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EL PASO BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Date: Tuesday, July 23, 2019 Item No. 16.

To: Board of County Commissioners

From: Nina Ruiz, Planner III - Planning and Community Development Department/

Agenda Wording: Special District Service Plan -- Gardens at North Carefree Metro District -- A request by Mule Deer Investments, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Gardens at North Carefree Metropolitan District. The proposed 11.56 acre district service area is located at the southeast corner of the intersection of North Carefree Circle and Akers Drive and is within Section 29, Township 13 South, Range 65 West of the 6th P.M. The purposes of the district include the provision of the following services to property within the proposed service area boundaries: 1) design, construction, financing, maintenance, and ownership of water and wastewater lines; 2) street improvements and safety protection; 3) design, construction, financing, and maintenance of drainage facilities; 4) design, acquisition, construction, and maintenance of recreation facilities; 5) mosquito control; and 6) covenant enforcement. The single district service plan proposes the following: a maximum debt authorization of \$5 million, a contractual mill levy of 30 mills with a maximum of 40 mills, and an operations and maintenance mill levy of 10 mills. The proposed District is not included within the boundaries of a small area master plan. (Parcel Nos. 53294-00-012 and 53294-11-002) (Commissioner District No. 2) (ID-19-001)

SUMMARY (including information on budgeted matters)

A request by Mule Deer Investments, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Gardens at North Carefree Metropolitan District. The proposed District is generally located at the southeast corner of the North Carefree Circle and Akers Drive intersection and within Section 29, Township 13 South, Range 65 West of the 6th P.M.

The applicant is proposing the following: a maximum debt authorization of \$5 million, a debt service mill levy of 30 mills with a maximum of 40 mills, and an operations and maintenance mill levy of 10 mills. The statutory purposes of the proposed District includes: 1) design, construction, financing, maintenance, and ownership of water and wastewater lines; 2) street

improvements and safety protection; 3) design, construction, financing, and maintenance of drainage facilities; 4) design, acquisition, construction, and maintenance of recreation facilities; 5) mosquito control; and 6) covenant enforcement. The applicant has stated in the proposed service plan that a separate HOA will not be created and that covenant enforcement will be the responsibility of the district. The parcels to be included within the proposed District are not located within a comprehensive planning area.

BACKGROUND (including information on budgeted matters)

ESTIMATED TIME FOR PRESENTATION

45 minutes/hours

STRATEGIC PLAN GOALS

- GOAL ONE – Maintain and promote a financially sustainable County Government that is transparent and effective
- GOAL TWO – Continue to enhance the understanding of civic services and promote participation, engagement and confidence in County Government
- GOAL THREE – Maintain and improve the County transportation system, facilities, infrastructure and technology.
- GOAL FOUR – Consistently support regional economic strength.
- GOAL FIVE – Strive to ensure a safe, secure, resilient, and healthy community.

FINANCIAL IMPLICATIONS

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|-------------------------------------|--------|----------------------|
| Business Year: | 2019 | Subject to TABOR? NO |
| Fund: | | |
| Funding Amount: | \$0.00 | |
| Increase to original adopted Budget | \$0.00 | |
| Net Cost to County: | \$0.00 | |
| Total Project Cost: | \$0.00 | |
| Vendor Information | | |

ATTACHMENTS

