

NOTICE OF PUBLIC HEARING FOR AMENDMENT TO CONSOLIDATED SERVICE PLANS OF SPECIAL DISTRICTS

IN RE SERVICE PLAN AMENDMENTS FOR PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12 (THE “DISTRICTS”)

NOTICE IS HEREBY GIVEN that, pursuant to § 32-1-204(1), C.R.S., and § 122-32, Aurora City Code, a Service Plan Amendment for Painted Prairie Metropolitan District Nos. 1-9 and a Service Plan Amendment to Painted Prairie Metropolitan District Nos. 10-12 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 Amendments will be held by the Aurora City Council on April 6, 2026, at 6:00 p.m., in the Aurora Municipal Center’s Paul Tauer Aurora City Council Chamber, located at 15151 E. Alameda Parkway, Aurora, Colorado 80012, or virtually (please go the City of Aurora Website at Auroragov.org for instructions on participation), or as soon thereafter as the City Council may hear such matter.

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

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

The Districts are currently required to impose an ARI Mill Levy, separate from the Districts’ operations mill levy and debt service mill levy, beginning the first year the Districts impose 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 Amendments shall be adjusted in accordance with the Districts’ Service Plan to adjust for changes occurring after January 1, 2004. The Current ARI Mill Levy and the proposed Service Plan Amendments ARI Mill Levy are, as follows:

Current ARI Mill Levy	Service Plan Amendments ARI Mill Levy
Tier 1: 1 mill from Years 1-20;	5 mills beginning in property tax year 2026 for collection in 2027 and continuing until such time as all bonds issued by the Fletcher Regional Improvement Authority (“FRIA”) has been fully paid and all ARI Master Plan projects have been completed.
Tier 2: 5 mills from Years 21-40, or the date of repayment of the District’s debt, whichever first occurs; 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.	

For additional information regarding the proposed Service Plan Amendments, please visit the Districts’ website <https://www.paintedpraiemetrodistrict.com/>.

The purpose of the hearing is to consider the Service Plan Amendments and form a basis for approving, conditionally approving, or disapproving it. The Districts are existing metropolitan districts organized under the provisions of Title 32, C.R.S. The maximum mill levy for debt service that may be imposed by the Districts is fifty (50) mills, as such maximum may be adjusted and subject to conditions as stated in the Districts’ Service Plans. As provided for in the Service Plans, the Districts 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 Districts’ Service Plans.

A description of the land contained within the boundaries of the Districts is as follows: generally located southeast of the intersection of E 64th Avenue and Himalaya Road, northwest of the intersection of E 56th Avenue and Picadilly Road, in the City of Aurora, Adams County, State of Colorado.

All protests and objections to the Service Plan Amendments 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](mailto:) 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 Amendments shall be deemed to be waived unless presented at the time and in the manner specified in this notice.

Painted Prairie — ARI to FRIA Transition Summary

What is Happening

- Painted Prairie Metropolitan Districts (MD Nos. 1-12) are proposing to amend their Service Plans to leave the Aurora Regional Improvement (ARI) mill levy framework and join the new Fletcher Regional Improvement Authority (FRIA)
- The amendments require approval by Aurora City Council

The Change

- Current ARI framework: escalating three-tier mill levy structure (1 mill → 5 mills → 40 mills)
- Proposed FRIA framework: fixed 5-mill levy for the entire duration

Key Benefits

- Traffic signal and improvements at 56th & Picadilly
- Supports new King Soopers at 56th & Picadilly
- Improvements to 56th Avenue from Himalaya to E-470
- New funding source for 56th Avenue & E-470 interchange
- Revenues stay local and benefit the Painted Prairie area directly
- City of Aurora contributing traffic impact fee revenue to improvements

Next Steps

- No action required from residents