

# BAREFOOT Lakes



St. Vrain Lakes Metropolitan District  
Board Member Informational Meeting  
[info@stvrainlakesmd.live](mailto:info@stvrainlakesmd.live)



**PINNACLE**  
CONSULTING GROUP, INC.

# Agenda Table of Contents

# MEET OUR DISTRICT MANAGEMENT TEAM



**JASON WOOLARD**

Senior District Manager



**KENNY PARRISH**

District Manager



**ANDREW KUNKEL**

Assistant District  
Manager



**JORDAN WOOD**

District Administrator

# MEET OUR FINANCE & FACILITIES TEAM



**AMANDA CASTLE**

Senior District  
Accountant



**TRACIE KAMINSKI**

Accounting Manager



**RONNIE KENFIELD**

Facility Manager



**TIFFANY SKOGLUND**

District Manager &  
Rec. Consultant

# **Pinnacle Consulting Group, Inc. Services Provided**



- **Accounts Payable**
- **Audit and Audit Exemptions**
- **Board Meetings (Attendance, Preparation, and Post Meeting Requirements)**
- **Bond Debt Compliance**
- **Budget (Development, Postings and Monitoring)**
- **Constituent Communications**
- **Contracts and Agreements**
- **Daily Operations**
- **District Website Maintenance**
- **Facilities Management**
- **General Correspondence**
- **Insurance**
- **Records Management**
- **Reporting**
- **State Compliance (SDA Membership/ Renewals, DLG Filings and Notice Postings)**

# What is a Title 32 Special District?

- **Title 32 Special Districts**
  - **Local Government (Quasi-municipal)**
    - Formed under Title 32 of the Colorado Revised Statutes
    - First authorized in 1949 by the General Assembly to provide certain municipal-type services in rural and unincorporated areas
  - **Single Purpose District**
    - Water District
    - Sanitary Sewer District
    - Fire District
  - **Metropolitan District**
    - Providing two or more specific services, including but not limited to: Domestic Water, Sanitary Sewer, Roadways, Irrigation Water, Park and Recreation, Transportation, Architectural Control, and Covenant Enforcement

# Why Special Districts Are Created

- **New infrastructure is funded by those who will benefit (property owners and residents within the district)**
- **Public infrastructure can be financed over time**
- **Property owners can deduct taxes paid to the district on their federal income tax returns**
- **Well-established revenue for long-term maintenance and operations of certain public improvements that are not dedicated to a municipality (public access)**
- **Sovereign immunity protections**
- **Formal government entity; governed by an elected Board of Directors**

# District Service Plan

- **District Service Plan**
  - District services and powers
  - Defines facility ownership and operation
- **Exhibits provided with Service Plan**
  - District boundary maps and legal descriptions
  - District infrastructure maps
  - Capital and operations & maintenance cost estimates
  - Financial modeling
  - Intergovernmental Agreements (IGAs)



# Governance of the District

- District is an independent governmental entity; separate and distinct from municipalities
- The District is **not** an HOA
- Governed by an elected Board of Directors
- Local municipality is not liable for debt or other obligations of a district
- Not a government of general jurisdiction
- No police power
- No land use regulatory authority
- Governmental Immunity

## St. Vrain Lakes Metropolitan Districts

### St. Vrain Lakes District Map + Director's Parcels

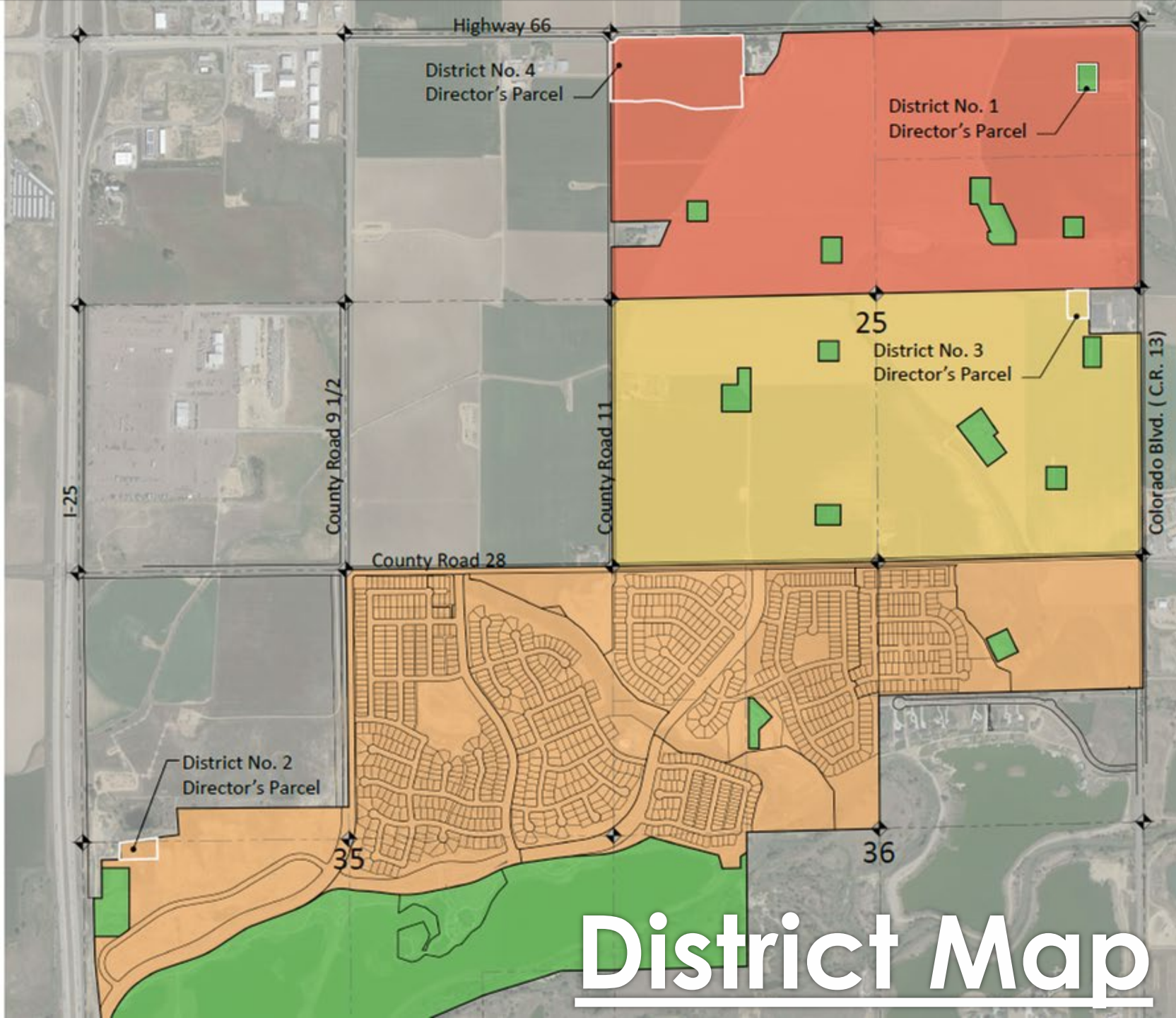
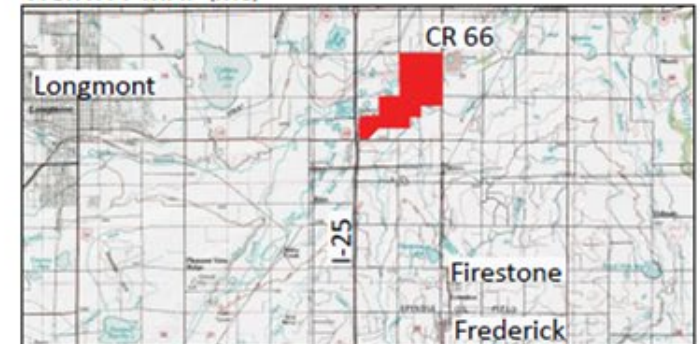
Section 25, 35 & 36 - Township 3 North  
Range 68 West  
City of Firestone  
County of Weld  
State of Colorado

#### LEGEND:

-  Section Corner
-  St. Vrain Lakes Metro District No. 1 (Service District)
-  St. Vrain Lakes Metro District No. 2 (Financing District)
-  St. Vrain Lakes Metro District No. 3 (Financing District)
-  St. Vrain Lakes Metro District No. 4 (Financing District)

ST. VRAIN LAKES METRO DISTRICT LAND DISTRIBUTION TABLE			
Parcel	SF	AC	% of Total
Metro District No. 1	9,212,885	211.5	16.1%
Metro District No. 2	21,602,860	495.9	37.7%
Metro District No. 3	13,366,419	306.9	23.3%
Metro District No. 4	13,133,684	301.5	22.9%
<b>Total:</b>	<b>57,315,848</b>	<b>1,315.8</b>	<b>100.0%</b>

#### VICINITY MAP (NTS)



# District Map

# St. Vrain Metropolitan District Nos. 1-4 Development & Infrastructure Overview

- Districts 1-4 Established 2006.
- Services established/ provided from District
- Infrastructure: The Lakes/Parks/ Sewer / Pump House - Stations
- O&M services
- Natural Areas Management plan  
HPEC High Plains Environmental Center
- Environmental Designs maintains the Manicured Landscape.
- Solitude performs Lake Management responsibilities.

# You Took the Oath...Now What?

Your reason(s) for getting involved

Changing the focus from a single purpose to a greater purpose

Acquiring the knowledge necessary to change your focus

Your position as Board member versus your position as private citizen

Representative of the District

# Board Meetings



Designation of  
Date, Time and  
Place

# Board Meetings (cont.)

Attendance

# Board Meetings (cont.)

- Minutes
  - An accurate record of all meetings must be kept
  - Taken by hand or recorded, but must be transcribed
  - Meetings can be recorded by the Secretary of the Board or a person designated specifically as Recording Secretary
  - Official record can be maintained electronically
  - Always open to public inspection

# Board Meetings (cont.)

- Executive Sessions
  - Should be noted on the meeting agenda, if possible
  - Affirmative vote of two-thirds of the quorum required
  - Chairperson must announce, and minutes must reflect, specific authority for entering executive session.
  - Minutes must be electronically recorded and preserved for 90 days
  - Legal Counsel may determine Attorney-Client privilege that is not recorded



**Board Member  
Responsibilities/  
Staff  
Responsibilities**

# Board Officers

- Unless specifically authorized by the Board as a whole, no individual Board member - regardless of office - has any greater authority than another
  - Speaking on behalf of the Board
  - Making promises on behalf of the Board
  - Directing staff on behalf of the Board
  - Entering into agreements on behalf of the Board

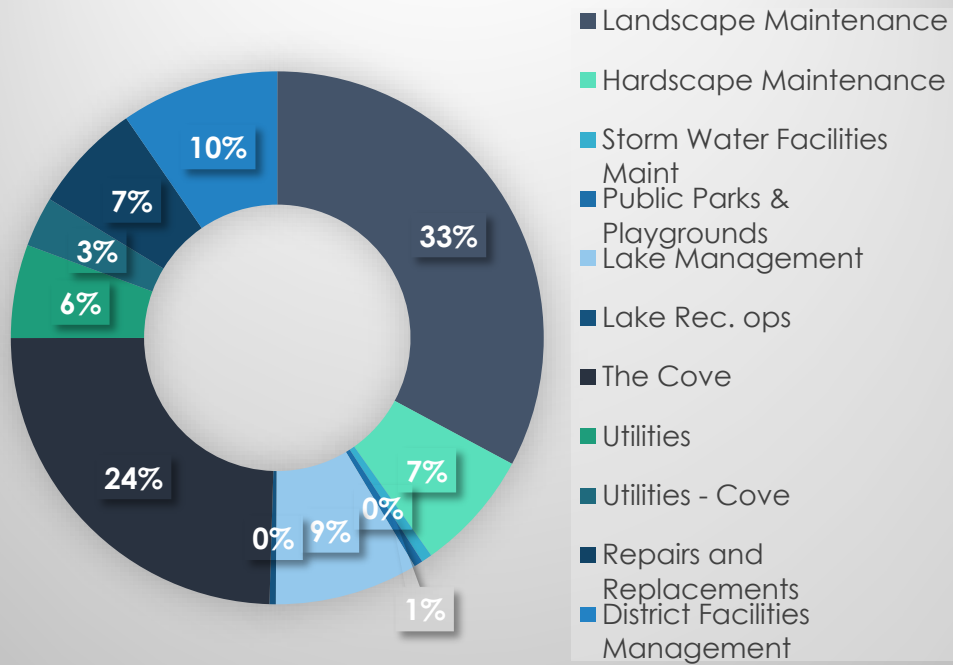
# District Revenues

- Property Taxes
  - Operations Mill Levy
  - Debt Service Mill Levy
- Specific Ownership Tax - This a property or ad valorem tax that is levied on a motor vehicle and is paid annually when the vehicle is registered within a county. Specific ownership tax is collected and distributed by each county to local governments.



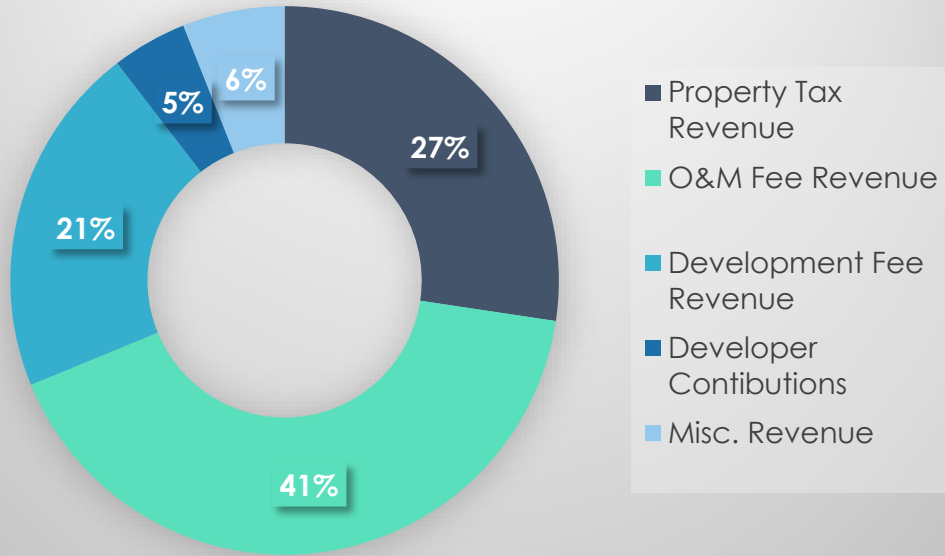
# District Expense Breakdown O&M

## What are you paying for?



# District Expense Breakdown O&M (cont.)

How is it funded?



# District Financing

- Build infrastructure such as Parks & Rec., roadways, waterlines, non-potable pumps, sanitary sewer lines, stormwater facilities, landscaping
  - Phase 2A, 2C, & CR1 - \$30M
- Operations and Maintenance of assets
  - Landscaping and non-potable system
    - District and HOA agreement
      - Reduce overhead costs
      - Reduce confusion for homeowners



# Service Plan Limits

- Mill levy cap
  - 50 mills adjusted for changes to residential assessment rate
- Debt cap
  - \$123,209,254 adjusted for inflation
- Length of debt cap
  - 40 years from date of issuance



# District Debt

- Bonds (Issued by District No. 2, repaid by Nos. 2, 3, & 4)
  - Senior \$32,760,000 (5.000 – 5.125%, 12/1/2047)
  - Subordinate \$3,247,000 (7.625%, 12/15/2057)
  - Junior Subordinate \$7,238,746 (6.000%, 12/15/2053)
  - Discharged in 2057 regardless of whether paid in full
- Developer Notes (Issued by District No. 1)
  - Capital Note - \$20,403,404 (6.5%)
  - Repaid only if funds are available.





# District Partnerships

- Little Thompson Water District
  - Water Supply
- MSI
  - Community Management
- White Bear Ankele Tanaka & Waldron
  - Legal Services
- YMCA of Northern Colorado
  - The Cove
- Town of Firestone
  - Street maintenance, Peninsula Park,
- Brookfield Residential, LLC.
  - Development





**Questions?**