

# Colorado Springs “Special Districts 101.5”

## Session No. 2

City Council Work Session October 21, 2019

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# Session 2 Topics



- 1) Metropolitan Districts
- 2) Overall Special District Submittal, Review and Approval Processes

# Updates from Session 1



- Special District Maps
  - 1) City metropolitan districts with school districts
  - 2) All other City districts plus urban renewal areas

<https://coloradosprings.gov/planning-and-development/page/special-districts?mlid=33886>

## -Disclaimers

- a) Rely on Assessor and/or districts for tax purposes
  - b) Cityview/ SpringsView coverages can be delayed
  - c) Time lag for inclusions or exclusions being captured
- Communities that do not allow districts:
    - Apparently Littleton and Jefferson County have limits policies but they are nonetheless being allowed
    - There may be others

# City Special District Numbers 1997-2019 YTD



Type of District	# in 1997	# in 2008	# in 2019-YTD
Special Improvement Maintenance Districts (SIMDs)	8	7	7
General Improvement Districts (GIDs)	3	4	3
Business Improvement Districts (BIDs)	0	10	15
Total Metropolitan Districts	2	53	76
Primary Metropolitan Districts*	[2]	[28]	[42]
Downtown Development Authority (DDA)	0	1	1
Local Improvement Districts (LIDs)	4	9	0
Flood Conservancy District [Banning-Lewis Ranch]	1	1	0
Fire Protection District [Broadmoor]	1	1	1
Metropolitan Park and Water District [Cheyenne Creek]	1	1	1
Special Improvement District (SID)	0	1	1
Fountain Creek Watershed District	0	0	1
<b>Total Districts</b>	<b>20</b>	<b>88</b>	<b>106</b>

Does not include districts in process (1 additional Metro districts is pending)

\*[unique service plans]



# What is a Metropolitan District?



- Title 32 district with two or more services
  - Other Title 32 districts include fire protection districts, water districts, parks and recreation districts, uniquely created districts and many others
- Municipal and developer-initiated Title 32 districts are almost always metropolitan districts
  - More options for public financing, and possibly operations and maintenance

# How it Often Works



- Initiated at early stages of development
  - Developer board
- Developer responsible for required or desired public improvements
  - Agreements between District and developer
- District certifies debt service mill levy
- District issues formal debt
  - Proceeds used to reimburse accrued or future costs
- O&M Mill levy used for district operations and/or ongoing services
- District ultimately converts to resident/owner control

# Powers



- Very broad, as limited by the district's service plan

## Examples:

- Certify taxes; impose fees, rates, tolls and charges
- Issue debt
- Enter contracts and intergovernmental agreements
- Own property
- Provide services; maintain property



# C.R.S Title 32 Special District Authorization



- **Colorado Revised Statutes**
  - Title 32-1-101 et. seq.
  - No specific metropolitan district statute
  - Started with counties
- **Purposes-** Legislative declaration attached
  - Public use and promotion of health, safety welfare etc.
  - Coordinated and orderly creation
  - Prevent unnecessary proliferation
- **Statutory Findings for Council** - Attached

# Creation



- Petition filed (ordinarily by a developer)
- City action on service plan
- Elections (organization and TABOR) and District Court Process
- Mill levy certification may follow

# Service Plan



- **Model Service Plans**
  - Adopted 2006, with 2012 amendment
  - Single and multiple district versions
  - Focus on a few numbers and any exceptions
  - Redline version provided
  - Identification of O&M functions
  - Approval by Council resolution

Example of Single-District Model attached

# Consolidated Service Plans

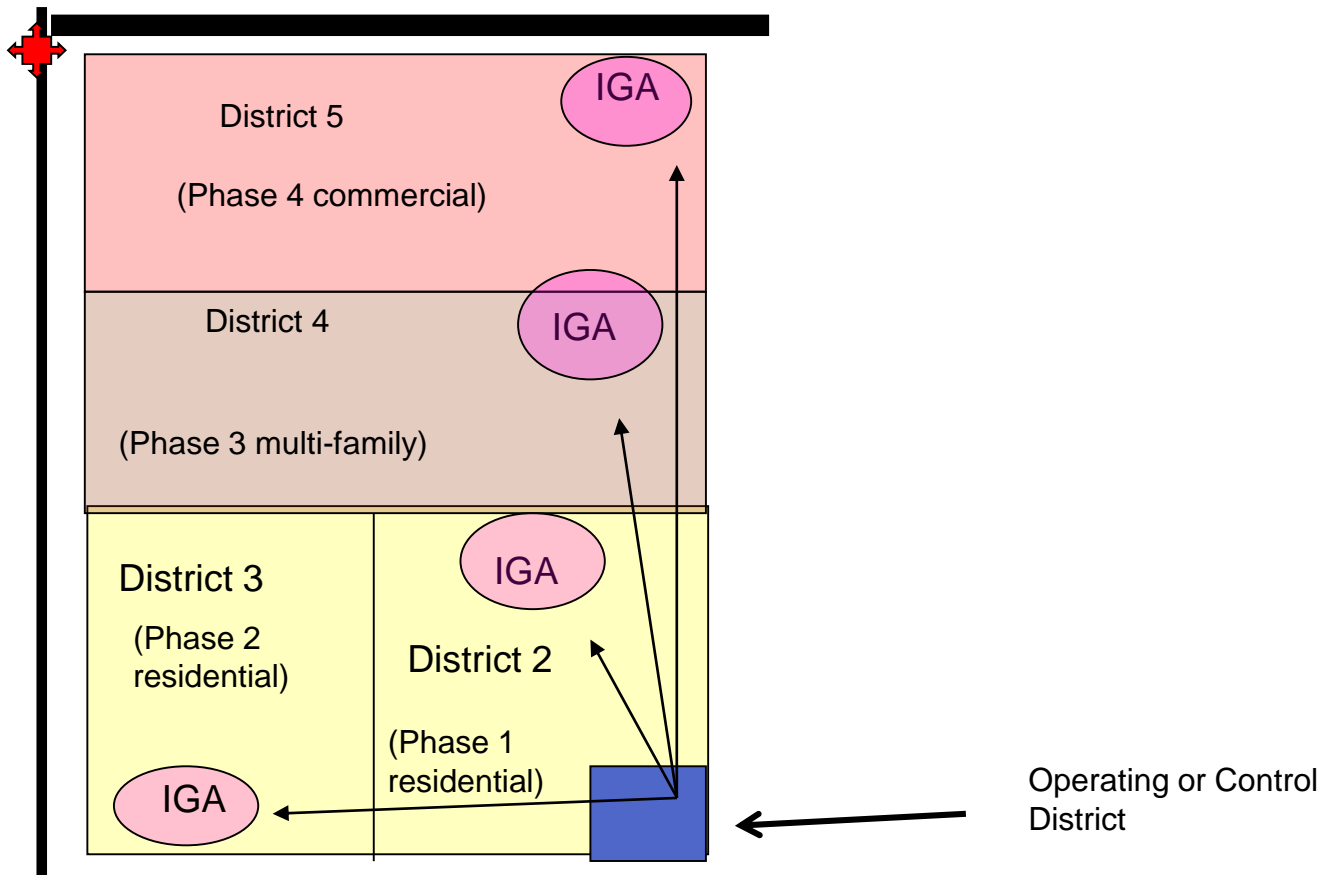


- **Multiple-District Model Service Plan**
  - Differentiate commercial and residential districts
  - And/or allow for phasing of districts
  - Sometimes have an operating district
    - If so, typically very small and controlled by the developer through the life of the district
  - IGAs between/ among districts

# Multiple District Structure



Arterial Roads



# Metropolitan District Governance



- Elected 5- member boards; ultimate 4-year terms with a two year overlap
  - Board elections held in May of even number
- Eligible electors generally include residents, property owners and their spouses who are registered to vote in Colorado
  - Developers can qualify otherwise eligible electors by providing them an ownership interest in a single property

# Metro District Mill Levies and Debt Issuance



- Additional information will be provided in Sessions 3 and 4
- Most but not all existing City metropolitan districts have certified mill levies for both debt service and operations.
- Debt service mill levies vary but for residential metropolitan district are almost always 30.0 Gallagher-adjusted back to 2006
- Operational mill levies are most often 10.0 mills, Gallagher adjusted back to 2006
- Over 25 metropolitan districts have issued debt or are in the process.
- A few (e.g. Copper Ridge) use public improvement fees (PIFs), as revenues for debt
  - Only applicable to commercial districts

# Urban Renewal and Metro. Districts



- Overlap is common
- District and/or URA can issue debt, sometimes with pledged revenues of the other
- Examples:
  - Copper Ridge Metropolitan District
  - Canyon Creek Metropolitan Districts
  - Gold Hill Mesa Metropolitan Districts
  - Vineyards Metropolitan District
  - SWDT Metropolitan Districts
  - Lowell Metropolitan District
  - Stadium Metropolitan District (pending)

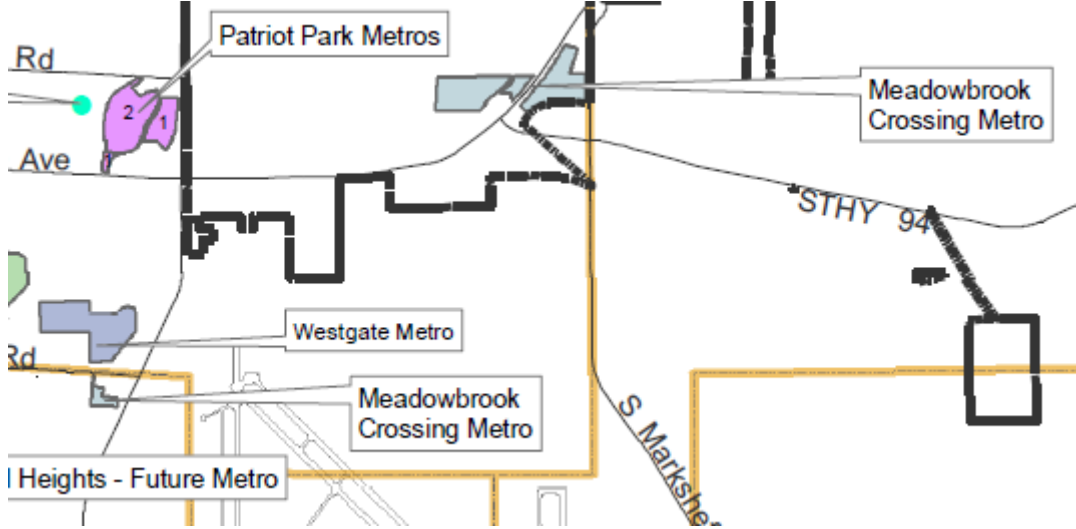


# Other Trends and Topics



- Smaller districts
- Stepping into HOA shoes
- Noncontiguous district boundaries
- Annexation of County districts
- County districts including territory inside City
- Related operational mill levy limits (future session)
- Gallagher (future session)

# County-approved Districts With Property in the City- Meadowbrook Crossing Example



# Related Topics for Future Sessions



- Mill levies
- Debt issuance
- Elections
- Contacts, disclosure
- Conversion to resident control or dissolution

# Overall Application Review and Decision Processes



# Committee and Council



- Staff-level Special District Committee reviews requests
  - Membership list attached
  - Most participation is electronic
- City Council-only hearing process
- Typical process:
  - City Council Budget Committee
  - Work Session
  - Hearing(s)

# Most Common Requests



- New or amended metropolitan district service plan
- New BID
- BID inclusion or exclusions
- Authorizations to issue formal debt
- Annual actions on BID plans

-less common actions covered in back-up material

# Key Departments



- Planning
- Clerk
  - File custodian, intake, agendas, records
- Budget and Finance
  - GIDs
  - SIMDs with Parks
  - Tag team with Planning on Annual BID Actions
- City Attorney's Office

# Attached information



- Special District Committee list
- Summary of post-2009 actions
- Lists and descriptions of submittal items



# Questions/ Comments?

