

Response to Comments- Haven Valley Metropolitan District

PCD PROJECT MANAGER – SERVICE PLAN COMMENTS		
1.	<p>Executive Summary- What is zoning? Is it platted yet? Does it have private roads? Central water and sewer?</p> <p>Repeat comment. Add info.</p>	<p>Revised to include the following:</p> <p>The PUD Development/Preliminary Plan for Haven Valley was recorded on April 26, 2023. It is anticipated that the District will own and maintain all streets identified in the PUD Development/Preliminary Plan. It is anticipated that there will be central water and sewer. It is further anticipated that the Final Plat for Haven Valley will be recorded in July of 2025.</p>
2.	<p>III.A. Overall Purpose and Intent.</p> <p>Provide more specifics.</p>	<p>As noted previously, we typically keep this language broad, which is in line with other Service Plans recently approved by El Paso County, including the Service Plan for Prairie Ridge MD Nos. 1-4 and the Amended and Restated Service Plan for Peaceful Ridge MD. This is also in line with the Model Service Plan for El Paso County.</p> <p>Additional details are provided in the following sections of the Service Plan: Executive Summary (<i>Proposed Improvements to be Financed and Proposed Ongoing Services</i>), Sections III.A and III.D; the third paragraph of the Development Summary contained in Exhibit B, and the cost estimates.</p>
3.	<p>V. Infrastructure Summary.</p> <p>Comment states that there are also private roads and that the landscape detention is private.</p>	<p>As noted previously, streets within the boundaries of the District are to be constructed, operated, and maintained by the District. Such streets are still public improvements, not private improvements..</p> <p>Page 1 of the Service Plan states the following: “The PUD Development/Preliminary Plan for Haven Valley was recorded on April 26, 2023. It is anticipated that the District will own and maintain all streets identified in the PUD Development/Preliminary Plan. It is anticipated that there will be central water and sewer. It is further anticipated that the Final Plat for Haven Valley will be recorded in July of 2025.”</p> <p>Section D.3 of the Service Plan states the following: “It is anticipated that the District will own, operate, and maintain the District streets designated in Exhibit A.3 of this Service Plan.”</p> <p>It is anticipated that the Developer will construct a detention pond on an easement on the property located directly adjacent to the District, which is owned by Good Shephard United Methodist Church. It is anticipated that the detention pond will be owned, operated, and maintained by the District. The detention pond is a</p>

		<p>public improvement.</p> <p>The only improvements that are listed and discussed in the Service Plan are public improvements that are eligible for District financing, including landscaping and the detention pond. Private improvements are necessary for the development but are not mentioned or discussed in the Service Plan because they are not relevant.</p>
4.	<p>IV.B. Maximum Authorized Debt. The District is authorized to issue Debt up to \$9,000,000 in principal amount. The debt issuance is based upon the proposed completion of an estimated \$8,107,804 of Public Improvements.</p> <p>“The final plat and cds are approved. The costs should be final. If you are including inflation stated that.”</p>	<p>Revised.</p> <p>The text below is from our prior responses to review comments:</p> <p>The Service Plan includes the following statement: “It should be noted, though, the foregoing costs and financing estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer’s control.”</p> <p>The public improvement costs may change due to factors outside of the District’s control, including tariffs and potential changes in the labor market. This expectation and statement is regularly included in Service Plans, including the Service Plans for Prairie Ridge Metropolitan District Nos. 1-3 and Flying Horse North Metropolitan District Nos. 1-5.</p> <p>We revised the Service Plan to state the following:</p> <p>The cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer’s control, including, but not limited to, market conditions, supply shortages, tariffs, inflation, and potential changes in the labor market.</p>
5.	<p>Map. Cable Lane.</p> <p>“These will be improved by this development. Add to map.”</p>	<p>The map states that Cable Lane is a County Road. The map also shows the District road. We added the following statement: “Public improvements to be constructed by the District may include improvements to the existing Cable Lane.”</p>
6.	<p>Confirm whether the development entered into a Public</p>	<p>The Haven Valley Subdivision was included into the El Paso County Public Improvement District No. 2 pursuant to Resolution No. 24-366.</p>

	Improvement District.	
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