


Memorandum

DATE: NOVEMBER 14, 2023
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: CLASSIC WAGNER, PRINCIPAL PLANNER
LAUREN PULVER, PLANNING SUPERVISOR
KATI CARTER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES
SUBJECT: STERLING RANCH COMMUNITY AUTHORITY BOARD SPECIAL IMPROVEMENT DISTRICT

SUMMARY

On November 1, 2023, staff received notice from Sterling Ranch Community Authority Board (CAB) regarding the intent to form a Special Improvement District (SID). The CAB is considering issuing bonds supported by special assessment revenues by December 31, 2023. The CAB requests Douglas County approval to form a SID by November 21, 2023.

The purpose of the proposed SID is to finance, design, construct, and acquire public infrastructure within the designated SID. The proposed boundaries of the SID include Sterling Ranch Metropolitan District's No. 4 Subdistrict-A, specifically Sterling Ranch Filing 7A, and Sterling Ranch Filing No. 5C, Lot 1.

Per C.R.S. § 32-1-1101.7, a special district may form a SID if the request is approved in writing by the jurisdiction that approved the service plan. Once approved by the County, the CAB will be required to solicit approval in the format of a vote or as written consent from 100% of the property owners of the area to be assessed.

Based on staff review, the CAB may establish an SID with written approval from the County.

Staff will have a map available for reference during the work session discussion. Staff is available to discuss this further or provide additional information, if necessary.

ATTACHMENTS

Sterling Ranch CAB Letter to the County, dated November 1, 2023

STERLING RANCH



COMMUNITY AUTHORITY BOARD

November 1, 2023

Douglas County, Colorado
c/o Doug DeBord, County Manager
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Dear Mr. DeBord:

Please accept this letter as a request by the Sterling Ranch Community Authority Board (“CAB”) for written approval from Douglas County regarding the formation of a special improvement district to be known as the Sterling Ranch Community Authority Board Special Improvement District No 1 (“SID No. 1”) pursuant to § 29-1-203.5(3)(c), §§ 31-25-501 *et seq.*, and §32-1-1101.7, C.R.S. Since the CAB is considering issuing bonds supported by special assessment revenues within the boundaries of SID No. 1 by no later than December 31, 2023, CAB respectfully requests Douglas County provide a response to this request by no later than November 21, 2023.

The CAB is an authority and separate legal entity formed pursuant to § 29-1-203 and § 29-1-203.5 by the Sterling Ranch Colorado Metropolitan Districts Nos. 1-7 (each a “District” and collectively the “Districts”) by the Second Amended and Restated Sterling Ranch Community Authority Board Establishment Agreement dated March 18, 2020 with an original effective date of January 6, 2014. The CAB was formed by the Districts to plan, design, construct, finance, own, operate and maintain the public improvements authorized by the Districts respective service plans, and generally defined as those authorized by Title 32 of the Colorado Revised Statutes, for purposes of developing the Sterling Ranch planned development. The boundaries of the CAB are co-extensive with the boundaries of the Districts as the same may be modified from time to time.

Special improvement districts are utilized to fund the construction, installation and acquisition of public improvements that specifically benefit property within the boundaries of the special improvement district. The proposed boundaries of SID No. 1 include property within Sterling Ranch Colorado Metropolitan District No. 4 Subdistrict-A, specifically that property identified as Sterling Ranch Filing 7A, and Sterling Ranch Colorado Metropolitan District No. 7 Subdistrict-A, specifically that property identified as Sterling Ranch Filing No. 5C, Lot 1. SID No. 1 will be used to finance the design, construction and/or acquisition of public infrastructure within these identified areas.

Under § 29-1-203.5(3)(C)(I), C.R.S., an authority may establish special improvement districts for the purpose of providing functions, services or facilities that the authority is authorized to provide. The Districts’ service plans are silent on the formation of special improvement districts. Under §32-1-1101.7, C.R.S., however, a special district may form a special improvement district if such request is approved in writing by the county or municipality that approved the special district’s service plan.

STERLING RANCH



COMMUNITY AUTHORITY BOARD

Accordingly, the CAB requests the County's written approval to form SID No. 1 as generally described herein conditioned on CAB's compliance with §§ 31-25-501 *et seq.*, C.R.S., and other laws governing the formation, operation and funding of special improvement districts, Any debt issued by the CAB supported by SID No. 1 assessments, shall follow all applicable guidelines for this type of debt set forth in the CABEA.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Gary Debus', with a long, sweeping underline.

Gary Debus

General Manager

Sterling Ranch Community Authority Board

and

Sterling Ranch Colorado Metropolitan Districts Nos. 1-7

Agenda Item

DATE: NOVEMBER 14, 2023 – 9:30 A.M.
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
FROM: DOUG DEBORD, COUNTY MANAGER
SUBJECT: LEGAL UPDATES – EXECUTIVE SESSION

The Board will be briefed on the status of several legal matters.