

PERCHERON PARK & RECREATION DISTRICT



Request for approval of Overlay District Service
Plan

8/26/2024

**City Council Work
Session**

Kyle Fenner – Planning and Neighborhood Services

SUMMARY



- New service plan for a park and recreation district.
- Park and recreation districts statutory citation - CRS 32-1-307 and CRS 32-1-1005
- Proposal substantially in compliance with 2022 Policy and model service plan
 - 2 exceptions from the Model Plan are proposed**
 - 1. Overlay District proposed – Policy allows with Council approval**
 - 2. Exceed mill levy cap for debt service and O&M – Policy allows with Council Approval**

DISTRICT POLICY AND SERVICE PLAN STATUS



- Percheron Annexed on January 26, 2021, Ordinance 21-13.
- Rezoned to PDZ on January 26, 2021, Ordinance 21-14.
- North Meadows Metropolitan Districts 1 – 5 approved March 2021

DISTRICT POLICY AND PROPOSED EXCEPTIONS



SPECIAL DISTRICT POLICY

SECTION G.1-4

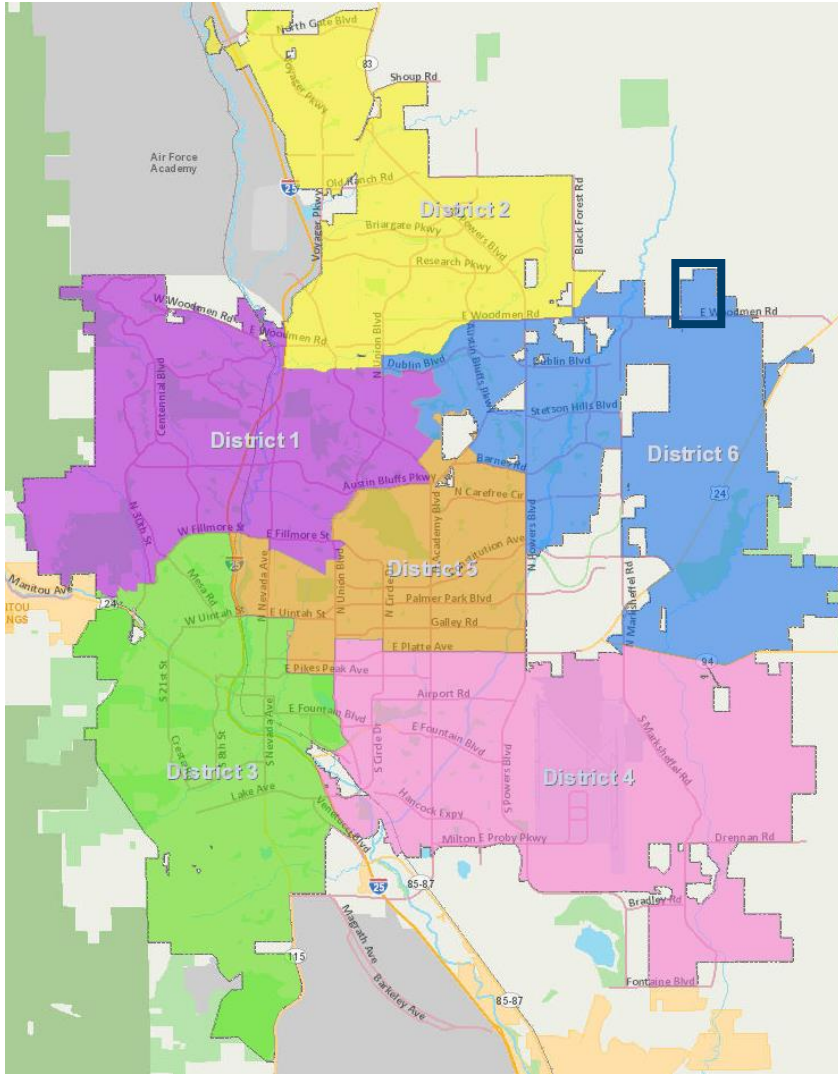
Maximum Mill levies of 50 for debt service and 20 for O&M for any district or combination of districts

Unless "expressly approved by City Council based on unique or special circumstances . . ."

Proposal :

- Underlying District approved for 50 mills for Debt service and 20 mills for O&M. Total of 70 mills
- Overlay District adds 5 mills for Debt Service and 5 mills for O&M
- Total mill levy of may be 55 mills for Debt Service and 25 mills for O&M. Total of 80 mills

LOCATION



- Northernmost portion of Banning Lewis Ranch
- On north and south sides of Woodmen Road at Banning Lewis Parkway
- City Council District No. 6

** General Location Only*

ADDITIONAL BACKGROUND



- 681 acres
- 5.0 Mill Debt Service Cap
- 5.0 O&M Mill Levy Cap
- \$40 Million in Debt Pre-Authorization
- \$39,40,000 Estimated Public Improvements

ADDITIONAL BACKGROUND



Applicant has proposed that this Park and Recreation District is to be a part of a Park and Recreation **AUTHORITY**.

- Authorities are allowed by State Statute (for example, the Pikes Peak Rural Transportation Authority).
- The Park and Recreation Authority will be formed between this District and the City of Colorado Springs:
 - For the purpose of managing capital and O&M funding for parks.
 - Funding would come from the District and the City based on intergovernmental agreements (IGA).
- The Authority discussion is occurring between the City staff and the applicant and will be brought to City Council for approval, if agreed to by both parties, at a future date.
- The District is requested to be approved prior to the Authority.
 - If the authority is not proposed or approved, the District can stand alone and continue to operate .

SUPPORTING MATERIALS



- Cover Memo
- Council Resolution
- Applicant Cover Letter
- Service plan - clean and redline
 - Anticipatory financing plan included

NEXT STEPS



- 8/12/2024 Work Session was held
- 8/27/2024 Council meeting (consent?)
- New districts would be formally created in November of 2024
- Six affirmative votes needed from Council for debt pre-authorization

QUESTIONS?

