
NOTICE OF PUBLIC HEARING FOR AMENDMENT TO SERVICE PLAN OF SPECIAL DISTRICT

IN RE THE SERVICE PLAN AMENDMENT FOR THE OVERLOOK AT KINGS POINT SOUTH METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S., and § 122-32, Aurora City Code, a Service Plan Amendment (the “Service Plan Amendment”) for The Overlook at Kings Point South Metropolitan District (the “District”) has been filed with the City of Aurora, Office of Development Assistance, 15151 E. Alameda Parkway, Aurora, Colorado 80012, and is available for public inspection. A public hearing on the Service Plan Amendment will be held by the Aurora City Council on March 12, 2025, at 1:00 p.m., in the Aurora Municipal Center’s Paul Tauer Aurora City Council Chamber, located at 15151 E. Alameda Parkway, Aurora, Colorado 80012, or as soon thereafter as the City Council may hear such matter.

THERE ARE NO CHANGES BEING PROPOSED OR CONSIDERED AS TO THE DISTRICT’S DEBT LIMIT, DEBT SERVICE PROPERTY TAX MILL LEVY, OR OPERATIONS AND MAINTENANCE PROPERTY TAX MILL LEVY. THE PROPOSED SERVICE PLAN AMENDMENT ONLY MODIFIES THE DISTRICT’S ARI MILL LEVY AS DESCRIBED HEREIN.

The limited purpose of the Service Plan Amendment is to modify the District’s regional improvement property tax mill levy known as the “ARI Mill Levy” (as further defined in the District’s Service Plan).

The District is currently required to impose an ARI Mill Levy, separate from the District’s operations mill levy and debt service mill levy, beginning the first year the District imposed a debt service mill levy, which is consistent with the City of Aurora’s Model Service Plan (in place since 2004). For clarity, all ARI Mill Levies discussed herein and as may be amended under such Service Plan Amendment shall be adjusted in accordance with the District’s Service Plan to adjust for changes occurring after January 1, 2004. The Current ARI Mill Levy and the proposed Service Plan Amendment ARI Mill Levy are, as follows:

Current ARI Mill Levy	Service Plan Amendment ARI Mill Levy
Tier 1: 1 mill from Years 1-20 (“Tier 1 Levy”);	Tier 1: 5 mills from Years 1-20;
Tier 2: 5 mills from Years 21-40, or the date of repayment of the District’s debt, whichever first occurs (“Tier 2 Levy”); and	Tier 2: 5 mills from Years 21-40, or the date of repayment of the District’s debt, whichever first occurs (<i>unchanged</i>); and
Tier 3: for an additional ten (10) years, a mill levy equal to the average debt service mill levy imposed by the District in the ten (10) years prior to the date of repayment of the District’s debt (“Tier 3 Levy”).	Tier 3: for an additional ten (10) years, a mill levy equal to 30 mills (<i>fixed at 30 mills</i>).

The Service Plan Amendment does not propose any other changes to the District’s Service Plan. For additional information regarding the proposed Service Plan Amendment, please visit the [District’s website](#) or the website of the [South Aurora Regional Improvement Authority](#).

The purpose of the hearing is to consider the Service Plan Amendment and form a basis for approving, conditionally approving, or disapproving it. The District is an existing metropolitan district organized under the provisions of Title 32, C.R.S. The maximum mill levy for debt service that may be imposed by the District is fifty (50) mills, as such maximum may be adjusted and subject to conditions as stated in the District’s Service Plan (the “Service Plan”). As provided for in the Service Plan, the District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board of Directors of the District imposing the mill levy are residents of such District and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq., C.R.S., or as otherwise set forth in the Service Plan.

A description of the land contained within the boundaries of the District is as follows: generally located east of State Highway E-470, west of North Travois Trail, south of East Otero Parkway, and north of East Ponderosa Circle, in the City of Aurora, Douglas County, State of Colorado.

All protests and objections to the Service Plan Amendment must be submitted in writing to the City Council by mail to City Clerk, City of Aurora, 15151 E. Alameda Parkway, Aurora, CO 80012, or [email](#) at or prior to the public hearing or any continuance or postponement thereof in order to be considered. All protests and objections to the Service Plan Amendment shall be deemed to be waived unless presented at the time and in the manner specified in this notice.