

Appendix A
SPECIAL DISTRICT SERVICE PLAN
INFORMATION REQUIREMENTS

FOR:

Independence Metropolitan District Nos. 1-4
Independence Overlay Metropolitan District
Independence Water & Sanitation District

A. Description of Proposed Services (CRS § 32-1-202(2)(a), as amended):

1. Infrastructure to be provided and detailed costs for each element along with projected timing:
 - [Metro Districts: Section IV and Exhibit E and F of Service Plans](#)
 - [Water & Sanitation District: Section IV and Exhibit E of Service Plan](#)
 - [Overlay District: Section IV and Exhibit E of Service Plan](#)
2. List of all parties, individuals and entities providing funding and/or receiving revenue:
 - [The developer of the Independence project is Craft Bandera Acquisition Company, LLC, and the current property owner of the property within the Independence project is Bluegreen Investments, LLC](#)
3. List of all parties, individuals and entities who are part of the Special District, delineating their roles and responsibilities:
 - [The developer of the Independence project is Craft Bandera Acquisition Company, LLC, and the current property owner of the property within the Independence project is Bluegreen Investments, LLC.](#)
 - [The anticipated initial Boards of Directors for each District are listed in Section XI of each Service Plan](#)
 - [It is expected that, once the Districts are organized, they may retain outside consultants to handle legal, management and accounting responsibilities](#)
4. List of Managing Directors
 - [The anticipated initial Boards of Directors for each District are listed in Section XI of each Service Plan](#)
5. Detailed analysis of projected costs for overhead, administrative costs, profits and basis for projection of operating cost
 - [Metro Districts: Section V and Exhibit F of Service Plans \(Financing Plan\)](#)
 - [Water & Sanitation District: Section V and Exhibit F of Service Plan \(Financing Plan\)](#)

- [Overlay District: Section V and Exhibit F of Service Plan \(Financing Plan\)](#)
6. Report delineating the success or failure of related endeavors in which the same parties, individuals and entities have been associated
 - [The Independence development team has also been involved with the successful and ongoing development of the Tallman Gulch subdivision, located in Douglas County, Colorado](#)
 7. Explain how and why residents would be attracted to this Special District
 - [The Independence Districts will support the development of the Independence project, which will ultimately provide housing options and other public amenities to its residents and taxpayers.](#)
- B. Financial Plan in accordance with Appendix B – Information Requirements for Special District Financial Plan
- [Metro Districts: Section V and Exhibit F of Service Plans \(Financing Plan\)](#)
 - [Water & Sanitation District: Section V and Exhibit F of Service Plan \(Financing Plan\)](#)
 - [Overlay District: Section V and Exhibit F of Service Plan \(Financing Plan\)](#)
 - [See Appendix B, previously submitted to the County](#)
- C. Preliminary engineering or architectural survey showing how the proposed services are to be provided
- [Metro Districts: Section IV and Exhibits E and F of Service Plans](#)
 - [Water & Sanitation District: Section IV and Exhibit E of Service Plan](#)
 - [Overlay District: Section IV and Exhibit E of Service Plan](#)
- D. Map of the proposed special district boundaries and an estimate of the population and valuation for assessment of the proposed district
- [Metro Districts: Section III and Exhibits A, B and C of Service Plans](#)
 - [Water & Sanitation District: Section III and Exhibits A, B and C of Service Plan](#)
 - [Overlay District: Section III and Exhibits A, B and C of Service Plan](#)
1. Evidence of final land use approvals
 - [The land use approvals for the Independence development are being considered simultaneously to the consideration of the Service Plans for each of the Districts](#)
 2. Population Estimate at full-build-out
 - [Metro Districts: Section III of Service Plans](#)
 - [Water & Sanitation District: Section III of Service Plan](#)

- [Overlay District: Section III of Service Plan](#)
3. Comparison of revenue to Special District expenses
 - a. Valuation at: [See Financing Plans for each respective District](#)
 - i. 70% build-out: [See Financing Plans for each respective District](#)
 - ii. 80% build-out: [See Financing Plans for each respective District](#)
 - iii. 90% build-out: [See Financing Plans for each respective District](#)
 - b. Revenue generated by mill levy at
 - i. 70% build-out: [See Financing Plans for each respective District](#)
 - ii. 80% build-out: [See Financing Plans for each respective District](#)
 - iii. 90% build-out: [See Financing Plans for each respective District](#)
 - c. District expenses estimated at
 - i. 70% build-out: [See Financing Plans for each respective District](#)
 - ii. 80% build-out: [See Financing Plans for each respective District](#)
 - iii. 90% build-out: [See Financing Plans for each respective District](#)
- E. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of Elbert County
- [Metro Districts: Sections III and IV and Exhibits E and F of the Service Plans](#)
 - [Water & Sanitation District: Section IV and Exhibit E of the Service Plan](#)
 - [Overlay District: Sections III and IV and Exhibit E of the Service Plan](#)
1. With respect to Water Special Districts, or Special Districts providing water services, a study of the water source adequate-ability for compliance to the 300 years rule is included with sufficient data for independence third-party analysis to concur with the finding
 - [Water & Sanitation District: Included in the Subdivision Application](#)
 2. Cost & Source of replacement water should the primary water source prove inadequate
 - [Water & Sanitation District: Included in the Subdivision Application](#)
- F. General Description of the estimated cost of:
1. Acquiring Land
 - [\\$9,500,000](#)
 2. Engineering Services
 - [Metro Districts: \\$1,400,000](#)
 - [Water & Sanitation District: \\$600,000](#)
 - [Overlay District: \\$0](#)
 3. Legal Services
 - [Total: \\$500,000](#)

4. Administrative Service
 - Total: \$500,000

5. Initial Proposed Indebtedness
 - Metro Districts: \$41,840,000 (PAR)
 - Water & Sanitation District: \$24,920,000 (PAR)
 - Overlay District: \$0

6. Estimated Proposed Maximum Interest Rates and Discounts
 - Metro District: See Exhibit F of Service Plan. An interest rate of 5.75% was assumed with a 30-year term. Market Conditions will determine interest rates and discounts.
 - Water & Sewer District: See Exhibit F of Service Plan. An interest rate of 6% was assumed with a 30-year term. Market Conditions will determine interest rates and discounts.
 - Overlay District: No debt will be issued through the Overlay District.

7. Other Major Expenses Related to the Organization and Initial Operation of the District
 - Metro District: N/A – Other than the identified expenses above, there are no other major expenses expected
 - Water & Sanitation District: N/A – Other than the identified expenses above, there are no other major expenses expected
 - Overlay District: N/A – Other than the identified expenses above, there are no other major expenses expected
 - Metro Districts: Section VI and Exhibit F of Service Plans
 - Water & Sanitation District: Section V and Exhibit F of Service Plan
 - Overlay District: Section V and Exhibit F of Service Plan

- G. Description of any arrangement of proposed agreement with any political subdivision for the performance of any services between the proposed special district and such other political subdivision and, if the form contract to be used is available, it shall be attached to the service plan
 - Metro Districts: Section X of the Service Plans (no form currently available)
 - Water & Sanitation District: Section X of the Service Plan (no form currently available)
 - Overlay District: Section X of the Service Plan (no form currently available)

- H. Information, along with other evidence presented at the hearing, satisfactory to establish that each of the criteria set forth in C.R.S. § 32-1-203, if applicable, is met
 - The proponents of the Districts will respond to any further requests by the Board of County Commissioners

- I. Such additional information as the Board of County Commissioners may require on which to base its findings pursuant to C.R.S. § 32-1-207:
 1. An emergency clause to address financial distress of the District in the event that development activity occurs at a rate such that the mill levy from property values become insufficient to fund the District's services within the mill levy cap and revenues from fees becomes an unreasonable burden to property owners
 - [The Service Plans for each of the Independence Districts allow for enough financial and developmental flexibility to allow for slower-than-expected phasing within the Independence Development.](#)
 - [Metro Districts: See Section VI and Exhibit G of the Service Plans](#)
 - [Water & Sanitation District: See Section V and Exhibit F of the Service Plan](#)
 - [Overlay District: See Section V and Exhibit F of the Service Plan](#)
 2. Sunset Clause to address dissolution of the District in the event that development activity ceases or the District fails to provide services
 - [Metro Districts: See Section VII of the Service Plans](#)
 - [Water & Sanitation District: See Section VII of the Service Plan](#)
 - [Overlay District: See Section VII of the Service Plan](#)
 3. Such a sunset clause should make reference to statutorily prescribed dissolution procedures.
 - [See I.2., above](#)
 4. Information about the district's policies for inclusion, including criteria to be employed in extending services
 - [Metro Districts: See Sections II and III of the Service Plans](#)
 - [Water & Sanitation District: See Section IV of the Service Plan](#)
 - [Overlay District: See Sections II and III of the Service Plan](#)
 5. Such additional information as the Board of County Commissioners may require on which to base its findings pursuant to C.R.S. § 32-1-203 (C.R.S. § 32-1-202(2)(i), as amended)
 - [The proponents of the Districts will respond to any further requests by the Board of County Commissioners](#)
 6. Exhibit A – Vicinity Map
 - [Attached as an exhibit to each Service Plan](#)
 7. Exhibit B – Legal Description
 - [Attached as an exhibit to each Service Plan](#)
 8. Exhibit C – District Boundary Map
 - [Attached as an exhibit to each Service Plan](#)

9. Exhibit D – Cost of Improvements
 - Attached as an exhibit to each Service Plan
 10. Exhibit E – Map of Improvements
 - Attached as an exhibit to each Service Plan
 11. Exhibit F – Financial Plan
 - Attached as an exhibit to each Service Plan
 12. Exhibit G – Resolution of Approval
 - Attached as an exhibit to each Service Plan
- J. Service Plan Appendix Contents – the Service Plan Appendix may include the following:
1. Proposed dates for Service Plan review by the Planning Commission and the Board, and notification of any election deadlines
 2. Sufficient background information supporting the growth rates utilized in the financial alternatives or a market study to support the alternative financial scenarios
 3. Community and Development Services may request that the applicant submit an additional financial plan using assumptions provided by Community and Development Services
 4. Mill levy comparison of proposed operating and overlapping mill levies with at least five other similar districts in the County
 5. Evidence that the proposed Service Plan is in compliance with the Clean Water Plan
 6. If the Special District is proposed to provide wastewater treatment, additional information regarding the wastewater treatment facility is to be provided. Including any existing local and state reviews of the facility plan for wastewater treatment facilities and arrangements relating to wastewater treatment and effluent disposal. If treatment is proposed by another entity, a letter should be provided from that entity showing agreement with the proposal, capacity and willingness to serve, and compliance with the Clean Water Plan including any phosphorous allocation requirements.
 7. A separate analysis addressing how each of the approval standards set forth in the Control Act have been met.
 8. Community and Development Services may request additional information to assist in the evaluation of the service plan as related to the criteria listed in C.R.S. §§ 32-1-203(2) and (2.5).
 - To the extent that the County staff has requested any of the above-listed information, it has or shall be provided as a part of the service plan and development approval process.
- K. Contents of the Annual Report shall include, but is not limited to:
- a. Description of the services currently provided by the District;

- b. Financial status of the District, including revenues collected, itemized expenditures and budget plan, and major changes in the financial state of the District;
- c. Description of the current mill levy of the District, if applicable, and how the District's mill levy compares to the total property taxes;
- d. Names of the Board members of the District;
- e. Times and places for regularly scheduled meetings of the District;
- f. Contact information for the District's principal business office;
- g. Location where public notices of the District are posted;
- h. Results of the elections of the prior year;
- i. Schedule of upcoming elections and election details;
- j. Board members whose terms are expiring, and personnel changes;
- k. Website address where District election results are posted, if applicable;
- l. Procedure and filing schedule for nominations for Board positions;
- m. Any District boundary changes accomplished or contemplated;
- n. Any significant policy changes accomplished or contemplated;
- o. Any intergovernmental agreements accomplished or contemplated;
- p. Status of compliance with applicable laws and regulations;
- q. Address of any website of the District, if applicable; and
- r. Any other events that significantly affect the District's operations.
 - [Metro Districts: See Section VI of the Service Plans](#)
 - [Water & Sanitation District: See Section VI of the Service Plan](#)
 - [Overlay District: See Section VI of the Service Plan](#)