



# COUNTY OF ELBERT

## COMMUNITY & DEVELOPMENT SERVICES DEPARTMENT

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### MINUTES ELBERT COUNTY PLANNING COMMISSION MEETING November 8, 2012

Note: These meeting minutes are only a summary of the meeting. Duplications of the audio recording are available, for a fee, by contacting Community & Development Services.

The Special Planning Commission Meeting was called to order at 7:00 p.m. by Chairman, Grant Thayer.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL:

Commission members present: Tom Beshore, Paul Crisan, Dave Hoos, Paula Koch, Sue Link, Susan Saint Vincent and Grant Thayer.

Staff present: Richard L. Miller, Director; Carolyn Parkinson, Planner;  
Faith Mehrer, Administrative Assistant

#### STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S):

**A. No land use cases went before the BOCC.**

#### CONSENT CALENDAR:

#### COMMUNITY INPUT:

#### PUBLIC HEARINGS:

**A. SR 12-0001 North Pines Metropolitan District First Amendment, Third Revised Financial Plan.**

- a. **Richard Miller presented SR 12-0001.**
- b. **Richard informed the Planning Commission Members that Elbert County's temporary moratorium on water and service plans does not apply in this case, as North Pines Metropolitan District does not provide to the Sky Rim subdivision and is not subject to the moratorium. With his presentation, he illustrated the area of the metropolitan district in the far northwest corner of the County. The North Pines Metropolitan District is already established, this is simply a revised financial plan. It was originally approved in 1997. There have been two revisions to the financial plan; one in 2001 and one in 2007. The**
- c. **Purpose of this request is to refinance debt at a lower interest rate. This will allow them to have the debt paid 3 years early. The Current mill levy cap is 50 mills. The lender for the new financing is requesting that the mill cap be removed for the refinanced debt, estimated at 2,565,00.00. For the remaining portion of the debt, the mill levy will remain the same. Part two of the request is revision of financial plan, reflecting the new 20 year bank loan at a new 3.75% rate. The community that the Metropolitan District serves will benefit from the savings and are supportive of the proposal.**
- d. **The Applicant stated that this is a rare opportunity for the 80 homeowners in the subdivision, as it will save them each \$240.00 in yearly taxes for 20 years.**
- e. **Grant Thayer asked if the residents would see a lower mill levy. The applicant replied that they would, a minimum of 4 mills over the next year.**
- f. **Dave Hoos confirmed with the applicant that the only reason the mill levy would go above 50 is if houses were assessed too low. The Applicant answered, stating that the assessed value of the district would have to drop 39% before the levy cap would come into existence. A drop this dramatic is not probable. He went on to say that, even considering a "worst case scenario" where the assessed value would drop to 50%, the homeowners would pay \$1250.00 tax in debt service with the mill levy cap in place and \$1536.30 without the cap.**
- g. **Paula Koch asked about the process for notification for the Community Meeting that was held. The Applicant explained that the homeowners were sent 2 different notices in their monthly bills; one for the Planning Commission Meeting and one for the Community meeting. He went on to say that he brought comment sheets with him, from the homeowners that attended, and read several supportive comments.**

- h. Allan Luke, the Secretary of the Board for North Pines Metropolitan District, stated that the biggest concern of the homeowners who attended the Community Meeting was the removal of the mill levy cap however, after it was explained to them that assessed values would have to drop 39% before the levy cap effected them, and that this was a narrow possibility, they were comfortable and supportive.**
- i. Grant Thayer asked for a motion to approve or deny the proposal.**
- j. Dave Hoos made a motion to approve SR 12-0001 North Pines Metropolitan District first amendment, 3<sup>rd</sup> revised financial plan. Sue Link seconded the motion. Motion carried 7 to 0.**
- k. Meeting adjourned at 7:20 PM**

**PUBLIC COMMENTS:**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**ANNOUNCEMENTS:**