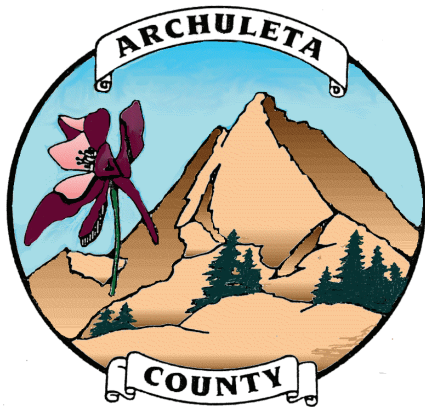


The information in this guide is not legal advice. This guide is intended for general information purposes only and is not legal advice. Legal advice depends on the specific facts and circumstances of each individual's situation. Those seeking specific legal advice or assistance should contact an attorney.

The information in this guide is only a summary of the law. The content of this guide may not contain complete statements of the law and may contain information that applies only to Colorado. We do not guarantee or warrant its accuracy because the law changes frequently, and may differ from place to place. Always contact an attorney to get complete, accurate, and up-to-date legal advice.



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Archuleta County

A guide to local road improvement options



Improvement Districts: Local-Public-Metro

Which is the best choice for my neighborhood?

An informational guide offered as a public service for the citizens of Archuleta County, Colorado. (9/2011)

Improvement Districts share a long and successful history in Colorado:

Their roots can be traced back to the early mining camps in these very San Juan Mountains where residents would join together to provide critical services such as fire protection or sewer service. Improvement districts of one form or another have represented a remarkable solution to community issues as citizens joined together to fulfill community needs. Today, there are over 1900 special districts in Colorado and that number continues to increase annually.

There are three options available to residents of unincorporated Archuleta County: Local Improvement District (LID), Public Improvement District (PID) and Metropolitan District (MD). All three options are governed by Colorado Revised Statutes and organizers should consult an attorney in selecting and forming the most appropriate district for your needs.

MORE COMPLETE INFORMATION IS AVAILABLE AT www.archuletacounty.org

LID: Local Improvement Districts construct improvements and assess the cost upon the property benefited by the improvements. Improvements may consist of constructing, grading, paving, pouring, curbing, guttering, lining or otherwise improving the whole or any part of any street or providing street lighting or drainage facilities in the unincorporated areas of the county. Improvements may also include constructing, installing or improving any system for transmission or distribution of water or for the collection or transmission of sewage, or both systems.

PID: Public Improvement Districts are formed to make public improvements through an increase in the mill levy tax. Improvements may consist of providing fire protection services or for the purpose of installing, or acquiring any public

improvement, including, but not limited to, fire protection facilities, grading, paving, curbing, guttering, or otherwise improving the whole or any part of any street or alley, parking and off-street facilities, sewer drainage collection systems, storm sewer drainage systems, and surface drainage systems.

MD: A Metropolitan District is a district that provides at least two different types of services. Instead of forming a district for each separate function, an MD is formed which can provide all of the necessary services. For example, a MD might

provide water and trash collection.



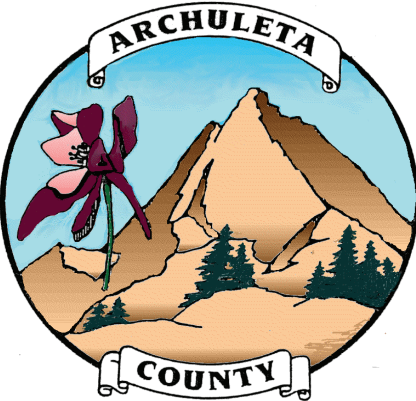
Improvement Districts for Road Maintenance: Public—Local—or Metro. Which is the best choice for my neighborhood?

Type of District or Organization:	Local Improvement District (LID)	Public Improvement District (PID)	Metropolitan District (Special District)
Permitted Improvements and Activities	Streets, streetlights, sidewalks, drainage, facilities for transmitting water or sewage	Streets, water, sewer, storm drainage, parks and recreation, traffic control, and mosquito control. May enter into I.G.A.s.	Streets, water, sewer, storm drainage, parks & recreation, traffic control, fire, transportation, mosquito control, TV relay and transmission
Formation:			
Petition	Yes	Yes	Yes
Resolution/Ordinance of Governing Body	Yes	Yes	Yes
Type of legal entity	Administrative tool of county Government	County Commissioners are the Board	Quasi-municipal corporation
Boundary considerations	Geographic areas within which improvements are constructed	Boundaries may include non contiguous tract	Based on district map, see Title 32.
Organization	Administered through existing county agencies.	Must comply with local government budget, audit, and reporting requirements.	Board elected from and by property owners in district
Powers:			
Condemn Property	No	Yes	Yes
Operate Facilities	No	Yes	Yes
Levy ad valorem	No	Yes	Yes
Special assessments	Yes	No	No
Charge rates, tolls, charges	No	Yes	Yes
Levy Sales Tax	Yes	No	No
Issue Bonds:			
General Obligation	No	Yes	Yes
Revenue	No	Yes	Yes
Special Assessment	Yes	Yes	No
Tax Increment	N/A	N/A	N/A

IMPROVEMENT DISTRICTS IN ARCHULETA COUNTY

Many of your neighbors have already been taking advantage of these laws. The following is a partial listing of Districts providing service right here in Archuleta County:

- Alpha-Rockridge Metropolitan District
- Aspen Springs Metropolitan District
- Loma Linda Metropolitan District
- Piedra Park Metropolitan Impr. District
- San Juan River Village Metro. District



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