

MCGC Neighbors' Notes to Provide Context: A portion of this article appeared in the [September 30, 2015](#), edition of the MCGC Neighbors News Blast. The complete article is below.

Annexation Study Meeting

The Annexation Study meeting last night was very informative for the 20 - 30 people who attended. At MCGC Neighbors' request, Karen Hancock, City Planning Supervisor, graciously agreed to have a presentation with a question and answer period, as well as an Open House, and we thank her for that. The Open House posters were helpful to view, but the majority of the people were definitely there for the presentation and the question and answer period. In fact, had it not been for the question and answer period, the City would not have known that one landowner, who is located in the middle of the study area, had never received her notification letter.

We learned that, even though the City Council meetings to read and approve the annexation petitions (10 of them) are scheduled for December 7 and December 21, they would be postponed if the \$531,000 study is not actually complete by then. There was discussion about whether the Council vote to approve the annexation petitions shouldn't be postponed anyway, due to the fact that the makeup of Council might change after the election.

We learned that "development pays for itself in Aurora". But, after the landowners, the developers, and the city pay their respective **one-time costs**, the homeowners in the new HOAs and Metro Districts that will be created for these new developments will actually shoulder the remaining debt for the infrastructure, etc., until the debt is paid back. If you have been attending any of the Murphy Creek HOA and Metro District Boards meetings, you know that our own Metro District bonds will probably not be paid back in our lifetime.

Concerns were expressed about schools and fire departments, particularly in the outlying areas of the study, and how the city might be able to accommodate those needs. Concerns were also expressed about the follow on studies that would be required if the petitions are approved. More studies equate to more hundreds of thousands of dollars.

One of our Thunderbird Estates neighbors sent us this [article](#) from the

September 22, 2015 edition of The I-70 Scout newspaper. We were also fortunate to have Duane Senn, one of the people quoted in this article, at the annexation meeting last night.

Two important points are:

1. Four people (landowners) can request a study costing \$130,000; the city can decide to expand the scope of the study area, increasing the cost of the **INITIAL** study to \$531,000; no one else in the study area has expressed interest in being annexed; the area in the study may not even begin to be developed for 10 - 30 years; and all of this can be done without voter approval. To be clear, we all have the opportunity to provide input, but we won't have the opportunity to vote, **except at the polls on November 3.**
2. Since this part of Aurora has not been heavily populated until recently, it was mostly set up with administrative approvals for development projects. The city is not planning to hire more staff to accommodate new developments, because it intends to "streamline" development costs through changes to the new zoning codes. This means more administrative approvals, instead of developers going through the Planning Commission with a public hearing.

To stay current with the progress of this study, please visit the city's [website](#), email [Karen Hancock](#), or call her at 303-739-7107 with any questions you may have.