

SERVICE PLAN
FOR
ST. MARY'S GLACIER METROPOLITAN DISTRICT

FEBRUARY, 1977

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I. PURPOSE OF THIS SERVICE PLAN

This service plan is presented with proper petitions, sponsored and supported by the Board of Directors of the St. Mary's Property Owners Association and is the result of long and careful study of the needs and resources of this area. The proposal to proceed with forming a special district was supported by a majority of the voting members at the February, 1976 general meeting of the St. Mary's Property Owner's Association.

The purpose of this service plan is to provide the Clear Creek County Commissioners, the Colorado Division of Local Government, the District Court having Jurisdiction, the property owners of the area included and any other interested parties with information regarding organization, financing and operation of the proposed St. Mary's Glacier Metropolitan District. In addition, the service plan offers the information required by statute, where applicable, in order that a determination can be made on the advisability and feasibility of a metropolitan district for the St. Mary's Glacier development area.

II. NEED FOR A SPECIAL DISTRICT

The developer-subdivider has moved from the area insofar as maintenance and/or construction services are

concerned. The developer's interest in this subdivision is very limited at this time. This corporation had furnished services during their promotion and sales program that were in excess of the basics filed with H.U.D. in the required property report. These services were accepted by many property owners as continuing and these property owners now face severe difficulties in maintaining access to their properties. Many homes have propane gas heat and, therefore, must have adequate snow removal from the roads to be supplied with fuel.

There is little and in most cases no recourse to the developer.

The roads as platted by the developer, are impractical to bring to the standards of Clear Creek County in many cases. Some development roads have been improved and were accepted by the County for maintenance. These were arterial roads and on the lower levels of the area. This road improvement was done by the St. Mary's Property Owner's Association and required an accumulation of funds over a five year period. This is not an adequate procedure for future work.

The area to be included is located above 10,000 feet elevation. The area has received good but limited services from the County. However, there are services needed that probably cannot or will not be supplied by the County.

At the present and in the past, the area has been almost entirely dependent upon the Idaho Springs Volunteer Fire Department. Their cooperation has been excellent, however, they are limited by being 10-1/2 miles distant and there is more than 2000 feet difference in elevation. They are at an appalling disadvantage at this time. The proposal of one segment of the metropolitan district is to provide immediate, although limited, fire fighting equipment. The district would still be dependent on outside help as it is not financially feasible at this time to establish a fire protection unit adequate for the full needs of the area.

The need for recreational improvements is great. The areas that were intended by the developer for joint use of the property owners have fallen into various stages of disrepair and, therefore, are of little use. In addition, other areas and projects are desirable for the benefit of the people in the area.

To summarize, there is great need to supplement the services of Clear Creek County, the Idaho Springs Volunteer Fire Department and the St. Mary's Glacier Water and Sanitation District; and to cooperate and coexist with these and other entities.

The boundaries of the St. Mary's Glacier Metropolitan District will initially coincide with the boundaries

of the St. Mary's Glacier Water and Sanitation District; however, the services to be provided will be different.

The facility and service standards of the district will be compatible with the facility and service standards of adjacent municipalities and special districts.

All construction will meet established standards.

III. PLANNED PROJECTS AND EQUIPMENT ACQUISITIONS

A. Road Improvement, Maintenance and Snow Removal:

The St. Mary's Property Owners Association has purchased and is operating an Austin-Western Motor grader, a 6-wheel drive unit with front "V" plow and center blade for grading and snow removal.

This unit will be sold to the Metropolitan District for approximately \$8,000.00. It is adequate for most of the district's snow problems. A unit in the size class of Caterpillar "D4" or larger is to be obtained as a back-up machine. The planned expenditure for a used machine in this class is \$6,000.00. A dump truck will be purchased at a cost estimated at \$4,500.00 and a backhoe with front loader will be purchased at a cost of \$4,000.00. This provides for a contingency of \$2,500.00 to purchase future accessories for the above equipment.

B. Fire Fighting Equipment:

Acquire a light, fast responding 4-wheel drive truck equipped with a 250 to 350 gallon tank, high pressure pump and fog nozzles. A backup water supply consisting of a 1000 to 1500 gallon tank mounted on a 4-wheel trailer with a high volume low pressure transfer pump powered by a gasoline engine will also be obtained to deliver additional water. Fifteen thousand dollars (\$15,000.00) has been budgeted for this equipment and accessories. The intent at this time is for a unit providing immediate emergency service until adequate equipment can arrive. Expansion of the fire fighting equipment and facilities will be provided as the financial ability of the area allows.

Also planned and required is the construction of a combined Fire Station-Metropolitan building to be located on Tract E, St. Mary's Subdivision Filing 2 which is currently owned by the St. Mary's Property Owner's Association and will be donated to the Metropolitan District for a building site and park area. This building will be 40 feet by 60 feet and will be adequate to house the firetruck and equipment, the grader, dump truck and backhoe. It will be constructed of reinforced concrete, and painted to be compatible with the area.

An artist concept drawing accompanies this section as Exhibit 1.

Projected cost of the Fire Station-Metropolitan building is \$30,000.00. Architectural design and construction specifications will be supplied by some of the many qualified persons among our property owners. The property owners of this district have varied expertise which can be made available to the Metropolitan District at no charge and this resource will be used at every point in the program that it is practical to do so. Also, a large amount of the labor required in the road and parks programs will be volunteered. Expertise from outside consultants will also be available as follows:

Legal: Mr. Robert L. Kirby, of Calkins, Kramer, Grimshaw and Harring, Attorneys, Denver, Colorado.

Engineering: Faulkner, Kellogg and Assoc., Lakewood, Colorado.

Financial: Bosworth, Sullivan and Co., Denver, Colorado.

C. Parks and Recreation:

The immediate project in this program is to regrade, restore, landscape and fence Tract E, St. Mary's Subdivision Filing 2, an area approximately 300 feet by 600 feet (Exhibit 2). Budgeted for this project is \$10,000.00 not including the fire station that is to be constructed on the Northeast corner of the tract facing east to Silver Creek Road. The area to be improved is near the center of the development, visible to all, and is very much in need of restoration.

The District proposes to support endeavors to stock lakes with fish and maintain the lakes and lake shores as funds will allow.

Funds will be made available for capital development and operation and maintenance of the ski area contingent upon obtaining an option to purchase or a term lease on the ski area and equipment. No funds are budgeted for this purpose at this time but are included in the long range projections.

D. Administrative, Operation and Maintenance Costs:

The projected administrative, operation and maintenance costs for the first year of operation are summarized on page 8a. The major anticipated costs are fuel for operating the road and firefighting equipment and materials for road maintenance.

E. SUMMARY OF CAPITAL COSTS AND BUDGET FOR ORIGINAL BOND ISSUE: DC

I. Road Improvement, Maintenance and Snow Removal:

Road Equipment and Grader	\$ 8,000
Track Unit with Blade as Front Loader	6,000
Dump Truck	4,500
Backhoe	4,000
Accessory Contingency	<u>2,500</u>
	<u>\$25,000</u>

Contingency* \$28,000.00

II. Fire Fighting Equipment and Station:

Firetruck and Accessories	\$15,000
Fire Station-Metropolitan Building (including land)	<u>30,000</u>
	<u>\$45,000</u>

Contingency* \$3,000.00

III. Parks and Recreation:

Tract E Restoration and Landscaping	\$10,000
Miscellaneous Facilities	<u>2,000</u>
	<u>\$12,000</u>

Contingency* \$19,000.00

IV. Organizational Costs

One year escrow of bond interest	\$ 9,000
Fiscal fees	5,000
Legal fees	3,000
Engineering fees	<u>1,000</u>
	<u>\$18,000</u>

Total \$100,000 \$50,000.00

*The contingencies shown above will be used to finance inflationary increases in the cost of equipment and materials proposed in the original bond issue and for the purchase of additional equipment and materials if future growth and need warrants.

F. SUMMARY OF ADMINISTRATIVE, OPERATION AND MAINTENANCE COSTS FOR FIRST YEAR OF OPERATION:

Administrative (incl. accounting, legal and insurance)	\$ 3,000
Operating (incl. fuel and labor)	6,000
Maintenance	6,000
Contingency	<u>1,000</u>
	<u>\$16,000</u>

IV. AREA INCLUDED AND BOUNDARIES

The proposed St. Mary's Glacier Metropolitan District will be wholly within Clear Creek County, State of Colorado. The area is generally known as Upper Fall River and St. Mary's Glacier. The boundaries will coincide with the boundaries of the St. Mary's Glacier Water and Sanitation District and do not contain parts of any other special district.

Supportive Exhibits:

- Exhibit 4: Legal Description
- Exhibit 5: St. Mary's Glacier Water and Sanitation District Boundary Map
- Exhibit 6: Local Area Map - U.S.G.S. Ref.

V. FINANCIAL

At this point in planning, it is not certain whether financing of the district will be by bond sales or a direct bank loan, however, an amortization schedule for the initial bond issue of the district is shown as Table 1 and a projection of bond principal and interest payments is included as Table 2. The proposed maximum interest rate is ten percent (10.0%) and the proposed maximum discount is five percent (5.0%). The district anticipates selling its bonds at rates less than the maximum and an interest rate of 8.25% has been used in the financial projections.

If alternative financing is obtained, it will be at less cost to the district.

VI. GROWTH PROJECTIONS

At this time there are approximately 90 homes and 10 condominiums occupied with additional condominium units being sold at an attractive rate.

It is estimated that there is currently 30 year around residents.

Growth is projected at 7% per year. The increase in year around residents is expected to increase dramatically as the projects of the proposed metropolitan district are implemented. The 1976 certified valuation for assessment is \$3,792,060.00 and has shown an increase in excess of the projected 7% in the past 8 years.

TABLE 1 - AMORTIZATION SCHEDULE
ST. MARY'S GLACIER METRO DISTRICT

<u>R.</u>	<u>ANNUAL DEBT SERVICE (1)</u>	<u>ASSESSED VALUATION (2)</u>	<u>DEBT SERVICE MILL LEVY (CAPITAL EXP.)</u>	<u>ESTIMATED O & M COSTS (4)</u>	<u>O & M MILL LEVY (4) (OPERATIONAL)</u>	<u>TOTAL MILL LEVY REQUIRED</u>	<u>DOLLARS PER THOUSAND OF ASSESSED VALUE</u>
7	None	\$3,792,060	None	\$ 8,000 (3)	None	None	None
8	Escrowed Interest	4,057,504	None	16,000	5.9 (5)	5.9	\$5.90
9	\$13,250.00	4,341,530	3.1	17,120	4.0	7.1	7.10
0	12,837.50	4,645,436	2.8	18,318	4.0	6.8	6.80
1	12,425.00	4,970,617	2.7	19,600	4.2	6.9	6.90
2	17,012.50	5,318,560	3.2	20,972	4.0	7.2	7.20
3	16,187.50	5,690,860	2.9	22,440	4.0	6.9	6.90
4	15,362.50	6,089,219	2.5	24,011	4.0	6.5	6.50
5	14,537.50	6,515,465	2.3	25,692	4.0	6.3	6.30
6	13,712.50	6,971,547	2.0	27,490	4.0	6.0	6.00
7	12,887.50	7,459,555	1.7	29,415	4.0	5.7	5.70
8	12,062.50	7,891,724	1.5	31,473	4.0	5.5	5.50
9	16,237.50	8,540,445	1.9	33,676	4.0	5.9	5.90

based on twelve year amortized debt service of \$100,000 at 8.25%

increased annually at 7.0% (growth of new construction)

this amount will be borrowed on a short-term basis until tax monies are received in 1978

inflated at 7.0%

this levy will be for both 1977 and 1978 O & M costs

TABLE 2 - PROJECTION OF BOND INTEREST AND PRINCIPAL PAYMENTS
ST. MARY'S GLACIER METRO DISTRICT
BOND INTEREST PAYMENTS
START DATE: 9/01/77
100,000

DATE	PRINCIPAL	COUPON RATE	INTEREST	PAYMENT	YEARLY PAYMENT
3/01/78			4,125.00	4,125.00	
9/01/78			4,125.00	4,125.00	8,250.00
3/01/79			4,125.00	4,125.00	
9/01/79	5,000	8.250%	4,125.00	9,125.00	13,250.00
3/01/80			3,918.75	3,918.75	
9/01/80	5,000	8.250%	3,918.75	8,918.75	12,837.50
3/01/81			3,712.50	3,712.50	
9/01/81	5,000	8.250%	3,712.50	8,712.50	12,425.00
3/01/82			3,506.25	3,506.25	
9/01/82	10,000	8.250%	3,506.25	13,506.25	17,012.50
3/01/83			3,093.75	3,093.75	
9/01/83	10,000	8.250%	3,093.75	13,093.75	16,187.50
3/01/84			2,681.25	2,681.25	
9/01/84	10,000	8.250%	2,681.25	12,681.25	15,362.50
3/01/85			2,268.75	2,268.75	
9/01/85	10,000	8.250%	2,268.75	12,268.75	14,537.50
3/01/86			1,856.25	1,856.25	
9/01/86	10,000	8.250%	1,856.25	11,856.25	13,712.50
3/01/87			1,443.75	1,443.75	
9/01/87	10,000	8.250%	1,443.75	11,443.75	12,887.50
3/01/88			1,031.25	1,031.25	
9/01/88	10,000	8.250%	1,031.25	11,031.25	12,062.50
3/01/89			618.75	618.75	
9/01/89	15,000	8.250%	618.75	15,618.75	16,237.50
TOTALS	100,000		64,762.50		164,762.50

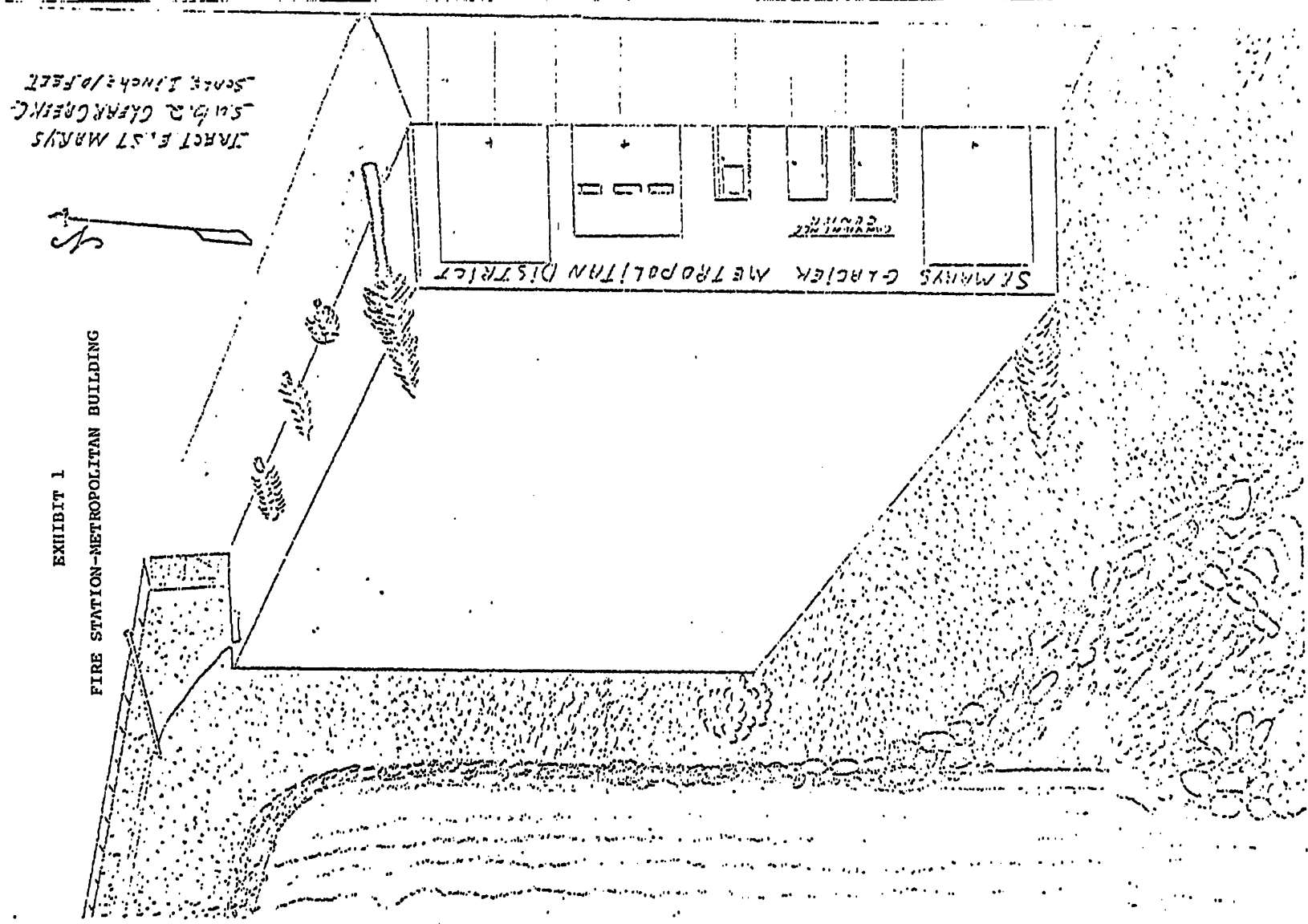
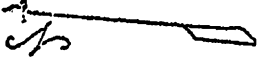
NET R 8.2500%

BOND YEARS 785.0

EXHIBIT 1

FIRE STATION-METROPOLITAN BUILDING

TRACT E, ST MARYS
SUB. 2, CLARK CREEK
SCALE 1 INCH = 10 FEET

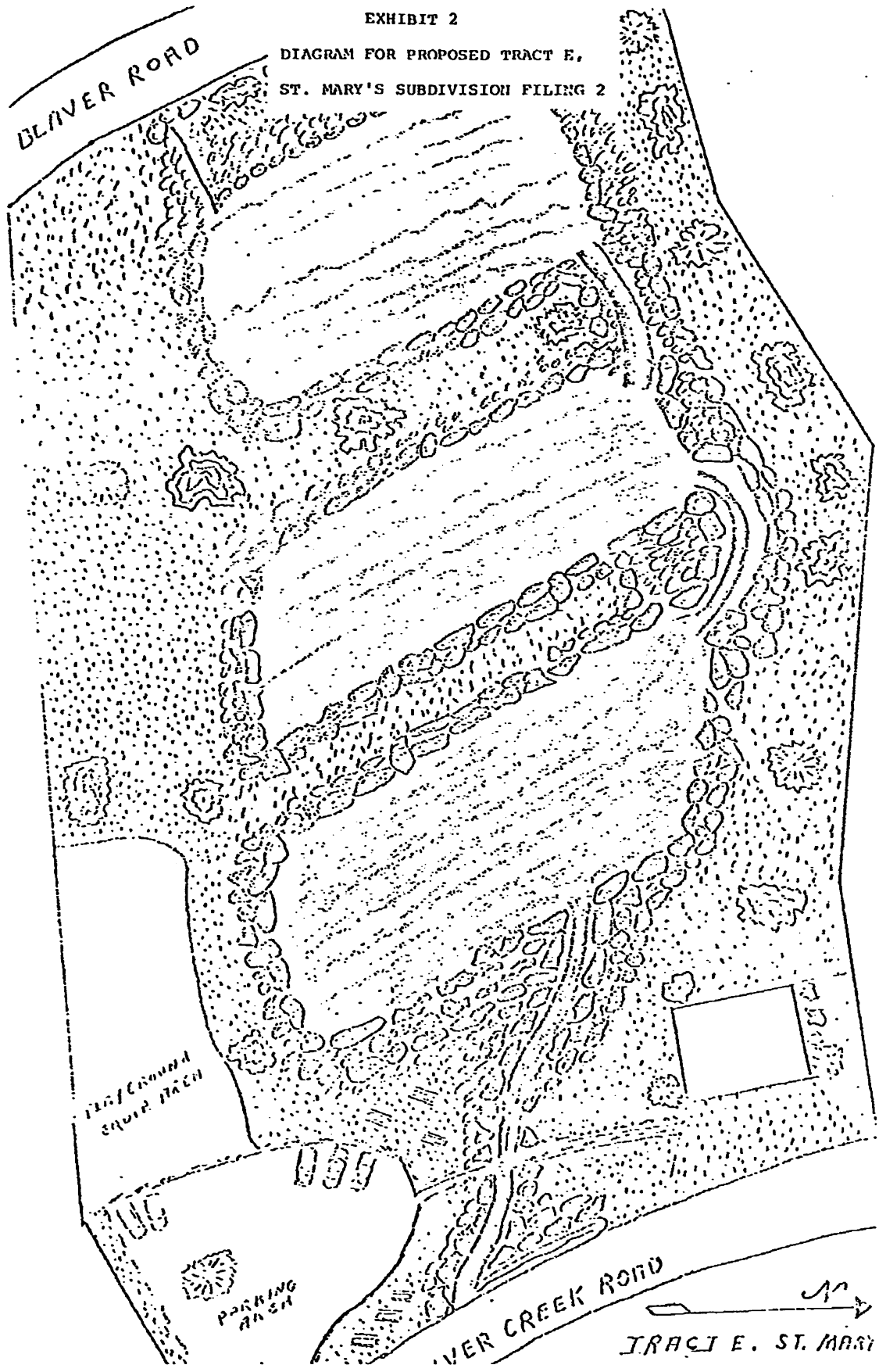


ST. MARYS CLARK METROPOLITAN DISTRICT

ENGINE ROOM

EXHIBIT 2

DIAGRAM FOR PROPOSED TRACT E,
ST. MARY'S SUBDIVISION FILING 2



→ N
TRACT E, ST. MARY

Recorded - C.C. County Georgetown
Book 354 pages 485-486

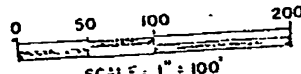
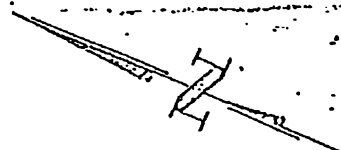


EXHIBIT 3

MAP OF TRACT E, ST. MARY'S SUBDIVISION

FILING 2

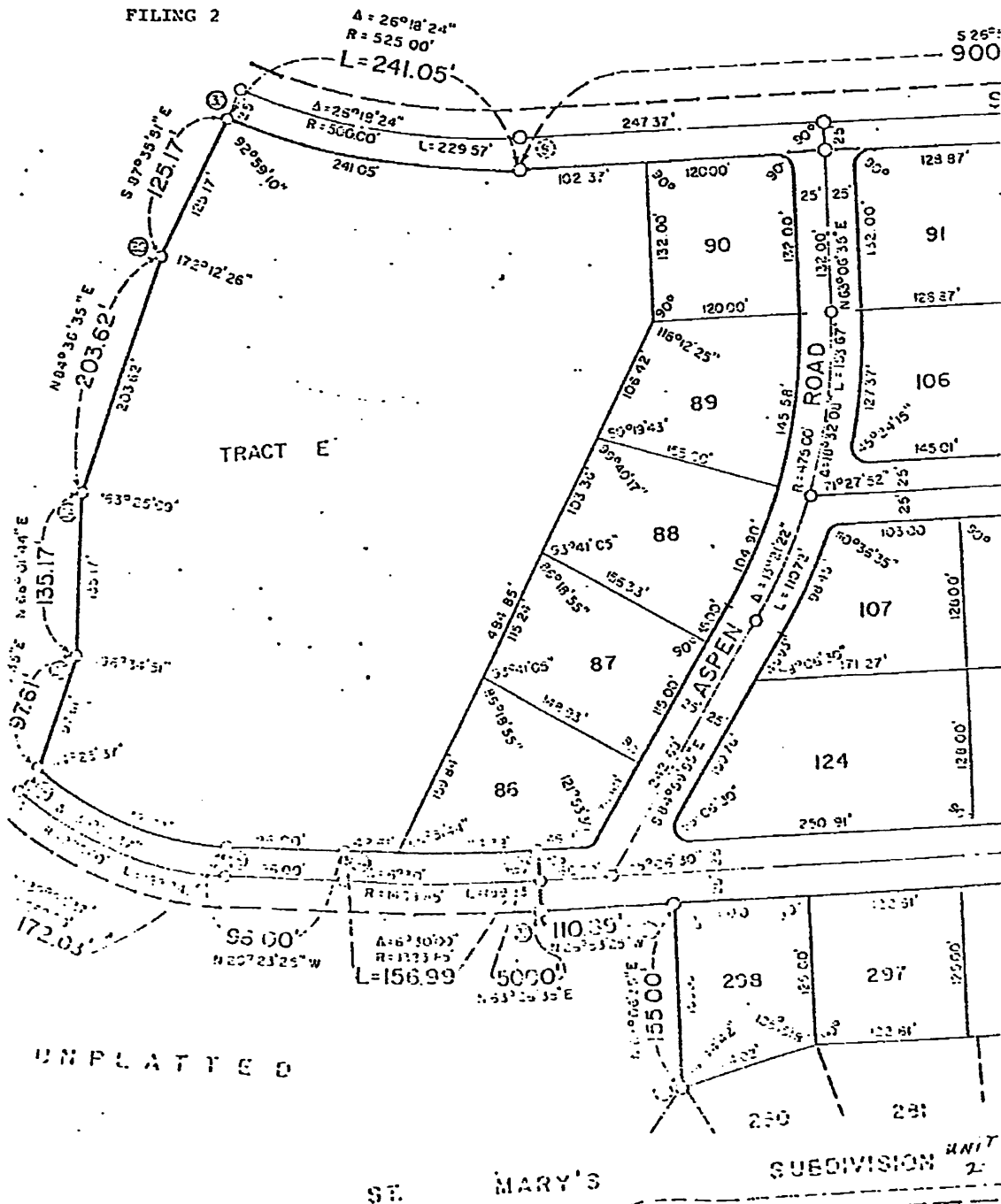


EXHIBIT 4

Legal Description of Boundaries
of St. Mary's Glacier Water and Sanitation District

That portion of the R. O. Phillips Placer Mining Claim, U. S. Survey Lot No. 1356, The Rockwood No. 2 Placer Mining Claim, U. S. Survey No. 2082, and the Lincoln Placer Mining Claim, U. S. Survey Lot No. 2080, falling within the following description: Beginning at Corner No. 6, Survey No. 2080, Lincoln Placer Claim; thence North 3300 feet to Corner No. 7; thence East 1320 feet to Corner No. 8; thence South 390 feet to Corner No. 9; thence North 16°36'47" East 101.9 feet to Corner No. 6, Survey No. 1356, R. O. Phillips Placer Claim; thence South 35°8' East 535 feet to Corner No. 7; thence South 16°45' West 24.4 feet to Corner No. 10, Survey No. 2082, Rockwood No. 2, Placer Claim; thence South 3206.6 feet to Corner No. 11; thence West 330 feet to Corner No. 1; thence South 17°25' West 913.91 feet along line 1-2 of said Rockwood No. 2 Placer Claim; thence West 1051.83 feet to line 5-6 Survey No. 1356, R. O. Phillips Placer Claim; thence North 18°40' West 920.43 feet to a point on line 1-2 of said Lincoln Placer Claim; thence North 659.9 feet to Line 5-6 of said Lincoln Placer Claim; thence East 300 feet to Corner No. 6 of said Lincoln Placer Claim, the place of beginning.

A part of Lincoln Placer Mining Claim, U.S. Survey Lot No. 2080; a part of the Nebraska Placer Mining Claim, U.S. Survey Lot No. 2079; a part of the G. B. Harris Placer Mining Claim, U.S. Survey Lot No. 1426; all of the Texas Placer Mining Claim, U.S. Survey Lot No. 2081; a part of the Rockwood No. 2 Placer Mining Claim, U.S. Survey Lot No. 2082; a part of the R. O. Phillips Placer Mining Claim, U.S. Survey Lot No. 1356; Upper Fall River Mining District, County of Clear Creek, State of Colorado, more particularly described as follows:

Beginning at Corner No. 5 of said Lincoln Placer Mining Claim; thence S.29°59'29"E. and along Line 5-6 of said Claim a distance of 3001.19 feet to a point, said point being 300.00 feet Westerly of Corner No. 6 and said point being on the Westerly line of a parcel described in Book 235 at Page 313 of the Clear Creek County records; thence S.0°02'00"W. and along said Westerly line a distance of 660.42 feet to a point on Line 1-2 of said Lincoln Placer; thence S.18°37'51"E. and along said Westerly line a distance of 921.38 feet to a point on Line 5-6 of said R. O. Phillips Placer; thence S.29°49'09"E. and along the Southerly line of parcel described in Book 235 at Page 313 a distance of 1050.55 feet to a point on Line 1-2 of said Rockwood No. 2 Placer; thence S.17°46'19"W. and along said Line 1-2 a distance of 863.62 feet to a point 323.00 feet South of the South line of that portion of the parcel described and conveyed by deed recorded in Book 235 at Page 313, as measured at right angles thereto; thence S.29°49'09"W. and parallel to said South line a distance of 1036.79 feet to a point on Line 5-6 of said R. O. Phillips Placer; thence S.16°51'08"W. and along said Line 5-6 a distance of 1116.34 feet to Corner No. 1 of the G. B. Harris Placer; thence S.26°53'25"E. and along the Line 1-2 of the said G. B. Harris Placer and along Line 1-2 of the said Texas Placer a distance of 4212.16 feet to said Corner No. 2 of said Texas Placer; thence S.26°37'55"W. a distance of 716.05 feet to Corner No. 3 of said Texas Placer; thence S.20°34'04"W. a distance of 1064.63 feet to Corner No. 4 of said Texas Placer; thence N.1°20'32"E. a distance of 1930.43 feet to Corner No. 5 of said Texas Placer; thence N.49°55'41"W. a distance of 2277.19 feet to Corner No. 6 of said Texas Placer;

thence S.87°07'00"W. a distance of 3913.88 feet to Corner No. 7 of said Texas Placer; thence N.1°40'13"E. a distance of 500.00 feet to Corner No. 8 of said Texas Placer; thence N.77°55'59"W. a distance of 323.61 feet to Corner No. 4 of said Nebraska Placer; thence S.24°33'30"W. a distance of 50.00 feet to Corner No. 5 of said Nebraska Placer; thence N.75°22'36"W. a distance of 677.02 feet to Corner No. 6 of said Nebraska Placer; thence N.48°57'12"E. a distance of 3428.79 feet to Corner No. 4 of the said Lincoln Placer; thence N.0°02'20"W. a distance of 2485.93 feet to the true point of beginning; including therein all of the Belmont, Flora Thorne, Pilgrim and Annie May Lode Claims and a part of the Little Fred Lode Claim, all U.S. Survey Lot No. 10759, and the Maid of the Mist Lode Claim, U.S. Survey Lot No. 16093, and a part of the Saint Ignacio Lode Claim, U.S. Survey Lot No. 18633, and a part of the Anna Arnold Extension Lode Claim, U.S. Survey Lot No. 16224; and excepting therefrom the following described Forest Land: beginning at Corner No. 2 of the said Lincoln Placer Mining Claim; thence S.89°58'31"E. a distance of 1193.35 feet to Corner No. 7 of the Nebraska Placer Mining Claim; thence S.49°20'34"W. a distance of 2007.19 feet to Corner No. 3 of the said Lincoln Placer; thence N.14°07'49"E. a distance of 1349.09 feet to the true point of beginning, containing 511.041 net acres, more or less.

EXCEPTING AND EXCLUDING THEREFROM THE FOLLOWING DESCRIBED TRACT:

All that part of the Nebraska Placer Claim, U.S. Survey Lot No. 2079, described as follows: Beginning at a post which bears from Corner No. 7, U.S. Survey Lot No. 2079, Nebraska Placer Claim, S 73° 50' E, 373 feet; thence S 54° W, 756.34 feet to a post; thence S 63° W, 743.66 feet to a post; thence S 27° E, 150 feet to a post; thence N 63° E, 756.34 feet to a post; thence N 54° E, 743.66 feet to a post; thence N 27° W, 150.5 feet to the point of beginning, containing 5.6 acres, more or less.

EXHIBIT 6
MAP OF UPPER FALL RIVER AND ST.
MARY'S GLACIER

