

Service Plan for Freestyle Metropolitan District Nos. 1-4

City Council Work Session
July 12, 2021

Carl Schueler, Comprehensive Planning Manager
Russ Dykstra, Esq. : representing the petitioner
Tim Seibert, Petitioner



Summary



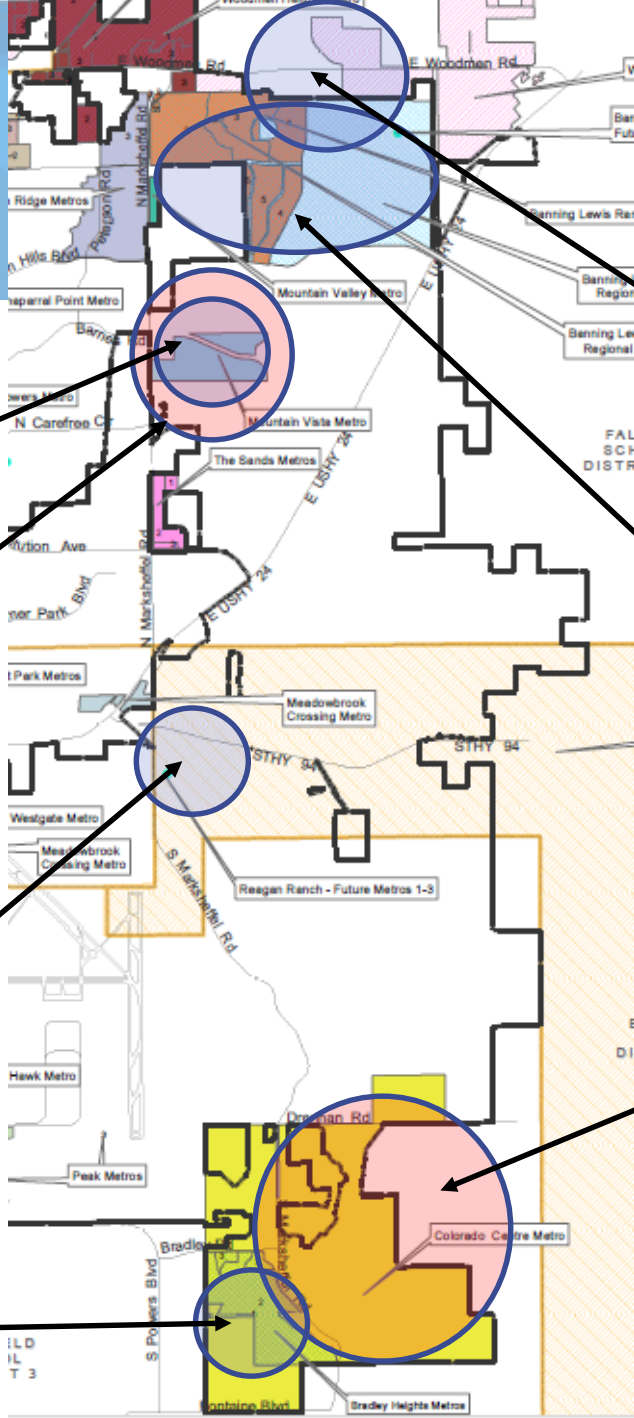
- New metropolitan districts to serve and provide financing for Nor'wood properties in north-central the Banning Lewis Ranch
 - Near Mountain Vista
- Consolidated service plan
 - 3 residential districts (Districts 2-4)
 - 1 commercial district (District 1)
 - 854 acres altogether
- Mill levy caps consistent with Special District Policy
 - 30 mills debt service, Gallagher adjusted back to 2006
 - 10 mills operations, also Gallagher adjusted

Summary- Continued



- Initial boundaries and future inclusion areas
- District-specific costs and maximum debt authorizations
- No exceptions from model service plan or Special District Policy

Context Map BLR Districts



Mtn. Vista Metro

Proposed Freestyle Metros

Reagan Ranch Metros

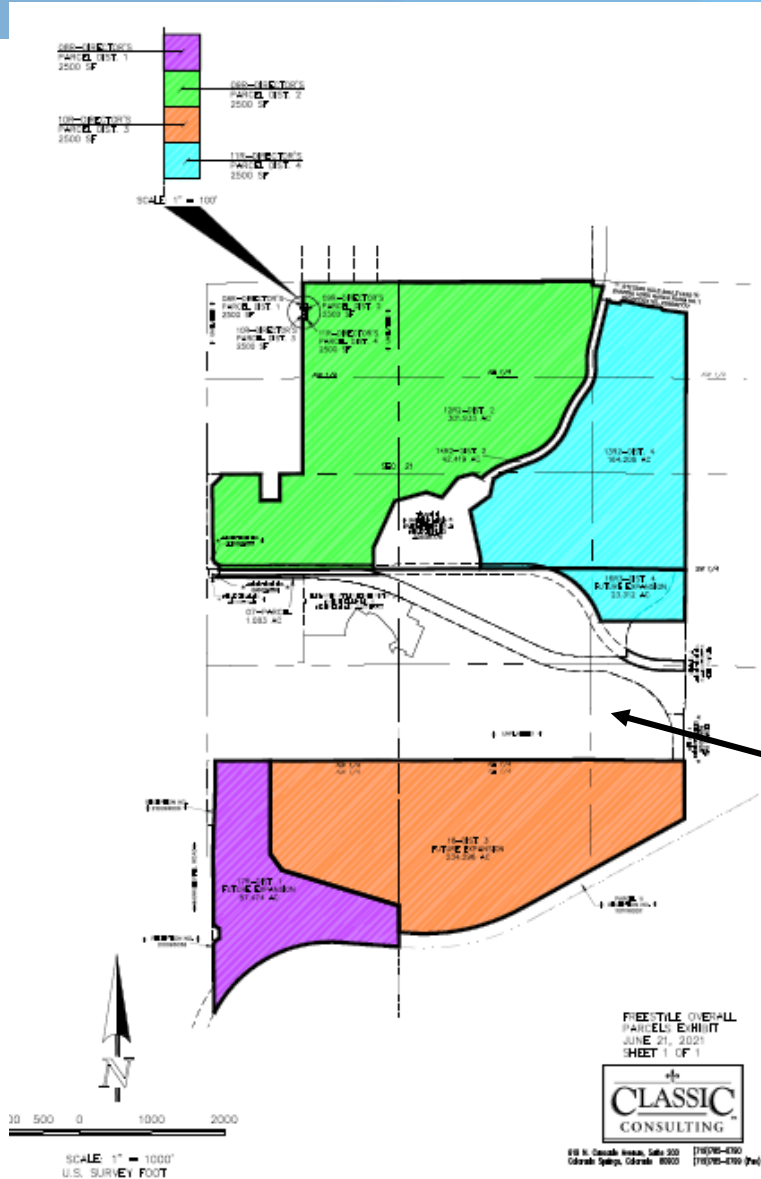
Bradley Heights Metros

North Meadow Metros

BLR (Oakwood) Metros (11)

Proposed Meadowworks Metros

District Boundaries



- District 1- purple (commercial)
- District 2- green (residential)
- District 3- orange (residential)
- District 4- blue (residential)

initial or future boundaries shown

Mtn. Vista Metro

Improvements Costs



- About \$162,000,000 in improvements costs identified
- Maximum authorized debt now set at \$185,000,000 for combined districts
 - No district-specific allocations identified
- Summary provided by category and district (including future inclusion areas)

Operations and Maintenance Functions



- Refer to Exhibit D for specific language
- District owned properties
- Streetscapes and landscapes
- Parks and recreation
- Covenant enforcement

Development Approval Status



- Part of Banning Lewis Ranch development
 - original 1988 master plan and zoning
 - Recently amended annexation agreement
 - Master plan amendment and PUD plans pending
 - “Approved development plan” provisions in service plan and Council resolution

Council Budget Committee



- June 22, 2021
- Director's parcel structure described
- Discussed relationship to and separation from adjacent Mountain Vista Metropolitan District
 - Importance of communication with respective residents
- Question on current appropriateness of 18% maximum expected interest rate (Section VI.B of Service Plan)
- Discussions about elections questions and process
- General fire and police facility and capacity discussion

VI.B of Model Service Plan



B. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. The proposed maximum interest rate on any Debt is not expected to exceed 18%. The proposed maximum underwriting discount will be 5%. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

Colorado Revised Statutes Findings



- There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
- The existing service in the area to be served by the Districts is inadequate for present and projected needs;
- The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries; and
- The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

Supporting Materials



- Transmittal letter
- Draft Council resolution
- Clean and redline service plans
- Cost estimates

Next Steps



- Council Hearing on July 27, 2021
- November organization and TABOR elections