



East Mulberry Plan & Potential Annexation

Plan Update and Annexation Meeting

February & March 2023

Find more information on the history of this project
and provide comments:



fcgov.com/mulberryannexation

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Purpose of Meeting

- Learn about proposed ideas and policies impacting the East Mulberry Plan Area
- Learn about strategies related to a potential annexation thresholds approach
- Discussion with City staff to address questions related to the plan and potential annexation
 - We have set aside a lot of time for your questions
 - One-on-one meetings are available to follow up on any specific questions

Meeting Etiquette

- Be respectful
- Allow space for others to participate

Agenda:

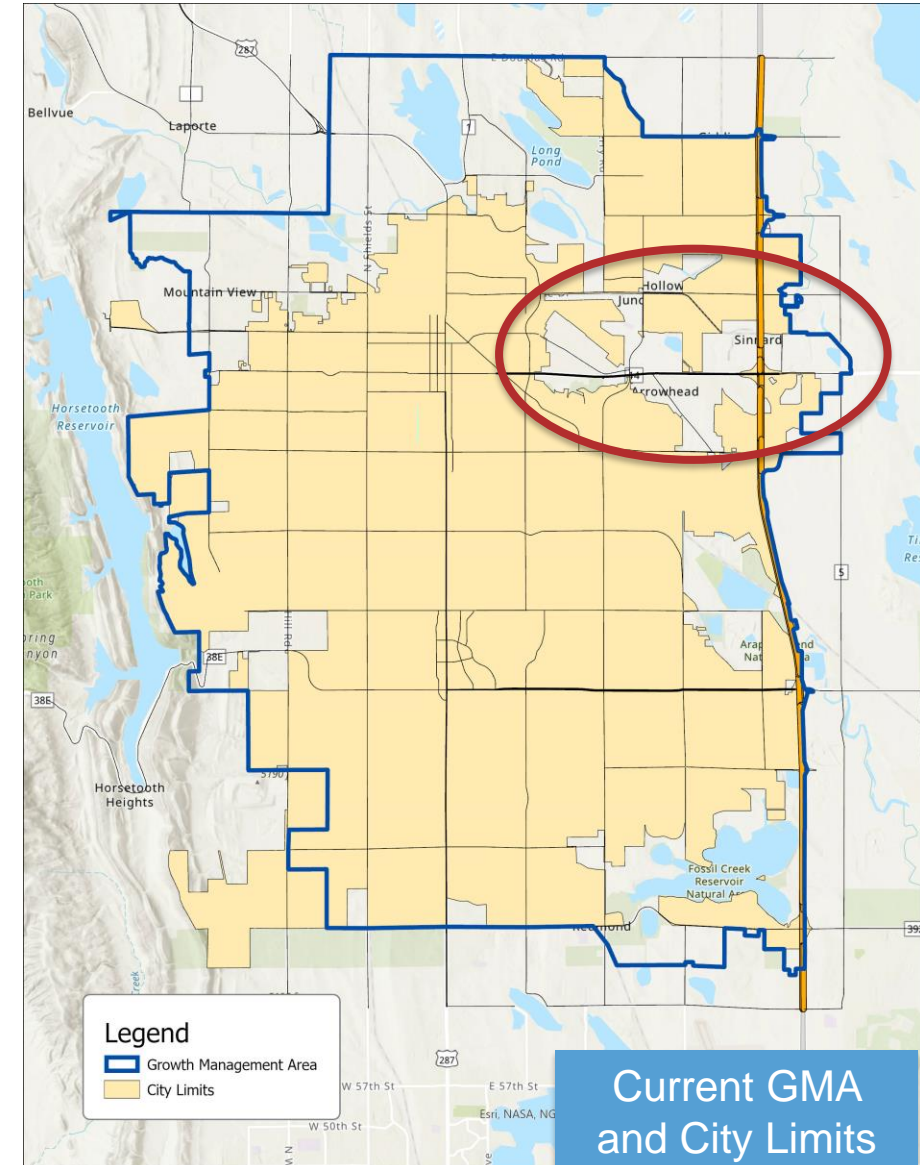
- Big Picture Review: East Mulberry Plan and annexation
- What we've heard from the community so far
- Annexation direction from Council
- Annexation approach based on "Thresholds" concept
- Your questions
- Next steps and what to expect

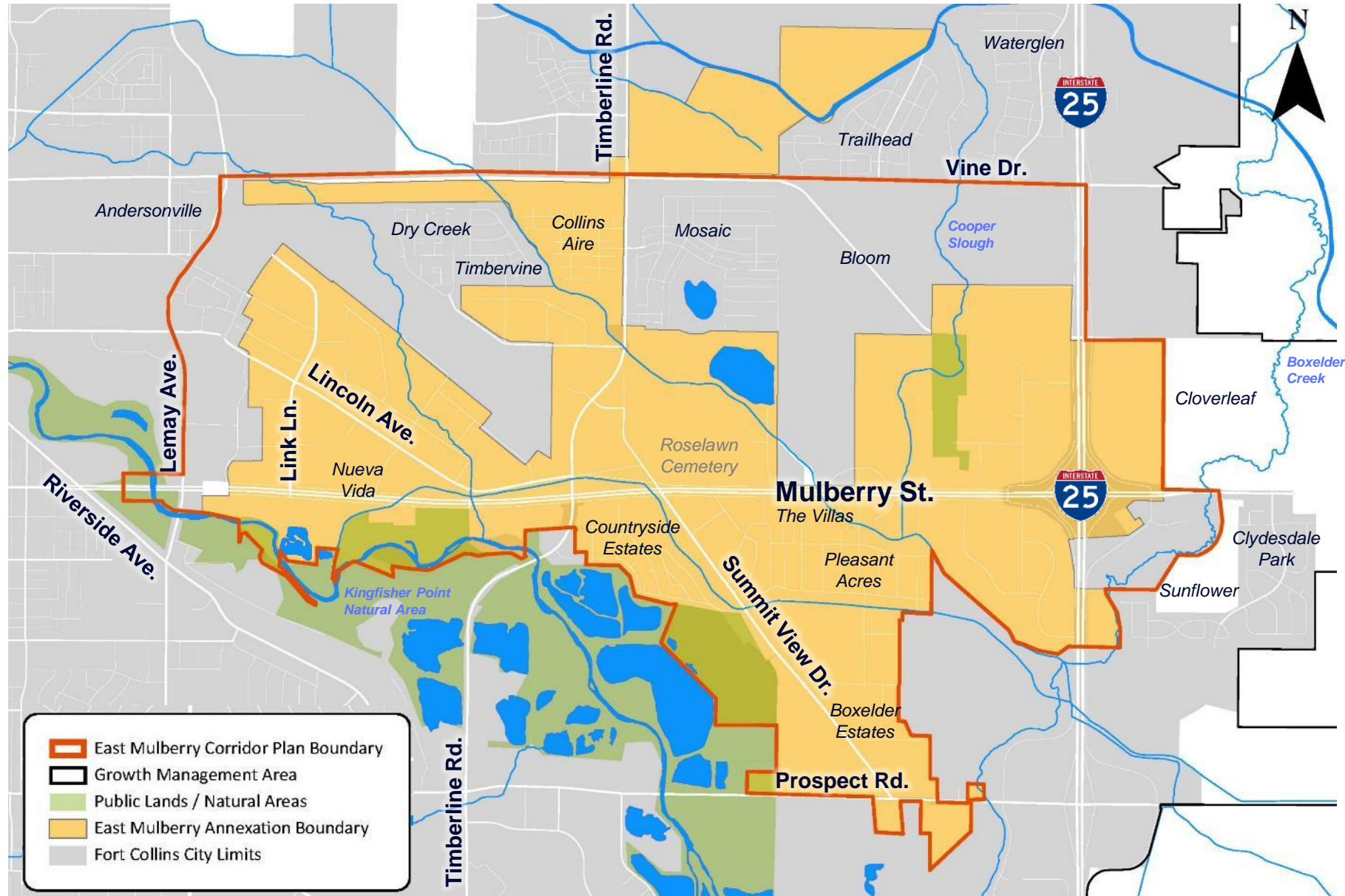


East Mulberry Plan & Annexation – Review

Why annex at all?

- Properties will continue to annex voluntarily with redevelopment (checkerboard)
 - Difficult for consistent and long-term planning
- Urban areas need urban services
 - Comprehensive planning and deployment of services will not occur until within City jurisdiction
- Ensures efficiency of services and connection of utilities and infrastructure
- Agreement between the City & County to annex enclaves

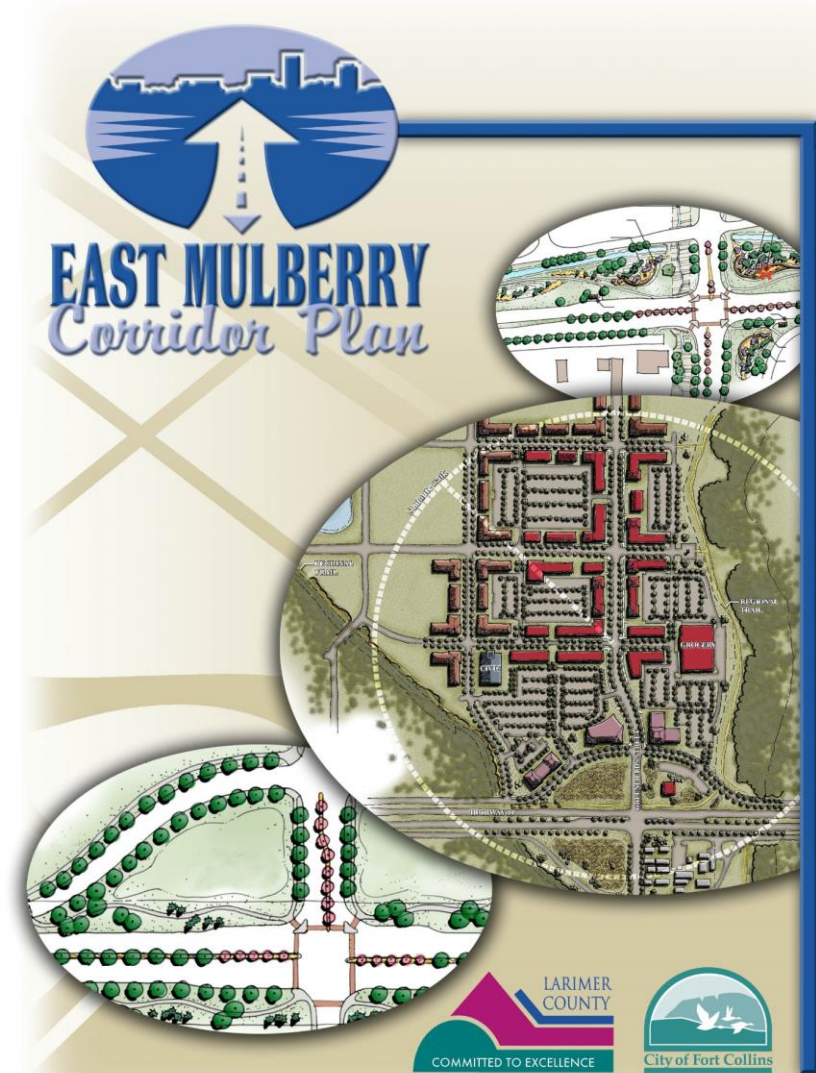


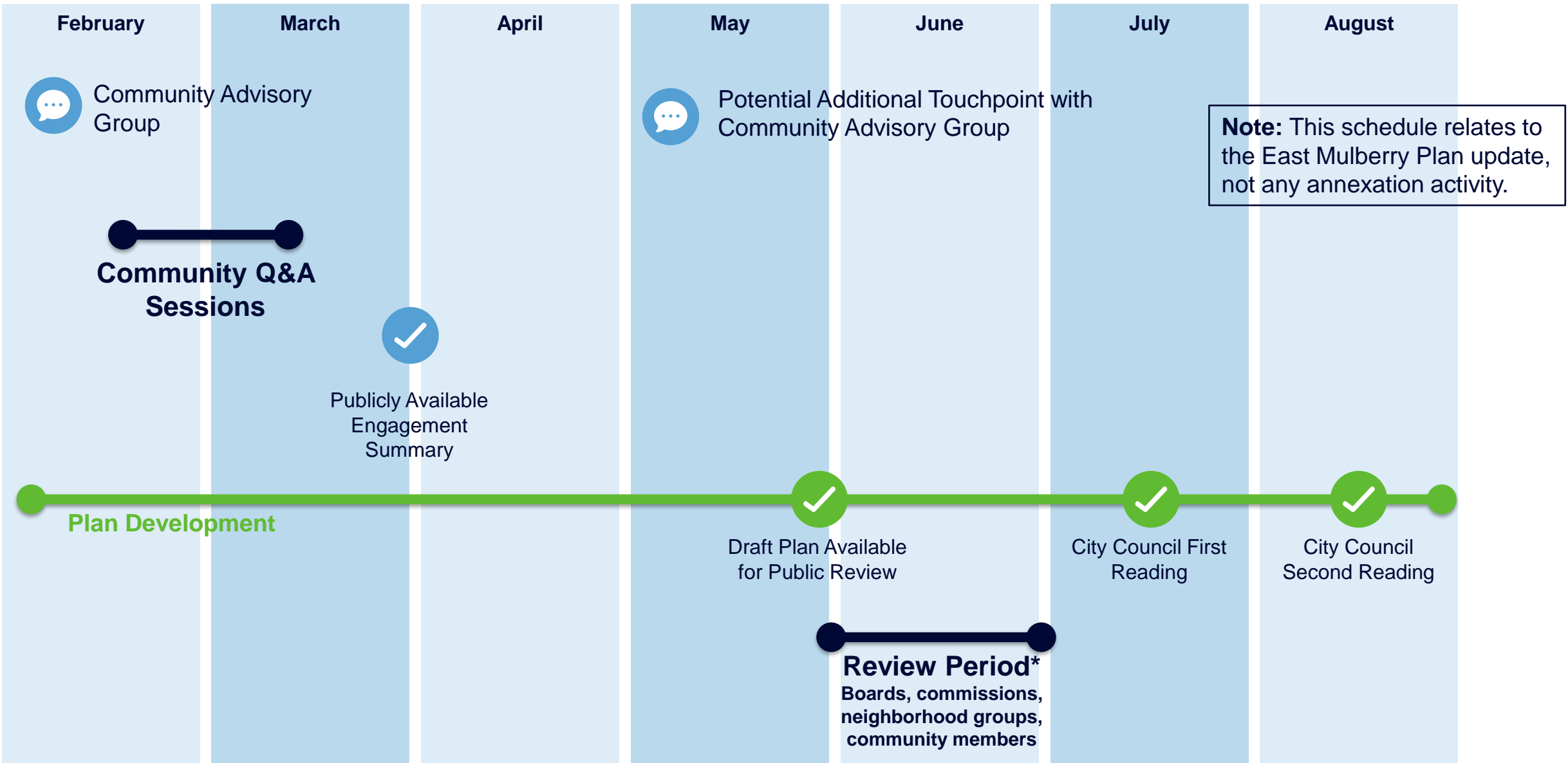


East Mulberry Plan (update to 2002 plan)

East Mulberry Plan Topics Include:

- Goals for the future of the area
- Type and location of uses allowed
- Look and feel
- Public transportation needs
- Bicycle and pedestrian infrastructure
- Annexation approach







General Perspectives

- Maintaining mix of current uses, accommodating similar industrial uses as today.
- Interest in aesthetic and improved function of Mulberry and other key corridors.
- Desire for greater connectivity, continuity, and safety for all modes of transportation.
- Some who hope for increased resources and attention toward transportation, policing, utilities, and other topics.

Recent Questions and Concerns

- The impact of annexation on small businesses, especially in the near-term
- Questions about what financial impact studies have been done
- Questions regarding electric rates when switched over to FC electric service, future street maintenance and increased taxes and fees



Current annexation approach

Direction from Council

- Council wants to move slowly and deliberately
- Lessons learned from Southwest Enclave annexation
- Requests for additional analysis (costs, opportunities, tradeoffs)
- Landed on a strategy around **thresholds** for annexation (aka tipping points)



Examples of Thresholds

Annexation thresholds are a set of conditions that would determine when annexation would occur.

- Follows a natural progression for annexing and offers flexibility in the size, location, and time when annexation occurs.
- May help ensure the City can adequately serve annexed areas.

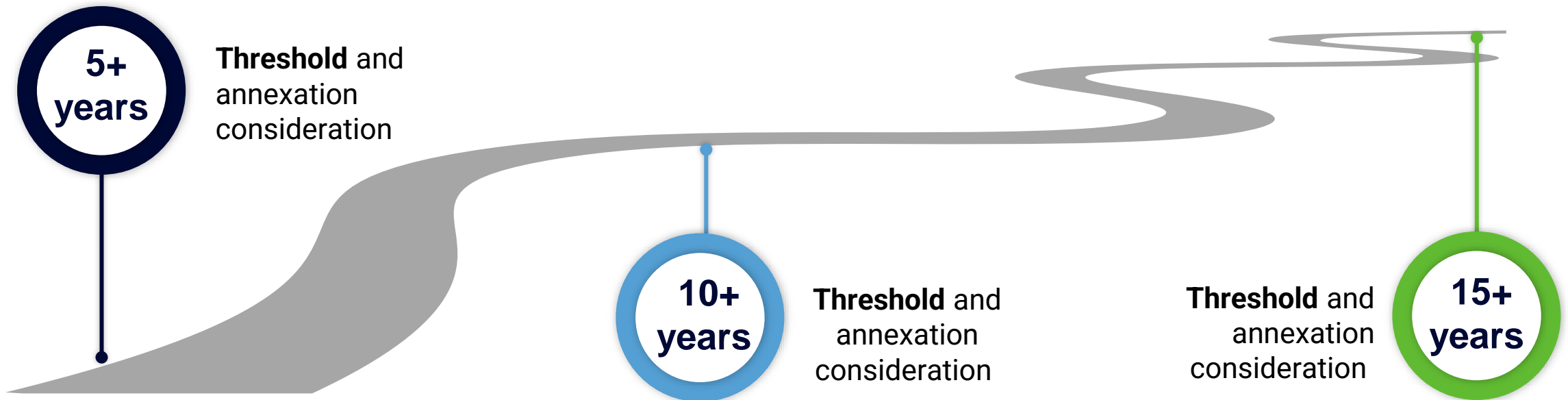
Examples of Thresholds

- Maintain logical boundaries to avoid a patchwork
- Proactive Resource Protection (e.g., Cooper Slough)
- Redevelopment risk (e.g., mobile home parks)
- External Funding (e.g., I-25 Interchange or Mulberry Frontage)



Threshold opportunities may take a significant amount of time.

- Commercial vs. Residential – commercial areas more likely to be developed and be annexed than existing residential areas.
- Residential communities have an option to pursue voluntary annexation.
- Areas may be annexed even as utility and infrastructure investments remain years away.



How does the annexation process work?

- When a threshold for an area is reached, groupings of properties will be considered for annexation.
- Once a formal annexation process begins, you will be informed by mail, offered to attend neighborhood meetings, and multiple public hearings if/when annexation will affect you:
 - Public hearings with City Council and Planning and Zoning Commission over 4 to 6 months.
 - Each of these is an opportunity to learn about the annexation and to provide comments and testimony to staff and decision-makers.



Type of Service	Provider
Water and Wastewater	Eastern Larimer County Water District (ELCO) and Boxelder Sanitation District
Fire	Poudre Fire Authority
Health and Human Services	Larimer County
Animal Control	Humane Society

*Happens immediately

**Happens over time

Type of Service	Current Provider	New Provider
Law Enforcement*	Larimer County Sheriff's Office	City of Fort Collins Police Services
Electric**	Poudre Valley REA or Xcel Energy (depending on location)	City of Fort Collins Utilities (Light & Power)
Storm Drainage**	Larimer County	City of Fort Collins Stormwater Utility
Road Maintenance**	Larimer County Road and Bridge	City of Fort Collins Transportation Services

Property Taxes: Total property taxes paid would be almost identical in the City as they are in the county.

Sales Tax: The City would begin to collect its 3.85% sales tax upon annexation. An additional 3% lodging tax applies to hotels and motels.

Electric: Your costs are likely to be similar or slightly lower than they are today.

Stormwater: For commercial properties, the average fee is \$144/mo. and for residential properties the average is \$16.06/mo. (est. lot size of 8,600 square feet).

2023 Commercial Stormwater Rates:

<https://www.fcgov.com/utilities/business/manage-your-account/rates/stormwater>

2023 Residential Stormwater Rates:

<https://www.fcgov.com/utilities/residential/rates/stormwater>

What else comes with annexation?

- Faster police response time
- Voting for a Mayor and Council Member
- Ability to participate in City Boards & Commissions
- Integration into capital planning for City (e.g., stormwater infrastructure, broadband)
- Rebates through energy audit programs (i.e., Solar Installation Incentives)
- Eligible for City grant programs

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Q & A