



# City shines ‘bright light’ on metro districts



**Public improvements** at the Lakes at Centerra neighborhoods in east Loveland are paid for through property owner assessments by three separate metropolitan districts. Those are among a dozen created to pay infrastructure costs throughout Centerra since the first was formed in 2002.

## *City Council wants public to weigh in on discussion of metro-district policy*

**P**ushing residential streets, water mains and sewer lines into former cornfields is something that happens often in Northern Colorado, and it is expensive work.

Cities, towns and counties have had difficulty raising revenue through property taxes to fund these needed public improvements.

Land developers, with greater frequency over the past two decades, have turned to special taxing authorities called metropolitan districts to raise capital with assessments on future property owners to cover those costs.

Controversy has arisen statewide concerning ways the districts operate. Loveland’s attention to the topic will bring City Council members, citizens and experts together for a town hall in early March.

That community discussion will lead to an April 13 City Council meeting where the City’s metro district policy will come under close public review.

“The reason we’re having this discussion is that there have been some concerning issues,” said Loveland Chief Financial Officer Alan Krcmarik, who has been immersed

in metro-district policy making for six years. “Some districts work out fine and without controversy. In others, some property owners have been surprised when their annual property tax bill arrives.”

In April, six panelists representing a diverse range of opinion will help guide the Council discussion.

Topics that will arise are embedded in a 12-point analysis that City Council approved after their last examination. They include:

- Full and fair disclosure of metro district obligations that homeowners would bear;
- Safeguards to prevent changes in terms of metro district borrowing, further protecting consumers.
- Limits on mill levies assessed by metro districts to prevent excessive financial burdens.

“Hopefully, we will have brought the bright light to this topic,” Krcmarik said. “Members of our council want to provide information to property owners. Our goal is that they will be better informed.”

## **Stay informed. Get involved.**

A public Town Hall will convene in early March to allow public input on Loveland’s policies governing metropolitan districts. Date and time, plus information on the City’s discussion, are found at [www.lovgov.org/services/finance/metro-districts](http://www.lovgov.org/services/finance/metro-districts)



# With Pulse construction underway, a refresher on utility easements

With spring right around the corner, it's the perfect time for a refresher on the commonly asked question, "What are Rights-of-Way (ROWs) and utility easements?" Sometimes this question is posed to our field team-members as, "Hey! What are you doing on my lawn?"

Each property in Loveland includes a special access area called a Right-of-Way (ROW) or utility easement. These areas can look like part of a lawn, but they are actually publicly owned access areas designed for utilities such as electricity, drinking water, natural gas, waste-water disposal, and communications utilities that service a home or business.

In newer neighborhoods, easements along the front of the property are typically 14 feet between the sidewalk and the home. The specific ROW or easement area is specified in the homeowners property deed.

All construction work to install Pulse's 100% fiber-optic network is happening either on city ROWs or within utility easements. While it can feel invasive to have construction or a boring rig on a front lawn, Pulse is using several construction techniques to ensure that these areas are restored. We are 1) using the minimally invasive construction technique of directional boring with hydro-vac trucks rather than open trenching, which limits landscaping disruption and over-excavation; and 2) after neighborhood construction is complete, the Pulse contractor is restoring landscaping and other disrupted areas to pre-construction conditions, including sod, sprinklers, and hardscape repairs.

Home purchase documentation should have ROW and easement details, or contact the Larimer County Clerk and Recorder's office for details about the ROW and utility easements that exist locally.

## Laptops now available for check out

In addition to books, movies, music and audiobooks, Loveland Public Library patrons can now checkout laptops to use at home. Access to the internet has become even more critical during the pandemic. If you need a computer and internet connection to work or learn from home, apply for jobs or benefits, or just stay in touch, the Library has laptops with built-in WiFi that can be checked out for a week at a time. Loveland residents age 18 and up can place a request at <https://lovelandpubliclibrary.org/laptop-checkout> or in person.



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## Parks & Rec connects area gamers

The City's Parks & Recreation department is connecting local gamers with online video game leagues. Gamers can play from home or reserve a gaming station at the Chilson Recreation Center. Three stations are available to reserve. The City will be running 6 week leagues plus a tournament for a variety of games. Play head-to-head in Fortnite, Mario Kart and NBA2k1! It's just like all other recreational sports leagues but for gaming. Want to play? Call 970-962-2445 or email [athletics@cityofloveland.org](mailto:athletics@cityofloveland.org), and Game On!



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Basketball  
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ATHLETICS INFO: [teamsideline.com/loveland](http://teamsideline.com/loveland)

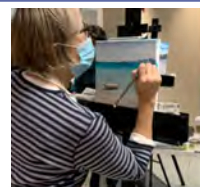
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503 N Lincoln Avenue  
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[www.lovelandmuseumgallery.org](http://www.lovelandmuseumgallery.org)



One of the goals of the City's Stormwater Engineering Division is to keep Loveland's waterways clean and free of pollutants and debris. Stormwater Engineering also maintains and upgrades infrastructure to protect our community from water-related problems, such as flooding.

## Real Time Early Flood Warning System

The City of Loveland has nine rain/stage gauges located within the City of Loveland and on the Big Thompson River. These rain/stage gauges continuously monitor rain levels, flow rates, depth of waterways, and send real time data back to the Stormwater Engineers within the City of Loveland. With this data the City Engineers, City Public Works' crews, and Emergency Response personnel are able to monitor the rising water levels, deploy personnel to the areas that are most critical, and close all roadways before the waters over the top the roadways, thus protecting the citizens of Loveland from flooded waterways.

## Protect Your Family And Home

Know types of flood risk in your area. Visit FEMA's Flood Map Service Center for information. Sign up for your community's warning system. The Emergency Alert System (EAS) and National Oceanic and Atmospheric Administration (NOAA) Weather Radio also provide emergency alerts.



### Watch the Skies.

If flash flooding is a risk in your location, then monitor potential signs, such as heavy rain.



### Have a Plan and Communicate.

Learn and practice evacuation routes, shelter plans, and flash flood response especially with children.



### Make Emergency Supply Kits.

Gather supplies in case you have to leave immediately, or if services are cut off. Keep in mind each person's specific needs, including medication. Obtain extra batteries and charging devices for phones and other critical equipment.



### Purchase or Renew a Flood Insurance Policy.

It typically takes up to 30 days for a policy to go into effect and can protect the life you've built. Homeowner's policies do not cover flooding. Get flood coverage under the National Flood Insurance Program (NFIP).

### Colorado Water Is Very Popular

That's because a lot of people depend on it. The snow that falls in the Colorado Rockies not only provides water to about five million Coloradans, but also to people living in 18 other states. Colorado is the only state besides Hawaii where water flows out of its borders, but doesn't flow in.



### What Can You Do To Live Like You Love It?

#### Use Fertilizers And Pesticides Sparingly

Over-application of fertilizers and pesticides can result in runoff that carries toxic levels of chemicals or excessive nutrients into our waterways. Nutrients such as phosphorus and nitrogen encourage excess algae growth and water quality decline.



**Follow Instructions.** Read labels on lawn chemicals carefully and always apply products sparingly.



**Go Natural.** Consider compost or natural lawn chemical alternatives. Composting creates natural, slow-release fertilizer and soil-enhancing material.



**Be Aware Where You Fertilize.** Use caution on slopes and lawn edges so fertilizer will not wash into nearby storm sewers or waterways.



**Let Fertilizers Dry Properly.** Allow proper drying time for liquid chemicals, and never use lawn chemicals before a heavy rainfall is expected.

#### Get the Scoop & Clean up the Poop

Dog waste pollutes local water resources and can be a significant public health risk. When rain and snowmelt flows over land surfaces it can carry pet waste to stormdrains, which eventually flows untreated into our waterways such as the Big Thompson River, Lake Loveland, and Boyd Lake.

Dog owners can make a positive difference in our community. By cleaning up after your pet you can keep harmful bacteria out of our waterways. One day's waste from a large dog can contain 7.8 billion fecal coliform bacteria. It is up to all City of Loveland residents to make a difference and help keep our water clean. Be a Solution to Water Pollution, Get the Scoop and Cleanup up the Poop!



#### Don't Feed Storm Drains

Discharging materials such as soaps, solvents, oil, trash, sand, yard clippings, paint, or other materials into the storm sewer system, roadways or drainage ditches, is considered an illicit discharge. Pollutants that flow

through storm drains into the storm sewer system go directly into streams and waterways without being treated. This pollution impacts aquatic life, wildlife, and people who fish.

