



Board Members  
Sean Helzer, President  
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12210 Brighton Rd #8 Henderson, CO 80640

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August 20, 2025

City Planning Department  
30 S. Nevada Ave  
Colorado Springs, CO 80901

Re: Bradley Ranch Metro District's proposed revised and restated service plan

The Bradley Ranch Metropolitan District ("District") desires to achieve two goals for the benefit of its 359-home community by submitting this revised and restated service plan to the City for consideration. ***First***, the District desires to expand the scope of public services it provides to its residents to include weekly trash-pick-up services. The District's current service plan does not explicitly identify this as a service that the District can provide to its residents and the Maximum Operating Mill Levy Cap in the current service plan is 10 mills – which does not allow the District to generate sufficient tax revenue to fund all services – including weekly trash pick-up services – to its residents. The District desires to increase the Maximum Operating Mill Levy Cap to 22 mills to allow for sufficient tax revenues to fund this new public service to the District's residents.

The District also notes that having one trash pick-up provider servicing this District weekly will reduce the number of trash pick-up service providers currently servicing the 359-home neighborhood down to one provider – which will reduce the wear-and-tear from heavy trucks on the City-owned streets within this District.

***The second goal*** the District desires to achieve is to replace its outdated 2006 service plan with a new service plan that better aligns with the goals and objectives of the now homeowner-controlled District. For example, the District Board anticipates the District will issue little to no new debt considering the District is 100% built out. The new proposed service plan reflects a reduction in borrowing authority from \$30 million down to \$10 million. (The District's outstanding debt as of December 31, 2024 is \$8,584,500 – a single bond issued to the Developer.) Also, the District has no contractual relationships with other districts (i.e. no planned district consolidations), has no outstanding agreements with the land developer (other than the Developer owning the District's single bond debt) and has no plans to build any new public infrastructure in the future. Consequently, the District is proposing many of the statements in the City's model service plan be eliminated because they are not applicable to the District. Eliminating non-applicable clauses in the proposed Service Plan will simplify this key document and improve its understandability to the homeowners of the District.

Regards,

Charles Wolfersberger  
District Manager  
Bradley Ranch Metro District