



TERRA MESA METROPOLITAN DISTRICT

Drew Foxx, Planner II – City Planning Department

July 28, 2026

REQUEST



- Request to approve the Service Plan for the creation of the Terra Mesa Metropolitan District (the “District”) and maximum debt authorization of \$15,000,000 to support the financing and construction of public improvements for the service area.
- The area serviced by the District is to include 42 acres east of Powers Blvd. and Research Pkwy.

VICINITY MAP

- Approximately 42 acres
- Council District 2



SERVICE PLAN DETAILS



- Total Debt Issuance Limitation – \$15 Million
- Anticipated Cost of Public Improvements - \$14,870,505
- Anticipated Land Development
 - 155 residential units
 - Approximately 42 acres of residential lots, private tracts, private and public infrastructure
- Max Debt Mill Levy – 50 mills
- Max Operations and Maintenance Mill Levy
 - Residential – 20 mills

ANTICIPATED LAND USES

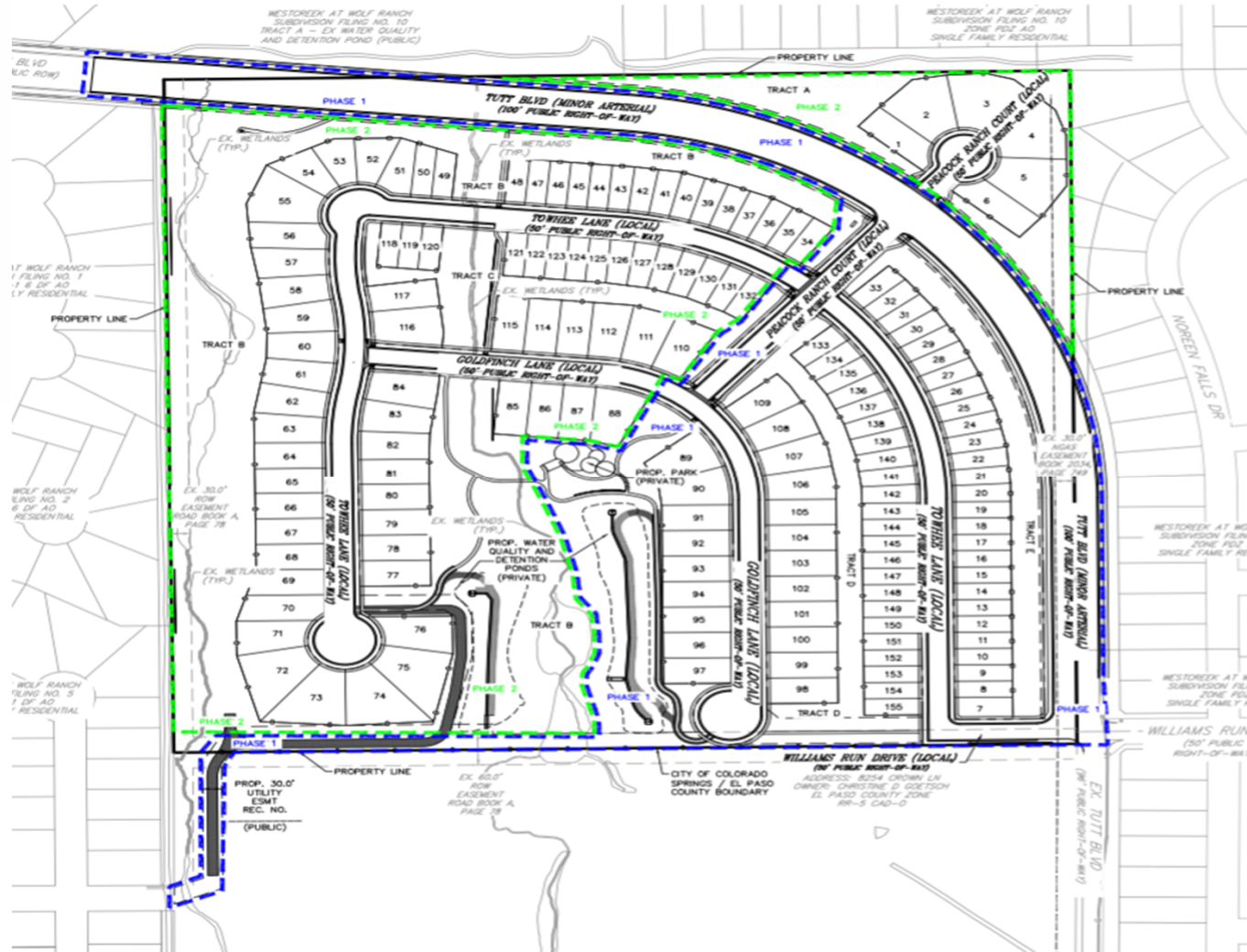


EXHIBIT E – DESCRIPTION OF SERVICES



<u>Description of Services</u>	<u>IGA Required (Yes or No)</u>
Maintenance of Detention Pond	No
Maintenance of Storm Drains & Storm Sewer	No
Maintenance of Sidewalks (only in tracts)	No
Maintenance of Common Area Landscape	No
Maintenance of Common Area Improvements	No
Maintenance of Common Area Lighting	No
Maintenance of Monumentation	No
Maintenance of Park	No

ATTACHMENTS



- Exhibit 1 - Proposed Service Plan
- Exhibits A-E of Proposed Service Plan
- Redlined Comparison to Model Service Plan
- Cover Memo (Applicant)
- City Draft Resolution

PROPOSED MOTION:



Should the City Council wish to approve the Terra Mesa Metropolitan District Service Plan, the following motion is suggested:

Motion to adopt a Resolution of the City of Colorado Springs approving a new service plan for the Terra Mesa Metropolitan District located east of the intersection of Powers Boulevard and Research Parkway.

Should the City Council wish to deny the Terra Mesa Metropolitan District Service Plan, the following motion is suggested:

Motion to deny a Resolution of the City of Colorado Springs approving a new service plan for the Terra Mesa Metropolitan District located east of the intersection of Powers Boulevard and Research Parkway.

QUESTIONS

