

## **RESOLUTION NO. 2025-112**

### **A RESOLUTION APPROVING THE SERVICE PLAN FOR THE ALEXANDER WAY METROPOLITAN DISTRICT; AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE TOWN OF CASTLE ROCK AND THE DISTRICT**

**WHEREAS**, Alexander Way consists of property totaling approximately 77.96 acres in size that is located within the boundaries of the Town of Castle Rock (the “Town”) east of the Silver Heights subdivision, north of Alexander Place, and west of the Diamond Ridge Estates subdivision (the “Property”); and

**WHEREAS**, the Property is zoned for a mix of single-family attached and detached residential uses as more particularly set forth in the Alexander Way Planned Development Plan and Zoning Regulations; and

**WHEREAS**, to facilitate the development of the Property, a Service Plan (the “Service Plan”) for the Alexander Way Metropolitan District (the “District”) has been submitted to the Town for review and approval by the Town Council; and

**WHEREAS**, the Service Plan has been reviewed by Town staff and a public hearing has been held in accordance with the Special District Act, §32-1-101, et seq., C.R.S., and Chapter 11.02 of the Town Code; and

**WHEREAS**, the Town Council finds that the Service Plan generally complies with the Town’s Model Service Plan and meets the requirements set forth in Section 11.02.150 of the Town Code; and

**WHEREAS**, the Town Council further finds that the Service Plan, as required by §32-1-203(2), C.R.S., establishes that:

- (i) There is sufficient existing and projected need for organized service in the area to be serviced by the District;
- (ii) The existing service in the area to be served by the District is inadequate for present and projected needs;
- (iii) The District is capable of providing economical and sufficient service to the area within its proposed boundaries;
- (iv) The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- (v) Adequate service is not, and will not be, available to the area through the Town, Douglas County, or other existing municipal or quasi-municipal corporations,

including existing special districts, within a reasonable time and on a comparable basis;

- (vi) The facility and service standards of the District is compatible with the facility and service standards of the Town;
- (vii) The Service Plan is in substantial compliance with the Town's 2030 Comprehensive Master Plan;
- (viii) The Service Plan is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
- (ix) The creation of the District is in the best interests of the area proposed to be served; and

**WHEREAS**, the Town Council deems it to be in the best interests of the Town and its taxpayers, residents, and property owners to enter into an Intergovernmental Agreement setting forth the respective rights, responsibilities, and obligations of the Town and the District with respect to the property served by the District.

**NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:**

**Section 1. Service Plan.** The Service Plan for the Alexander Way Metropolitan District is approved in substantially the same form as presented at tonight's meeting, with such technical changes, additions, modifications, deletions or amendments as the Town Manager may approve upon consultation with the Town Attorney.

**Section 2. Intergovernmental Agreement.** The Intergovernmental Agreements between the Town and the Alexander Way Metropolitan District is approved, in substantially the same form as presented at tonight's meeting, with such technical changes, additions, modifications, deletions or amendments as the Town Manager may approve upon consultation with the Town Attorney. The Mayor and other proper Town officials are hereby authorized to execute such agreement and any technical amendments thereto by and on behalf of the Town.

**Section 3. No Representation.** The Town's approval of the Service Plan does not in any manner constitute a representation by the Town that the District will necessarily achieve the development and financial projections set forth in the Service Plan.

**PASSED, APPROVED AND ADOPTED** this 16<sup>th</sup> day of September, 2025, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of \_\_\_\_\_ for and \_\_\_\_\_ against.

**ATTEST:**

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Lisa Anderson, Town Clerk

**Approved as to form:**

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Michael J. Hyman, Town Attorney

**TOWN OF CASTLE ROCK**

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Jason Gray, Mayor

**Approved as to content:**

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David L. Corliss, Town Manager