

Two Rivers Marketplace Metropolitan District (MD2022-0003)

City Council
September 20, 2022
Mike Garrott, Planning Manager



Request

Approval of a Metro District Service Plan

- **Create a Special District (Title 32)**
 - **Two Rivers Marketplace Metropolitan District – 29 acres**
 - **No residential use anticipated**
- **Review plan specifics for the Districts**
 - **Plan includes powers to finance, construct, operate and maintain public infrastructure, recreation, and other statutorily authorized improvements and powers**
 - **Debt issuance and limits**
 - **Mill levy**
 - **Revenue sources**



Why a Metro District?

- **Services can be provided to growing areas (often underserved) without impacting the budget or reserves of the City**
- **Provides services and infrastructure to a specific area.**
 - **Commercial lot owners directly benefit repay the debt**
- **Provides financing up front for infrastructure**



Formation of a Metro District

- **The formation of a Metro District starts with a Service Plan**
- **Service plan must be approved by City Council in a public hearing**
- **The District Court reviews for legal sufficiency and will notice and hold another public hearing**
- **If the District Court finds the plan in compliance, a vote is held amongst those within the proposed boundaries**

Proposal

- **Capital Plan**

- **Streets, storm water facilities, water and sewer lines, private park, trails, and other services such as community amenities**
- **Supports the development of nearly 29 acres of commercial, retail, entertained uses and open spaces.**

- **Revenue Sources**

- **Mill levy up to 50 mills**
- **District facility fees (provides funding upfront)**
 - **Commercial \$2.00/SF**



Staff Review

- **Reviewed by Planning, Engineering, Finance, and City Attorney's Office**
 - **Reviewed financial and capital plan**
 - **Cost projections and build-out assumptions**
- **Applicant used the 2018 adopted Model Service Plan**
- **City determined Service Plan is consistent with the City's long-range plan and desire to promote growth**



Staff Review

- **Restrictions**
 - **No powers of eminent domain**
 - **No debt issuance without an approved development plan**
 - **Total debt limit of \$18,365,000**
 - **Mill levy limit of 50 mills**
 - **No material change to the Service Plan without new review and approval by City Council**
 - **Annual report must be provided to City**
 - **Does not obligate Council's approval of a Development Plan**



Proposed Conceptual Master Plan



Notice & Feedback

- **City mailed notices to all special districts located within the service area boundary on August 19th**
- **Applicant sent notices to all special districts located within 3 miles of the service area on September 2nd**
- **No comments received to date**



Approval Criteria

- **Municipal Code Title 2, Chapter 9, Section 2-528**
 - **The proposals meets the following criteria:**
 - a) There is sufficient need for an organized district to create a metropolitan district**
 - b) Existing services in this area are inadequate for present or future needs**
 - c) The district would be capable of financially supporting the proposed district**
 - d) Mill level cap of 50 mills, debt to be retired on or around December 2053**
 - e) The District would be able to provide the need infrastructure to support the in a timely manner.**



Approval Criteria Continued

- **Municipal Code Title 2, Chapter 9, Section 2-528**
 - **The proposals meets the following criteria:**
 - f) **All infrastructure construction would be compatible with existing city facilities**
 - g) **The proposal is consistent with the Comprehensive Plan**
 - h) **Negatively impact to long range water quality management plans are not anticipated**
 - i) **Creation of the district may expedite commercial development in the area**
 - j) **No Residential use are proposed**
 - k) **Meets the requirements of chapter 9**
 - l) **Development of the property would need to meet the City's Adequate Public Facilities requirements.**



Staff Recommendation

- **Staff recommends APPROVAL**
 - *Districts are not reviewed by the Planning Commission.*
- **Recommended Motions**
 - Approval, with the motions found in the City Council Agenda Summary