



KETTLE CREEK METROPOLITAN DISTRICT

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July 27, 2026

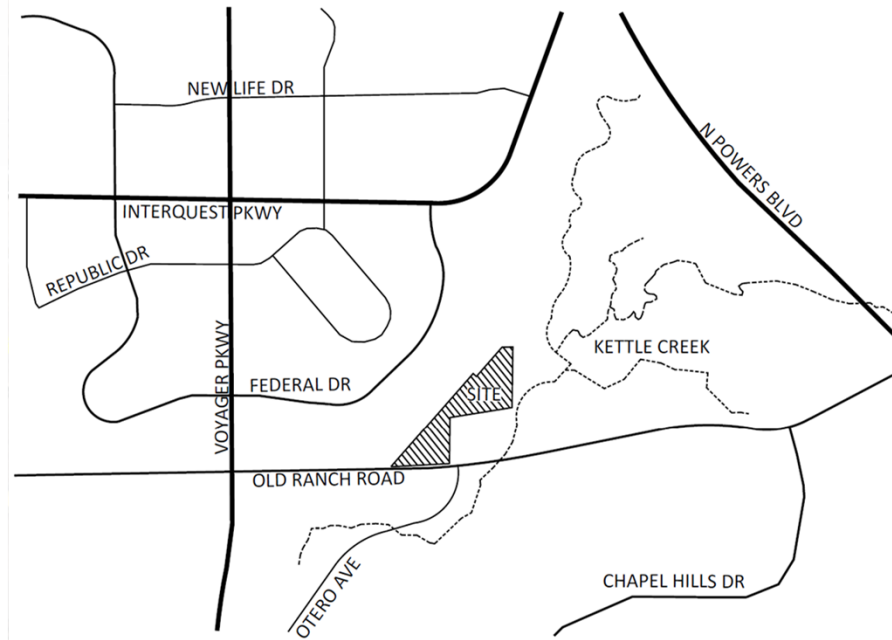
REQUEST



- Request to approve the Service Plan for the creation of the Kettle Creek Metropolitan District (the “District”) and maximum debt authorization of \$8,000,000.00 to support the financing and construction of public improvements for the service area.
- The area serviced by the District is to include 20.61 acres situated north of Old Ranch Road, east of Voyager Parkway and South of Federal Drive.

VICINITY MAP

- 21.601 Acres
- Council District #2



SERVICE PLAN DETAILS



- Total Debt Issuance Limitation – \$8 Million
- Anticipated Cost of Public Improvements - \$5,155,119.66
- Anticipated Land Development
 - 122 Residential Units (82 single-family detached, 40 single-family attached)
 - Approximately 20.601 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

PREBLES MEADOW JUMPING MOUSE CRITICAL HABITAT
 EXISTING AND PROPOSED CITY BOUNDARY
 PROPOSED INTERNAL ROAD CONNECTION
 ADJACENT PROPERTY LINES
 BUFFERS AND SETBACKS
 RESIDENTIAL LAND USE
 OPEN SPACE LAND USE

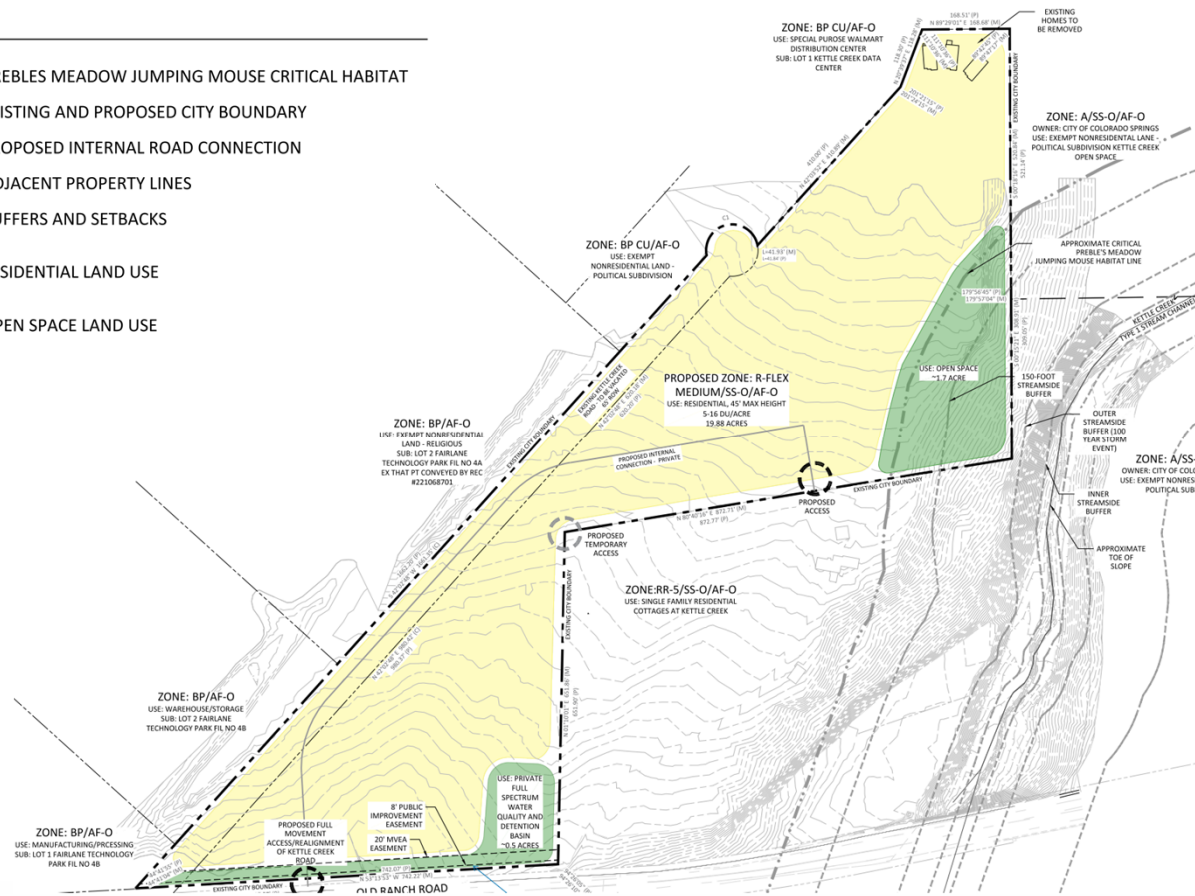


EXHIBIT E – DESCRIPTION OF SERVICES



Description of Services	IGA Required
Trash removal	No
Operation and maintenance services related to landscaping, stormwater and detention facilities, monumentation, snow removal and/or improvements or property the District owns	No
Operation and maintenance of park and recreational facilities within the District	No
Streetscaping	No
Sidewalk and public space maintenance and amenities	No
Covenant enforcement and design review	No
Public Art Amenities	No
Mosquito Control	No

ATTACHMENTS



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

NEXT STEPS



Resolution Hearing – August 11, 2026

Following a potential approval at the City Council resolution hearing, the District would be required to go through District Court to request formation and will go through an election process within the Districts voting on formation.

QUESTIONS

