



Legislation Text

File #: 17-1170, **Version:** 1

A resolution approving a service plan allowing for the creation of the Barnes Center Metropolitan District

(Legislative)

Presenter:

Carl Schueler, Planning Manager- Comprehensive Planning, Planning & Development Department

Summary:

This service plan would allow formation of the Barnes Center Metropolitan District.

Previous Council Action:

This would be a new single metropolitan district with non-residential uses. City Council has approved the commercial zoning for this property.

This item was introduced to the City Council during a work session on August 21, 2017.

Background:

The proposed Barnes Center Metropolitan District would be a new single district-metropolitan district conforming to the City's adopted Model Service Plan and Special District Policy. No deviations from the standard documents are being proposed. The proposed service plan additionally limits the maximum allowable Gallagher-adjusted debt service mill levy to 30.0 mills instead of the cap of 50.00 mills normally allowed in the City's Special District Policy and Model Service Plan. The maximum operational mill levy will be 10.0 mills.

This will be a small exclusively commercial (non-residential) district consisting of about 11.71 acres which includes 100,000-150,000 square feet of office and commercial development along the Powers Boulevard corridor near Barnes Road. The property is largely vacant and undeveloped at this time, but does have PBC (Planned Business Center) zoning in place to support the proposed land uses and related improvements.

The maximum approved debt authorization would be \$3,000,000.

Pursuant to the City's Special District Policy, all future district inclusions must be identified and presented with the initial petition and illustrated on Exhibit C-2 to the service plan. The petitioners do not propose to include any future properties. Therefore, Exhibit C-2 is not required and has not been provided.

The proposed service plan contemplates the District providing some ongoing operations and maintenance functions including maintaining landscaping and common areas. These limited operational activities are described in Exhibit D to the service plan.

The petitioners have provided an estimate of eligible public improvements costs totaling approximately \$1.5 million. These include roadway, utility, stormwater and other local improvements.

Included as attachments are a clean copy of the proposed service plan including exhibits, along with a “redline” showing text insertions and deletions compared with the City’s Model Service Plan.

The draft City Council resolution is also included.

Financial Implications:

There are no direct implications to general City taxpayers and ratepayers outside of the boundaries of the proposed district. The required mill levy caps effectively limit the financial tax exposure of property owners to no more than a combined total of 40.0 mills, Gallagher-adjusted. However, as the Council is aware, property owners within the district will be obligated to pay the additional mil levy associated with the metropolitan district.

Board/Commission Recommendation:

N/A

Stakeholder Process:

The staff-level Special District Committee has been provided with the materials associated with this request. As of the date of this staff report, there have been no comments or concerns provided.

Alternatives:

City Council has the options of approving or denying the proposed service plan. Council could also approve the service plan with changes.

Proposed Motion:

Move to approve a resolution of the City of Colorado Springs approving a service plan for the Barnes Center Metropolitan District with a maximum debt authorization of \$3,000,000.

N/A