



WATERVIEW NORTH METROPOLITAN DISTRICTS NOS. 1 & 2

Inclusion Request

9/23/2024

City Council

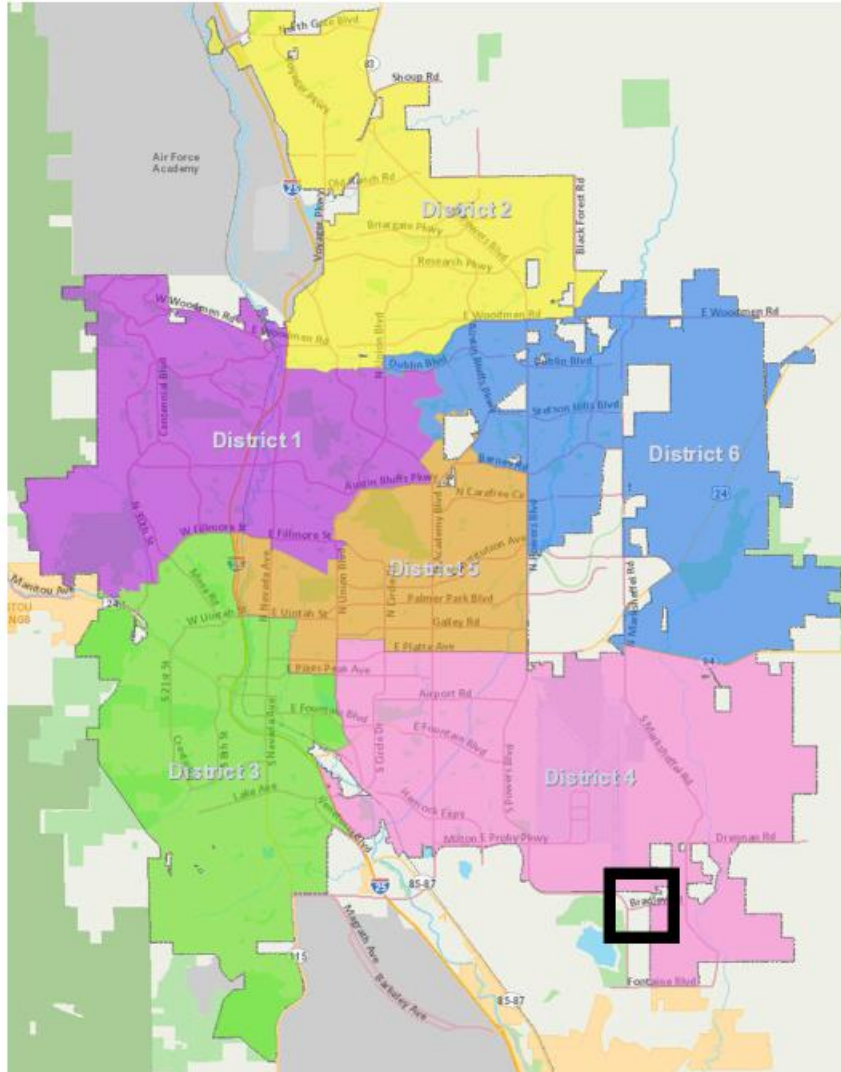
Kyle Fenner – Planning and Neighborhood Services

BACKGROUND



- Metropolitan district property inclusions and exclusions must be approved by resolution.
- This is a request to include new property into the existing Districts.
- City Council approved the original service plan for this District on September 26, 2023 with Resolution 131-23.

LOCATION



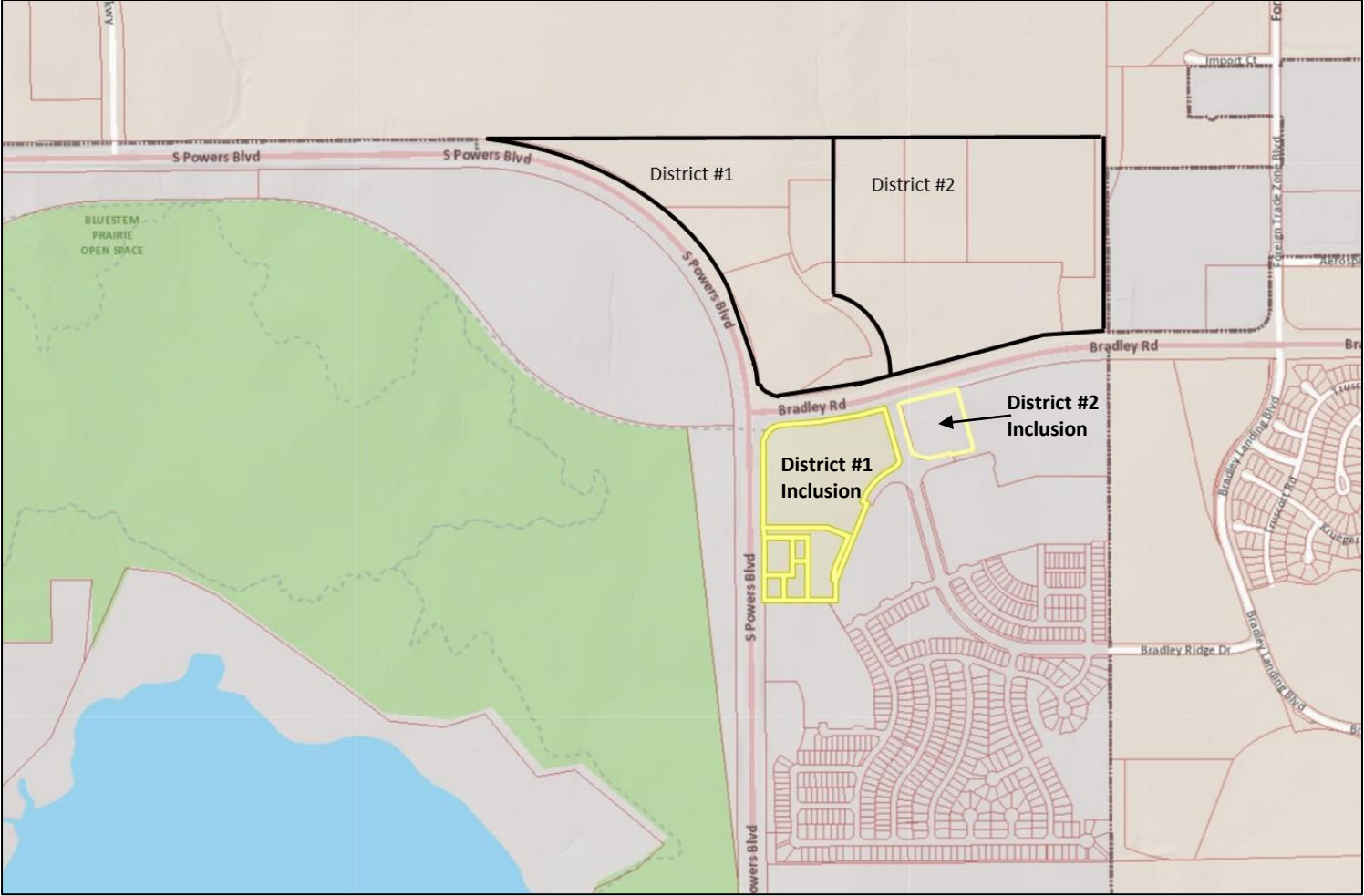
Located on the north and south sides of Bradley Road at its intersection with South Powers Boulevard at the far south side of Colorado Springs

SUMMARY OF INCLUSIONS



- The inclusion property is adjacent to and outside of the City Boundary.
- All inclusions voluntary and controlled by the current developer and/or landowner.
- The districts' purposes are to provide public financing and associated district services for this project area.
- 50.0 mill debt service cap for both districts
- 20.0 O&M mill levy cap for residential district; 10.0 for the commercial district

EXISTING BOUNDARIES AND PROPOSED INCLUSIONS



COLORADO REVISED STATUTES

Title 32



- Title 32 allows a single special district to serve property located in more than one jurisdiction. Section 32-1-107(1), C.R.S. states: (“[a] special district may be entirely within or entirely without, or partly within and partly without, one or more municipalities or counties, and a special district may consist of noncontiguous tracts or parcels of property.”).
- Therefore, a district may, either through organization or inclusion, serve property located in different jurisdictions.

COLORADO REVISED STATUTES

Title 32



- Nothing in this statute requires the Districts to seek the City or the County's approval to include property within the Districts' boundaries.
- However, the Districts' Service Plan requires the Districts to seek the City's consent for inclusion of property outside the Districts' Service Area
- Even though the inclusion area is outside the City boundary, the service plan makes this request a requirement.

OUTSIDE REVIEW



- El Paso County has reviewed this inclusion request. The County listed two items that will be included as conditions of the resolution.
 1. The Service Plan shall be amended to authorize and provide for myriad fire infrastructure improvements and maintenance.
 2. That the District does not engage in offering any fire protection services.
- This District's Service Plan and Budget continues to conform with the City's Model Service Plan.

ATTACHMENTS



- Cover Letter (Applicant)
- Notice of Inclusion (to El Paso County & for publication)
- DRAFT Resolution
- Vicinity Map
- Map of Initial District Boundaries
- Map of Inclusion Areas

STAFF RECOMMENDATION



Move to adopt a resolution including certain property into the boundaries of the Waterview North Metropolitan Districts Nos. 1 & 2

QUESTIONS

