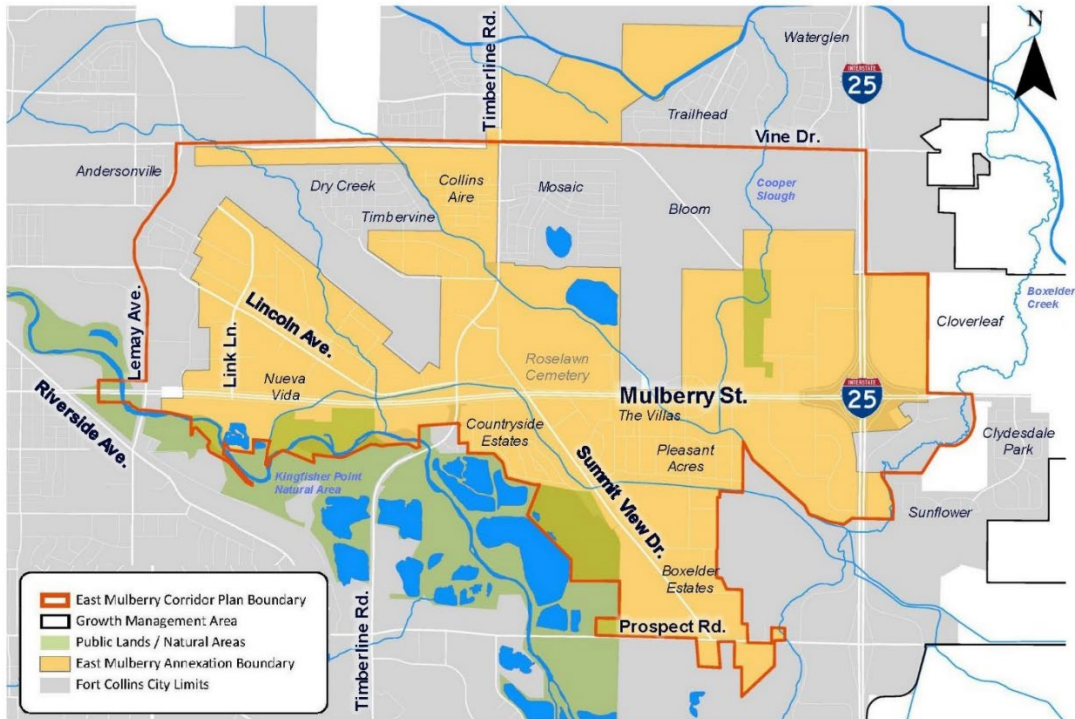


East Mulberry Annexation FAQ

After the formation of the East Mulberry enclave in 2018, City Council has been exploring options to annex the East Mulberry area over time. An enclave is a property, or group of properties, that are in unincorporated Larimer County but, due to urban growth and development are now surrounded by the City of Fort Collins. The map below shows how the area within the enclave overlaps with the East Mulberry Plan area which helps guide future development and policy decisions within the area.



What's the purpose of annexing enclaves?

Annexing enclaves helps maintain a consistent level of government services, programs, and development patterns rather than a patchwork approach that can result when multiple jurisdictions are involved in a small area. A single jurisdiction is typically going to be more efficient and responsive serving an area than relying on multiple agencies.

What is an annexation threshold?

Annexation thresholds are a set of conditions that mark the point at which annexation of a portion of the Mulberry Enclave may be advantageous. Annexation thresholds could relate to maintaining logical boundaries and areas of City or County jurisdiction, advancing important policy goals for an area, or ensuring coordination of similar properties and land for upcoming infrastructure projects.

Why is the City now developing annexation thresholds instead of a phased annexation?

Annexation thresholds represent a more natural progression to annexing a large enclave rather than adhering to an artificial timeline approach for different phases. Annexation thresholds can be more flexible in the size, location, and time when annexation occurs to account for enclave conditions and to ensure adequate City resources. **No decision about annexation has been made by City Council at this point.** Any decisions made about annexation in the future will be posted on the City website at fcgov.com/mulberryannexation.

How would a community member know if they are going to be annexed in the future (aka an annexation threshold has been reached)?

Annexations begin with outreach from the City to residents and businesses with various mailed/written communications, neighborhood meetings, and eventually multiple public hearings. Annexations require an initiating resolution by City Council, a recommendation from the Planning and Zoning Commission, and two ordinance readings of City Council over 4-6 months. Each of these touchpoints is an opportunity for community members to learn about the annexation and provide comments and testimony to staff and decision-makers.

Questions? Visit fcgov.com/mulberryannexation for more information.

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East Mulberry Annexation FAQ

After annexation occurs, what government services would be different than I receive now?

Some service providers would change, and others would remain the same. The following list summarizes the services that people most often ask about:

| Type of Service | Current Provider | New Provider |
|----------------------------------|--|--|
| Electric | Poudre Valley REA or Xcel Energy (depending on location) | City of Fort Collins Utilities |
| Storm Drainage | Larimer County | City of Fort Collins Stormwater Utility |
| Law Enforcement | Larimer County Sheriff's Office | City of Fort Collins Police Services |
| Road Maintenance | Larimer County Road and Bridge | City of Fort Collins Transportation Services |
| Water | Fort Collins/Loveland Water District | Fort Collins/Loveland Water District (no change) |
| Fire | Poudre Fire Authority | Poudre Fire Authority (no change) |
| Health and Human Services | Larimer County | Larimer County (no change) |
| Animal Control | Humane Society | Humane Society (no change) |

Would these services cost me more money if I'm annexed?

Taxes: Total property taxes paid would be almost identical in the City - as the City's mill levy is added and the Poudre Valley Rural Fire District mill levy is dropped. The City would begin to collect its 3.85% sales tax upon any annexation in addition to Larimer County sales tax. Short-term rentals and lodging would also have additional tax that applies in the City. Some exclusions apply, including some supplies and equipment sold for agricultural uses. Please visit the City of Fort Collins Sales Tax webpage for updated information and FAQs: fcgov.com/salestax/

Electric: The City Utilities would assume responsibility for providing electric service once adequate infrastructure is in place to connect utilities after the annexation has been completed. City staff can estimate your new costs for City electric service based on your current usage with PVREA or Xcel.

Stormwater: Probably the biggest change would be that of monthly stormwater utility fees. The City collects stormwater fees to help fund capital improvement stormwater projects around the community. These fees would begin to be collected after annexation and are based off lot sizes/impervious areas, and all those who own property are subject to a monthly stormwater drainage fee. In general, the monthly fee for commercial properties averages \$144 per month and for residential properties (with a lot size of 8,600 square feet) it averages \$16.06 per month.

Would my streets be maintained if my property is within the City?

The City and County currently require the same design elements when building new streets. However, many older streets do not meet the minimum requirements. County residential roads and streets built before 2010 were generally not constructed to City of Fort Collins street standards, and County roads after 1994 were not eligible for County Maintenance (limited to chip seals) and must be maintained by the neighborhood owners. Because these residential County streets were not constructed to City street standards, the City will only adopt the level of maintenance the County provided at the time of annexation, designated as Limited Maintenance (chip seals of the surface only, no concrete repairs). Gravel roads would be graded one to two times per year by road grader. If residents would like to upgrade their roads and seek acceptance into City roads maintenance, there is an existing process outlined and you can reach out to City staff for more information.

Upon annexation, would Fort Collins Police Services address existing safety concerns?

Currently, Fort Collins Police Services (FCPS) serves all areas within Fort Collins City Limits. This includes areas annexed into the City.

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