

RESOLUTION NO. 130 - 25

A RESOLUTION OF THE CITY OF COLORADO SPRINGS
APPROVING AN AMENDED SERVICE PLAN OF THE
HANCOCK METROPOLITAN DISTRICT NOS. 1 AND 2
GENERALLY LOCATED WEST OF THE FUTURE
INTERSECTION OF CHELTON ROAD AND HANCOCK
EXPRESSWAY

WHEREAS, Section 32-1-204.5, C.R.S., provides that no special district shall be organized within a municipality except upon adoption of a resolution approving or conditionally approving the service plan of a proposed special district; and

WHEREAS, the City passed Resolution No. 111-22 adopting a Special District Policy to be applied to applications to create or modify a district authorized under Titles 31 and 32 of the Colorado Revised Statutes and adopting model service plans to be used in establishing and modifying metropolitan districts (the "Policy and Model Service Plan"); and

WHEREAS, the City originally approved a service plan prior to creation of the Hancock Metropolitan District Nos. 1 & 2 on May 11, 2021, by Resolution No. 67-21; and

WHEREAS, the City has considered an amendment to the service plan ("Amended Service Plan") for the Hancock Metropolitan District Nos. 1 and No. 2 (the "Districts") with the recommended maximum mill levies and all other testimony and evidence presented at the Council meeting; and

WHEREAS, it appears to the City Council that the recommended maximum mill levies and other provisions of this Amended Service Plan are consistent with the Policy and Model Service Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. The City Council of the City of Colorado Springs, having reviewed the Amended Service Plan, as submitted by the petitioner, has determined, based solely upon the Amended Service Plan and evidence presented to City Council in support of said Amended Service Plan, that it is consistent with the Policy and Model Service Plan.

Section 3. Based on approval of this resolution by at least a two-thirds vote of

the entire City Council, as set forth in 7-100 of the City Charter, separate future City Council authorization of debt issuance by the Districts shall not be required. In addition, the total debt of the Districts may exceed 10 percent of the total assessed valuation of the taxable property within the Districts, provided that such debt is issued in general conformity with the Authorized Debt of the District per the Service Plan as it relates to the proposed mill levy and term of such bonds.

Section 4. The Districts shall not be authorized to operate or maintain public improvements other than those listed in Exhibit E of the Amended Service Plan until and unless this power is subsequently granted by the City. Such an approval may be by separate resolution, which would not require a formal amendment of the Amended Service Plan.

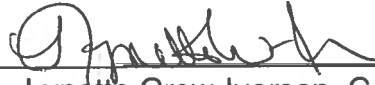
Section 5. The Amended Service Plan for the District attached as Exhibit 1, is hereby approved.

Section 6. The Districts shall clearly and affirmatively disclose any potential for property tax mill levy increases associated with this Amended Service Plan, to all existing and future contract purchasers of property within the Districts.

Section 7. The City's approval of the Amended Service Plan is not a waiver of, nor a limitation upon, any right or power that the City is legally permitted to exercise with respect to the property subject to the Districts.

Section 8. This Resolution shall be in full force and effect immediately upon its adoption.

DATED at Colorado Springs, Colorado this 28th day of October 2025



Lynette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk



FIRST AMENDMENT
TO
CONSOLIDATED SERVICE PLAN
FOR
HANCOCK METROPOLITAN DISTRICT NOS. 1 & 2
CITY OF COLORADO SPRINGS, COLORADO

Prepared by:

WBA, PC
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Centennial, CO 80122

Approval Date: _____, 2025

I. INTRODUCTION

On May 11, 2021, the City Council (the “City Council”) of the City of Colorado Springs (the “City”), County of El Paso, State of Colorado issued Resolution No. 67-21, approving the Consolidated Service Plan (the “Original Service Plan”) for Hancock Metropolitan District Nos. 1 & 2 (individually, “**District No. 1**” and “**District No. 2**” and together, the “**Districts**”). After an election held on November 2, 2021, the El Paso County District Court issued Orders and Decrees, organizing the Districts on January 3, 2022.

On July 25, 2023, the City Council issued Resolution No. 97-23, approving the Amended and Restated Consolidated Service Plan for Hancock Metropolitan District Nos. 1 & 2 (the “Service Plan”). The Service Plan amends and restates the Original Service Plan to conform with the Colorado Springs Model Multi-District Service Plan adopted in 2022.

This First Amendment to the Service Plan proposes to amend the following provisions:

- (1) Section V.G.1. of the Service Plan to provide that the Maximum Debt Mill Levy may be subject to the Mill Levy Adjustment, as defined in the Service Plan;
- (2) Section V.A.12 of the Service Plan to clarify that the Districts are exempt from the requirement that the City review “proposed Debt instruments to ensure compliance with the Service Plan and all applicable laws” because the City Council previously authorized the Districts to issue Debt without City Council’s approval under Section V.A.2 of the Service Plan (and the City Council approved the Service Plan by a vote of at least two-thirds of the entire City Council); and
- (3) Section V.F. of the Service Plan to clarify that denominations greater than \$100,000 may also be used (as larger denominations are consistent with the intent of such section) and to provide that bonds or other debt instruments may also be sold to “financial institutions or institutional investors” (as defined in Title 32) in that this type of investor is in accord with the limitation of sales to “accredited investors” as currently provided in such Section V.F.

II. AMENDMENT

A. Section V.G.1 of the Service Plan is hereby amended and restated in its entirety to read as follows:

1. The Maximum Debt Mill Levy certified for any District or Combination of Districts shall be limited to no more than 50 mills. This levy may be subject to upward or downward adjustments, addressing any Mill Levy Adjustment, tax credit, cut or abatement occurring after, but not before July 12, 2022.

B. Section V.A.12 of the Service Plan is hereby amended and restated in its entirety to read as follows:

12. Council Debt Authorization Limitation.

The Debt issued by these Districts shall be subject to the approval of the City Council, concurrent with the time of issuance, unless previously authorized under Section V.A.2. If the Debt to be issued was not previously authorized under Section V.A.2, the City Council shall review the proposed Debt instruments to ensure compliance with the Service Plan and all applicable laws.

- C. Section V.F of the Service Plan is hereby amended and restated in its entirety to read as follows:

All District bonds or other debt instruments, if not rated as investment grade, must be issued in minimum denominations of \$100,000 or greater and sold only to: accredited investors (as defined in rule 501(a) promulgated under the Securities Act of 1933), financial institutions or institutional investors (as defined in Section 32-1-103(6.5), C.R.S.), or the developer(s) of property within the District.

III. EFFECT OF FIRST AMENDMENT; EFFECTIVE DATE

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Service Plan. To the extent there are any inconsistencies between this First Amendment and the Service Plan, this First Amendment shall control. This First Amendment shall be effective on the date of the effective date of the City approving this First Amendment.