



**CITY COUNCIL  
MEETING  
MEMORANDUM**

<b>ITEM:</b> Ordinance 2023-52: An Ordinance Proposing the Establishment of Special Service Area Number Five (Dancing Acres Subdivision) in the City of Monticello and Providing for Other Procedures in Connection Therewith	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Terry Summers, City Administrator
<b>ATTACHMENTS:</b> <input checked="" type="checkbox"/> ORDINANCE <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> September 20, 2023

**BACKGROUND:**

Dancing Acres, LLC (Owners) have applied for establishing a Special Service Area to reimburse them for the proposed improvements associated with a residential development consisting of approximately 32 acres. These improvements include roadways, sidewalks, sewers, water mains, grading, and associated costs. The construction costs associated with these improvements is estimated to be nearly \$3.5 million. A Special Service Area is one option afforded to a non-home rule community to incentivize a developer to build. The developer also witnesses increased tax revenues over the life of the special service area (twenty years) the quicker the houses are constructed. The City of Monticello creates the Special Service Area and the county collects and distributes the taxes accordingly. No public bonding is being requested. The proposing Ordinance and public hearing notice is attached for your review as well.

Similar Special Service Areas have been approved to assist with the improvements associated with Walden Pond and Sage Meadows.

**RECOMMENDED ACTION:**

It is recommended that the City Council discuss and approve Ordinance 2023-52 as submitted.