



June 27, 2025

El Paso County
Planning and Community Development Department
Ms. Kari Parsons, Senior Planner
2880 International Circle
Colorado Springs, CO 80910

RE: Wilshire Metropolitan District No 1-2
FILE NO: ID255 – Special District

Ms. Parsons;

School District 49 is in receipt of File No. ID255 – Special District, regarding Wilshire Metropolitan District 1 - 2

In reviewing the proposed service plan for Wilshire Metropolitan District 1-2, the site consists of approximately 50.78 acres, located south of Constitution Avenue and west of Marksheffel. District No. 1 will consist of 44 single family detached residences and 270 attached or detached residences. District No. 2 is expected to contain 55,000 square feet of commercial development.

Wilshire Metropolitan District No. 1 - 2

- Maximum Debt Authorization: \$ 20,000,000 combined for all Districts

District No. 1

- Proposed Debt Mill Levy: 50 Mills, subject to Assessment Rate Adjustment
- Proposed O&M Mill Levy: 10 Mills, subject to Assessment Rate Adjustment
- Proposed Special Purpose Mill Levy: 5 Mills, subject to Assessment Rate Adjustment
- Proposed Maximum Mill Levy: 65 Mills, subject to Assessment Rate Adjustments
- Proposed Fees: The District reserves the right to impose fees, rates, tolls, penalties, or charges as authorized in Section 32-1-1001(1)(j)(I), C.R.S. At the present time, the Districts do not currently anticipate imposing fees. Capital facility fees/development fees, if imposed, would be used to pay down any Debt issued by the Districts and operations, maintenance and administrative fees may be imposed by the Districts,

District No. 2

- Proposed Debt Mill Levy: 50 Mills, subject to Assessment Rate Adjustment
- Proposed O&M Mill Levy: 10 Mills, subject to Assessment Rate Adjustment
- Proposed Special Purpose Mill Levy: 5 Mills, subject to Assessment Rate Adjustment
- Proposed Maximum Mill Levy: 65 Mills, subject to Assessment Rate Adjustments
- Proposed Fees: The District reserves the right to impose fees, rates, tolls, penalties, or charges as authorized in Section 32-1-1001(1)(j)(I), C.R.S. At the present time, the Districts do not



currently anticipate imposing fees. Capital facility fees/development fees, if imposed, would be used to pay down any Debt issued by the Districts and operations, maintenance and administrative fees may be imposed by the Districts.

The unintended consequences and impacts directly to the school district have been accumulating over the course of decades. Through the years, School District 49 has raised numerous questions, concerns, while highlighting direct impacts regarding the establishment of, or creation of Metropolitan Districts and/or Special Districts to finance and “control” infrastructure and precious resources.

While we understand the need for infrastructure, affordable housing, and management of precious resources; the questions, concerns, accountability and impacts remain the same.

- Special District / Metropolitan Districts create a larger tax burden in these immediate neighborhoods where the School District must continue to request bond referendums and/or mill levy overrides to pay for “**new**” educational facilities.
 - When building “public schools” the funding mechanisms and responsibility is believed to be on the Developers, Special District and/or Metropolitan District; ***not the tax payers, again.***
- The bonding capacity of a School District is limited by the State.
- School Districts recognize adverse effects such as;
 - Extensive overlapping debt within the boundaries of District 49
 - The debt issued for these types of Districts are typically associated with a lower rated debt, or exempt entirely, potentially impacting the funding ability and rates for the School District.
 - The “fair share” in cost recovery for School District #49 is ultimately shouldered by the same tax payers.

District 49 believes the “***cumulative unintended impacts***” are greater than that of one particular “Metropolitan District or Special District” and we will continue to work towards mutually beneficial funding strategies, while respectfully requesting the County to consider the adverse ramifications and their associated costs upon the School District, the County, and our mutual constituents.

Warm Regards,

Evelyn Galane Phillips

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