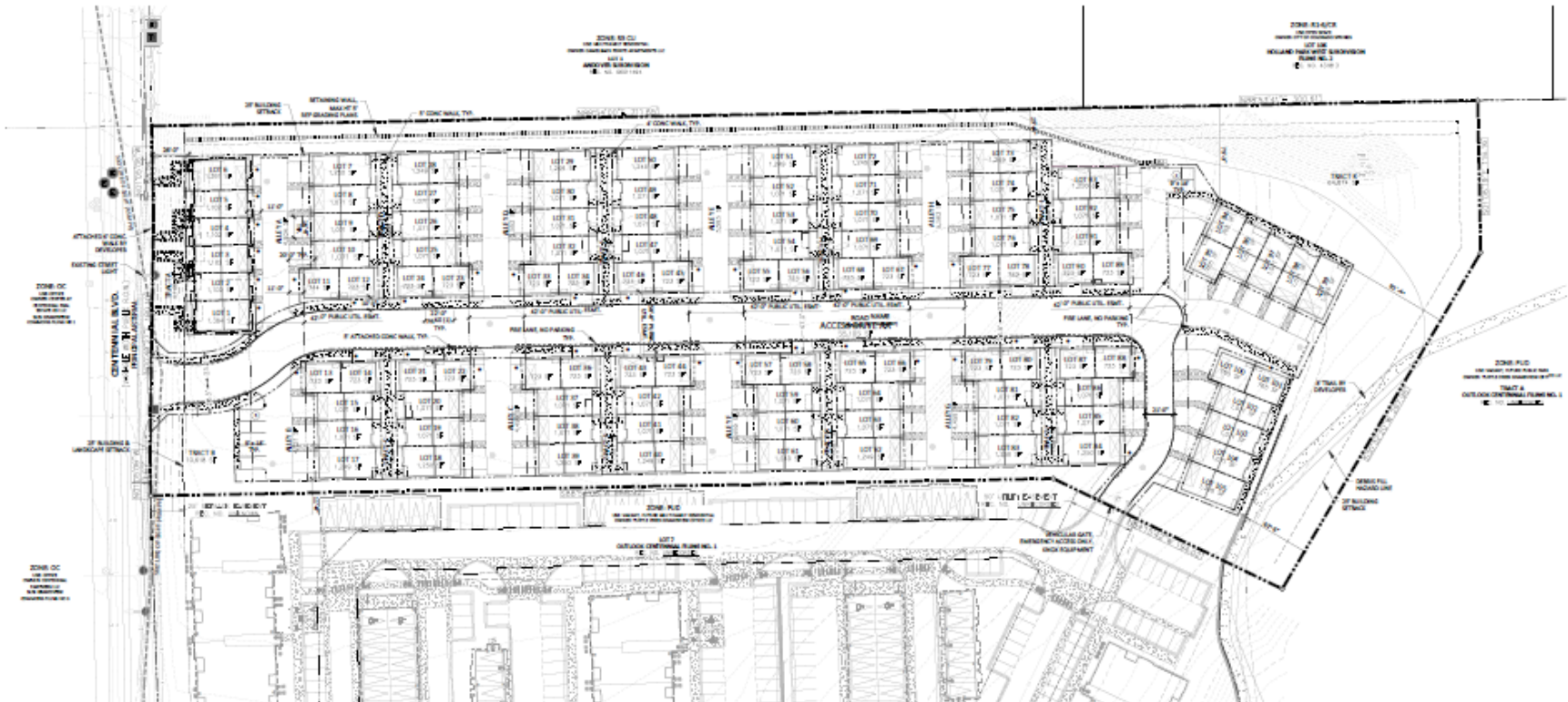
# Vistas at West Mesa Metropolitan District

- 6.61 acres
- Development under way. First sales to close first quarter 2023
- 105 Attached Townhomes
  - 2, 3 and 4 bedrooms
  - 1,230 – 2,132 sf
- Sales prices \$360,000 - \$462,000
- Private streets, parking lots, landscaping to be maintained by Metro District

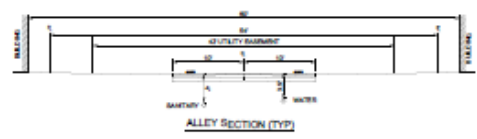
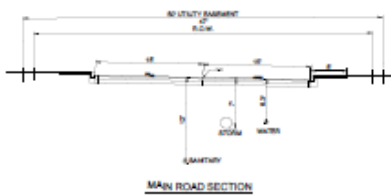
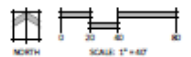
# Vistas at West Mesa Metropolitan District – Concept Plan



# Vistas at West Mesa Metropolitan District – Development Plan



NO PARKING ALLOWED ON DRIVEWAYS INDICATED WITH ABBRISK (\*)



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# Vistas at West Mesa Metropolitan District

## SITE DATA

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Tax ID Number:	7336200001 (a portion of)
Total Area:	6.60 ac
Development Schedule:	Fall 2021
Master Plan:	Hill Properties (CPC MPA 04-000430-A6MJ20)
Drainage Basin:	Mesa
Current Zoning:	PUD (CPC PUZ 20-00119)
Current Use:	Vacant
Proposed Use:	Multi-family
Total Units:	105 Units (18) 2-bedroom / (38) 3-bedroom / (49) 4-bedroom
Gross Density:	15.9 DU/AC
Net Density:	19.2 DU/AC
Maximum Building Height:	75'
Proposed Building Height:	38'
Building Setbacks:	
Front (Centennial):	25'
North (N. Property):	25'
Landscape Setbacks:	
Centennial Blvd :	25'
Parking:	
Formula:	(per bedroom count)
Required:	205
Provided:	361
Garages	210
Driveways	136
On-Street	8
Parking stalls	7
Open Space:	
Formula:	200 SF per bedroom x 346 bedrooms
Required:	69,200 SF
Provided:	71,320 SF



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## Vistas at West Mesa Metropolitan District – Service Plan Overview

- Single District Model Service Plan based on 2022 Policy amendment
- Residential District only
- Proposed Modifications
  - 20 mills for O&M
    - Previous approval allowed 20 mills only when resident control
      - 2022 Policy allows 20 mill
    - Costs will still need to be supplemented by fees to cover complete expense
    - See attached O&M Cost estimates

# Vistas at West Mesa Metropolitan District – Operations and Maintenance Costs

Centennial / Fillmore  
Buildout Draft O&M Budget

Units 105

OPERATING EXPENSES	Per Unit per month	Per unit annual	Annual Cost
	Water	11.51	138.10
Electricity	2.38	28.57	3,000.00
Grounds Maintenance	19.84	238.10	25,000.00
Detention pond R&M	2.38	28.57	3,000.00
Snow Removal	19.84	238.10	25,000.00
Street Sweeping	0.95	11.43	1,200.00
Road R&M	5.56	66.67	7,000.00
Management fee	11.90	142.86	15,000.00
Legal	11.90	142.86	15,000.00
Accounting	11.90	142.86	15,000.00
Audit	3.97	47.62	5,000.00
Elections	3.97	47.62	5,000.00
Bank fees	0.20	2.38	250.00
Insurance	5.56	66.67	7,000.00
Printing and admin	0.79	9.52	1,000.00
Trash	15.00	180.00	18,900.00
General R&M	2.38	28.57	3,000.00
Miscellaneous	3.96	47.52	4,990.00
<b>Total Service Cost</b>	<b>134.00</b>	<b>1,608.00</b>	<b>168,840.00</b>
<b>RESERVE FUNDING</b>			
Asphalt Reserves	7.94	95.24	10,000.00
Monument / Mail Box Reserves	0.40	4.76	500.00
Major Landscape Improvements	2.38	28.57	3,000.00
Major Concrete Replacement	1.59	19.05	2,000.00
Retaining walls / fence	2.38	28.57	3,000.00
<b>Total Reserve Funding</b>	<b>14.68</b>	<b>176.19</b>	<b>18,500.00</b>
<b>TOTAL Costs (Service + Reserves)</b>	<b>148.68</b>	<b>1,784.19</b>	<b>187,340.00</b>

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## Vistas at West Mesa Metropolitan District – Operations and Maintenance

Projected Income from 20 mill O&M Mill levy	\$	63,224
Projected Income from annual fee	\$	124,116
Monthly unit charge (avg)	\$	98.51

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## Vistas at West Mesa Metropolitan District Proposed Finance Plan

- Additional revenues allow a developer bond to be issued in 2023 of up to \$1,200,000
- Total Costs of the project
- Pledged Revenues consist of property tax revenues and related specific ownership taxes. Property taxes are capped at the debt service mill stated in the Service Plan (50 mills, Gallagherized going forward).
- Proceeds raised by bond issuances will be used to finance qualified public infrastructure including:
  - Streets including paving, sidewalks, striping and signage, public street lighting, etc.
  - Utilities – Storm water facilities, Water and Wastewater lines
  - Landscape, irrigation, drainage

# Vistas at West Mesa Metropolitan District Public Infrastructure Budget

DATE: July 17, 2021  
KJW amended

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
<b>Earthwork</b>					
	Mobilization	1	LS	\$35,000	\$35,000.00
	Topsoil		CY		\$0.00
	Cut to Fill		CY		\$0.00
	Import Onsite	2000	CY	\$12.00	\$24,000.00
	Retaining Walls	5400	FF	\$45	\$243,000.00
<b>Transportation</b>					
	Paving - Asphalt - scarify and balance-4/6 section	56000	SF	\$5	\$302,400.00
	Paving - Concrete Alleys	25000	SF	\$10	\$237,500.00
	Mountable Curb Gutter	5200	LF	\$23	\$119,600.00
	Sidewalks	11445	SF	\$7	\$774,392.50
	Handicap Ramps	22	EA	\$1,200	\$26,400.00
	Striping & Signage	1	LS	\$15,000	\$15,000.00
	Bike Ramp		EA		\$0.00
	Public Street Lighting		EA		\$0.00
	Landscape and Irrigation	75000	SF	\$6	\$412,500.00
<b>Water</b>					
	8" PVC Water	2139	LF	\$55	\$117,645.00
	Connections to Existing WL	1	EA	\$3,500	\$3,500.00
	Water Main Lowerings	6	EA	\$3,000	\$18,000.00
	8" Tee w/ TB	2	EA	\$1,200	\$2,400.00
	8" Cross w/ TB	4	EA	\$1,500	\$6,000.00
	8" Bend w/ TB	1	EA	\$800	\$800.00
	8" Vertical Bends		EA	\$800	\$0.00
	8" Gate Valve w/ Box	22	EA	\$2,000	\$44,000.00
	Fire Hydrants (including gate valve, TB, tee, DIP, etc.)	6	EA	\$6,250	\$37,500.00
	Yard Hydrants	10	EA	\$1,850	\$18,500.00
	1" Fire Service Line		EA	\$3,500	\$0.00
	3/4" Domestic Services		EA	\$2,500	\$0.00
	Irrigation backflow prevention assemblies 1-1/2"	1	EA	\$3,500.00	\$3,500.00
<b>Sanitary Sewer</b>					
	8" SDR 35 Sanitary Main	2300	LF	\$86	\$197,800.00
	Connections to Existing San Sewer	1	EA	\$3,500	\$3,500.00
	4' DIA Manhole	17	EA	\$7,800	\$132,600.00
	4" Service Connection		EA	\$1,750	\$0.00
<b>Drainage</b>					
	24" RCP	450	LF	\$110	\$49,500.00
	4' DIA Manhole	6	EA	\$6,500	\$39,000.00
	Inlet L=4'	6	EA	\$9,200	\$55,200.00
	Connections to Existing Storm	1	EA	\$5,000	\$5,000.00
20% Contingency					\$2,224,237.50
20% Contingency					\$444,847.50
<b>Total Improvements</b>					<b>\$2,669,085.00</b>
15% Engineering, Construction Management, etc.					\$400,362.75
<b>Grand Total</b>					<b>\$3,069,447.75</b>

# Vistas at West Mesa Metropolitan District - Financial Model

Vistas at West Mesa Metropolitan District  
El Paso County, Colorado

Senior Cash Flow Bonds, Series 2021(3)  
General Obligation Refunding and Improvement Bonds, Series 2026(3)

## Financial Plan

<u>Bond Assumptions</u>	<u>Series 2021(3)</u>	<u>Series 2026(3)</u>
Closing Date	12/15/2021	12/1/2026
First Call Date	12/1/2026	12/1/2031
Final Maturity	12/1/2051	12/1/2056
Discharge Date	12/15/2061	12/15/2061
<b>Sources of Funds</b>		
Par Amount	1,920,000	2,985,000
<b>Total</b>	<b>1,920,000</b>	<b>2,985,000</b>
<b>Uses of Funds</b>		
Project Fund	1,631,600	307,762
Refunding Escrow	0	2,367,538
Cost of Issuance	288,400	309,700
<b>Total</b>	<b>1,920,000</b>	<b>2,985,000</b>
<b>Debt Features</b>		
Projected Coverage at Mill Levy Cap	1.00x	1.00x
Tax Status	Tax-Exempt	Tax-Exempt
Rating	Non-Rated	Non-Rated
Average Coupon	6.250%	4.000%
Annual Trustee Fee	\$4,000	\$4,000
<b>Biennial Reassessment</b>		
Residential	6.00%	6.00%
<b>Tax Authority Assumptions</b>		
<b>Metropolitan District Revenue</b>		
Residential Assessment Ratio		
Service Plan Gallagherization Base	7.96%	
Current Assumption	7.15%	
<b>Debt Service Mills</b>		
Service Plan Mill Levy Cap	39.000	
Maximum Adjusted Cap	33.398	
Target Mill Levy	33.398	
Specific Ownership Tax	6.00%	
County Treasurer Fee	1.50%	
<b>Operations</b>		
Mill Levy	22.265	

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## Vistas at West Mesa Metropolitan District Projected Bond Issuances

- **Proposed Series 2022<sub>(3)</sub> Bonds: \$1,350,000 – Non-Rated**
  - 5.00% interest rate
  - 12/1/2027 call date
  - 12/1/2052 maturity date
  - Issued to related party
- **Proposed Series 2022 Bonds: \$1,120,000 – Non-Rated**
  - <MMA + 400 basis points – 5% (estimated)
  - 12/1/2028 call date (estimated)
  - 12/1/2053 maturity date (estimated)
- All debt discharged compliant with service plan's mill levy imposition term in 2062.

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# Vistas at West Mesa Metropolitan District

**QUESTIONS?**