

# Wildgrass at Rockrimmon Metropolitan District Debt Issuance

City Council Work Session  
December 9, 2019

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# Summary



- Small residential metropolitan district approved in 2007
  - 76 single-family lots- 14+ acres
- Marketed tax exempt bond issues totaling about \$1,362,000 to reimburse prior costs
  - Series A Bonds- \$1,027,000
  - Series B Bonds- \$335,000 (subordinate and cash flow)
  - Both series will be marketed
  - Maximum authorized debt of \$6,500,000
- 33.166 debt service mills, Gallagher-adjusted
- Estimated 5.0% interest rate for A Bonds; 8.5% for B Bonds
- 30-year terms/ 40-year maximum debt service mill levy imposition term
- Redemption option

# Vicinity Map



Wildgrass at Rockrimmon  
Metropolitan District





# District Map



Wildgrass at Rockrimmon  
Metropolitan District



# Improvement Costs to be Partially Funded



- The stormwater system and detention facilities;
  - The water and sanitary systems under Wildgrass Way, Morning Light Terrace, and Wild Rye Drive;
  - The common area landscaping;
  - The sound wall along Delmonico Drive;
  - Concrete sidewalks;
  - Curb and gutter; and
  - Asphalt paving on Wildgrass Way, Wild Rye Drive, and Morning Light Terrace.
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- Represented to total about \$3.9 Million not including soft costs
  - Pending independent certification

# Additional Information



- Project may be built out by mid- 2020
- Amended and restated service plan approved for this District in 2018
  - Authorizes maintenance functions and covenant enforcement
  - No HOA: District will own and maintain common areas
- 40- year debt service mill levy imposition term (could extend through 2056)

# City Council Budget Committee



- November 21, 2019
  - Discussed the level of marketing of the Series B bonds
    - Marketed broadly but to a specialized pool of investors
  - Discussed “not-to exceed” contingencies
    - Supported up to \$1,800,000 combined Series A and B cap as included in draft District Bond Resolution
    - Approximate 20% contingency for Series B bonds

# Supporting Materials



- Cover memo
- Draft Council resolution
- Form of District bond resolution
- Term Sheets
- Schedules of revenue and debt service
- Form of district counsel opinion
- Cost documentation for reimbursements



# Next Steps and Questions?



- January 14, 2020 City Council
  - Requires at least 6 affirmative votes
  - One year to issue
  - Combined \$1.8 Million cap and 20% upward contingency for Series B bonds.