

Special Districts: What Are They?

Total Active Local Governments: 4,538

Counties-64, Municipalities: 272

Total Active Title 32 Special Districts: 2,909 (264)

School districts 178

Ambulance 11

Cemetery 81

Conservation (soil) 74

Fire Protection 250

Health Service (hospital) 40

Metropolitan 2292 (146)

Park and Recreation 55

Sanitation 67

Water &, Sanitation 120

Water and water conservancy 130

Metro Districts

Why should you care?

20% of all Coloradans live in a metro district

Total property taxes distributed in JeffCo 897,843,482.80

Total Metro District taxes distributed in JeffCo 53,612,196.84

Total Special District taxes distributed in JeffCo 251,108,634.30

Total property taxes distributed in JeffCo to schools: 563,778,913.23

Attitude of taxpayers that pay MD taxes

▶ Their purpose

CASTLE ROCK: A CASE IN POINT

- ▶ 37 active metro districts
- ▶ \$973,000,000 in debt at end of 2021
 - ▶ 48% is accrued interest
- ▶ Collected \$1,400,000 in property taxes
- ▶ Collected \$32,000,000 in metro district taxes
- ▶ Problem?

Metro Districts: What are they?

(a) Fire protection;

(b) Mosquito control;

(c) Parks and recreation;

(d) Safety protection

(e) Sanitation;

(f) Solid waste disposal facilities or collection and

transportation of solid waste;

(g) Street improvement;

(h) Television relay and translation;

(i) Transportation;

(j) Water

The Colorado Futures Center Article says of Metro Districts:

Obscure
corner of
our
governance

Originally
devised to
provide urban
services to
properties
that
otherwise
couldn't
acquire them

Since then
used for
another
purpose,
not stated
in law

Mechanisms
for developers
to finance
public,
necessary
improvements
in new areas=
infrastructure

Permits
private
corporations
to create
mds to serve
private
purposes

Most used to
incur debt for
the
development
of raw land
w/o
inhabitants
with no
liability for
developer

How is a Metro District created

Must start with a service plan



Must present service plan to city council and/or county commissioners for approval.



The city council or county commissioners are given the authority to approve, amend or deny. They also have the authority to make some rules of their own for their county or municipality.



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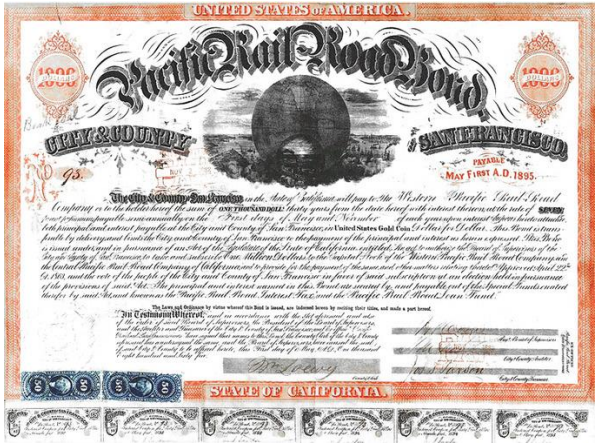
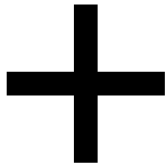


facilities and services

1st year taxes



Next steps



An example of a Metro District in Jeffco

► Dakota Ridge by Meritage

72



\$517,000-\$564,000

Board members:



Meritage employees

Hmmm!
We need to have an
election!
Let's borrow some
money!
Let's levy some taxes.

► By the numbers

- Bond Debt: **\$2.39** million at 6% for 30 years
- \$32,486 per home
- 15 years no principal paid
- Total repayment cost=**\$6.3** million
- \$87,115 per home
- MD taxes **\$224-\$245** per home per month + \$110 monthly fee

DAKOTA RIDGE METROPOLITAN DISTRICT BALLOT ISSUE 5F:

SHALL DAKOTA RIDGE METROPOLITAN DISTRICT DEBT BE INCREASED \$3,500,000 WITH A REPAYMENT COST OF \$20,300,000, AND SHALL DAKOTA RIDGE METROPOLITAN DISTRICT TAXES BE INCREASED \$3,500,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 12% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION

WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES ☐
NO ☐

How to determine your special districts

	\$ per thousand of assessed value	Original			
Tax Authority / Other Charges	Tax Mill Levy	Amount Due	Valuation	Actual	Assessed
R1 SCHOOL BOND REDEMPTION FUND	5.9060	135.76	Total	330,761	22,987
R1 SCHOOL GENERAL FUND	40.2270	924.70			
* COUNTY GENERAL FUND	19.1660	440.57	Messages		
* DEPT OF SOCIAL SERVICES	1.1690	26.87	• Jeffco Treasurer is open Monday - Thursday 7:30 AM - 5 PM. County offices are closed on Fridays.		
DEVELOPMENTAL DISABILITY FUND	1.0000	22.99	• Payments may be made online at https://treasurerpropertysearch.jeffco.us		
LIBRARY FUND	4.5000	103.44	• A copy of your tax statement was sent to your mortgage company		
* ROAD & BRIDGE FUND	1.1430	26.27	• If you no longer own this property, please disregard this notice. The new owner is responsible for paying the taxes and will receive a bill when the ownership is updated. The Assessor is processing deeds recorded in September 2022. For Assessor property info go to www.jeffco.us/assessor or call 303-271-8600.		
* LAW ENFORCE AUTHORITY	2.7120	62.34			
MOUNT CARBON METRO DIST	27.0000	620.65			
RRC METROPOLITAN NO 1	58.8350	1,352.44			
URBAN DRAINAGE&FLOOD C SO PLAT	0.1000	2.30			
URBAN DRAINAGE&FLOOD CONT DIST	0.9000	20.69			
WEST METRO FIRE PROTECTION - GEN	12.7530	293.15			
WEST METRO FIRE PROTECTION SUB D	0.6780	15.59			
Sub Total	176.0890	4,047.76			
<hr/>			Type	Charge/Adjustment	
Total		4,047.76	Original	4,047.76	
			<hr/>		
			Current Tax Year Amount	4,047.76	
			Payments	0.00	
			Current Year Taxes Due	4,047.76	

* Represents a Mill Levy Reduction ** Reduction in actual value

THIS IS THE ONLY NOTICE THAT YOU WILL RECEIVE

Multiply your
total tax mill
levy x assessed
value of your
home=taxes
due

Red Rocks Centre

Special district elections

WHY?



+ IOU

WHEN?



How?



Who can vote and/or run for office?

► A



voter +

Lives in the special district or

Owns taxable property in the special district or

Your spouse owns taxable property in the special district or

You have a contract to purchase in the special district



How can run for a board position?

- ▶ Self-nominate 75-100 days before election
 - 1. Sign and have witnessed
 - 2. “Print” rest of information
 - 3. Submit on time

CALL FOR NOMINATIONS- NOTIFICATIONS REQUIRED

Designated election official **must** send out notification stating:

Where to obtain self-nomination form

Deadline for submission

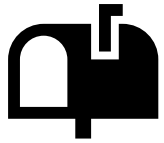


How to obtain absentee ballot

KINDS OF NOTIFICATIONS



IF YOU LIVE IN A MD, ADD ONE OF
FOLLOWING:



OR



NOTIFICATIONS

[illegible]

DEVELOPER DOMINATED BOARDS



Jeff Mark:
33
The Landluis Co:
146



Joshua Kane:
31
McWhinney:
139



Kelly Leid:
35
Oakwood Homes:
134



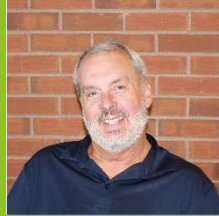
Andy Klein:
36
Westside Investment:
128



Jon Turner:
48
Hillside Commercial:
126



Mark Throckmorton:
16
L. C. Fulenwider:
67



Jon Lee:
22
Comm. Dev. Group:
62



Bob Lembke:
17
Bromley Park/UWSD:
58



Jonathan Alpert
40
Westfield:
53



Larry Buchendorf:
14
Journey Homes:
53



James Birdsall:
34
TB Group:
51

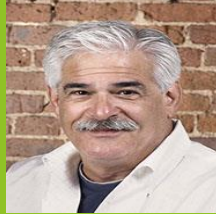
MORE OF THE SAME:



Walt Koelbel:
13
Koelbel & Co:
48



Thomas Clark:
15
Ventana Capital:
46



Richard Frank:
21
Centre Communities:
41



Justin Donahoo:
22
JUMA Homes:
40



George Hanlon:
14
Equinox Land Group:
39



Joel Farkas:
19
Gateway Amer. Res:
37



William Branyan:
18
Urban Frontier:
34



Landon Hoover:
15
Hartford Homes:
30



Mark Cooper: **73**
Cooper Development 73

20²² SPECIAL DISTRICT
“TRANSPARENCY NOTICE”
Notice to Electors 32-1-809 C.R.S.

**Legal Name of
Special District:**

WEST METRO FIRE PROTECTION DISTRICT

This information must be provided¹ annually to the eligible electors of the district between November 16 and January 15.

Address and telephone number of district's principal business office	433 S. ALLISON PARKWAY LAKEWOOD, CO 80226
Name and telephone of manager or other primary contact person for district	FIRE CHIEF DON LOMBARDI 303-989-4307
Email address of primary contact (Optional)	JWHEATON@WESTMETROFIRE.ORG
District's website address (Required if choosing to post meeting notices online per HB 19-1087)	WWW.WESTMETROFIRE.ORG
Time and place designated for regular board meetings [per C.R.S. 32-1-903]	6:30 P.M., 3RD TUESDAY OF EACH MONTH, JANUARY-NOVEMBER, 1ST TUESDAY OF THE MONTH IN DECEMBER. 433 S. ALLISON PARKWAY, LAKEWOOD, CO 80226
Posting place designated for meeting Notice [per C.R.S. 24-6-402(2)(c)]	WEST METRO FIRE PROTECTION DISTRICT WEBSITE, LOBBY OF WEST METRO FIRE PROTECTION DISTRICT ADMINISTRATION BUILDING.

Names and Contact Information of Board Members <i>Check applicable boxes for a Board Member whose seat will be on the ballot at the next regular election.</i>	(1) Name: DONALD SHERMAN Contact Info: 303-989-4307 <input type="checkbox"/> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input type="checkbox"/> Four-year term	(2) Name: JERRY CASSEL Contact Info: 303-989-4307 <input type="checkbox"/> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input type="checkbox"/> Four-year term
	(3) Name: MICHAEL FEELY Contact Info: 303-989-4307 <input type="checkbox"/> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input type="checkbox"/> Four-year term	(4) Name: MARTA MURRAY Contact Info: 303-989-4307 <input checked="" type="checkbox"/> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input checked="" type="checkbox"/> Four-year term
	(5) Name: CAROLINE WOLFRUM Contact Info: 303-989-4307 <input type="checkbox"/> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input type="checkbox"/> Four-year term	
For seven-member boards	(6) Name: MICHAEL WILLIAMS Contact Info: 303-989-4307 <input checked="" type="checkbox"/> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input checked="" type="checkbox"/> Four-year term	(7) Name: BILL CLAYTON Contact Info: 303-989-4307 <input checked="" type="checkbox"/> This office included on next regular election ballot for a <input type="checkbox"/> One-year term <input checked="" type="checkbox"/> Four-year term