

Keystone Beautification Project takes major steps

A petition has been circulating through the Keystone community for resident support to pursue a November ballot initiative. The opportunity is to fund a Public Improvement District (PID) to beautify the Keystone Highway 6 corridor. With voter approval, over \$5 million would be financed through property taxes for this capital project and ongoing maintenance.

History:

Back in 1986 a Local Improvement District (LID), funded by local property owners, provided for the widening of highway 6 and creation of the medians. This LID did not allow for any ongoing maintenance funding. And now almost 25 years later, major work is needed for the medians to remain viable. Any maintenance and irrigation to date has been provided by Keystone Resort.

The current project started over a year ago when a few citizens formed the Keystone Beautification Committee. DHM Design of Denver created and donated a landscape design proposal valued at approximately \$35,000. This master plan was presented to numerous homeowner and citizen groups with a very positive response of "What if we could really do this?" Homeowners have frequently commented on how bad the Highway 6 area looks, especially the four corners by the stoplight at West Keystone Road. Other towns have regularly updated their streetscapes to create an appealing sense of community pride and property value enhancing impression on locals and visitors.

One small Keystone community project was started to improve the landscape bed on the SW stoplight corner next to the Keystone Condo Check In area. The Keystone Owners Association, The Keystone Citizens League, and Keystone Resorts contributed over \$9,000 to start some very basic improvements including a water tap fee, irrigation, and limited initial planting.

Public Improvement District(PID) Opportunity

Since we live in an unincorporated area of Summit County, we do not pay local city taxes or receive sales tax revenues like other towns such as Dillon, Silverthorne, and Frisco. Therefore we have no revenue for community enhancements. Summit County officials suggested the PID as a vehicle by which local citizens could create and fund projects as well as provide for the necessary ongoing maintenance. The PID provides for an Advisory Board of 3-5 property owners be appointed to work in conjunction with the Summit County Commissioners.

The actual PID area to be improved is the Highway 6 corridor through the Keystone community. Improvements include landscaping, fencing, irrigation, community art, lighting and related improvements for the medians and each side of highway. The taxable property area designated is all property owners in the Keystone area.

How will this affect Keystone homeowners?

The project would be financed and paid for over ten years with a four mil property tax. The actual capital improvements would be completed the first two years. After ten years, each owner would pay only one mil to fund annual maintenance. The improvements to the Highway 6 corridor would benefit all Keystone property residents and resort guests.

What is 4 mils?

One mil equals \$1 of tax for every \$1,000 of "assessed value". (Note Assessed value is not the same as actual tax value or market value.)

Your property assessed value is the Summit County actual tax value times 7.96% for residential and 29% for commercial property. See your tax statement for the correct assessed value amount.

A \$100,000 actual tax value would be: $\$100,000 * 7.96\% = \7960 assessed value x 4 mils = $31,840/1000 = 31.84$ or **\$32** annually for 10 years. (Use this to help you calculate your own) After 10 years, this would be reduced to **\$8**.

A \$500,000 actual value tax would be $32 * 5$ or \$ 160 annually. This is approx 44 cents a day.

A \$1,000,000 actual value tax would be $32 * 10$ or \$320 annually. This is approx 88 cents a day.

Next Steps:

1. Be informed. Go to www.keystonecitizens.org to view all the documents including a FAQ list.
2. Sign a Petition. In order for this to make the ballot, we need your support to sign the petition. We must get 200 signatures to go to the next step. You can download a petition at www.keystonecitizens.org or email cgruber9@aol.com to get one.
3. Get your questions answered. Call or write:
 - Char Bloom 0242 Elk Crossing Lane, Keystone, CO 80435 970-412-1616 char@charbloom.com
 - Bill Goslau PO Box 2518, Keystone, CO 80435 970-468-6199 myg4goz@aol.com
 - Connie Gruber PO Box 1602, Keystone, CO 80435 970-389-6788 cgruber9@aol.com
4. Watch for a postcard with a date for a public hearing with the Summit County Board of County Commissioners to express your input (hopefully positive!)
5. Vote on November 2nd with a yes vote!

Why Care about our Keystone Community?

As time passes, Keystone is being left behind in community beauty and pride. Travel around the county to see the impressive improvements to medians, landscaping, and community art made every season by other towns. Realize that without some major effort the look of our Highway 6 corridor will only continue to decline. **Help make this happen with your active support! Print off a petition and help us get additional signatures. Call us to attend your HOA meeting or to arrange a community party to inform your neighbors. Together we can do this! Show that the "Keystone Community Cares".**

PETITION FOR ORGANIZATION OF THE KEYSTONE CORRIDOR PUBLIC IMPROVEMENT DISTRICT, SUMMIT COUNTY, COLORADO, § 30-20-505(2)(a), C.R.S.

- **General description of the improvements proposed to be constructed, installed, acquired, operated and maintained by the Keystone Corridor Public Improvement District (the “District”), § 30-20-505(2)(b), C.R.S.: Landscaping, fencing, irrigation, community art, lighting and related improvements.**
- **Estimated total cost of the proposed improvements, § 30-20-505(2)(c), C.R.S.: \$5,614,690.00**
- **Estimated annual cost of providing the maintenance services for the proposed improvements, § 30-20-505(2)(c), C.R.S.: \$100,000.00**
- **General description of the boundaries of the proposed District, § 30-20-505(2)(d), C.R.S.: All private property in the entire Keystone resort area on both sides of U.S. Highway 6 from immediately west of Elk Drive, County Road No. 157, to immediately east of Montezuma Road, C.R. 5, including all private property accessed by Montezuma Road from U.S. Highway 6 to and including the Settler’s Creek subdivision.**
- **Names of three persons who shall represent the petitioners and who have the power to enter into agreements relating to the organization of the District, which agreements shall be binding on the District, if created, § 30-20-505(2)(e), C.R.S.: Connie Gruber, Char Bloom and William Goslau**
- **A prayer for the organization of the district, § 30-20-505(2)(f), C.R.S.: We the undersigned Petitioners respectfully request that the Board of County Commissioners of Summit County, Colorado institute the necessary proceedings, make the necessary determinations, adopt the necessary resolutions and authorize its staff to carry out the necessary actions allowing for the questions of organization and financing of the proposed Keystone Corridor Public Improvement District, Summit County Colorado to be submitted to the District’s eligible electors in the general election to be held on November 2, 2010, § 30-20-505(2)(e), C.R.S.**
- **The boundaries of the proposed district include at least one hundred eligible electors, § 30-20-505(2)(f), C.R.S.**

	NAME	SIGNATURE	DATE	PHONE NUMBER	EMAIL
1.	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____

Please print this, sign, and mail by US Mail (original needed) to
Connie Gruber, PO box 1602, Dillon, CO 80435
Must be received by June 1, 2010

PID Voter Eligibility: Persons eligible to vote at the election on formation of the PID are:

- Any registered Colorado voter who, or whose spouse, owns real or personal property within the proposed district whether or not he or she resides within the area of the proposed district.
- Any registered Colorado voter who has resided within the area of the proposed district for not less than thirty days, including renters, or
- Any person designated as the representative of a corporate entity owning property within the proposed district’s legal residence is within the proposed district. The designated representative does not need to be a registered Colorado voter or a person residing within the area of the proposed district. Designation of a representative must be in writing and filed with the Summit County Clerk and Recorder.