

From: [Kari Parsons](#)
To: [Tracey Garcia](#)
Cc: [Nina Ruiz](#)
Subject: FW: Ranch Metro Districts 1-4
Date: Wednesday, July 08, 2020 9:53:52 AM
Attachments: [image001.png](#)

Please add to BOCC packet...

From: Kevin Curry <currykevin@comcast.net>
Sent: Wednesday, July 8, 2020 9:52 AM
To: Kari Parsons <kariparsons@elpasoco.com>
Cc: 'Hrbacek, Pat' <phrbacek@spencerfane.com>; Nate Lenz <nlenz@classichomes.com>; Nina Ruiz <NinaRuiz@elpasoco.com>
Subject: Re: Ranch Metro Districts 1-4

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Hi!

To be perfectly honest I was deliberately a bit vague because I was somewhat hoping not to show all my cards up front, but yes, the concerns are specific. Here are the ones I've identified so far (I may discover others as I continue to examine the package and the spreadsheets):

- * The LOI and the recommended conditions note that commercial property will be charged at 35 mills (which I believe, but am not positive, is the legal limit). But Exhibit D reflects financial projections based on 50 mills. I'm not sure what might be the legal implications of approving the application with higher than allowable mill levies (if in fact they are higher than the legal limit), but I do know that charging the lower rate will at least nominally reduce the income and cash flow projections.

- * As the staff pointed out in review - the Service Plan discusses servicing only 1/2 acre of commercial property whereas the Sketch Plan calls for developing a 3 acre commercial site. If the commercial site was developed at 3 acres (and I know that could change), then theoretically, the Metro District would have authority to service only the 1/2 acre called for in the service plan.

- * Similarly, the LOI and staff package note fees and servicing for multi-family homes, but the Service Plan and Exhibit D Financial Plan reflect only single family homes. If multi-family homes were included, the fee collections (\$1,000 per unit vs \$2,000 for SFH) and assessed values would both drop, which in turn would reduce the income and change cash flow projections. If NOT included, then the metro districts would not have the authority to collect fees from or service any multi-family homes the developer intends to include (I think, but again am not positive, that they planned some for the northeast side of the development.

As a side note, and this is purely administrative - the staff package transposed a couple of digits and indicated the commercial development would be complete in 2023 - it should read 2032.

I hope this sufficiently answers your question about the specifics. The question now becomes what happens if the developer corrects or updates those items prior to the BoCC hearing. I would think they would need to go before the PC again since their approval recommendation would have been based on substantively different information and financial projections, but I'm not sure.

Regards,
- Kevin Curry

On 7/8/2020 9:14 AM, Kari Parsons wrote:

Mr. Curry- Is there a specific concern(s) that you can state so that the applicant may address? Your concerns are general so I am not sure how to help to resolve the matter.

YOUR EL PASO MASTER PLAN

WE NEED YOUR INPUT: El Paso County is engaging in a planning process for a new countywide Master Plan. We are looking for input from our residents concerning the future of the County, and we need your help! We want to learn about what you want to see in your community so please complete our questionnaires and show us what is important to you with the map.social interactive map. View the “Attend a Workshop” link to stay informed as to the various events moving forward and how you can participate. The questionnaire and mapping tool can be found here:

<https://elpaso.hlplanning.com/>

Kari Parsons

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Covid-19 Update: Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to:

https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Tuesday - Friday, 7:00 am to 5:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm