

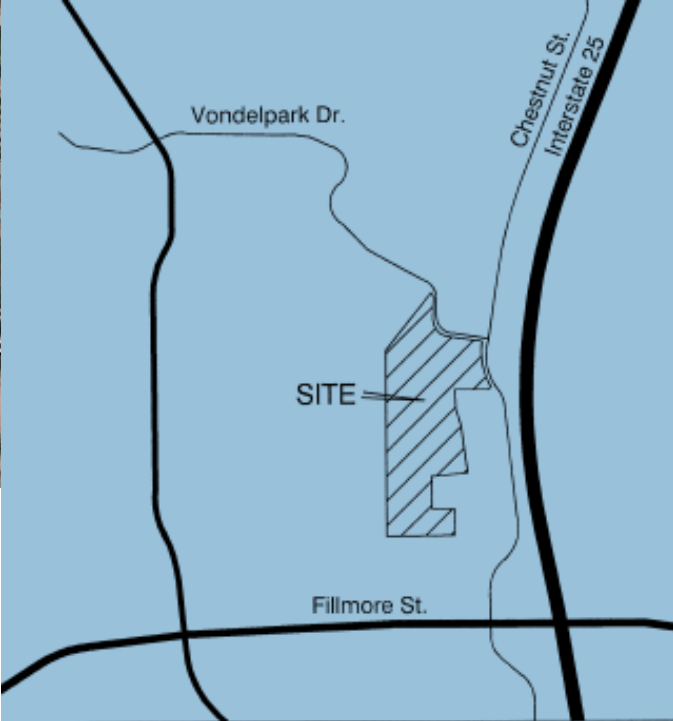
# Ellston Park Metropolitan District Service Plan

City Council Work Session  
May 24, 2021

Carl Schueler, Comprehensive Planning Manager  
Peter Susemihl, Esq., District Representative  
Keven Walker, District Manager



# Site Context Map



# Summary



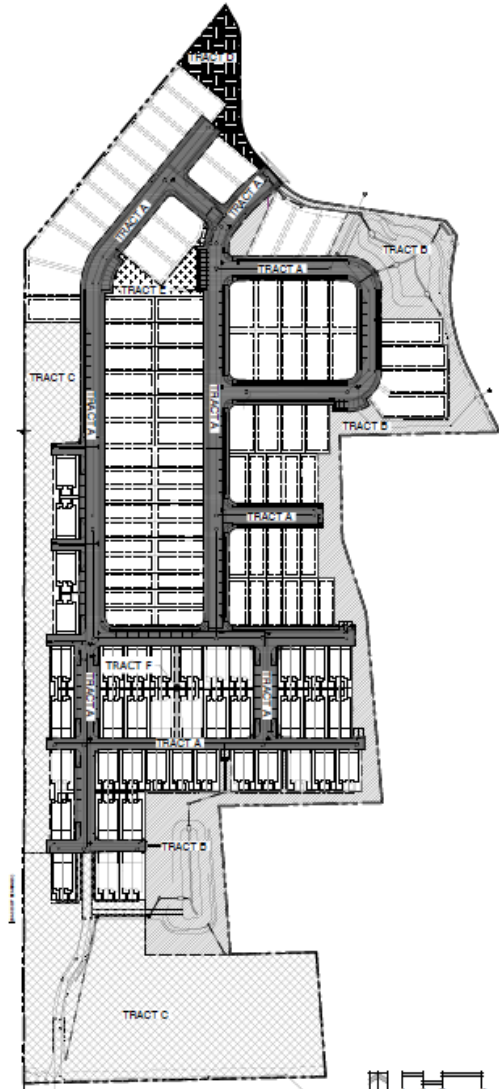
- New small residential metropolitan district
  - About 29.375 acres with 85 single-family homes, and 82 single-family attached homes
- Debt service cap 30.0 mills (Gallagher-adjusted)
- Operational cap 34 mills (Gallagher-adjusted)
  - Request for deviation from Special District Policy and model service plan
- Maximum debt authorization of \$15,000,000
  - Improvements costs estimated at about \$9 Million (\$7.7 Million construction cost estimate)

# Summary- Continued



- O&M functions could include:
  - Common area maintenance
  - Covenant enforcement
  - Parks and recreation
- Development applications in process
  - Limiting “approved development plan” language in Council resolution

# Tracts to be Maintained



# Operations and Maintenance Mill Levy Cap Waiver



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

# Statutory Criteria



- Included in cover memo
- Generally addressed in transmittal letter

# Budget Committee



- April 27, 2021
- Follow-up e-mail requested
  - Site context
  - Properties to be maintained
  - Background on streets not being accepted for maintenance



# Supporting Materials



- Draft Council resolution
- Transmittal letter
- Site context map
- Site tract exhibits
- Cost estimate for public improvements
- Operations and maintenance cost summary
- Redline and clean versions service plan
- Budget Committee e-mails

# Next Steps



- May 25, 2021 Hearing
- November 2021 creation and TABOR election