



## Legislation Text

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**File #:** 22-088, **Version:** 2

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Ordinance No. 22-16 declaring the organization of the Colorado Springs Briargate General Improvement District 2021, approving a mill levy not to exceed 4.409 mills, and approving a maintenance schedule describing the areas to be maintained along with the description of the maintenance, and providing the effective date of this ordinance

**Presenter:**

Charae McDaniel, Chief Financial Officer  
Eric Becker, Special Improvement Maintenance District Administrator

**Summary:**

The attached Ordinance creates the Briargate General Improvement District 2021 (“the GID”). At the November 2, 2021 elections, voters approved the organization of the GID and the imposition of a not more than 4.409 mill levy. The GID will assume all pertinent powers and functions of the Briargate Special Improvement Maintenance District (BSIMD), which will have its mill levy set to zero (0) in 2022 for taxes payable in 2023 by separate resolution of City Council.

**Background:**

The current BSIMD’s purpose “is to provide for the maintenance of certain public improvements of general benefit to the residents of the district.” The public improvements, “may include parks, open space, trails, bicycle paths, landscaping, fencing, pillars, medians, entry islands, utility rights-of-way, irrigation facilities and associated water system improvements, theme areas and neighborhood theme signage,” located primarily, but not exclusively, on and along primary streets within the district.

In 2018, then District 2 City Council Member David Geislinger held a series of community Town Halls to provide property owners a general update on the BSIMD with a focus on the history and resulting financial challenges facing the BSIMD. He called for citizen involvement and input to help determine the best way forward. A BSIMD Planning Committee was formed at his request. The group held four additional public meetings in 2019 at Library 21C in the Chapel Hills area and used an online survey to continue the information and education process and gather citizen input.

The outcome of this process revealed a strong desire by residents for a pathway to get the district back to its original objectives and principles of equitable cost apportionment, sustainable maintenance operations, and sharing by all who benefit in order to ensure community asset preservation and sustain property values. District 2 Council Member Randy Helms became involved and educated on this issue and carried this option forward.

The process for creating and administering GIDs is governed by Colorado Revised Statutes § 31-25-601 et seq. City Council serves as and separately convenes as the GID board to set the annual budget and attend to other required matters. As with the existing SIMD, Council will have the discretion to appoint an advisory committee to provide input on the budget and district priorities.

**Previous Council Action:**

City Council created the BSIMD in 1983 (Ordinance 83-163). At some time thereafter, a decision was made to involve the City Parks Department as the entity responsible for budgeting and operations. Numerous inclusions of property were undertaken between 1984 and 2001.

City Council referred an item to the November 2, 2022 ballot requesting the formation of the GID.

**Financial Implications:**

The GID includes 9,942 parcels with \$328,415,967 of total assessed valuation which will generate \$1,448,000 in revenue. The existing BSIMD mill levy will be set to zero in 2022 for taxes collected in 2023.

2022 GID/SIMD Assessed Value and Projected Revenue Estimates

District	Total Assessed Valuation	Real Property Schedule Count	Current Levy Rate	Revenue
Existing Briargate SIMD	\$243,757,088	7,674	4.409	\$1,074,725
New Taxed Properties w/i Briargate GID	\$84,658,880	2,268	4.409	\$373,261
Total Briargate GID 2021	\$328,415,967	9,942	4.409	\$1,447,986

**City Council Appointed Board/Commission/Committee Recommendation:**

This Ordinance was discussed with the City Council Budget Committee on February 8, 2022

**Stakeholder Process:**

N/A

**Alternatives:**

N/A

**Proposed Motion:**

Move approval of An Ordinance declaring the organization of the Colorado Springs Briargate General Improvement District 2021, approving a mill levy not to exceed 4.409 mills, and approving a maintenance schedule describing the areas to be maintained along with the description of the maintenance, and providing the effective date of this ordinance.

An Ordinance organization the Colorado Springs Briargate General Improvement District 2021 and approving a mill levy