

MEETING DATE: July 28, 2026

STAFF PERSON RESPONSIBLE: DJ Beckwith, Principal Planner

DESCRIPTION: Bloom Metropolitan District - New Service Plan - Project File: SV2026-001

SUMMARY: Enter Summary Here.

STAFF**ASSESSMENT:**

The Board is authorized to act on a service plan per C.R.S. Section 32-1-203. Based upon this section, the Board shall deny the service plan application if there is not sufficient information to address the Approval Criteria #1-4 above. Additionally, the Board may deny the service plan application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9 above.

A red-lined copy of the service plan is included in the attachments; it highlights areas where the applicant's service plan deviates from the County's Service Plan Template (Template).

With regard to the Procedures, the applicants have addressed the Board's areas of interest as follows:

Mill levy

The service plan anticipates an estimated maximum total mill levy of 60 mills. It is anticipated that the initial debt service mill will be 50 mills, with a maximum debt service mill levy of 50 mills. The O&M mill levy will be set at 60 mills initially to compensate for the infrastructure and development considerations and then reduced to 10 mills.

Mill levy roll-off provision

A District may propose to eliminate the mill levy cap at such time the District's assessed valuation is greater than 50% of the outstanding debt; this is referred to as a mill levy roll-off.

The applicant has included the Template language regarding a mill levy roll-off provision.

Inclusions and exclusions

The Template includes language that allows an organizer to identify future inclusion and exclusion areas, which allows greater flexibility to the District for boundary changes. The Template also includes a provision for notification to the County of any other proposed boundary changes not identified in the service plan; this notification allows the County time to request a formal material modification to the service plan to further review the proposed changes.

The applicant has included the Template language regarding future inclusions and exclusions.

Condemnation powers

The Template provides eminent domain powers only as necessary to construct public improvements identified in a service plan. The Template also provides that any other use of eminent domain requires a 45-day inquiry notice to the County.

The applicant has included the Template language regarding the use of eminent domain.

Debt limits, developer advances, system development fees

The District is proposed to have a total authorized debt limit of \$20,000,000. Developer Advances are projected to total \$38,000,000, of which, \$18,000,000 is not anticipated to be repaid by the District. The service plan removes Template language that requires Developer Advances and Reimbursements to be subject to annual appropriation and count against the maximum allowable debt limit. The applicant provided an explanation for the removal of this language that only obligations of the District not subject to annual appropriation should count against the total debt limit. Based on the response from the applicant, the Template language could be interpreted to count Developer Advances twice under the total debt limit, under a reimbursement agreement subject to annual appropriation and as District debt when bonds are issued to reimburse the developer.

Provision of extraterritorial service

The service plan does not include any future inclusion areas or extraterritorial service areas.

The applicant has included the Template language regarding future changes to the District boundaries.

Consolidation and transition plan

The Template requires that the District initiates the dissolution process when the District has neither any financial obligations nor O&M obligations.

The applicant has included the Template language regarding future dissolution.

Provision for long-term, renewable water supply

The Project intends to receive its water supply from Parker Water and Sanitation District, which provides long-term water services. The District intends to construct infrastructure necessary for the provision of the water service.

REVIEW:

Steven E Koster	Approve	7/16/2026
Jeff Garcia	Approve	7/21/2026
Christie Guthrie	Approve	7/21/2026
Doug DeBord	Approve	7/23/2026

ATTACHMENTS:

Staff Report - SV2026-001