

PERCHERON PARK & RECREATION DISTRICT



Request for approval of Overlay District Service
Plan

7/23/2024

Special District City
Council Budget Committee

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

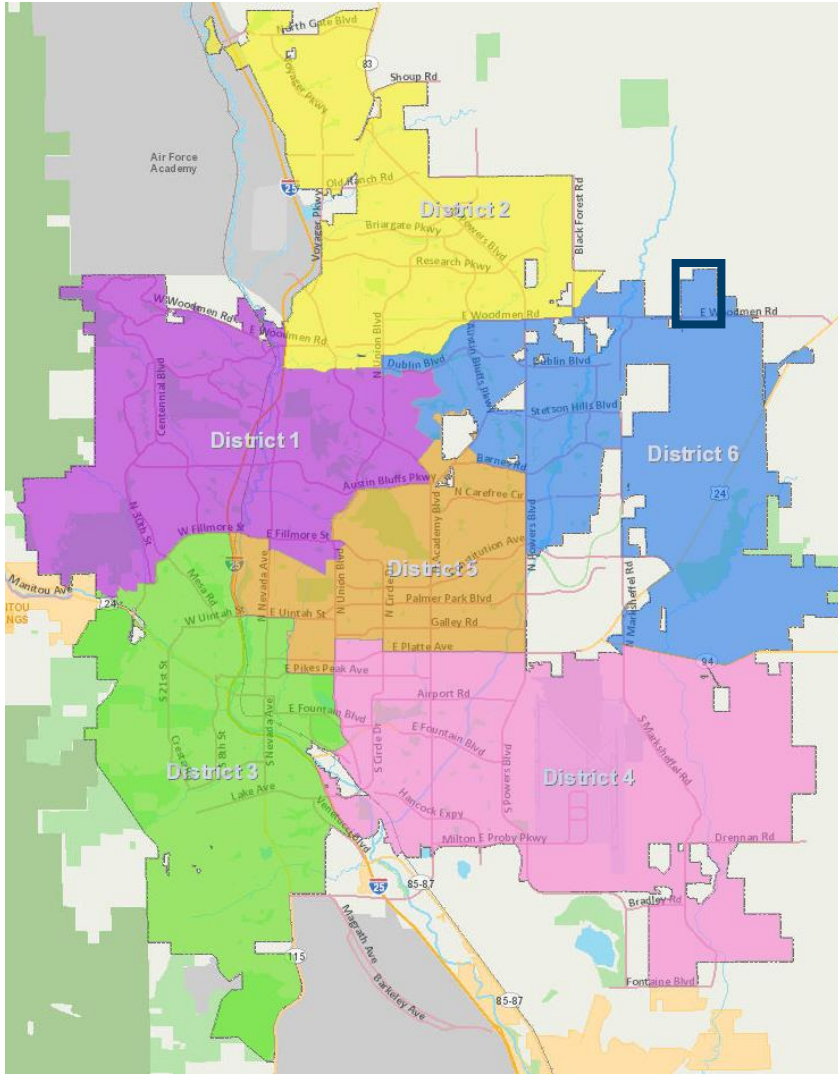
Maximum Mill levies of 50 for debt service and 20 for O&M for any district or combination of districts

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
- The City staff and the applicant have been working on final language for fees in the District and will continue working on the fee question before Council workshop on August 12

ADDITIONAL BACKGROUND



Applicant has proposed that this Park and Recreation District is proposed 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
- 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?

