



City of Arvada

City Council Agenda

MARCH 24, 2026

Councilmembers:

Lauren Simpson, Mayor
Randy Moorman, Mayor Pro-Tem
Shawna Ambrose, District 2
Sharon Davis, At large
Bob Fifer, District 4
Michael P. Griffith, At large
Rebecka Lovisone, District 3

Staff Members Usually Present:

Don Wick, City Manager
Linda Haley, Deputy City Manager
Allison Scheck, Deputy City Manager
Rachel Morris, City Attorney
Jacqueline Rhoades, Director of Infrastructure
Jessica Garner, Director of Community & Econ. Dev.
Bryan Archer, Chief Financial Officer
Gabriella Bommer, Director of Human Resources
Ryan Stevenson, Director of Vibrant Community & Neighborhoods
Rachael Kuroiwa, Director of Communications & Engagement
Ed Brady, Chief of Police
Kristen Rush, City Clerk

Info: 720-898-7550

THIRD FLOOR CONFERENCE ROOM

The study session can only be watched via Zoom

<https://arvadaco-gov.zoom.us/j/89475850775?pwd=84m1LiQXxLFnKPPpF9bJ4fWRKglTxN.1>

4:00 PM

STUDY SESSION

THIRD FLOOR CONFERENCE ROOM

1. Call to Order/Roll Call of Councilmembers
2. Study Session Topics
 - A. Metro District Applications & Process
3. Adjournment



REPORT TO CITY COUNCIL STUDY SESSION

AGENDA ITEM
2.A.

TO: THE HONORABLE CITY COUNCIL

DATE: March 24, 2026

SUBJECT: Metro District Applications & Process

Report in Brief

City staff continues to be contacted by the development community inquiring about the City's process for and consideration of metropolitan district applications. As a result, City staff has reviewed the statutory framework and local review process for Colorado metropolitan district applications, formation, and service plans. Metropolitan districts are governed by Chapter 91 of the Arvada City Code and Title 32, Article 1 of the Colorado Revised Statutes (C.R.S.), known as the Special District Act, with formation procedures outlined in C.R.S. §§ 32-1-201 through 32-1-207. The discussion will cover service plan requirements, including the filing of a service plan, timelines, outlining district purpose, proposed services, and financial capacity.

City Council will be asked to review and confirm the City's current approach to processing Colorado metropolitan district applications and service plans.

Background

The City's review and consideration of metropolitan district application is guided C.R.S. §§ 32-1-201 through 32-1-207 and Chapter 91 of the City Code. This study session will focus on reviewing the current framework through which applications are considered, the process and staff time devoted, and confirm with City Council the approach that City staff should take in reviewing these requests and applications.

Strategic Alignment

This item aligns with OSE1: Provides leadership, policy and guidance, communication, and engagement services to City Council, the community, and the organization by utilizing a values-driven culture, ethical behavior, and transparency to maintain trust.

Next Steps

FOR WORKSHOPS ONLY

Prepared by:

Kelsy Sargent, Assistant City Attorney

Reviewed by:

Approved by:

Megan McCall, Assistant City Attorney II

03/02/2026

Kelsy Sargent, Assistant City Attorney

03/03/2026

Julia Duncan, Senior Planner

03/04/2026

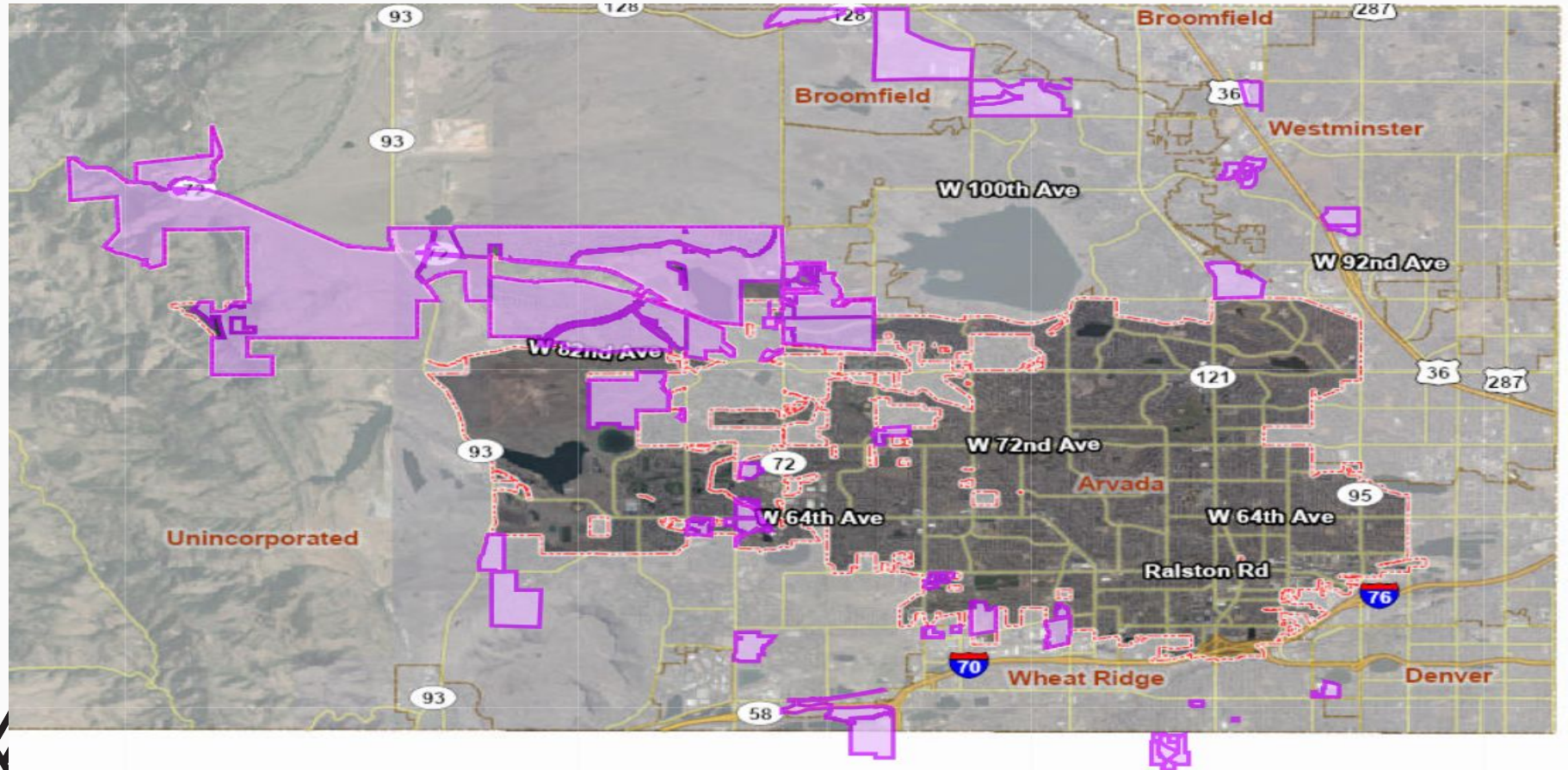
Rob Smetana, Planning Manager	03/04/2026
Jessica Garner, Director of Community and Economic Development	03/04/2026
Bryan Archer, Chief Financial Officer	03/05/2026
Rachel Morris, City Attorney	03/06/2026
Allison Scheck, Deputy City Manager	03/07/2026
Don Wick, City Manager	03/09/2026

Enclosure, exhibits & attachments required to support the report

Metro Districts

City Council Study Session
March 24, 2026

Metro District Map

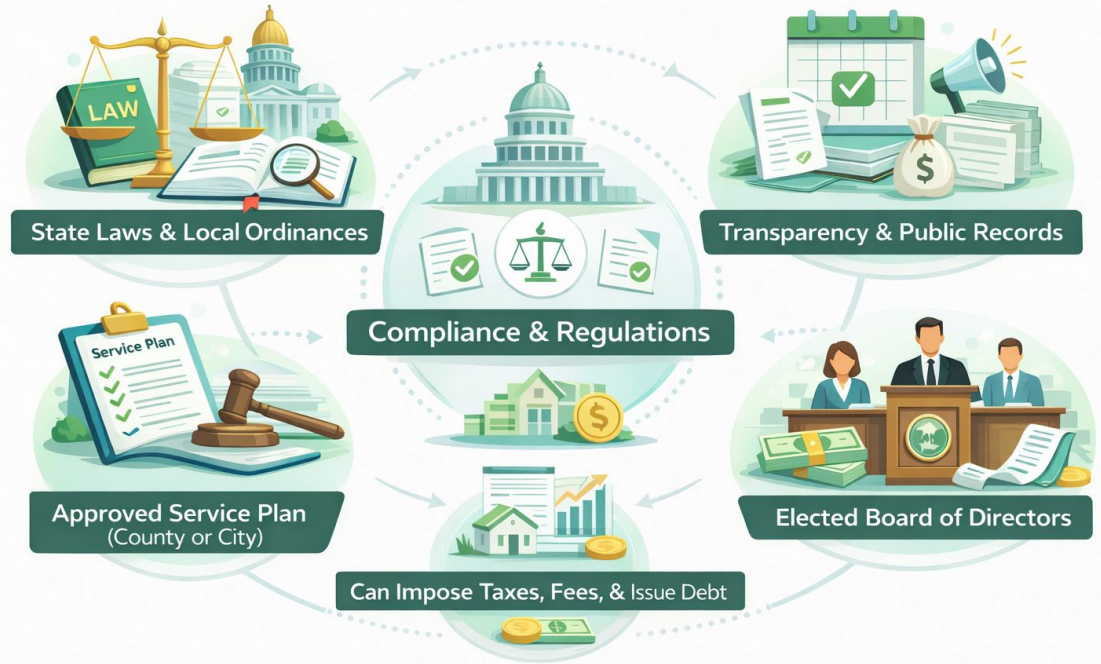




What is a Metro District?

How Does A Metro District Operate?

The City has little formal control over a metro district once formed, except to enforce the requirements of the service plan.



The Why

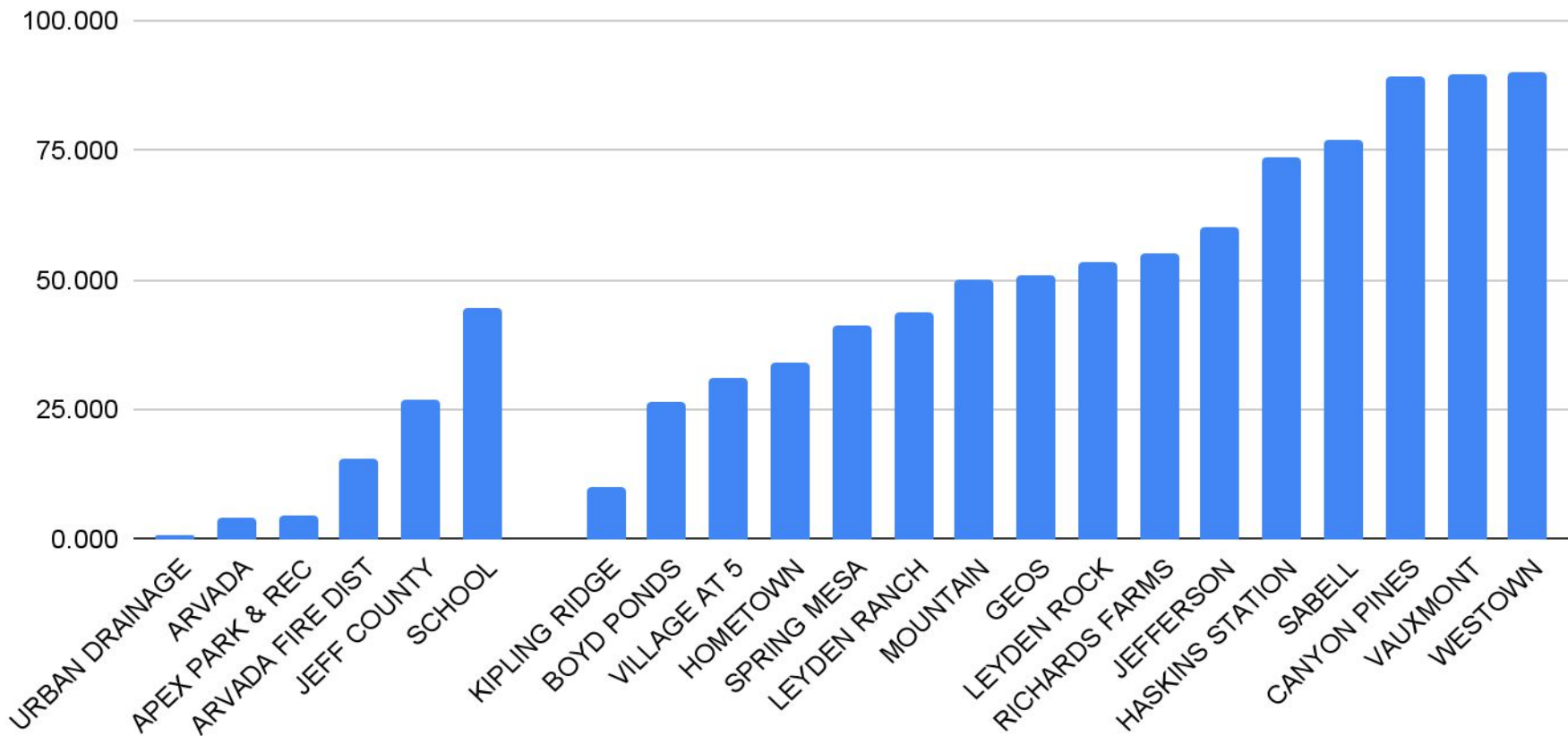
Metro Districts are used mainly to finance and manage infrastructure and services in new developments.

Major challenges are not faced by the City but property owners as the costs shift to the owners through taxes. Higher property taxes for owners are the most prevalent issue.

Current Metro Districts

- There are currently 18 active districts in Arvada
- Total mills range from 10 (Kipling Ridge) to 90 (Hometown South)
- Range of debt only mills: 14 (West Point) to 65 (Sabells)
- Range of operations mills: 0 (5 Districts) to 44 (Hometown South)
- Total issued debt: \$490,826,000 (2024)
- Debt range \$0 (Kipling Ridge) to \$174,000,000 (JCMD 1)
- Debt runs through 2061 (So far)
- Total housing units within the districts: 6,545 (2024)
- 13% of the City residents live in a Metro District

Current Mill Levy(s) in Arvada



Allendale Elementary Request

- Project improvements will require an entity, such as a Metro District or an HOA, to own and maintain them.
- Request is to create a "Non-debt" issuing Metro District.
 - Would exist solely for the purposes of operating and maintaining the Community Improvements and Services and will not issue debt – whether through loans, bonds or other obligations.
- Applicant states that utilizing a Metro District in place of a traditional HOA affords several benefits:
 - Improvements are funded through mills on the property in lieu of HOA dues resulting in operational efficiency, i.e. Jefferson County Assessor collects the taxes; reduced management costs; rates can be limited by the Service Plan; exempt from sales or use taxes on goods and materials; may be tax deductible for property owners; lower insurance premiums; and able to negotiate more favorable contracts.

Historical Metro District “Contributions”

- Nothing
- ROW, Land, Intersection improvement
- Cash towards regional improvements
- ARI - Arvada Regional Improvements (none yet)

Reasons to support approval of Metro Districts:

- Lower financing costs for infrastructure
- Property taxes can still be written off (so far)
- Metro Districts can also serve the same functions as a Homeowners Association, with more teeth.

Reasons not to support approval of Metro Districts:

- creates 'tax islands' where same services are paid for differentially.
- may create resistance to future city-wide tax questions.
- may lead to citizen confusion/frustration from multiple local governments.

Council Direction for staff

- Do you still want Metro Districts?
- What should they look like?
- If yes, lump sum versus ARI?

Appendix

[Arvada City Code Approval Criteria](#)



Metro Districts: Resident Impact

[Home](#) | [Community](#) | [About Arvada](#) | Metro Districts

METRO DISTRICTS

This page includes information on metro districts in Arvada, including details about what they are and their purpose. At the bottom of the page, you can find a list of metro districts located in Arvada.

