



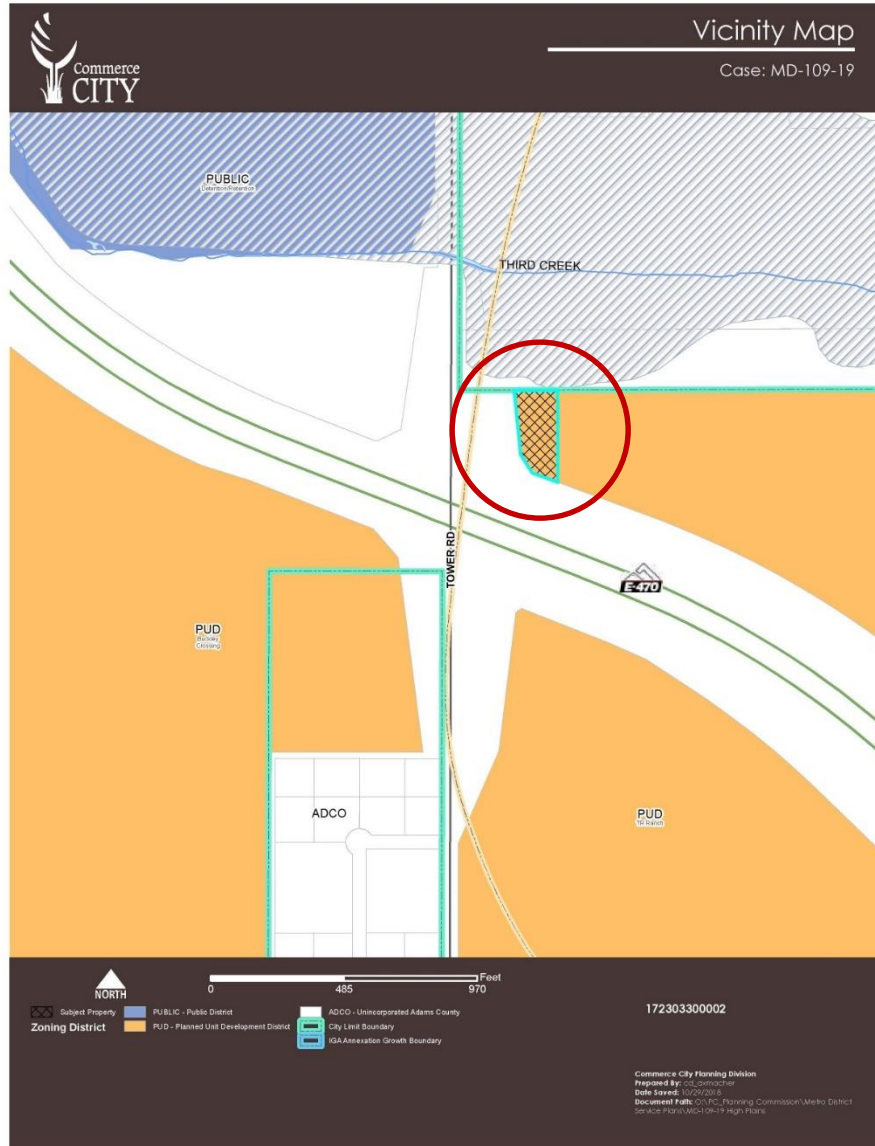
MD-109-19

Dissolution of the High Plains Water and Sanitation Metropolitan District

City Council

January 7, 2019

Subject Property- MD-109-19



- 1 acre +/-
- Vacant
- Preliminary PUD Zoning for mixed use



Purpose of a Metro District & Service Plan

- The Metro District finances the construction of public infrastructure improvements for the use and benefit of the anticipated taxpayers of the district.
- The Service Plan authorizes the District to issue debt to provide the public infrastructure improvements.
- The debt is paid by the District through fees and tax revenues collected from the mill levy.
 - District debt is not an obligation of the city and does not impact the city's budget.
- Allows developer to be reimbursed while avoiding up front recovery cost on the industrial business(s) structure.



Council Action & Metro District Dissolution

- This approval is part of the elimination process to get rid of a metro district.
- With Council's approval, the petitioners will file to dissolve the metro district without the need for an election.
- The applicant provided a certificate of no outstanding financial obligations or outstanding bonds.
- The metro district was previously approved to fund water, sanitation and street improvements as well as mosquito control activities.
 - No improvements were ever constructed.
- The Special District Act encourages the dissolution of unneeded special districts in order to reduce the fragmentation of local government. § 32-1-101(5), C.R.S.



Metro District DRT Review

- DRT found that the dissolution supports the elimination of unneeded special districts in § 32-1-101(5), C.R.S.
- The District has no outstanding debt or financial obligations.
- Will eliminate a potential taxing entity that could raise property taxes within the TR Ranch Development.



Recommendation

- The Development Review Team (DRT) recommends that City Council **approve** the resolution dissolving the High Plains Water and Sanitation Metropolitan District in case MD-109-19.

