



MILLER DOWNS METROPOLITAN DISTRICTS

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11/10/2025 – Regular Session

REQUEST



- Request to form a new metropolitan district
- Area to include 19 acres northwest of the intersection of Dublin Blvd and Marksheffel Road
- District is anticipated to include 139 single- and two-family residential units
- Request to allow limited powers of eminent domain

RELATED APPLICATIONS



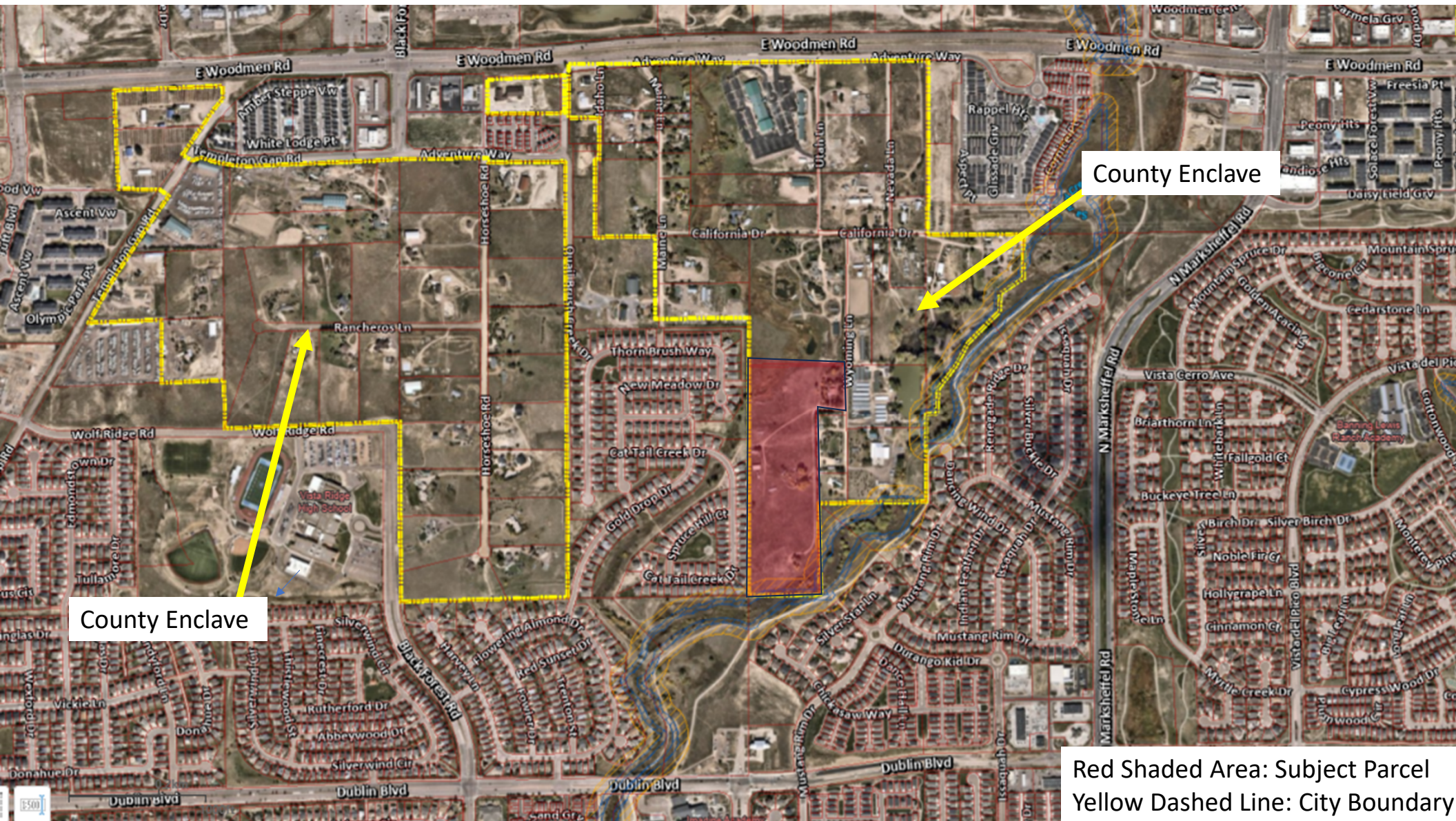
- The site is currently in the County and a District cannot be formed until annexation has occurred.
- ANEX-24-0016, ZONE-25-0016, LUPL-25-0006 were heard at CPC on August 13th and are scheduled for Council decision on October 28th, 2025.

VICINITY MAP

- Approximately 19 acres
- Council District 6



Miller Downs Metropolitan District



County Enclave

County Enclave

Red Shaded Area: Subject Parcel
Yellow Dashed Line: City Boundary

SERVICE PLAN DETAILS



- Total Debt Issuance Limitation – \$11.9 Million
 - Approx. 2.2 million is for Sand Creek improvements
- The 1st year has an operating budget of \$250,000
- 139 single and two family residential units
- Max Debt Mill Levy – 50 mills
- Max Operations and Maintenance Mill Levy – 20 mills

FUTURE BOND ISSUANCES



Bond Assumptions	Series 2026	Series 2036	Total
Closing Date	12/1/2026	12/1/2036	
First Call Date	12/1/2031	12/1/2046	
Final Maturity	12/1/2056	12/1/2066	
Discharge Date	12/2/2066	12/2/2066	
Sources of Funds			
Par Amount	4,165,000	7,395,000	
Funds on Hand	0	761,803	
Total	4,165,000	8,156,803	
Uses of Funds			
Project Fund	2,774,648	3,358,828	6,133,476
Refunding Escrow	0	4,080,000	
Capitalized Interest	624,750	0	
Reserve Fund	382,302	481,000	
Cost of Issuance	383,300	236,975	
Total	4,165,000	8,156,803	
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	3.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	

EXHIBIT E – DESCRIPTION OF SERVICES



- Storm Drains and Storm Sewer
- Streets
- Traffic Signals
- Trails, Bridges, Parks, and Open Space
- Detention Ponds
- Landscaping
- Area Lighting

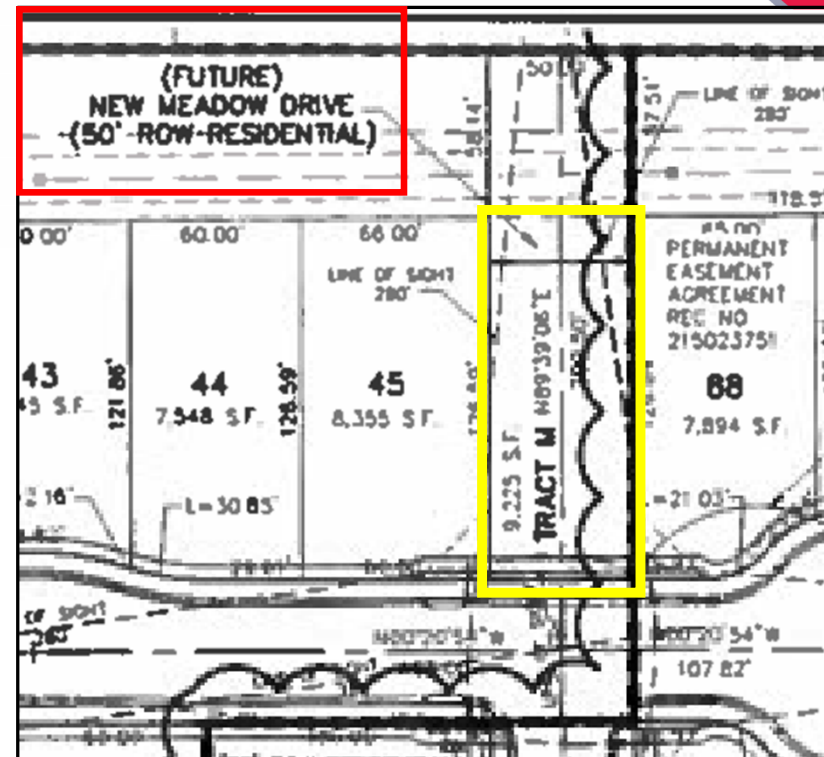
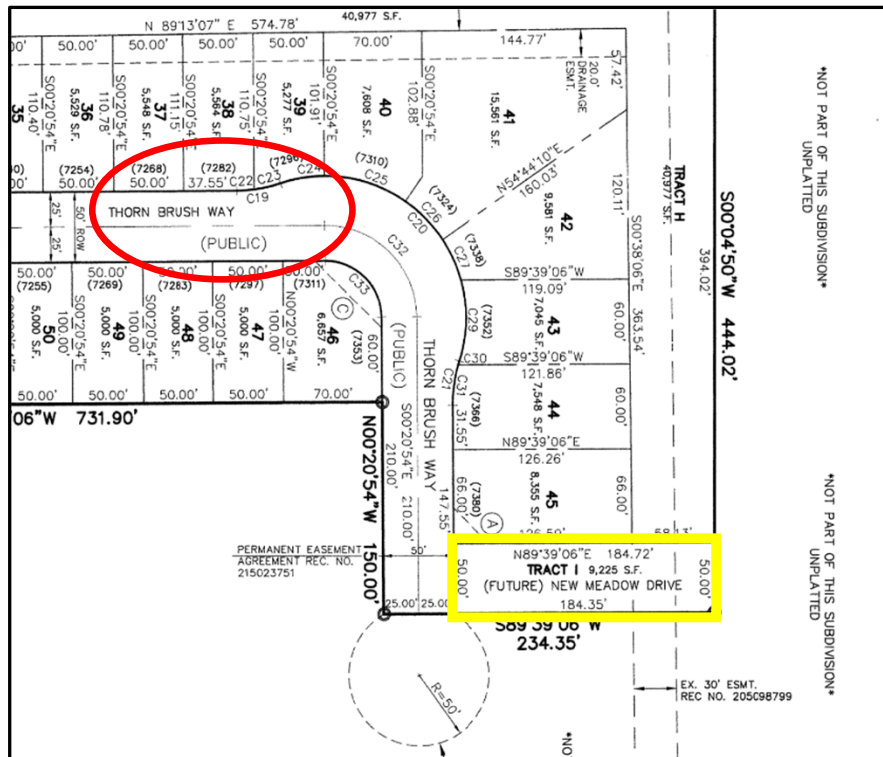
EMINENT DOMAIN

- Potentially needed to acquire access points through City roads
- North - 7396 Cat Tail Creek Drive (Parcel ID 5308311019)
- South - 0 Thorn Brush Way (Parcel ID 5308201024) (Update: quitclaim deed received by City)

Miller Downs Metropolitan District



7396 CAT TAIL CREEK DRIVE

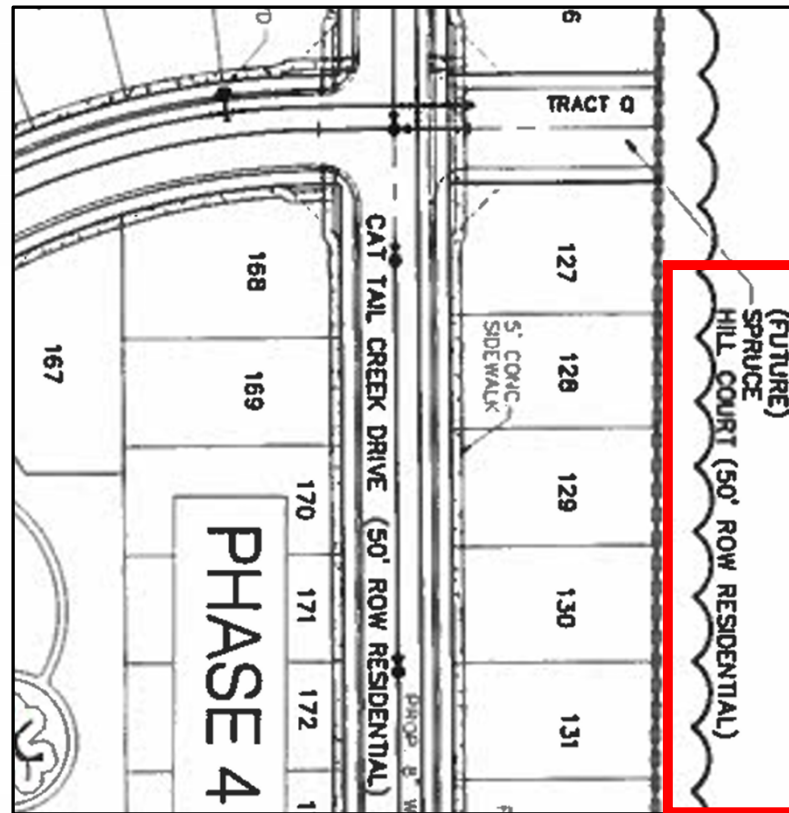
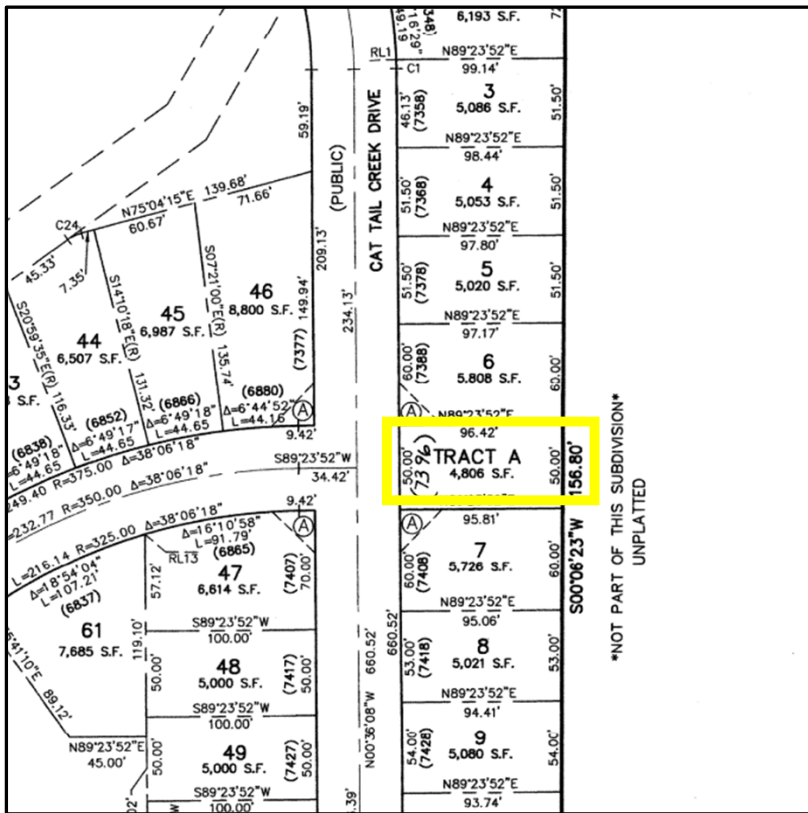


Left: Quail
Brush Creek
Filing No. 2
(2015)

Right: AR PUD
06-00336-
A3MN16
(Latest DP
2016)

Miller Downs Metropolitan Districts

0 THORN BRUSH WAY



EMINENT DOMAIN POLICY



- Pursuant to C.R.S. Title 32 – Metropolitan Districts can exercise powers of eminent domain when expressly permitted by the City
- This is an extra tool to offer the District a back-up option should other methods be unsuccessful
- Must follow same procedure as municipalities
 - Must pay fair market value
- An example case was provided – Bradley Heights MD No. 2

SERVICE PLAN LANGUAGE



20. Eminent Domain Powers Limitation. ~~The District has its own independent power of eminent domain pursuant to Colorado Revised Statutes section 32-1-1004(4) and other provisions within Colorado Revised Statutes and the State of Colorado Constitution.~~ The District shall have the authority to exercise the power of eminent domain and dominant eminent domain for the purpose of acquiring property interests for access and infrastructure in, to, through, over, under, across, and around the property in Colorado Springs, Colorado identified as Tract I, Quail Brush Creek Filing No. 2 (El Paso County, Colorado Assessor's Office Schedule No. 5308201024) and Tract A, Quail Brush Creek Filing No. 4 (El Paso County, Colorado Assessor's Office Schedule No. 5308311019). For all other purposes, the District shall not exercise the power of eminent domain, except upon the prior written consent of the City.

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
- Quail Brush Plats / Development Plan
- Local Metro District – Eminent Domain Example

QUESTIONS



EXHIBIT D1 – COST ESTIMATES



1.0 PUBLIC ROADWAY IMPROVEMENTS		Quantity	Units	Unit Cost	Cost
1.01	Subgrade Preparation	16,457	SY	\$ 3.50	\$ 57,600
1.02	Asphalt Pavement and Base Course	16,457	SY	\$ 38.00	\$ 625,374
1.03	Aggregate Base Course	2,743	CY	\$ 66.00	\$ 181,029
1.04	Curb & Gutter (Vertical and Mountable)	8,082	LF	\$ 38.00	\$ 307,097
1.05	Cross Pan	210	LF	\$ 79.00	\$ 16,590
1.06	Concrete Sidewalk	3,990	SY	\$ 62.00	\$ 247,392
1.07	Curb Ramp	22	EA	\$ 1,496.00	\$ 32,912
1.08	Street Signs	18	EA	\$ 1,200.00	\$ 21,600
1.09	Street Lights	22	EA	\$ 12,000.00	\$ 264,000
Sub-Total:				\$	1,753,594

2.0 SANITARY SEWER IMPROVEMENTS		Quantity	Units	Price	Cost
2.01	Sanitary Manhole (4' DIA)	8	EA	\$ 7,000.00	\$ 56,000
2.02	8-inch Sanitary Sewer Main (PVC)	3,174	LF	\$ 65.00	\$ 206,340
2.03	Sanitary Sewer Service	141	EA	\$ 2,000.00	\$ 282,000
Sub-Total:				\$	544,340

3.0 WATER IMPROVEMENTS		Quantity	Units	Price	Cost
3.01	8-inch Watermain (PVC)	4,030	LF	\$ 160.00	\$ 644,731
3.02	8-inch Gate Valve	35	EA	\$ 2,418.00	\$ 84,630
3.03	Water Service	141	EA	\$ 1,723.00	\$ 242,943
3.04	Fire Hydrant Assembly	6	EA	\$ 8,584.00	\$ 51,504
Sub-Total:				\$	1,023,808

EXHIBIT D1 – COST ESTIMATES



4.0 STORM SEWER IMPROVEMENTS		Quantity	Units	Price	Cost
4.01	Storm Manhole (5' DIA)	10	EA	\$ 12,000.00	\$ 120,000
4.02	Type R Inlet (5')	7	EA	\$ 9,377.00	\$ 65,639
4.03	Type R Inlet (10')	3	EA	\$ 10,230.00	\$ 30,690
4.04	Type R Inlet (15')	3	EA	\$ 13,835.00	\$ 41,505
4.05	Type 13 Grated Inlet	2	EA	\$ 6,037.00	\$ 12,074
4.06	18-inch Storm Sewer (RCP)	1,120	LF	\$ 82.00	\$ 91,879
4.07	24-inch Storm Sewer (RCP)	107	LF	\$ 98.00	\$ 10,486
4.08	30-inch Storm Sewer (RCP)	1,126	LF	\$ 123.00	\$ 138,498
4.09	36-inch Storm Sewer (RCP)	60	LF	\$ 151.00	\$ 9,060
4.10	Concrete Box Culvert	151	LF	\$ 1,000.00	\$ 151,000
4.1 POND IMPROVEMENTS					
4.11	24-inch Storm Sewer (RCP) Outfall Pipe	78	LF	\$ 98.00	\$ 7,644
4.12	24-inch FES	1	EA	\$ 500.00	\$ 500
4.13	Forebay	100	SY	\$ 175.00	\$ 17,500
4.14	Soil Rip Rap	192	TONS	\$ 104.00	\$ 19,968
4.15	Concrete Trickle Channel	7	CY	\$ 741.00	\$ 5,417
4.16	Signage	2	EA	\$ 350.00	\$ 700
4.17	Maintenance Access Road	150	CY	\$ 66.00	\$ 9,891
4.18	Outlet Structure	1	EA	\$ 25,000.00	\$ 25,000
Sub-Total:				\$	757,451

EXHIBIT D1 – COST ESTIMATES



5.0 GRADING AND EROSION CONTROL (GEC) IMPROVEMENTS		Quantity	Units	Price	Cost
5.01	Cut/Fill Balance	1,500	CY	\$ 30.00	\$ 45,000
5.02	Earthwork/Grading	50,000	CY	\$ 5.00	\$ 250,000
Sub-Total:				\$	295,000

6.0 DRY UTILITIES		Quantity	Units	Price	Cost
6.01	Electric Conduit (CSU's Fee for Aid to Construction)	5,000	LF	\$ 55.83	\$ 279,150
6.02	Electric Conduit (CSU's Electric Extension Design Fee)	141	EA	\$ 49.50	\$ 6,980
Sub-Total:				\$	286,130

EXHIBIT D1 – COST ESTIMATES



7.0 CREEK AND WETLAND IMPROVEMENTS		Quantity	Units	Price	Cost
7.01	Mobilization	1	LS	\$ 78,000.00	\$ 78,000
7.02	Water Control	1	LS	\$ 60,000.00	\$ 60,000
7.03	Surveying	1	LS	\$ 39,000.00	\$ 39,000
7.04	Earthwork	1	LS	\$ 58,500.00	\$ 58,500
7.05	Erosion Control	1	LS	\$ 16,700.00	\$ 16,700
7.06	Riprap	1	LS	\$ 280,000.00	\$ 280,000
7.07	Check Structures (8 total)	1	LS	\$ 372,100.00	\$ 372,100
7.08	Revegetation	1	LS	\$ 46,700.00	\$ 46,700
7.09	Contech Pedestrian Truss Bridge	1	LS	\$ 700,000.00	\$ 700,000
7.10	Drilled Pier Foundation and abutments	2	EA	\$ 200,000.00	\$ 400,000
7.11	Crane Mobilization	1	EA	\$ 100,000.00	\$ 100,000
7.12	Structural Engineering/Design Fee	1	LS	\$ 50,000.00	\$ 50,000
Sub-Total:				\$	2,201,000

8.0 PROPOSED LANDSCAPE IMPROVEMENTS		Quantity	Units	Price	Cost
Irrigation					
8.01	Irrigated Turf Grass	8,458	SF	\$ 1.50	\$ 12,687
Landscape					
8.02	Canopy Tree	357	EA	\$ 600.00	\$ 214,200
8.03	Evergreen Tree	63	EA	\$ 700.00	\$ 44,100
8.04	Ornamental Tree	7	EA	\$ 450.00	\$ 3,150
8.05	Native Seed	107,645	SF	\$ 0.30	\$ 32,294
8.06	Shrubs	3,500	EA	\$ 90.00	\$ 315,000
Planting Accessories					
8.07	Boulders (24")	40	EA	\$ 310.00	\$ 12,400
8.08	Site Furnishings Allowance	1	LS	\$ 25,000.00	\$ 25,000
Contractor Costs					
8.09	General Construction and Mobilization		10%		\$ 65,883
Sub-Total:				\$	724,714