



NOTICE OF ELECTION

November 3, 2026 – Election Day

All eligible voters will be mailed a ballot beginning October 2.

**NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/
ON A CITIZEN PETITION/ON A REFERRED MEASURE.**

You may not be eligible to vote on all issues presented in this notice.

By law, this notice is mailed to each address with one or more active, registered voters.

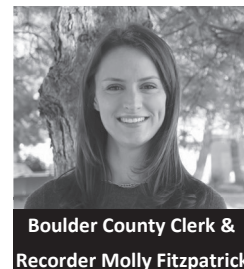


BoulderCountyVotes.gov

Si necesita ayuda en Español, visite BoulderCountyVotes.gov o llame al 303-413-7740.

Dear Boulder County Voters:

As the office responsible for administering the 2026 General Election, the Boulder County Clerk & Recorder's Office is proud to serve the cities and other jurisdictions participating in this election. This booklet provides key information on tax- and debt-related issues for those jurisdictions. Details on non-tax related measures can be found online.



With ongoing national conversations and federal activity surrounding election administration and mail ballots specifically, we understand that many voters may be feeling uncertain about what to expect in 2026. The bottom line is that your ballots will be mailed a week earlier, and we expect the election to proceed as normal. If anything should change, we will communicate clearly and promptly with the public.

Additionally, to be election ready, we recommend you take the following steps if you have not done so already:

- ★ **Confirm or update your voter registration as early as possible.** Make sure your address is current, especially if you have moved in the last year or have not voted recently. All active, registered voters get a ballot in the mail. Ballots are mailed beginning October 2. **Receiving this mailer does not guarantee you are registered to vote. Check your registration at GoVoteColorado.gov.**
- ★ **Add an email address to your voter registration record** so we can reach you quickly if there are updates or changes. To do this, you edit your voter registration at GoVoteColorado.gov and add an email address. If one exists already and you do not receive our emails, you may have inadvertently unsubscribed. If this is the case, you can instead sign up from our website to receive similar information from our Voter and Election Information emails at BoCo.org/ElectionEmails.
- ★ **Track your mail ballot.** Visit BoulderCountyVotes.gov to sign up for BallotTrax to receive messages by email or text when your mail ballot has been mailed and then received back by Boulder County Elections to be counted.
- ★ **Use a Ballot Drop Box whenever possible.** While USPS operations remain unchanged, using drop boxes gives voters an additional level of certainty. If you cannot access a drop box, consider giving your ballot to a trusted person to return on your behalf.
- ★ **Vote early, if possible.** Early voting gives our election judges more time to process ballots, helps us produce more complete election results on election night, and provides voters with additional time to cure any issues with their ballots.

Colorado elections are secure and trustworthy, and we work hard every single day to demonstrate deep transparency in all our operations. We invite you to see the process this fall by participating in a ballot processing tour (visit our website for dates) or by reaching out to a political party chair or a ballot measure campaign to learn how to become a watcher. You can also find other educational resources on our website, BoulderCountyVotes.gov, and you're always welcome to contact us directly. Please know that we are always here to answer questions or address concerns.

Thank you for being a voter,

A handwritten signature in cursive script that reads "Molly Fitzpatrick".

Molly Fitzpatrick, Boulder County Clerk & Recorder

About this TABOR Notice:

Who gets this TABOR Booklet: This booklet is mailed to each address with one or more active, registered voters whose ballots include at least one TABOR ballot issue. However, receiving this booklet does not guarantee you are registered to vote or that your registration is current. **Additionally, you may not be eligible to vote on all issues presented in this notice.**

What is included: This booklet contains summary statements for ballot issues as required by the State of Colorado Constitution, Article X, Section 20 for ballot issues appearing on the 2026 General Election ballot. The information contained in this notice was prepared by persons required by law to provide summaries of ballot issues and fiscal information. A “yes” vote on any ballot issue is a vote in favor of changing current law or existing circumstances, and a “no” vote on any ballot issue is a vote against changing current law or existing circumstances.

What is not included: This booklet does not contain information on statewide ballot questions or any candidate information. Information on statewide measures and judge retention, if applicable, can be found in the State Ballot Information Booklet (commonly referred to as the “Blue Book”) mailed by the State of Colorado. **For complete ballot content, please visit BoulderCountyVotes.gov.**

TABOR NOTICE

TO ALL REGISTERED VOTERS – Boulder County, Colorado

NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/ON A CITIZEN PETITION/ON A REFERRED MEASURE

Election Date: November 3, 2026 • Deadline for Receipt of Ballots: November 3, 2026 at 7 p.m. Postmarks do not count.

Vote Centers open Election Day from 7:00 a.m. – 7:00 p.m.

Additional earlier days/hours of operation can be found in your mail ballot packet and online.

Boulder County Clerk’s Main Office: 1750 33rd Street, Boulder, CO 80301

Vote@BoulderCounty.gov • 303-413-7740 • BoulderCountyVotes.gov

BOULDER COUNTY

NOTICE OF ELECTION TO INCREASE TAXES AND DEBT ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026
Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Natalie Springett, Commissioners' Deputy
1325 Pearl St
Boulder, CO 80302
Phone: 303-441-4571

BOULDER COUNTY ISSUE 1A EARLY CHILDHOOD CARE AND EDUCATION MILL LEVY INCREASE AND VOTER-APPROVED REVENUE CHANGE

SHALL BOULDER COUNTY TAXES BE INCREASED \$30,000,000 ANNUALLY (IN TAX COLLECTION YEAR 2027), AND BY SUCH ADDITIONAL AMOUNTS RAISED ANNUALLY THEREAFTER, BY A MILL LEVY IMPOSED AT A RATE OF 2.579 MILLS (EQUATING TO APPROXIMATELY \$115 PER YEAR ON A \$725,000 HOME BASED ON CURRENT RATES OF ASSESSMENT) FOR THE PURPOSE OF ADDRESSING THE SHORTAGE AND HIGH COST OF CHILD CARE AND PRESCHOOL PROGRAMS FOR BOULDER COUNTY FAMILIES WITH YOUNG CHILDREN, INCLUDING: LOWERING THE HIGH COST OF CHILD CARE AND PRESCHOOL FOR BOULDER COUNTY FAMILIES; INCREASING THE COMPENSATION OF CHILD CARE AND PRESCHOOL TEACHERS AND STAFF TO RETAIN AND ATTRACT HIGH-QUALITY EDUCATORS; AND ADDRESSING THE SHORTAGE OF CARE BY EXPANDING CAPACITY FOR MORE CHILDREN AND REDUCING WAITLISTS; AND SHALL THE REVENUES AND EARNINGS ON THE INVESTMENT OF THE PROCEEDS OF SUCH TAX CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X SECTION 20 OF THE COLORADO CONSTITUTION AND AN EXCEPTION TO THE LIMITATIONS SET FORTH IN SECTION 29-1-301 OF THE COLORADO REVISED STATUTES, ALL AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION NO. 2026-048?

Text of County Issue 1A Proposal: Resolution No. 2026-048:

A Resolution of the Board of County Commissioners of Boulder County Referring to the Registered Electors of the County at the November 3, 2026 General Election a Ballot Issue to Increase County Property Taxes by 2.579 mills in Perpetuity to Address the Shortage and High Cost of Child Care and Preschool for Boulder County Families with Young Children by Lowering the Cost of Care, Increasing the Compensation of Child Care and Preschool Teachers and Staff, and Expanding Capacity to Serve More Children and Reduce Waitlists; Approving the Ballot Title Therefor; and Providing for a Voter-Approved Revenue Change

Recitals

- A. 29-1-302 of the Colorado Revised Statutes ("C.R.S."), as amended, provides that the County may submit a county-wide ad valorem property tax increase to the electors in the County and, upon receiving the approval of a majority of the local governmental entity's voters voting thereon for such a request, increasing the total number of mills levied accordingly.
- B. The purposes of the ad valorem tax will be to pay the costs to transform Boulder County's early care and education system from a fragile, patchwork network into a stable, high-quality ecosystem that meets the needs of families, providers, and employers alike through investment in three interconnected priorities: improving affordability for families, expanding access to licensed infant and toddler care, and strengthening the early childhood workforce to ensure stability and quality across the system.
- C. Boulder County's early childhood system stands at a pivotal moment. Families face annual childcare costs exceeding \$23,000 per child, infant and toddler slots are dangerously scarce, and the early childhood workforce essential to our economy and children's development, continues to experience unsustainable wages and high turnover. These challenges are no longer isolated issues; they are systemic barriers that affect workforce participation, business productivity, school readiness, and long-term community well-being.
- D. The first five years of life represent a critical period of brain development during which early experiences shape the neural architecture supporting cognitive, language, and social-emotional skills. Research in developmental neuroscience demonstrates that consistent, high-quality early care supports healthy brain development and establishes the foundation for school readiness and lifelong learning. When access to quality care is limited by cost or availability, children and their communities bear the consequences for decades.
- E. High-quality early childhood care and education is strongly associated with improved academic achievement, social-emotional development, and long-term life outcomes. Rigorous longitudinal studies demonstrate that children who participate in quality early learning environments enter school better prepared, demonstrate stronger literacy and math skills, and exhibit improved self-regulation and social competence. These early gains translate into higher educational attainment, increased earnings, and reduced involvement with the criminal justice system outcomes that directly benefit communities and public systems.
- F. From an economic perspective, childcare functions as essential infrastructure. Investments in early childhood consistently generate substantial public returns by increasing parental labor force participation, stabilizing the workforce, and reducing long-term public expenditures on remedial education, health care, and social services.
- G. Licensed infant and toddler care is critically scarce

BOULDER COUNTY (continued)

- in Boulder County. Against an estimated need, the County has a shortfall of approximately 1,723 licensed infant slots and 1,357 licensed toddler slots, contributing to an overall gap of approximately 2,599 licensed slots for children under five whose parents are in the workforce.
- H. Due to childcare shortfalls Colorado loses \$2.2 billion annually in unrealized economic potential. Colorado employers lose \$780 million annually due to workforce productivity challenges due to childcare. One-third of working parents limited their work hours because of the high costs of childcare. If the estimated 10,200 Colorado parents could secure childcare and re-enter the workforce it would generate over \$3.7 billion in GDP and create 29,000 new jobs.
- I. Educators in Colorado earn 26.5% less than K-8 teachers, making attracting and retaining qualified staff difficult. 15.1% of early childhood educators live below the poverty line, compared to 8.6% of the state's general workforce. This economic strain contributes to high turnover rates and workforce instability. Estimated annual teacher and provider turnover rate in Boulder County is 20-30% (according to annual provider survey and market research). Constant workforce churn leads to inconsistencies in child care quality, affecting child and parental satisfaction and can have long-term impacts on development.
- J. A dedicated local funding source provides stability and protection from increasingly uncertain federal and state funding for child care.
- K. Since December 2024, a diverse community task force, convened with the support of the Early Childhood Council of Boulder County and including local elected officials, school districts, employers, philanthropic organizations, providers, and community advocates, has engaged parents, employers, and child care providers and examined best practices from other communities to develop the framework reflected in this Resolution.
- L. Voter-approved local funding for early care and education has proven effective in peer communities. The Denver Preschool Program, a voter-approved, locally funded initiative established in 2006, has supported tens of thousands of children, distributed more than \$200 million in tuition credits, partnered with hundreds of preschools, and is associated with stronger academic outcomes for participating children, improved economic stability for families, and greater financial sustainability for participating programs.
- M. Surveys of voters in Boulder County have demonstrated support for dedicated local funding to lower the cost of child care and preschool, to increase the compensation of child care and preschool teachers and staff, and to expand capacity to serve more children and reduce waitlists.
- N. A property tax of 2.579 mills would generate approximately \$30 million annually. Based on median home values and typical assessment rates, this translates to approximately \$110-\$120 per household per year. To meet the funding requirements for the proposed improvements to the early childhood care and education ecosystem in Boulder County, proponents of this mill levy have requested a countywide tax of 2.579 mills, which equates to \$16.00 per \$100,000 in current, actual home value as determined by the Boulder County Assessor.
- O. The mill levy is proposed to remain in place in perpetuity.
- P. The Board has determined to place the question of mill levy taxation and the voter-approved revenue change to the electors on the November 3, 2026, ballot.
- Q. A duly noticed public hearing was held on July 23, 2026, at which the Board reviewed the tax proposal and the public was given the opportunity to comment on the question of the proposed mill levy, and the proposed voter-approved revenue change.
- R. The Board desires to refer to the electors of the County, to be determined by a majority voting thereon, the question of whether the early childhood care and education ad valorem tax shall be approved.
- S. The Board further desires to refer to the electors of the County, to be determined by a majority voting thereon, the question of whether the revenues from the ad valorem tax shall be exempted from the fiscal year revenue and spending limitations, and be a voter-approved revenue change and property tax revenue change for purposes of the revenue limitations set forth in Article X, Section 20, of the Colorado Constitution ("TABOR") and in C.R.S. § 29-1-301 et seq. and any other law.
- T. The Board desires to determine the ballot title for the petition issue for placement on the ballot for the November 3, 2026, general election.
- U. Pursuant to §§ 30-11-103.5 and 31-11-111(3), C.R.S., as amended, the Board has proposed a ballot title according to the following guidelines: considering the public confusion that might be caused by a misleading title; avoid a title for which the general understanding of the effect of a "yes" or "no" vote would be unclear; no conflict with titles selected for any other measure that will appear on the County ballot in the same election; and the title shall correctly and fairly express the true intent and meaning of the measure.
- V. The Board finds that the ballot title set forth in Exhibit A meets the statutory guidelines.

BOULDER COUNTY (continued)

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The improvements proposed by the Board will confer a general benefit on the County and the estimated costs are not excessive as compared to the value of the property in the County.
2. The requested mill levy of 2.579 mills will be sufficient and necessary to cover the expected costs of the County's purposes.
3. There shall be referred to the electors of the County at the general election to be held on Tuesday, November 3, 2026, a ballot issue seeking authorization for the imposition of ad valorem tax and a voter-approved revenue change.
4. The conduct of the election shall conform so far as is practicable to the general election laws of the State of Colorado.
5. In accordance with statutory guidelines, the Board hereby determines and fixes the ballot title for the proposal described herein. This language is in Exhibit A to this Resolution.
6. For purposes of C.R.S. § 1-11-203.5, as amended, this action serves to set the ballot title for the proposal described in this Resolution.
7. Use of Proceeds. The net proceeds of the additional mill levy, together with all earnings on the investment of such proceeds, shall be deposited in a dedicated fund and expended by the County and with a contracted and qualified community partner through a competitive RFP process to address the shortage and high cost of child care and preschool for Boulder County families with young children, in accordance with the following priority areas:
 - (a) Child Care Affordability. To lower the out-of-pocket cost of child care and preschool for Boulder County families, including by increasing the capacity to serve families through existing subsidies programs and establishing new subsidies programs that prioritize those who need support the most. Eligible and approved families will choose their own qualified child care provider, and subsidy payments will be sent directly to that provider.
 - (b) Child Care Accessibility and Quality. To address the shortage of care by expanding the number of licensed infant and toddler slots and to expand and enhance existing community quality support services for providers. Qualified providers will be eligible to apply for funds for capital improvements, facility construction or acquisition, operational costs, infrastructure, and staff expansion, prioritizing communities and populations with the greatest unmet need. Community organizations offering quality support services will be eligible to apply for funds to support existing and expanding child care providers. Quality supports can include; technical and licensing assistance, quality rating support, professional development, business support and program development assistance.
 - (c) Workforce Stability. To retain and attract high-quality child care and preschool teachers and staff, qualified providers will be eligible to apply for funds

for activities that support retention, compensation, credentialing, professional development, and related supports. In addition, a shared-services infrastructure will be established to help lower the cost of benefits, insurance, and back-office operations for providers. Licensed child care providers and license-exempt Family, Friend, and Neighbor providers shall be eligible to access these resources.

8. Administrative Costs. Reasonable costs of administering the programs funded under this Resolution, including infrastructure and administration, shall not exceed ten percent (10%) of the annual revenues.
9. Supplanting Prohibited; Leverage of Other Funds. It is the intent of the Board that these tax revenues provide additional funding for early care and education and not supplant existing sources of funding, and that the County leverage these revenues with state, federal, philanthropic, and other funds whenever possible.
10. Governance, Oversight, and Accountability. Boulder County shall serve as the fiscal and legal authority for the funding generated by this measure.
11. No later than September 4, 2026, Boulder County's Designated Election Official shall certify ballot measure and ballot title to the Clerk and Recorder of the County (the "County Clerk"). The "Designated Election Official" is Natalie Springett, Commissioners' Deputy.
12. If the majority of the registered electors voting thereon vote for approval of this ad valorem tax, such tax shall be in effect throughout the incorporated and unincorporated portions of the County beginning January 1, 2027 and continuing in perpetuity, unless and until repealed or otherwise revised by a vote of the citizens of Boulder County.
13. If the majority of the registered electors voting thereon vote for approval of this countywide ad valorem tax proposal, revenues collected from the imposition of said tax will be expended for the purposes and in accordance with the limitations of this Resolution.
14. The intent of Boulder County is for these tax revenues to provide additional funding for improving early childhood care and education in Boulder County, and not to supplant existing sources of funding.
15. Monies from the extended sales and use tax will be appropriated annually as determined by the Board in accordance with the terms of this Resolution.
16. Interest generated from the revenues of the sales and use tax shall be used for the purposes set forth in this Resolution.
17. The cost of the election shall be paid from the general fund of the County. The County Clerk and Recorder, as election officer, shall undertake all measures necessary to comply with the election provisions set forth in Colo. Const., Art. X, Section 20(3), including but not limited to the mailing of required election notices and ballot issue summaries.
18. Voter-Approved Revenue Change. For the purposes of Article X, Section 20 of the Colorado Constitution, Section 29-1-301, C.R.S., and any other applicable revenue or spending limitation, the receipt, retention, and expenditure of all revenues derived from the additional 2.6 mill property tax levy, together with all

BOULDER COUNTY (continued)

earnings on the investment of the proceeds of such levy, regardless of amount, shall constitute a voter-approved revenue change, and the County shall be authorized to collect, retain, and expend all such revenues as an exception to, and without regard to, the limitations of Article X, Section 20 of the Colorado Constitution, Section 29-1-301, C.R.S., and any other law that might otherwise apply.

19. The conduct of the election shall conform so far as is practicable to the general election laws of the State of Colorado.

20. The Designated Election Official, the County Clerk, and other officers and employees of the County are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

21. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board and the officers and employees of the County and directed toward holding the election for the purposes stated herein are hereby ratified, approved, and confirmed.

22. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

23. This Resolution shall take effect immediately upon its passage.

Further Action: The officers and staff of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution, including the certification of the ballot title and ballot issue to the Clerk and Recorder for placement on the November 3, 2026 ballot on or before the statutory deadline.

A motion to this effect was made at the July 23, 2026 public hearing by Commissioner Stolzmann, seconded by Commissioner Loachamin, and passed by a 3-0 vote of the Board.

ADOPTED on this 23rd day of July, 2026.

FISCAL INFORMATION **Actual Historical and Current Estimated Fiscal Year Spending**

Year	Fiscal Year Spending
2026 (estimated)	\$ 329,783,240
2025 (actual)	\$ 302,437,504
2024 (actual)	\$ 293,839,318
2023 (actual)	\$ 270,912,816
2022 (actual)	\$ 268,990,146

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 18%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 60,793,094

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 30,000,000

Estimated first full fiscal year spending without the increase: \$ 339,433,199

SUMMARY OF COMMENTS FOR THE ISSUE

Child care and preschool give young children a strong start in life and parents the reliable care they need to work and support their families. But today, too many Boulder County families cannot find or afford the care they need. You can change that by voting YES on 1A.

Our children deserve a strong start.

The first five years of a child's life are a critical period of development, providing the foundations for learning, relationships, behavior, and lifelong well-being. High-quality child care and preschool provide children with safe, nurturing environments where they can learn, grow, and develop the skills they need to succeed in school and beyond.

Families deserve child care they can afford and depend on.

But Boulder County faces a serious shortage of child care, particularly for infants and toddlers. There are licensed child care spaces for only about 25% of infants and 50% of toddlers who need care. Families fortunate enough to find a space can face annual costs of \$20,000 to \$23,000 per child - more than a year of in-state tuition at CU Boulder - often making child care one of the largest household expenses. When families cannot find or afford child care, parents may be forced to reduce their work hours, leave the workforce, take on debt, or make impossible choices between paying for child care and basic needs like healthy food, housing, and utilities.

The educators who care for our youngest children deserve our support.

Child care and preschool teachers do essential work during some of the most important years of a child's development. Yet early childhood educators earn significantly less than their K-12 peers, making it difficult to recruit and retain qualified teachers. When programs cannot hire enough educators, classrooms cannot open and families lose access to care.

Measure 1A would make a dedicated local investment in addressing these challenges. The measure would raise approximately \$30 million annually through a modest mill levy increase that will:

Lower the cost of child care and preschool for low and middle income Boulder County families with children from birth to Kindergarten enrollment;

Expand child care capacity, serve more children, and reduce waitlists in Boulder County; and

Increase compensation and resources for teachers and caregivers to help attract and retain educators locally.

For a home valued at \$725,000, the measure would cost approximately \$115 per year—less than \$10 per month.

Boulder County (continued)

It is a modest cost that will make a big impact for our community.

This investment would allow more children access quality early learning experiences, help families afford the care they need, and support the educators who make quality care possible.

Measure 1A was developed by local parents, child care providers, employers, community advocates, and local leaders. Funds will stay local to benefit our community.

Strong child care supports strong children, strong families, and a strong community. To learn more go to brighterstartbouldercounty.org.

SUMMARY OF COMMENTS AGAINST THE ISSUE

No comments were filed by the constitutional deadline.

CITY OF BOULDER

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Elesha Johnson, CRA, CRM, City Clerk

1777 Broadway

Boulder, CO 80302

Phone: (303)441.3059

CITY OF BOULDER BALLOT ISSUE 2J RESIDENTIAL VACANCY EXCISE TAX

SHALL THE CITY OF BOULDER TAXES BE INCREASED \$6,000,000 ANNUALLY (WHICH AMOUNT REPRESENTS ESTIMATED REVENUES IN 2028, THE FIRST FULL FISCAL YEAR OF COLLECTION), AND BY SUCH AMOUNTS RAISED ANNUALLY THEREAFTER, BY IMPOSING A \$4,000 TAX ON VACANT HOMES THAT ARE OCCUPIED FOR 183 DAYS OR LESS PER YEAR, WITH SUCH AMOUNT NEVER FALLING BELOW \$4,000 BUT INCREASING ANNUALLY IN ACCORDANCE WITH THE DENVER-AURORA-LAKEWOOD CONSUMER PRICE INDEX UP TO, BUT NEVER EXCEEDING \$7,000, WITH THE REVENUE FROM SUCH TAX TO BE USED FOR THE PURPOSE OF SUPPORTING CITY SERVICES, INCLUDING: POLICE AND FIRE PROTECTION; PARKS AND RECREATION; TRANSPORTATION AND MAINTENANCE; AND OTHER GENERAL SERVICES IMPORTANT TO THE QUALITY OF LIFE IN THE CITY;

AND SHALL THE REVENUES FROM SUCH TAXES AND ANY RELATED EARNINGS BE COLLECTED, RETAINED, AND SPENT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT LIMITATION AND AN EXCEPTION TO THE REVENUE AND SPENDING LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending

Year	Fiscal Year Spending
2026 (estimated)	\$ 425,612,000
2025 (actual)	\$ 398,032,000
2024 (actual)	\$ 383,743,000
2023 (actual)	\$ 351,300,000
2022 (actual)	\$ 289,038,000

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 47%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 136,574,000

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year (2028): \$ 6,000,000

Estimated first full fiscal year spending without the increase (2028): \$ 570,000,000

SUMMARY OF COMMENTS FOR THE ISSUE

No comments were filed by the constitutional deadline.

SUMMARY OF COMMENTS AGAINST THE ISSUE

One commenter stated concern that the residential vacancy excise tax ballot measure could negatively impact some homeowners and that the measure did not contain necessary detail, including how the tax would be applied to different types or sizes of residential properties, how "residency" would be defined, or how the city would enforce the tax, noting concerns of invasion of privacy with enforcement.

CITY OF BOULDER (continued)

NOTICE OF ELECTION TO INCREASE DEBT ON A REFERRED MEASURE

CITY OF BOULDER BALLOT ISSUE 2K RECREATION AND SAFETY BOND

SHALL CITY OF BOULDER DEBT BE INCREASED UP TO \$400,000,000, WITH A MAXIMUM REPAYMENT COST UP TO \$650,000,000, AND SHALL CITY TAXES BE INCREASED UP TO \$32,500,000 ANNUALLY FOR THE PURPOSE OF FINANCING THE CONSTRUCTION, RENOVATION, OR REPLACEMENT OF COMMUNITY RECREATION, SAFETY INFRASTRUCTURE, AND OTHER CAPITAL PROJECTS, SUCH AS:

- (I) THE SOUTH BOULDER RECREATION CENTER, INCLUDING A LAP POOL;
- (II) THE NORTH BOULDER RECREATION CENTER, INCLUDING AQUATICS AMENITIES AND IMPROVEMENTS NEEDED TO CO-LOCATE WEST AGEWELL SENIOR CENTER;
- (III) FIRE STATIONS (TO SUSTAIN EMERGENCY AND WILDFIRE RESPONSE CAPABILITIES);
- (IV) A NEW PUBLIC SAFETY BUILDING FOR POLICE AND 911 SERVICES;
- (V) PENFIELD TATE II MUNICIPAL BUILDING; AND
- (VI) THE MUNICIPAL SERVICE CENTER (TO SUPPORT INFRASTRUCTURE SERVICES, SUCH AS SNOW REMOVAL, UTILITY MAINTENANCE, AND CITY STREET OPERATIONS);

IN ORDER TO SUPPORT RECREATION, SAFETY, AND CRITICAL INFRASTRUCTURE NEEDS FOR COMMUNITY MEMBERS OF ALL AGES;

THROUGH THE ISSUANCE AND PAYMENT OF GENERAL OBLIGATION DEBT, WITH SUCH DEBT CONTAINING SUCH TERMS, NOT INCONSISTENT HERewith, AS THE CITY COUNCIL MAY DETERMINE; AND IN CONNECTION THEREWITH,

SHALL AD VALOREM PROPERTY TAXES BE LEVIED WITHOUT LIMITATION AS TO THE RATE, BUT NOT MORE THAN THE AMOUNTS LISTED ABOVE, TO GENERATE AN AMOUNT SUFFICIENT IN EACH YEAR TO PAY THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON SUCH DEBT OR ANY REFUNDING DEBT (OR TO CREATE A RESERVE FOR SUCH PAYMENT); AND

SHALL THE PROCEEDS OF SUCH DEBT AND RESERVES AND THE REVENUES FROM SUCH TAXES AND ANY INVESTMENT INCOME EARNED FROM SUCH PROCEEDS AND REVENUES BE COLLECTED AND SPENT WITHOUT LIMITATION OR CONDITION AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE LIMITS THAT WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending

Year	Fiscal Year Spending
2026 (estimated)	\$ 425,612,000
2025(actual)	\$ 398,032,000
2024 (actual)	\$ 383,743,000
2023 (actual)	\$ 351,300,000
2022 (actual)	\$ 289,038,000

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 47%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 136,574,000

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 32,500,000

Estimated first full fiscal year spending without the increase: \$ 552,600,998

Proposed District Bonded Debt

Proposed Principal Amount:	\$ 400,000,000
Maximum Annual Repayment Cost:	\$ 32,500,000
Total Repayment Cost:	\$ 650,000,000

Current District Bonded Debt

Principal Amount Outstanding:	\$ 191,075,000
Maximum Annual Repayment Cost:	\$ 16,602,894
Total Repayment Cost:	\$ 276,036,176

SUMMARY OF COMMENTS FOR THE ISSUE

One commenter stated that the measure will fund critical community building needs that will still have to be addressed even if this measure fails, that the funding mechanism ensures capital improvement projects will be paid for by current and future residents who will benefit from them, and that, if the bond passes, each anticipated future project will be subject to further public comment and City Council review before approval.

SUMMARY OF COMMENTS AGAINST THE ISSUE

No comments were filed by the constitutional deadline.

CITY OF LAFAYETTE

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Lynnette Beck, City Clerk
1290 S. Public Road
Lafayette, CO 80026
Phone: 303-661-1227

CITY OF LAFAYETTE BALLOT ISSUE 2A

EXTENSION OF AN EXPIRING TAX FOR LAMONT DOES PARK

WITHOUT IMPOSING A NEW TAX, SHALL THE CITY OF LAFAYETTE BE AUTHORIZED TO EXTEND AN EXPIRING PROPERTY TAX IN AN AMOUNT NOT TO EXCEED \$713,000 ANNUALLY (TOTAL ANNUAL REVENUE COLLECTION FOR THE CITY), WHICH PROPERTY TAX INCREASE WAS APPROVED BY THE VOTERS IN 2014 AND IS SET TO EXPIRE IN DECEMBER 2026, SUCH TAX TO BE EXTENDED THROUGH DECEMBER 31, 2046, WITH SUCH REVENUE TO BE USED FOR CAPITAL IMPROVEMENTS TO, AND THE CONTINUED OPERATION AND MAINTENANCE OF, LAMONT DOES PARK AND RELATED FACILITIES, INCLUDING THE PAYMENT OF ANY ANNUALLY APPROPRIATED OBLIGATION FOR SUCH PURPOSES, AND FOR OTHER CITY PURPOSES RELATED THERETO, AND SHALL SUCH RESULTING REVENUE CONSTITUTE A VOTER APPROVED REVENUE AND/OR SPENDING CHANGE AND BE COLLECTED AND SPENT BY THE CITY WITHOUT REGARD TO ANY SPENDING, REVENUE RAISING OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending

Year	Fiscal Year Spending
2026 (estimated)	\$ 106,974,990*
2025 (actual)	\$ 74,407,418
2024 (actual)	\$ 54,496,001
2023 (actual)	\$ 53,480,650
2022 (actual)	\$ 51,344,869

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 108.4%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 55,630,121

*Fiscal year spending for 2026 includes \$40,000,000 of general obligation bond proceeds, which results in a higher than normal overall percentage change and dollar change noted above.

Proposed City Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year (2028): \$ 713,000

Estimated first full fiscal year spending without the increase (2028): \$ 125,544,285*

*Fiscal year spending for 2027 without the proposed tax increase includes \$34,000,000 of general obligation bond proceeds.

SUMMARY OF COMMENTS FOR THE ISSUE

Continue Dedicated Funding for LaMont Does Park & Great Outdoors Water Park

A YES vote would extend the existing dedicated property tax that funds LaMont Does Park and the Great Outdoors Water Park (GOWP). The current tax is scheduled to expire at the end of 2026.

What the Measure Does

The measure would allow the City of Lafayette to collect up to \$713,000 annually to support ongoing operations, routine maintenance, and critical capital repairs at the park and water park. And future opportunities for affordable use programs for Lafayette families.

Importantly, the measure does not increase the existing tax rate. It extends a previously voter-approved property tax rather than creating a new tax. For a home valued at approximately \$712,000, the maximum cost would be about \$36.67 per year, or roughly \$3 per month.

Why Supporters Say a YES Vote Is Needed

- Addresses aging infrastructure. The original LaMont Does lap pool is more than 50 years old and has ongoing pipe leaks and water loss. Replacing the pool shell, plumbing, and mechanical systems is estimated to cost \$2.8 million or more.
- Covers major upcoming repairs. Total capital repair and replacement needs across the park complex are estimated at more than \$4.9 million over five years.
- Provides more flexible funding. Unlike the original 2014 bond tax, which was restricted primarily to debt repayment and capital projects, the proposed extension could also fund operations and routine maintenance.
- Maintains a heavily used community facility. GOWP serves more than 1,000 visitors per day during the summer and supports recreation programs, youth swim leagues, summer camps, family activities, and local youth employment.
- Maintains aquatic access during renovations. The facility is expected to help maintain community access to swimming while the Rose Lueras Pool Complex at the Bob Burger Recreation Center undergoes closure and renovation.
- Helps protect the City's General Fund. Without dedicated funding, repairs and maintenance at these facilities would compete for limited General Fund dollars with the City's other parks and public facilities.

Bottom Line

A YES vote extends an existing dedicated funding source without increasing the tax rate, while providing funding for aging infrastructure, routine maintenance, operations, and major repairs at LaMont Does Park and the Great Outdoors Water Park. Supporters argue that extending the measure will help preserve these community facilities while reducing pressure on the City's general operating budget.

CITY OF LAFAYETTE (continued)

SUMMARY OF COMMENTS AGAINST THE ISSUE

The Lamont Does Park and facilities are great and important city assets and should be maintained and updated by responsible, effective, and prioritized budgeting of current revenues and other currently available resources and not be dependent on a new tax issue.

In 2014, Lafayette voters approved a \$5.52 million bond issue (repayment cost of \$7.4 million) for the designing, acquiring, constructing, remodeling, furnishing... facilities at Lamont Does Park including building a water park. That property tax is set to expire at the end of this year.

This current issue, Ballot Issue 2A, will total approximately \$14,260,000 over twenty years. City management represents that the property "tax extension" would only be about \$37/year for the average home but that the current amount is about \$22/year. The total amount raised per year is limited to \$713,000. At this amount, over twenty years this would total \$14,260,000, about twice the original cost of the facilities. Also, this would be in addition to the city property tax bond approved in 2025, represented by the city to only be about \$300 for an average home. That city property tax is also for twenty years, totaling about \$120 million over that time. The city does not present a balanced representation of the tax, only "in favor" information. The city gives an approximate cost increase for the average homeowner, but not the resultant cost increases for renters, business owners, and patrons of businesses. The city has not publicized the alternative ways to fund these costs or negative impacts of the passage of this issue.

In addition, the 2014 tax measure specified the tax would be used for (among many other things) "a renovated leisure/lap swimming pool." None of the 2014 approved taxes were used for this purpose.

The city should effectively and efficiently prioritize and manage current taxpayer money and resources to maintain, upkeep, and update these facilities, and other city facilities, as opposed to having another tax issue on the ballot year after year. For example, the city budgeted \$5.2 million for street and concrete repair for 2026, twice the \$2.6 million budgeted in 2025, despite one of the mildest winters in recent history.

Current revenues and resources should be used with the Conservation Trust Fund and the Great Outdoors Colorado funding. Also, fees for non-resident users can also be increased so Lafayette taxpayers are not subsidizing non-resident users.

In terms of property tax, there has to be an effective "ceiling." In pragmatic terms, it just cannot be increased repeatedly without limit. Any property tax in general reduces affordability of homes for homebuyers and reduces the ability for older fixed income residents to be able to keep their homes, commensurately. Many residents are already struggling with high costs of housing, food, gas, and utilities and there will be other tax measures on the ballot as well.

CITY OF LONGMONT

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Dawn Quintana, City Clerk

350 Kimbark St.

Longmont, CO 80501

Phone: 303-651-8649

CITY OF LONGMONT BALLOT ISSUE 3A

MAINTAIN AND INCREASE FIRE AND POLICE SERVICES VIA TAX INCREASES

SHALL CITY OF LONGMONT TAXES BE INCREASED \$19.5 MILLION ANNUALLY IN THE FIRST FULL YEAR AND BY WHATEVER ADDITIONAL AMOUNTS AS ARE GENERATED ANNUALLY IN EACH SUBSEQUENT YEAR FROM THE IMPOSITION OF AN ADDITIONAL MILL LEVY OF NOT TO EXCEED 2.44 MILLS (AS ADJUSTED) BEGINNING WITH TAX COLLECTION YEAR 2027 AND AN ADDITIONAL CITY SALES AND USE TAX IMPOSED AT A RATE OF 0.33% BEGINNING JANUARY 1, 2027, WITH THE PROCEEDS OF SUCH TAXES BEING USED EXCLUSIVELY TO MAINTAIN AND INCREASE THE LEVEL OF SERVICE FOR PUBLIC SAFETY IN THE CITY OF LONGMONT, INCLUDING, BUT NOT LIMITED TO PROVIDING FUNDS FOR: POLICE OFFICERS AND PERSONNEL FOR TRAFFIC ENFORCEMENT AND CRIMINAL INVESTIGATIONS AND PREVENTION; POLICE OFFICERS TO ENSURE SAFETY OF OFFICERS AND TO IMPROVE EMERGENCY RESPONSE; EMERGENCY DISPATCHERS FOR 911 RESPONSE; FIREFIGHTERS TO ENSURE SAFE AND SUFFICIENT RESPONSE TO EMERGENCIES; PERSONNEL TO SUPPORT EMERGENCY PUBLIC SAFETY RESPONDERS; AND PUBLIC SAFETY EQUIPMENT, VEHICLES AND FACILITIES TO ENSURE SAFETY; AND SHALL ORDINANCE O-2026-53 AUTHORIZING SUCH TAX INCREASES BE APPROVED, AND SHALL THE CITY BE AUTHORIZED TO INCREASE THE MILL LEVY AUTHORIZED BY THIS QUESTION BEGINNING IN TAX COLLECTION YEAR 2028 AND ANNUALLY THEREAFTER TO OFFSET ANY REVENUE REDUCTIONS CAUSED BY ANY CONSTITUTIONALLY OR STATUTORILY REQUIRED TAX CREDITS, PROPERTY TAX REFUNDS, ABATEMENTS, REDUCTIONS IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION, OR REDUCTIONS IN THE ACTUAL VALUE AGAINST WHICH THE ASSESSMENT RATE IS APPLIED THAT ARE ENACTED AFTER THE DATE OF APPROVAL OF THIS BALLOT QUESTION OR ARE OTHERWISE SET FORTH IN C.R.S. §§ 29-1-1701, ET SEQ., OR C.R.S. §§ 39-1-101, ET SEQ., AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT WITHOUT REGARD TO ANY LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending

Year	Fiscal Year Spending
2026 (estimated)	\$ 258,542,295
2025 (actual)	\$ 253,472,838
2024 (actual)	\$ 238,819,592
2023 (actual)	\$ 210,050,637
2022 (actual)	\$ 188,488,206

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 37.2% increase

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 70,054,089

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 19,500,000

Estimated first full fiscal year spending without the increase: \$ 266,298,564

SUMMARY OF COMMENTS FOR THE ISSUE

No comments were filed by the constitutional deadline.

SUMMARY OF COMMENTS AGAINST THE ISSUE

The existing city public safety sales tax is a substantial 0.58% and this proposal would raise it to 0.91%. It would increase the total sales tax in Longmont paid on retail purchases and restaurant meals to 9.195%. Longmont city sales tax paid on groceries would increase to 3.86%. There would also be a property tax increase of \$75 per year on a \$500,000 home value. The city must be more creative with public safety budgeting instead of placing heavier tax burden on its residents in these times of affordability pressures.

CITY OF LOUISVILLE

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Genny Kline, City Clerk

749 Main Street

Louisville, CO 80027

Phone: 303-335-4574

CITY OF LOUISVILLE BALLOT ISSUE 2B HISTORIC PRESERVATION TAX

SHALL CITY OF LOUISVILLE TAXES BE INCREASED \$1.5 MILLION IN 2029 AND THEN ANNUALLY THEREAFTER BY WHATEVER AMOUNTS ARE GENERATED FROM THE CONTINUATION OF THE CITY'S HISTORIC PRESERVATION SALES TAX OF 0.125% BEGINNING JANUARY 1, 2029, AND EXPIRING DECEMBER 31, 2038; WITH THE NET PROCEEDS OF SUCH SALES TAX, ALONG WITH THE CITY'S EXISTING 0.125% HISTORIC PRESERVATION USE TAX, TO BE UTILIZED FOR HISTORIC PRESERVATION PURPOSES AS ESTABLISHED BY BALLOT ISSUES APPROVED BY THE VOTERS IN 2008 AND 2017, AND, COMMENCING ON JANUARY 1, 2027, SHALL THE CITY ALSO BE AUTHORIZED TO: (1) EXPEND ANY FUNDS FROM SUCH HISTORIC PRESERVATION TAX ON CITY PROGRAMS AND CAPITAL PROJECTS THAT PROMOTE AND PRESERVE THE CITY'S HISTORY AND CULTURAL HERITAGE, AND (2) INCREASE THE PORTION OF SUCH TAX ALLOCATED TO OPERATING AND MAINTAINING THE LOUISVILLE MUSEUM CAMPUS FROM 20% TO 30% PER YEAR; AND SHALL THE CITY BE PERMITTED TO COLLECT, RETAIN AND EXPEND ALL REVENUES DERIVED FROM SUCH TAX AS A VOTER-APPROVED REVENUE CHANGE AND AN EXCEPTION TO LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending	
Year	Fiscal Year Spending
2026 (estimated)	\$ 74,127,364
2025 (actual)	\$ 63,265,419
2024 (actual)	\$ 63,821,510
2023 (actual)	\$ 61,376,293
2022 (actual)	\$ 64,972,062

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 14%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 9,155,302

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year (2029): \$ 1,500,000

Estimated first full fiscal year spending (2029) without the increase: \$ 99,000,000¹

SUMMARY OF COMMENTS FOR THE ISSUE

No comments were filed by the constitutional deadline.

SUMMARY OF COMMENTS AGAINST THE ISSUE

No comments were filed by the constitutional deadline.

¹ Fiscal year spending for the first full fiscal year of the tax extension (2029) was estimated by adding 30% to the 2026 estimate and rounding to the nearest million.

TOWN OF ERIE

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026
Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Debbie Stamp, Town Clerk
645 Holbrook Street
Erie, Colorado 80516
Phone: 303-926-2731

TOWN OF ERIE BALLOT ISSUE 3E

AUTHORIZATION FOR A NEW TOWN LODGING TAX FOR THE PURPOSES OF PAYING FOR PARK AND RECREATIONAL FACILITIES, CAPITAL INFRASTRUCTURE, LAW ENFORCEMENT/SAFETY AND SECURITY, AND FOR OTHER GENERAL GOVERNMENTAL PURPOSES

SHALL THE TOWN OF ERIE TAXES BE INCREASED BY UP TO \$150,000 COMMENCING ON JANUARY 1, 2027, AND BY WHATEVER AMOUNTS ARE GENERATED ANNUALLY THEREAFTER THROUGH THE IMPOSITION OF A LODGING TAX AT THE RATE OF THREE AND ONE HALF PERCENT ON THE TOTAL RENTAL FEE, PRICE, OR OTHER CONSIDERATION PAID OR CHARGED FOR THE LEASING OR RENTAL OF ANY HOTEL ROOM, MOTEL ROOM, BED AND BREAKFAST, SHORT TERM RENTAL OR OTHER ACCOMMODATION WITH A STAY OF THIRTY DAYS OR LESS, AND SHALL ALL REVENUES DERIVED FROM SUCH LODGING TAX BE USED FOR GENERAL GOVERNMENTAL PURPOSES, INCLUDING, BUT NOT LIMITED TO PARK AND RECREATIONAL FACILITIES, CAPITAL INFRASTRUCTURE, AND LAW ENFORCEMENT/SAFETY AND SECURITY PURPOSES, AND SHALL THE REVENUES FROM SUCH TAXES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES BE COLLECTED AND SPENT AS A VOTER-APPROVED REVENUE CHANGE PURSUANT TO ARTICLE X, SECTION 20, OF THE COLORADO CONSTITUTION AND ANY OTHER LAW?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending

Year	Fiscal Year Spending
2026 (estimated)	\$ 33,087,400
2025 (actual)	\$ 30,650,647
2024 (actual)	\$ 32,732,590
2023 (actual)	\$ 30,107,122
2022 (actual)	\$ 24,882,376

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 32.9%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 8,205,024

Proposed Town Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 150,000
Estimated first full fiscal year spending without the increase: \$ 36,396,140

SUMMARY OF COMMENTS FOR THE ISSUE

No comments were filed by the constitutional deadline.

SUMMARY OF COMMENTS AGAINST THE ISSUE

No comments were filed by the constitutional deadline.

NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026
Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Debbie Stamp, Town Clerk
645 Holbrook Street
Erie, Colorado 80516
Phone: 303-926-2731

TOWN OF ERIE BALLOT ISSUE 3F

AUTHORIZATION FOR THE ISSUANCE OF DEBT AND AN ADDITIONAL SALES AND USE TAX FOR THE PURPOSE OF PAYING FOR THE EXPANSION OF THE ERIE COMMUNITY CENTER

SHALL THE TOWN OF ERIE'S DEBT BE INCREASED BY UP TO \$32.5 MILLION, WITH A MAXIMUM REPAYMENT COST NOT TO EXCEED \$52.6 MILLION (PRINCIPAL AND INTEREST) FOR THE PURPOSE OF UPDATING THE AGING ERIE COMMUNITY CENTER BUILDING AND FACILITIES BY ACQUIRING, DESIGNING, CONSTRUCTING, EXPANDING, RENOVATING, IMPROVING, AND EQUIPPING THE SAME AND FOR CONTINUED OPERATIONS AND MAINTENANCE, WITH SUCH IMPROVEMENTS TO INCLUDE BUT ARE NOT LIMITED TO:

- CONSTRUCTING AND EQUIPPING NEW FITNESS STUDIOS AND EXPANDING EXISTING STUDIOS;
- CONSTRUCTING AND EQUIPPING A NEW GYMNASIUM AND RACQUET BALL COURTS;
- EXPANDING MULTIPURPOSE COMMUNITY AND RECREATION SPACE;
- EQUIPPING NEW STRENGTH TRAINING AND CIRCUIT TRAINING AREAS;

AND SHALL TOWN TAXES BE INCREASED BY UP TO \$4,866,857 IN THE FIRST FULL FISCAL YEAR AND BY SUCH ADDITIONAL AMOUNTS AS ARE GENERATED ANNUALLY THEREAFTER BY AN INCREASE IN THE RATE OF SALES AND USE TAX IMPOSED BY THE TOWN BY .501%, COMMENCING JANUARY 1, 2027, WHICH TAX REVENUES WILL BE USED FOR THE PAYMENT OF THE DEBT AUTHORIZED BY THIS QUESTION AND FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE ERIE COMMUNITY CENTER AND OTHER PARK AND RECREATION RELATED EXPENSES OF THE TOWN; AND MAY THE DEBT ISSUED PURSUANT TO THIS QUESTION BE PAID FROM SUCH LEGALLY AVAILABLE REVENUES, BEAR INTEREST, AND BE SOLD IN ONE SERIES OR MORE AT A PRICE ABOVE, BELOW OR EQUAL TO THE PRINCIPAL AMOUNT OF SUCH DEBT AND WITH SUCH TERMS AND CONDITIONS, INCLUDING PROVISIONS FOR REDEMPTION PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF PREMIUM OF NOT TO EXCEED 3%, ALL AS THE TOWN MAY DETERMINE; AND SHALL THE REVENUES RAISED BY SUCH SALES AND USE TAX RATE INCREASE AND PROCEEDS OF SUCH DEBT, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE TOWN AS A VOTER-APPROVED REVENUE CHANGE PURSUANT TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

TOWN OF ERIE (continued)

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending	
Year	Fiscal Year Spending
2026 (estimated) \$	33,087,400
2025 (actual)	\$ 30,650,647
2024 (actual)	\$ 32,732,590
2023 (actual)	\$ 30,107,122
2022 (actual)	\$ 24,882,376

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 32.9%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 8,205,024

Proposed Town Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 4,866,857

Estimated first full fiscal year spending without the increase: \$ 36,396,140

Proposed Town Bonded Debt

Proposed Principal Amount:	\$ 32,500,000
Maximum Annual Repayment Cost:	\$ 4,866,857
Total Repayment Cost:	\$ 52,600,000

Current Town Bonded Debt

Principal Amount Outstanding:	\$ 7,440,000
Maximum Annual Repayment Cost:	\$ 1,019,213
Total Repayment Cost:	\$ 8,393,490

SUMMARY OF COMMENTS FOR THE ISSUE

No comments were filed by the constitutional deadline.

SUMMARY OF COMMENTS AGAINST THE ISSUE

No comments were filed by the constitutional deadline.

PROPOSED MUNICIPALITY OF NIWOT

NOTICE OF ELECTION TO INCREASE TAXES ON A CITIZEN PETITION

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Lois Adamson, Election Commission Chairperson
7236 Dry Creek Road
Niwot, CO 80503
Phone: 303-478-6612

PROPOSED MUNICIPALITY OF NIWOT BALLOT ISSUE 302 AUTHORIZATION TO LEVY A SALES AND USE TAX

SHALL NIWOT TAXES BE INCREASED BY \$2,800,000 ANNUALLY IN THE FIRST FULL FISCAL YEAR, AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER FROM A SALES AND USE TAX IMPOSED AT THE RATE OF TWO AND ONE-HALF PERCENT (2.5%), COMMENCING ON JANUARY 1, 2028, FOR THE PURPOSE OF FUNDING CAPITAL IMPROVEMENTS AND RELATED OPERATIONAL EXPENDITURES, INCLUDING BUT NOT LIMITED TO DEBT REPAYMENT, AND ANY LAWFUL MUNICIPAL PURPOSE WITH (I) THE SALES TAX TO BE IMPOSED ON THE SALE OF TANGIBLE PERSONAL PROPERTY AND TAXABLE SERVICES, EXCEPT FOR FOOD FOR DOMESTIC CONSUMPTION AND SUCH OTHER CATEGORIES TO BE EXEMPT AS DETERMINED BY THE GOVERNING BODY OF THE MUNICIPALITY, AND (II) THE USE TAX TO BE IMPOSED ON THE PRIVILEGE OF STORING, USING, OR CONSUMING TANGIBLE PERSONAL PROPERTY IN NIWOT, INCLUDING CONSTRUCTION AND BUILDING MATERIALS, WITH ALL SUCH TAXES TO BE ESTABLISHED BY ORDINANCE OF THE GOVERNING BODY OF THE MUNICIPALITY PRIOR TO THE IMPOSITION OF THE SALES AND USE TAX AND CONSISTENT WITH THIS BALLOT MEASURE; AND SHALL NIWOT BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL REVENUES FROM

SUCH TAXES AND ALL EARNINGS THEREON AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending	
Year	Fiscal Year Spending
2026 (estimated)	\$ 0
2025 (actual)	\$ 0
2024 (actual)	\$ 0
2023 (actual)	\$ 0
2022 (actual)	\$ 0

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 0%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 0

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year:	\$ 2,800,000
Estimated first full fiscal year spending without the increase:	\$ 311,000

PROPOSED MUNICIPALITY OF NIWOT (continued)

SUMMARY OF COMMENTS FOR THE ISSUE

Five issues on this ballot make one plan. This is the one that funds it.

What it authorizes: A 2.5% municipal sales tax, and a use tax at the same rate on goods stored, used, or consumed here, including construction and building materials. Both begin on January 1, 2028. **Groceries are exempt by the terms of the measure itself** — a future council may add exemptions, but it cannot tax food purchased for home preparation and consumption.

What it pays for: Road repair, and the road bonds in Issue 306, which take effect only if this measure passes, as well as snowplowing, landscaping, community events, downtown beautification, Sheriff services, and town operations. At an estimated \$2.8 million in the first full fiscal year, it is the town's principal revenue source, and it is what allows Niwot's roads to be repaired.

Why a sales tax rather than a larger property tax: A property tax is fixed for you by the county assessor and the state legislature. A sales tax follows what you choose to spend, exempts your groceries, and is paid in part by everyone who shops, builds, or works here. About half the town's sales tax and total revenue will come from Niwot households; the rest from businesses, from visitors, and from state formula money that no one in Niwot pays.

The rate is the lowest in the area. Erie levies 3.50%, Longmont 3.53%, Louisville 3.78%, Boulder 3.86%, and Lafayette 3.87% sales tax. Niwot's combined rate would be 7.84%, against 8.84% to 9.21% in those towns. For purchases within the Niwot Local Improvement District (LID), the 2.5% tax replaces the existing 1% district tax — a net increase of 1.5 points — and what it funds is decided by a council Niwot elects rather than by the county.

What it costs: The sales tax is estimated to be about \$39 a month for a typical Niwot household for routine purchases, and about \$20 for those living in a condominium or townhome. A vehicle or a remodel is at the same rate in the year it happens on top of this. Households that spend more will pay more. On a \$50 meal in Niwot, the added tax is 75 cents.

What it caps: 2.5% is the ceiling. No council may raise it without another vote of Niwot residents. That is not a promise anyone is making; it is TABOR, and it binds every future council automatically.

A YES vote lets sales taxes generated in Niwot work in Niwot.

SUMMARY OF COMMENTS AGAINST THE ISSUE

This measure creates a 2.5% sales tax and a 2.5% use tax starting January 1, 2028, estimated at \$2,800,000 in the first full year. There's no sunset and no cap and authorizes whatever additional amounts are raised annually thereafter. The stated purpose is not a limit. The measure names capital improvements and debt repayment, then authorizes spending on any lawful municipal purpose. This money can go wherever a future town council decides; salaries, a town hall, anything a municipality may fund. Nothing in the measure commits a single dollar to roads, nor does it guarantee spending for community events. Documents circulated before an election are projections, not adopted budgets, and they bind no one, least of all a governing body that does not exist yet.

Only one exemption is locked in. Groceries are exempt because the measure says so. Everything else is left to the council to decide. When you vote you don't know what will be taxed.

The use tax hits home repairs. It applies to construction and building materials, so a new roof, a furnace, or a remodel costs an extra 2.5% on materials, often thousands of dollars on a single job. That is a cost paid by the resident.

The revenue estimate is a projection. No municipality has ever collected a sales tax at this boundary, so there is nothing to check it against. Raising \$2,800,000 at 2.5% means roughly \$112,000,000 in taxable transactions inside the boundary every year — a number resting on assumptions about the local retail base, on construction activity that swings widely every year, and on exemptions this measure leaves to the council. Voters are approving a rate calculated to produce a number no one has tested.

This tax would apply to online orders delivered to Niwot, everything from routine household orders to appliances and furniture. It reaches the household spending of Niwot residents. Niwot doesn't claim significant revenue from non-residents.

Niwot has one real record of its sales tax base: the LID's 1% tax in the business district. Collections peaked at \$292,231 in 2022, fell to \$273,747 in 2023, then \$249,677 in 2024; down about 15% as businesses changed. 2025 looked like a recovery until a one-time catch-up payment covering three prior years was backed out; adjusted, it was flat. Then collections through March 2026 ran 28.8% ahead of 2025. Revenue down 15% over two years, then up nearly 29% in a quarter. A base this small swings whenever a few businesses open or close. A town tax would reach a wider base but the lesson holds: a couple of storefronts moves the whole number. That will challenge the ability to repay the road bonds.

The Cumulative General Fund Reserves are projected to be in excess of \$3 million in the first three years of incorporation and over \$6 million by 2040. Retaining the excess taxes collected instead of refunding it takes money, and future earnings on that money, out of the pockets of residents, promotes big government and overspending.

PROPOSED MUNICIPALITY OF NIWOT (continued)

NOTICE OF ELECTION TO INCREASE TAXES ON A CITIZEN PETITION

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Lois Adamson, Election Commission Chairperson

7236 Dry Creek Road

Niwot, CO 80503

Phone: 303-478-6612

PROPOSED MUNICIPALITY OF NIWOT BALLOT ISSUE 303 AUTHORIZATION TO LEVY A PROPERTY TAX

SHALL NIWOT TAXES BE INCREASED BY \$900,000 ANNUALLY IN THE FIRST FULL FISCAL YEAR, AND BY SUCH ADDITIONAL AMOUNTS RAISED ANNUALLY THEREAFTER BY AN AD VALOREM PROPERTY TAX MILL LEVY IMPOSED AT THE RATE OF FOUR (4) MILLS FOR THE PURPOSE OF MEETING OPERATIONAL AND MAINTENANCE COSTS; AND SHALL THE REVENUE FROM SUCH MILL LEVY CONSTITUTE A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION AND AN EXCEPTION TO THE LIMITATION SET FORTH IN SECTION 29-1-301 OF THE COLORADO REVISED STATUTES?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending Year	Fiscal Year Spending
2026 (estimated)	\$ 0
2025 (actual)	\$ 0
2024 (actual)	\$ 0
2023 (actual)	\$ 0
2022 (actual)	\$ 0

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 0%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 0

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 900,000
Estimated first full fiscal year spending without the increase: \$ 311,000

SUMMARY OF COMMENTS FOR THE ISSUE

Five issues on this ballot make one plan. This is the one that steadies it.

What it authorizes: A 4-mill levy for municipal operations and maintenance, estimated to raise \$900,000 in the first full fiscal year — roughly a fifth of town revenue, and the one that is most steady.

What it costs: At Niwot's median actual value of \$1,094,500 for all residential properties, it costs **about \$279 a year at four mills — roughly \$23 a month.** A typical Niwot condominium is about \$8 a month. Owners who qualify for the senior or disabled veteran homestead exemption pay less. Qualifying low-income residents are eligible for a property tax (PTC) rebate from Colorado

that offsets over \$1,000 in property tax.

Why a property tax in addition to a sales tax: Municipal revenue is primarily sales tax and secondarily property tax. Sales tax moves with the economy, so it alone would fund Niwot well in a good year and less well in a bad one. The 4-mills is the stable floor.

What it does not fund: Fire and emergency services, water, sewer, and schools stay with the current districts, at their own mill levies; incorporation does not change them. Nor does this levy back the road bonds — those are repaid from sales tax.

Renters and businesses: Residential renters pay no property tax directly. Commercial leases generally do pass it through — but commercial rent does not jump 4% because of a town 4-mill levy. While 4-mills is about a 4% increase in the property tax, property tax is only a portion of a commercial lease. Based on Boulder County property records a 1% change in rent.

Without a town, roads will cost property owners far more. In the town plan, your street is repaired by the bond backed by the sales tax, and these 4-mills help pay for the town's operation. Without a town, there is no sales tax to use; the only remaining route to fund road repairs is a public improvement district (PID) run by Boulder County, which by law can raise money only from property taxes on the district it covers. PIDs by neighborhood are estimated to average around 33 mills — about \$2,300 a year on the median home, eight times this levy — and they leave the connector roads everyone drives assigned to no one. In the ten years that Boulder County has been offering the PID option, only two have formed, one of them in Niwot.

The statutory exception: The measure asks that this levy be excepted from § 29-1-301, C.R.S., which limits property tax growth by a formula written for governments with a spending history. A first-year town has none. Four mills stays four mills; the exception lets Niwot collect only what voters approved.

What it caps. Four mills is a ceiling. A council may levy less. No council may levy more without returning to the voters.

Vote YES to fund the town on a broad, stable base.

SUMMARY OF COMMENTS AGAINST THE ISSUE

This measure creates a 4-mill property tax for operations and maintenance estimating \$900,000 in the first full year.

It is on top of the current 100.511 mills levy. A home at Niwot's median value of \$1,090,100 pays roughly **\$7,350** a year in property tax. This measure adds about **\$273**, totaling roughly **\$7,625**.

That \$7,350 pays for everything Niwot has today - schools, fire protection, etc., without this new tax. Incorporation does not reduce Niwot resident's taxes to the county.

The measure makes this levy an express exception to C.R.S. § 29-1-301, the 5.5% cap on how fast property tax revenue can grow, and authorizes such additional

PROPOSED MUNICIPALITY OF NIWOT (continued)

amounts as are raised annually thereafter. Revenue climbs on its own as assessed values rise, without another vote and without the cap that would otherwise slow it. Voters are asked to waive that cap before the town has shown anyone how it handles money.

Local businesses get hit hardest. Commercial property is assessed at more than four times the residential rate (27% vs. 6.25%). The same 4 mills costs a \$1,000,000 commercial property about \$1,080. Niwot's small business district would pay an outsized share of the town's property tax. Most commercial space here is leased on terms that pass property tax straight through to the tenant. This lands on the people running the shops, not the people who own the buildings — on top of the 2.5% use tax in Issue 302 and the work of collecting a new sales tax.

It works against the town's own revenue plan. Issue 302 projects \$2,800,000 a year in sales tax, which depends on those same businesses staying open. Issue 303 raises their cost of staying open. Niwot has already seen how that goes: as restaurants closed and one business left, LID collections fell about 15% in two years. Every storefront that goes dark takes sales tax with it. The shortfall lands back on homeowners.

Voters cannot tell whether 4 mills is the right number. The city will need more staff than the three budgeted. The measure doesn't specify which functions a new town would take on or what they would cost. Voters are asked to set a permanent rate before anyone knows what it must cover; 4 mills could prove too little. None of it fixes the roads: this levy funds operations, while roads run through Issue 302 and the borrowing under Issue 306.

The town budget has allocated all of the residents' 4 Mill Levy taxes collected to the town council's wages and benefits, downtown business district improvements and beautification, and funding for special events. Based on the Master Plan for Niwot, business district property owners will increase their property values by using residents' tax money to make renovations and improvements.

The proposed district is too restricted in area to have sufficient growth for development for more income to support budget increases; therefore, increased costs will impact residents and businesses. There is no "competitive" salary listed for mayor and salaried management positions.

NOTICE OF ELECTION TO INCREASE TAXES ON A CITIZEN PETITION

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Lois Adamson, Election Commission Chairperson

7236 Dry Creek Road

Niwot, CO 80503

Phone: 303-478-6612

PROPOSED MUNICIPALITY OF NIWOT BALLOT ISSUE 304 AUTHORIZATION TO LEVY A MARIJUANA SPECIAL SALES TAX

SHALL NIWOT TAXES BE INCREASED BY \$60,000 ANNUALLY IN THE FIRST FULL FISCAL YEAR, AND BY SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER, FROM A MARIJUANA SPECIAL SALES TAX IMPOSED AT THE RATE OF THREE PERCENT (3.0%), COMMENCING ON JANUARY 1, 2028, ON THE SALE OF RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS TO CONSUMERS, RETAIL MARIJUANA STORES, OR RETAIL MARIJUANA PRODUCT MANUFACTURERS, AS AUTHORIZED BY STATE LAW, IN ADDITION TO ANY OTHER SALES TAXES LEVIED BY NIWOT, WITH ALL SUCH TAXES TO BE ESTABLISHED BY ORDINANCE OF THE GOVERNING BODY OF THE MUNICIPALITY PRIOR TO THE IMPOSITION OF THE MARIJUANA SPECIAL SALES TAX AND CONSISTENT WITH THIS BALLOT MEASURE; AND SHALL NIWOT BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL REVENUES FROM SUCH TAXES AND ALL EARNINGS THEREON AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending Year	Fiscal Year Spending
2026 (estimated)	\$ 0
2025 (actual)	\$ 0
2024 (actual)	\$ 0
2023 (actual)	\$ 0
2022 (actual)	\$ 0

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 0%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 0

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 60,000
Estimated first full fiscal year spending without the increase: \$ 311,000

SUMMARY OF COMMENTS FOR THE ISSUE

Five issues on this ballot make one plan. This is the smallest piece of it.

A retail marijuana store operates in Niwot today, licensed by Boulder County. Its sales are taxed by the State of Colorado and by Boulder County, and that money is spent elsewhere. Issue 304 is how Niwot benefits from those same sales

PROPOSED MUNICIPALITY OF NIWOT (continued)

What it authorizes: A 3% special sales tax on retail marijuana and retail marijuana products, in addition to general sales tax, on sales lawfully occurring within the town. It raises an estimated \$60,000 a year, about one percent of town revenue. The town's proposed financial plan treats it as a marginal line and does not rely on it to fund core services; every stress test of that plan holds without it.

What it does not authorize: Whether a retail marijuana business may operate in a place is decided by the governing body holding land use and licensing authority over it. For Niwot today, that government is Boulder County, which permitted retail marijuana in unincorporated Boulder County. Niwot residents had no vote — only comment. Issue 304 does not change who decides. Incorporation itself is what moves that authority to a council Niwot elects.

Why it is on the ballot now: TABOR requires voter approval as part of a general election before a tax may be imposed. Without this authorization a new town would have to wait for the next general election. In the interval, those sales would be taxed at the general rate only, and the difference would be permanently uncollectible.

What a no vote would do: A no vote would not close a store, prevent a future one, or change a license. It would only remove Niwot's ability to tax retail marijuana at the local special rate — while the State and the county continue taxing those same sales and spending the proceeds outside Niwot.

This is the ordinary practice. Most Colorado municipalities carry a marijuana special sales tax authorization, whether or not an outlet operates inside their limits. Longmont's rate is 3% and Boulder's is 3.5%.

What are the limits: As with all taxes that fall under TABOR, the rate cannot exceed 3% without another vote of Niwot residents.

A YES vote provides a relatively small amount of revenue the town cannot create on short notice later. It adds nothing to what Niwot residents pay for groceries, restaurants, fuel, or anything else they buy.

SUMMARY OF COMMENTS AGAINST THE ISSUE

This measure creates a 3% special sales tax on retail marijuana beginning January 1, 2028, estimated at \$60,000 in the first full year.

The entire \$60,000 rides on one business. Niwot has a single retail marijuana store, and this tax reaches nothing else. A property tax is spread across every parcel in town and a general sales tax across a whole district, but this line has one source. If that store closes, relocates, or loses its license, all of the revenue disappears at once. Niwot has just watched several businesses close or move out of the district, so that is not a theoretical risk.

The projection also asks a lot of that store. Sixty thousand dollars at 3% requires roughly \$2,000,000 in sales inside the boundary in 2028. Colorado's roughly 670 licensed dispensaries sold about \$1.3 billion in 2025, which

averages close to \$1,900,000 per store. The estimate assumes one Niwot business performs at or above today's statewide average two years from now.

And the market is shrinking, not growing. Colorado marijuana sales peaked at \$2.23 billion in 2021 and have fallen every year since — \$1.77 billion in 2022, \$1.53 billion in 2023, \$1.40 billion in 2024, and about \$1.32 billion in 2025, down more than 40% in four years. Early 2026 came in lower again. Wholesale prices fell from \$1,721 a pound in 2021 to \$648 in December 2025, and several large Colorado dispensary chains have downsized or shown financial distress. If that trend holds, the average store in 2028 will be well below where it is now, and this estimate assumes the opposite.

It also stacks on the same business. The measure applies in addition to any other sales taxes levied by Niwot, so combined with the 2.5% in Issue 302 the town's own rate on these products reaches 5.5%, before state and county taxes. The town would be raising costs at the one business its own revenue estimate depends on.

The details get written later. The measure sets the ceiling; the council writes the ordinance afterward, on terms not in front of voters now. There is no sunset, and it authorizes whatever additional amounts are raised annually thereafter.

And collecting it costs something. A special tax has to be administered — ordinance drafting, licensing coordination, filing, auditing, enforcement — by a town with a small staff and a small operating budget. Against a gross estimate of \$60,000 from a single business, the net contribution could be a good deal smaller than the headline number, and smaller still in a year when that store underperforms.

And approving it gives the town a direct financial stake in one storefront. A council that has written \$60,000 from a single business into its budget has an interest in that business continuing and growing — something that will sit in the room alongside future land use, licensing, and enforcement decisions made by that same council.

NOTICE OF ELECTION TO INCREASE TAXES ON A CITIZEN PETITION

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Lois Adamson, Election Commission Chairperson
7236 Dry Creek Road
Niwot, CO 80503
Phone: 303-478-6612

PROPOSED MUNICIPALITY OF NIWOT BALLOT ISSUE 305 AUTHORIZATION TO RETAIN AND SPEND ALL REVENUES

SHALL NIWOT BE AUTHORIZED TO RETAIN AND SPEND THE FULL AMOUNT OF ALL REVENUE COLLECTED FROM ALL SOURCES NOT OTHERWISE EXCLUDED FROM FISCAL YEAR SPENDING, INCLUDING BUT NOT LIMITED TO STATE AND LOCAL GRANTS, FEES AND CHARGES, SALES AND USE TAXES, AND PROPERTY TAXES, COMMENCING IN

PROPOSED MUNICIPALITY OF NIWOT (continued)

2027 AND EACH SUBSEQUENT YEAR, WITHOUT REGARD TO ANY STATE REVENUE OR EXPENDITURE LIMITATION INCLUDING THE LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending	Fiscal Year Spending
Year	
2026 (estimated)	\$ 0
2025 (actual)	\$ 0
2024 (actual)	\$ 0
2023 (actual)	\$ 0
2022 (actual)	\$ 0

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 0%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 0

Proposed Municipality Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 0

Estimated first full fiscal year spending without the increase: \$ 311,000

SUMMARY OF COMMENTS FOR THE ISSUE

Five issues on this ballot make one plan. This is the one that protects what the others raise.

Issue 305 authorizes no tax, no rate, and no borrowing. It concerns only what happens to money the town has already lawfully collected under the rates voters set in Issues 302, 303, and 304 — every one of which is capped, and none of which can be raised without returning to the voters.

TABOR limits year-over-year growth in a local government's revenue by a formula based on inflation and local growth. Revenue above that limit must be refunded — regardless of what it was collected for, and regardless of what remains unfunded.

For a brand-new town, that formula creates three specific problems.

First, the base year. The limit grows from the town's first full year of collections, and Niwot's first year is its least representative one: contracts still being let, services phasing in, and the county still providing partial assistance through the transition. Anchoring a permanent ceiling to the first year would fix the town's finances at their weakest moment and carry that ceiling forward indefinitely.

Second, grants. Road and infrastructure grants are irregular and unpredictable. A single award can push total revenue above the formula and trigger a refund. Without Issue 305, winning a competitive road grant could obligate Niwot to refund money it had just won for roads.

Third, debt service. Road bonds carry a fixed annual repayment obligation. A revenue limit that can compel a refund in the same year a bond payment falls due is a structural conflict between two legal obligations. Issue 305 removes it.

What Issue 305 does not do.

- It creates no tax and raises no rate. The rates in Issues 302, 303, and 304 are capped by those measures, and raising any of them still requires a vote.
- It does not exempt the town's spending from public control. Appropriations still require an annual public budget process and a recorded council vote, in meetings Niwot residents can attend.
- It reaches only Niwot's own revenue. It does not affect the state or county revenue limits.

This is the norm, not the exception. Voters in most Colorado cities and towns have authorized those municipalities to retain and spend their own revenue. This is typical and allows a small town to keep a grant, absorb a good year, and build reserves instead of borrowing when something breaks. A refund is only a benefit if the roads are already paid for.

Vote YES to avoid hamstringing the new town council of Niwot as it seeks revenue sources that do not fall on residents.

SUMMARY OF COMMENTS AGAINST THE ISSUE

This is the only fiscal measure on the ballot with no dollar figure attached. It lets the town keep and spend everything it collects, from every source, starting in 2027 and every year after, regardless of the revenue limit in Article X, Section 20 of the Colorado Constitution, the Taxpayers Bill of Right, or TABOR. No cap, no sunset, no coming back to voters.

It asks you to give up a limit before anyone knows what it would have limited. The town does not exist yet. No budget, no audited financials, not one year of actual collections. Voters are being asked to waive a constitutional revenue limit at the exact moment there is no record to judge whether it would ever have been a problem.

What that limit does is send money back. Without this measure, revenue collected above the limit gets refunded to taxpayers. With it, no refund is ever required, in any year, no matter how far above projection collections run.

It also turns the other measures' numbers into floors instead of ceilings. Issues 302, 303, and 304 each name a first-year amount and then authorize whatever additional amounts are raised annually thereafter. Article X, Section 20 is the backstop on that open-ended language. This removes it.

Grant funding is the usual argument for passing it — that without this, state and federal grants count against the limit and could force a refund. That concern is real, and it is also solvable without a permanent blanket waiver. A measure can be written to exempt grant revenue specifically, and Colorado communities have done exactly that. This one is not narrow. It covers all revenue from all sources, permanently.

The same goes for the ratchet, the argument that one low year permanently lowers the ceiling. That is a genuine feature of the limit. It is also an argument for revisiting the question with actual numbers in hand, not for waiving the limit sight unseen.

And it is permanent in practice. A future council can lower a mill levy or cut a sales tax rate. A voter-approved waiver of the revenue limit does not expire, does not need renewing, and does not come back to the ballot. A

PROPOSED MUNICIPALITY OF NIWOT (continued)

decision made in 2026 governs every budget after it.

Nothing requires deciding this now. If a new town finds the limit genuinely squeezing necessary services, it can bring that to voters with two or three years of real financial data behind it, which Colorado municipalities do routinely. Waiting costs nothing and keeps the refund protection in the meantime. Approving it at the same election that creates the town gives that up permanently, on the strength of projections instead of results.

NOTICE OF ELECTION TO INCREASE TAXES ON A CITIZEN PETITION

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Lois Adamson, Election Commission Chairperson

7236 Dry Creek Road

Niwot, CO 80503

Phone: 303-478-6612

PROPOSED MUNICIPALITY OF NIWOT BALLOT ISSUE 306 AUTHORIZATION TO INCREASE DEBT

SHALL NIWOT DEBT BE INCREASED UP TO \$15 MILLION, WITH A MAXIMUM REPAYMENT COST UP TO \$28 MILLION, FOR THE PURPOSE OF FUNDING THE REPAIR, RECONSTRUCTION, IMPROVEMENT, AND MAINTENANCE OF STREETS, ROADS, BRIDGES, DRAINAGE, SIDEWALKS, AND RELATED TRANSPORTATION INFRASTRUCTURE WITHIN THE MUNICIPALITY; SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF REVENUE BONDS OR OTHER FINANCIAL OBLIGATIONS PAYABLE FROM SALES AND USE TAX REVENUES IF SUCH TAXES ARE APPROVED BY SEPARATE BALLOT MEASURE, TO BE ISSUED AT SUCH TIMES AND PRICES (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS CONSISTENT HERewith AS THE GOVERNING BODY OF THE MUNICIPALITY MAY DETERMINE; AND SHALL THE PROCEEDS OF SUCH DEBT AND ANY INVESTMENT EARNINGS THEREON CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE STATE CONSTITUTION?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending

Year	Fiscal Year Spending
2026 (estimated)	\$ 0
2025 (actual)	\$ 0
2024 (actual)	\$ 0
2023 (actual)	\$ 0
2022 (actual)	\$ 0

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 0%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 0

Proposed District Bonded Debt

Proposed Principal Amount:	\$ 15,000,000
Maximum Annual Repayment Cost:	\$ 1,360,000
Total Repayment Cost:	\$ 28,000,000

Current District Bonded Debt

Principal Amount Outstanding:	\$ 0
Maximum Annual Repayment Cost:	\$ 0
Total Repayment Cost:	\$ 0

SUMMARY OF COMMENTS FOR THE ISSUE

Five issues on this ballot make one plan. This is the one that fixes the roads.

Boulder County has abandoned resurfacing and repairs for every residential road in Niwot. **There is no funded repair plan and no government responsible for repairing them.** Boulder County measured their average pavement condition index (PCI) in 2024 at PCI 44 of 100 — below every comparable Colorado standard. Of the rest, five are county arterials, three are private HOA streets, and a half mile lies in an improvement district.

What it authorizes: Borrowing up to \$15 million of principal to repair, reconstruct, improve, and maintain streets, roads, bridges, drainage, sidewalks, and related transportation infrastructure.

No lien on any home. These are revenue bonds payable from the sales and use tax in Issue 302. They place no lien on any property, add nothing to any property tax bill, and create no claim against any homeowner. If the sales tax underperforms, bondholders carry that risk, not residents.

Why the risk is low. The sales tax begins in 2028 and the bonds issue in 2029, so Niwot borrows against collections it has already watched arrive, not a forecast. The proposed plan models repayment near \$1.23 million a year from 2030 against roughly \$2.8 million of pledged sales and use tax — better than two times coverage. And authorization is not obligation: a future elected council decides whether to issue, when, how much, and on what terms.

What \$15 million does: It brings all roads above PCI 70 by 2030, including private HOA streets brought in by agreement, with an allowance for bridges and drainage.

Why borrow to repair roads: It is much less expensive to repair the roads now than to let them fall into greater disrepair. Repair cost roughly triples below PCI 50 and quadruples below PCI 25, and each year of delay moves more miles from resurfacing into reconstruction. The same repair is estimated at about \$33 million in 2040, and that escalation alone is roughly \$940 per household per year — about \$10,370 per household by 2040.

Vote YES to repair the roads as quickly and inexpensively as possible.

SUMMARY OF COMMENTS AGAINST THE ISSUE

What Niwot ends up paying for this bond depends entirely on the interest rate; the difference is millions of dollars.

The pro forma budget assumes 4.7%. At 4.7%, paying off \$15,000,000 over twenty years costs about \$1,173,000/year and about \$23,464,000 total - \$8,464,000 in interest plus the amount borrowed.

But the ballot doesn't authorize 4.7%. It authorizes a maximum repayment of \$28,000,000 - what \$15,000,000 costs at 7% over twenty years: about \$1,416,000 a year - about \$28,318,000 total. That is \$13,318,000 in interest, or \$1.87 paid back per dollar borrowed. The gap between the plan and permission is roughly \$4,854,000: the extra taxpayers would owe if the town borrows at the rate the ballot allows rather than assumed rate. Nothing holds it

PROPOSED MUNICIPALITY OF NIWOT (continued)

to 4.7% or returns the question to voters if the debt prices higher. A brand-new town with no credit history, audited financials, or record of collecting revenue is the borrower that prices toward the high end. These bonds would not be sold for years, since the sales tax backing them doesn't start until January 2028, so no one voting in November knows what rate this debt will carry.

The payment also eats the revenue it comes from, and that revenue is not guaranteed. The measure makes debt payable from sales and use tax in Issue 302, and only if that measure passes. At 7%, about \$1,416,000 a year would consume more than half of the \$2,800,000 sales tax is projected to bring in; even at 4.7% it takes about \$1,173,000, roughly 42%, money that cannot maintain roads. If collections fall short, the payment doesn't shrink. The difference comes out of property taxes, fees, or services.

Nothing in the measure defines what gets built. It covers streets, roads, bridges, sidewalks, and related transportation infrastructure generally, with no engineering study, cost estimate, or priority order written in. None required before the money is borrowed. The council sets the timing, prices, and terms. Voters approve a ceiling and purpose; the actual deal is negotiated later, without another vote.

The town would have no capacity to manage the work: no public works department - just one town manager, no capital improvement plan with engineering-level cost estimates, and no history of administering large infrastructure contracts. Cost overruns and delays are common on public works run by inexperienced governments, and the money to cover them comes from revenue already pledged to bond payment.

Debt can be brought to voters after the town exists, with an engineering study, a real project list, and actual revenue to price against. Approving \$15,000,000 now locks future residents into terms nobody can evaluate today.

This debt is a revenue-backed bond, and a year's worth of revenue needs to be collected before a bond would be issued. If the 2.5% sales and use tax is not passed on this ballot, or the first-year revenue is not enough, then this bond cannot be issued. If the main reason for incorporation is to fix the roads, this cannot be achieved.

ELDORADO SPRINGS PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY

NOTICE OF ELECTION TO INCREASE DEBT ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Natalie Springett, Commissioners' Deputy
1325 Pearl Street
Boulder, CO 80302
Phone: 303-441-4571

ELDORADO SPRINGS PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY BALLOT ISSUE 6A DEBT AUTHORIZATION

SHALL ELDORADO SPRINGS PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY DEBT (FOR ELDORADO SPRINGS LOCAL IMPROVEMENT DISTRICT NO. 3) BE INCREASED BY UP TO \$1,000,000, WITH A MAXIMUM REPAYMENT COST OF UP TO \$1,440,000 (SUCH AMOUNTS TO BE REDUCED TO THE EXTENT PROJECTED COSTS OR LOAN RATES HAVE BEEN OVER-ESTIMATED, OR TO THE EXTENT ADDITIONAL SOURCES OF FUNDING, IF ANY, ARE SECURED) FOR THE PURPOSE OF FINANCING THE COSTS OF IMPROVEMENTS TO THE ELDORADO SPRINGS WASTEWATER TREATMENT PLANT AND ANY COSTS NECESSARY OR INCIDENTAL THERETO, INCLUDING WITHOUT LIMITATION THE COST OF ESTABLISHING RESERVES TO SECURE THE PAYMENT OF SUCH DEBT; SHALL SUCH DEBT BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 4% AND BE PAYABLE FROM SPECIAL ASSESSMENTS IMPOSED AGAINST BENEFITED PROPERTIES WITHIN THE LOCAL IMPROVEMENT DISTRICT AND FROM OTHER FUNDS THAT MAY BE LAWFULLY PLEDGED TO THE PAYMENT

OF SUCH DEBT; AND SHALL THE REVENUES FROM SUCH SPECIAL ASSESSMENTS AND ANY EARNINGS THEREON AND FROM THE INVESTMENT OF THE PROCEEDS OF SUCH DEBT CONSTITUTE A VOTER-APPROVED REVENUE CHANGE; ALL IN ACCORDANCE WITH RESOLUTION NO. 2026-003 OF THE BOARD OF DIRECTORS OF THE PUBLIC IMPROVEMENT DISTRICT?

Text of Eldorado Springs Public Improvement District of Boulder County Ballot Issue 6A Proposal: Resolution 2026-003

A Resolution of the Board of the Eldorado Springs Public Improvement District of Boulder County referring to the electors of the District the question whether the District shall incur a debt payable from special assessments to be assessed within Eldorado Springs Local Improvement District No. 3, to be created by the District after the date hereof, and certifying a ballot title for the November 3, 2026, election to seek voter approval to incur such debt.

Recitals

- A. The Eldorado Springs Public Improvement District (the "ESPID" or the "District") was formed in December 2024 to take over the operation and maintenance of the Eldorado Springs wastewater treatment facility ("WWTF") that provides wastewater treatment and sewerage services to residents of the ESPID.
- B. In November 2025, the Colorado Department of Public Health and Environment issued Notice of Violation/Cease and Desist Order DO-250911-1 (the "NOV"), stemming from alleged violations of the Water Quality Control Division Permit ("WQCD") for the WWTF, Permit No. CO0047651 (the "Permit").

ELDORADO SPRINGS PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY (continued)

- C. Preliminary work to make significant improvements at the WWTF in response to the NOV was begun in 2026 (the "Project"). The Project is governed by a timeline agreed upon by Boulder County and the WQCD to resolve the NOV. The scope of the Project is defined in the documentation between the WQCD and Boulder County related to the NOV.
 - D. In the May 19, 2026 Intergovernmental Agreement between the ESPID Board and the Boulder County Board of County Commissioners (the "BOCC"), the ESPID Board agreed to seek taxpayer authority to apply for a loan from the Colorado State Revolving Fund ("SRF") administered by the Colorado Water Resources and Power Development Authority ("CWRPDA") to fund the Project improvements.
 - E. The estimated Project costs support the ESPID Board seeking the SRF loan in an amount of no more than \$1,000,000. In consultation with CWRPDA, a loan of this amount would be eligible for repayment at 3.25% interest over 20 years. Under these terms, the total payback amount for a \$1,000,000 loan would not exceed \$1,440,000.
 - F. Staff have informed the ESPID Advisory Committee and residents of the ESPID about the need for the SRF Loan and sought feedback in Advisory Committee and public meetings on the amount of the loan and method of repayment. The ESPID Advisory Committee discussed the SRF loan and repayment mechanisms in ESPID Advisory Committee meetings on November 20, 2025, January 15, 2026, February 19, 2026, March 19, 2026, April 16, 2026, May 21, 2026, July 16, 2026, and August 20, 2026. Also, public meetings with ESPID residents on this topic were held on August 11 and August 20, 2026.
 - G. Feedback from the ESPID Advisory Committee and residents uniformly supports the ESPID seeking the SRF loan in the lowest amount practicable to meet Project costs and repaying it via special assessments on properties in the District in a manner related to the equivalent residential units ("EQRs") system, as that is generally described in The Boulder County Eldorado Springs Wastewater and Electric Local Improvement District Rules and Regulations as adopted by the ESPID in Eldorado Springs Public Improvement District Resolution 2026-001. The ESPID anticipates establishing a local improvement district under C.R.S. § 30-20-512.5 in order to impose a special assessment to pay back the SRF loan.
 - H. Pursuant to C.R.S. § 30-20-512, a public improvement district may borrow money in furtherance of its authority to manage, control and supervise all the business and affairs of the district, including the construction, operation and maintenance of district improvements, subject to the requirements of Colo. Const. Art. X § 20 and Art. XI § 6.
 - I. Pursuant to C.R.S. § 30-20-512.5, a public improvement district may establish a local improvement district within the boundary of the public improvement district to defray costs of the improvements in the public improvement district and assess the costs thereof as provided in Part 6 of Article 20 of Title 30, C.R.S.
 - J. Pursuant to C.R.S. § 30-20-512 a public improvement district may incur debt payable from the special assessments assessed by such local improvement district, subject to the election requirements of C.R.S. § 30-20-619.
 - K. The ESPID Board intends to establish such a local improvement district, to be named the "Eldorado Springs Local Improvement No. 3" (the "Local Improvement District").
 - L. Pursuant to §§ 30-11-103.5 and 31-11-111(3), C.R.S., as amended, the ESPID Board must fix a ballot title according to the following guidelines: consider the public confusion that might be caused by a misleading title; avoid a title for which the general understanding of the effect of a "yes" or "no" vote would be unclear; ensure no conflict with titles selected for any other measure that will appear on the County ballot in the same election; and create a title that shall correctly and fairly express the true intent and meaning of the measure.
 - M. Through this Resolution, the ESPID Board desires to refer to the electors of the District (being the same as the electors of the Local Improvement District), to be determined by a majority voting thereon, the question whether the District shall be authorized to incur a debt via the SRF loan in a principal amount not to exceed \$1,000,000 with total repayment not to exceed \$1,440,000.
 - N. Through this Resolution, the ESPID Board also desires to approve the ballot title for the debt question for placement on the ballot for the November 3, 2026 general election and to certify the ballot measure and title to the County Clerk for publication of the ballot title on the ballots for the voters for the November 3, 2026 general election, on or before September 4, 2026.
- Therefore, the ESPID Board resolves:
- 1. The ESPID Board finds that seeking the SRF Loan fulfills the ESPID Board's obligations under the NOV and the IGA and will enable the ESPID Board to pay for the required work on the Project.
 - 2. The ESPID Board finds that community input, both via the ESPID Advisory Committee and during public meetings, supports seeking the SRF Loan in an amount not to exceed \$1,000,000, with a maximum net effective interest rate not to exceed 4.0% and a 20-year payback window, with a total payback amount not to exceed \$1,440,000, and that the District will repay the SRF loan via special assessment on District residents and via any other sources of funding legally available to the District.
 - 3. The ESPID Board desires to refer the question of incurring the debt represented by the SRF Loan to the electors in the District.
 - 4. If the voters approve the debt obligation, the ESPID Board will establish a local improvement district to be known as the Eldorado Springs Local Improvement District No. 3 under C.R.S. § 30-20-512.5 and § 30-20-601 et seq. to assess the loan repayment costs on ESPID residents in a manner related to residents' EQRs.

ELDORADO SPRINGS PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY (continued)

5. The ESPID Board finds that the ballot title set forth in Exhibit A meets the statutory requirements of §§ 30-11-103.5 and 31-11-111(3), C.R.S., as amended.
6. Pursuant to C.R.S. § 30-20-508(4)(a), the Eldorado Springs Public Improvement District of Boulder County ballot measure (complete with submission clause) to incur the debt represented by the SRF Loan shall be placed upon the November 3, 2026 general election ballot, to appear as set forth in Exhibit A attached hereto.
7. Upon approval of this Resolution by the ESPID Board, the Designated Election Official, Natalie Springett, Commissioners' Deputy, shall forthwith, before the end of business on September 4 transmit this Resolution to the Boulder County Clerk and Recorder, in both .pdf and MS Word formats, for placement of the foregoing ballot issues by title on the November 3, 2026 general election ballot.
8. For purposes of C.R.S. § 1-11-203.5, this Resolution shall serve to set the ballot titles and content for the ballot measure set forth in Exhibit A hereto. Exhibit A is hereby incorporated into this Resolution as if set forth in full herein.
9. Any authority to incur debt, if conferred by the results of the election, shall be deemed and considered a continuing authority to incur the debt so authorized at any one time, or from time to time, and neither the partial exercise of the authority so conferred, nor any lapse of time, shall be considered as exhausting or limiting the full authority so conferred.
10. The officers and employees of the District are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.
11. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the ESPID Board and the officers and employees of the District and directed toward holding the election for the purposes stated herein are hereby ratified, approved and confirmed.
12. All prior acts, orders or resolutions, or parts thereof, by the District in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.
13. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.
14. This Resolution shall take effect immediately upon its passage.

A motion to approve this Resolution 2026-003 was made by Stolzmann, seconded by Loachamin, and passed by a 3-0 vote of the Eldorado Springs PID Board. ADOPTED this 25th day of August 2026.

Year	Fiscal Year Spending
2026 (estimated)	\$ 139,233
2025 (actual)	\$ 161,246
2024 (actual)	\$ 126,191
2023 (actual)	\$ 123,222
2022 (actual)	\$ 114,253

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 21.86%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 139,233

Proposed District Bonded Debt

Proposed Principal Amount:	\$ 1,000,000
Maximum Annual Repayment Cost:	\$ 75,000
Total Repayment Cost:	\$ 1,440,000

Current District Bonded Debt

Principal Amount Outstanding:	\$ 0
Maximum Annual Repayment Cost:	\$ 0
Total Repayment Cost:	\$ 0

*The current Eldorado Springs PID was established by voters in 2024 and took over funding and operations in 2026. Financial activity in 2025 and prior years was accounted for within the previous Eldorado Springs LID. Prior year activity in the Eldorado Springs LID is inclusive of debt service on the LID's bonds up until 2025.

SUMMARY OF COMMENTS FOR THE ISSUE

The measure allows the Eldorado Springs Public Improvement District (District) to borrow up to \$1,000,000 for improvements to the wastewater treatment plant and sets up the loan pay back plan. The wastewater plant improvements are required to meet the State discharge permit limits and comply with agreements the District made to resolve permit violations. The improvements include installation of an additional buried sludge tank, upgrade of controls that will allow for offsite monitoring and operation, and installation of an emergency generator that will allow operation during electrical outages. These improvements will provide a more robust treatment system that will allow the plant to operate successfully into the future and the best opportunity to meet stricter water quality standards that may likely be imposed in the future.

Based on current estimates, a new loan will cost approximately \$75,000 a year over 20 years and will be allocated to Eldorado Springs' homeowners based upon the equivalent residential units (EQR) system currently used to allocate the quarterly Public Improvement District (PID) fees. The annual charge will appear on the homeowners' property tax statement. The actual annual payment will depend on the final amount borrowed for the project, which is projected not to exceed the \$1,000,000 loan amount.

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending

ELDORADO SPRINGS PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY (continued)

Voting YES to approve this measure allows the District to apply for and obtain a loan of not more than \$1,000,000, with a 20-year repayment period at a 3.25% interest rate and to proceed to make the required improvements to the wastewater treatment plant. Voting NO to deny this measure only means that the District cannot apply for and obtain a low interest loan. The District intends to proceed with the improvements and, while an alternative funding mechanism has not been determined, it is likely residents will see a significant increase in their quarterly PID bill to cover the costs of the required improvements, potential ongoing penalties, continued regulatory risk, and increased construction costs due to delays in moving forward with the improvements.

SOMBRERO RANCH PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY

NOTICE OF ELECTION TO INCREASE TAXES ON A CITIZEN PETITION

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Natalie Springett, Commissioners' Deputy
1325 Pearl Street
Boulder, CO 80302
Phone: 303-441-4571

SOMBRERO RANCH PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY BALLOT ISSUE 6B

MILL LEVY INCREASE, MULTIPLE-FISCAL YEAR OBLIGATION AUTHORIZATION, REVENUE CHANGE AND FORMATION

SHALL SOMBRERO RANCH PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY TAXES BE INCREASED \$185,000 (IN TAX COLLECTION YEAR 2027) AND THEREAFTER BY THE DOLLAR AMOUNT PRODUCED FROM THE LEVY OF AN AD VALOREM PROPERTY TAX IMPOSED AT A RATE UP TO 14.47 MILLS, WITH THE ANNUAL TAX REVENUES (REGARDLESS OF DOLLAR AMOUNT) FROM SUCH MILL LEVY TO BE USED FOR RESURFACING COUNTY ROADS WITHIN THE DISTRICT AND OTHER COUNTY ROAD IMPROVEMENT PURPOSES WITHIN THE DISTRICT; AND, SHALL THE DISTRICT BE AUTHORIZED TO ENTER INTO A MULTIPLE-FISCAL YEAR OBLIGATION IN AN AMOUNT NOT TO EXCEED \$3,500,000, TO BE PAID FROM THE REVENUES OF THE TAX DESCRIBED ABOVE AND ANY OTHER SOURCES OF FUNDING LEGALLY AVAILABLE TO THE DISTRICT; AND SHALL THE TAX REVENUES DESCRIBED ABOVE, OTHER LEGALLY AVAILABLE FUNDING, IF ANY, AND THE INTEREST EARNINGS THEREON CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION (TABOR) AND AN EXCEPTION TO THE LIMITATIONS SET FORTH IN SECTION 29-1-301 OF THE COLORADO REVISED STATUTES OR ANY OTHER LIMITS WHICH MAY OTHERWISE APPLY; AND SHALL SOMBRERO RANCH PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY BE ORGANIZED, ALL AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION 2026-040?

SUMMARY OF COMMENTS AGAINST THE ISSUE

No comments were filed by the constitutional deadline.

Text of Sombrero Ranch Public Improvement District of Boulder County Ballot Issue 6B Proposal: Resolution 2026-040

A Resolution of the Board of County Commissioners of Boulder County describing a proposal to authorize the formation and taxation powers of the Sombrero Ranch Public Improvement District of Boulder County based on a petition pursuant to C.R.S. § 30-20-505

Recitals

- A. Part 5, Article 20, Title 30 of the Colorado Revised Statutes ("C.R.S."), as amended, provides that a public improvement district may be formed for the imposition of a district-wide ad valorem property tax upon approval of a majority of the eligible electors in the District on such question.
- B. Pursuant to C.R.S. § 30-20-512(1)(e), a public improvement district may incur debt to fund its purposes, to be repaid from property tax revenues.
- C. A petition was filed (the "Petition") with the office of the clerk of the Board of County Commissioners of Boulder County (the "Board") which, among other things, requests the organization of the "Sombrero Ranch Public Improvement District of Boulder County" (the "District"). The purposes of the District will be to pay the costs of resurfacing of public roads within the District, including the repaving and/or reconstruction of asphalt roads; sidewalk improvements; concrete curb, gutter and cross-pans directly associated with road resurfacing; maintenance of roadside ditches; and other costs associated with resurfacing activities.
- D. The Petition recites that the District plans to perform one reconstruction of approximately 1.47 miles of road and two chip seals, as well as subsequent repair and repaving as necessary in the future.
- E. As recited in the Petition, the total cost for the planned improvements over twenty years is estimated to be \$3,500,000. The 2025 actual value of the property within the District was \$196,100,000. At the current Residential Adjustment Rate, the adjusted assessed value of all property within the District (for 2025) is \$12,254,853.00. To meet the funding requirements

SOMBRERO RANCH PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY (continued)

for the improvements, the proponents of the District requested a maximum mill levy of 14.47 mills, equivalent to \$90.45 per \$100,000 in current, actual property value as determined by the Boulder County Assessor.

- F. The initial mill levy is proposed to remain in place in perpetuity or until adjusted by the Board of Directors for the District. The County agrees to reevaluate the costs of the ongoing work at least 10 years from the date of the election forming the District and every 10 years thereafter. Upon such reevaluation, the Board of Directors for the District shall revise the mill levy downward if the initial mill levy results in revenues excess to the revised project estimates. The maximum mill levy will not be increased without the approval of the eligible electors of the District.
- G. The signers of the Petition have requested that the Board place the questions of district formation and associated taxation questions on the November 3, 2026, ballot.
- H. The District will include all properties described in the attached Exhibit A.
- I. A duly noticed public hearing was held on July 9, 2026, at which the Board reviewed the Petition and the public was given the opportunity to comment on the question of formation of the District, and the proposed mill levy to fund the District.
- J. After review of the Petition, materials presented by County staff, and testimony from the public at the public hearing, the Board desires to refer to the electors of the District, to be determined by a majority voting thereon, the question of whether the District shall be formed, whether the ad valorem taxes shall be approved or disapproved, and associated questions. Board desires to refer to the electors of the District, to be determined by a majority voting thereon, the question of whether the District shall be formed, whether the ad valorem taxes shall be approved or disapproved, and associated questions.
- K. The Board further desires to refer to the electors of the District, to be determined by a majority voting thereon, the question of whether the revenues from the ad valorem taxes, loan proceeds, and any other revenues legally available to the District shall be exempted from the fiscal year revenue and spending limitations, and be a voter-approved revenue change and property tax revenue change for purposes of the revenue limitations set forth in Article X, Section 20, of the Colorado Constitution ("TABOR") and in C.R.S. §§ 29-1-301 et seq. and any other law.
- L. Pursuant to C.R.S. § 30-20-508(4)(a), the Board may order that the question of the organization of the District and such other matters for which voter approval is required under TABOR be submitted to the electors at an election to be held for that purpose in accordance with Articles 1-13 of Title 1, C.R.S. (the "Uniform Election Code").

Therefore, the Board resolves:

- 1. The Petition properly sets forth all information required by C.R.S. § 30-20-505.
- 2. The requirement for a bond set forth in C.R.S. § 30-20-506 is hereby set at \$0.
- 3. As of the date of the public hearing on the Petition held July 9, 2026, as ascertained from the tax rolls of the County and the last official registration list, the Petition was signed by more than 30% of eligible electors, as required by C.R.S. § 30-20-505(1).
- 4. The allegations of the Petition are deemed to be true.
- 5. The Board of County Commissioners has jurisdiction to review and approve the Petition under C.R.S. §§ 30-20-501 et seq.
- 6. The improvements proposed by the District will confer a general benefit on the District and the estimated costs are not excessive as compared to the value of the property in the District.
- 7. The requested maximum mill levy of 14.47 mills will be sufficient to cover the expected costs of the District's purposes.
- 8. The proposed District shall be called the Sombrero Ranch Public Improvement District of Boulder County. The boundaries of the District will be as described in Exhibit A.
- 9. There shall be referred to the electors of the District at the coordinated election to be held on Tuesday, November 3, 2026, a ballot issue seeking authorization for the formation of the District, imposition of ad valorem taxes, assumption of a multiple-fiscal year obligation, and a voter-approved revenue change.
- 10. The cost of the election shall be paid from the general fund of the County.
- 11. The conduct of the election shall conform so far as is practicable to the general election laws of the State of Colorado.
- 12. The Board shall take further action by subsequent resolution to set a ballot title for the proposal described herein. For purposes of C.R.S. § 1-11-203.5, as amended, such resolution shall serve to set the ballot title for such proposal.
- 13. If a majority of the votes cast at the election are in favor of the organization of the District, the Board shall adopt a resolution declaring the District organized, pursuant to C.R.S. § 30-20-508(4)(b). The District acting through its Board of Directors shall be authorized to proceed with the necessary action to levy taxes in accordance with the approved ballot issue. Any authority to levy ad valorem property taxes, if conferred by the results of the election, shall be deemed and considered a continuing authority to levy the taxes so authorized at any one time, or from time to time, and neither the partial exercise of the authority so conferred, nor any lapse of time, shall be considered as exhausting or limiting the full authority so conferred.
- 14. The Designated Election Official, the County Clerk, and other officers and employees of the County are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

SOMBRERO RANCH PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY (continued)

15. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board and the officers and employees of the County and directed toward holding the election for the purposes stated herein are hereby ratified, approved, and confirmed.
16. All prior acts, orders or resolutions or parts thereof, by the County in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.
17. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.
18. This Resolution shall take effect immediately upon its passage.

A motion to this effect was made at the July 9, 2026, public hearing by Commissioner Stolzmann, seconded by Commissioner Loachamin, and passed by a 2-0 vote of the Board. ADOPTED on this 9th day of July, 2026.

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending	
Year	Fiscal Year Spending
2026 (estimated)	\$ 0
2025 (actual)	\$ 0
2024 (actual)	\$ 0
2023 (actual)	\$ 0
2022 (actual)	\$ 0

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 0%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 0

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 185,000

Estimated first full fiscal year spending without the increase: \$ 0

SUMMARY OF COMMENTS FOR THE ISSUE

The Reserve roads are now at least 45 years old. It has become apparent that the original roadwork was substandard. This is easy to see on Pintail Circle. The County has determined that all Reserve roads need to be totally replaced – and will only grant a permit for replacement.

The County estimates that the cost of replacing all the Reserve roads will be approximately \$2,650,000. The inclusion of concrete curbing would cost an additional \$450,000. It is important to note that a vote in favor of the PID is NOT a commitment to install the curbing. Curbing will only be included if we, as an HOA, decide we want to make curbing a part of the Inter-Governmental Agreement (IGA). The IGA will define the scope of the

roadwork and lock in the financial incentives. The IGA will be negotiated with the County shortly after the PID has been approved.

If the PID were approved, the County will ask for bids, award the contract, complete the surveys and engineering drawings, supervise the roadwork (the “Initial Work”), and enforce warranties. The Initial Work would be completed in the summer of 2028.

The County has agreed to help fund the Initial Work, providing an interest-free loan for the up-front cost. The County will be repaid via a mill levy imposed on each of the Reserve home, over a term of approximately 15 years. As an additional incentive, the County has agreed to contribute up to 30% of the cost of the Initial Work, limited by the total funding available. The County will also be providing engineering, contract drafting, and work supervision – worth over \$50,000. Were the HOA to contract independently for the Initial Work, a sizeable bank loan would be required -- which, if available, would bear annual interest of at least 7%. Additionally, a bank could require a loan consolidation, to include the outstanding balance of the pool loan.

If the ballot measure is approved, the first mill levy will appear on each homeowner’s 2027 “Real Property Tax Notice”. If the concrete curbing were to be included in the Initial Work, the mill levy would no more than 14.47 mills, approximately \$90.45 per \$100,000 of “actual valuation”. Without the curbing, the mill levy would be about 12.43 mills, approximately \$77.70 per \$100,000.

CONCLUSION:

The roads in the Reserve are in a sorry state and deterioration is accelerating. The HOA board has been discussing repairing our roads for the better part of two decades and has been in negotiations with the County for most of that time. The board has investigated replacing the subdivision roads on our own. This is not financially feasible and the board lacks the requisite expertise to manage the project. Bottom line: there are no better alternatives.

Since 1994, County has determined that all its unincorporated subdivisions will have to “self-finance” road replacement and major repairs. After 30 years, this stance is unlikely to change. Additionally, the financial incentives currently being offered may be discontinued.

SUMMARY OF COMMENTS AGAINST THE ISSUE

Admittedly, the Reserve roads are in a miserable state. And, they will not be getting better soon. But, are we being rushed into committing to have the County replace the roads in the Reserve -- on the County’s terms and at our expense? Have the alternatives -- such as managing the repair of our own roads ourselves -- been fully explored?

The alternative of repairing and/or replacing the Reserve Roads ourselves needs to be further investigated. This option has not been explored in great depth. Formal or even informal RFQs have not been circulated. Should we be taking the County’s cost estimates without pushback? Do all of the Reserve roads really need to be completely replaced? Could at least some of them, like Reserve Drive,

SOMBRERO RANCH PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY (continued)

be adequately repaired with a three-inch asphalt overlay – for a fraction of the County’s estimated cost?

Five years ago, Reserve Drive was considered to be a “county road” and the County was willing to repair or replace Reserve Drive at its own expense. In 2018, the County estimated that replacing the remaining roads in the Reserve would cost us about \$1,500,000. Should we challenge the changed status of Reserve Drive?

Back in 1994, the Boulder County Commissioners determined (by fiat) that the County would no longer accept responsibility for major road repairs in subdivisions located in unincorporated Boulder County. Following several years of discussions, the Reserve board concluded that the County was not going to renovate the Reserve Roads. So, in 2012 the Members of the Reserve voted to formally amend the Reserve CC&Rs in order to enable HOA to contract to have the roadwork done independently. In 2013, the County indicated that it would be forming a Local Improvement District (LID) for the purpose of financing all subdivision roads, which mooted our independent effort – and, all funds previously assessed for the project were returned to homeowners.

In 2013, a ballot measure to fund repair and maintenance for Boulder County subdivision roads was defeated. In 2014, the County attempted to unilaterally create a LID and impose a property tax mil levy to pay for subdivision road repairs. But the LID was struck down in court. In 2015, a lawsuit to compel the County to repair and maintain subdivision roads was dismissed by the Boulder County District Court – which dismissal was ultimately upheld by the Colorado Supreme Court. Should another attempt be made to persuade the County that maintaining its subdivision roads is a primary County responsibility?

And, as to “incentives”, there is no guarantee that two years from now the County’s offered financial contribution to the Initial Work will still be available. That determination will not be made until December 2027. And, even if the funds are made available at that time, the limited funds may be split among so many new PIDs that it would greatly reduce the funding available for our PID.

SUMMERLIN PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY

NOTICE OF ELECTION TO INCREASE TAXES ON A CITIZEN PETITION

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Natalie Springett, Commissioners’ Deputy
1325 Pearl Street
Boulder, CO 80302
Phone: 303-441-4571

SUMMERLIN PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY BALLOT ISSUE 6C MILL LEVY INCREASE, MULTIPLE-FISCAL YEAR OBLIGATION AUTHORIZATION, REVENUE CHANGE AND FORMATION

SHALL SUMMERLIN PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY TAXES BE INCREASED \$60,000 (IN TAX COLLECTION YEAR 2027) AND THEREAFTER BY THE DOLLAR AMOUNT PRODUCED FROM THE LEVY OF AN AD VALOREM PROPERTY TAX IMPOSED AT A RATE UP TO 17.34 MILLS, WITH THE ANNUAL TAX REVENUES (REGARDLESS OF DOLLAR AMOUNT) FROM SUCH MILL LEVY TO BE USED FOR RESURFACING COUNTY ROADS WITHIN THE DISTRICT AND OTHER COUNTY ROAD IMPROVEMENT PURPOSES WITHIN THE DISTRICT; AND, SHALL THE DISTRICT BE AUTHORIZED TO ENTER INTO A MULTIPLE-FISCAL YEAR OBLIGATION IN AN AMOUNT NOT TO EXCEED \$1,250,000, TO BE PAID FROM THE REVENUES OF THE TAX DESCRIBED ABOVE AND ANY OTHER SOURCES OF FUNDING LEGALLY AVAILABLE TO THE DISTRICT; AND SHALL THE TAX REVENUES DESCRIBED ABOVE, OTHER LEGALLY AVAILABLE FUNDING, IF ANY, AND THE INTEREST EARNINGS THEREON CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION (TABOR)

AND AN EXCEPTION TO THE LIMITATIONS SET FORTH IN SECTION 29-1-301 OF THE COLORADO REVISED STATUTES OR ANY OTHER LIMITS WHICH MAY OTHERWISE APPLY; AND SHALL SUMMERLIN PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY BE ORGANIZED, ALL AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS’ RESOLUTION 2026-034?

Text of Summerlin Public Improvement District of Boulder County Ballot Issue 6C Proposal: Resolution 2026-034

A Resolution of the Board of County Commissioners of Boulder County describing a proposal to authorize the formation and taxation powers of the Summerlin Public Improvement District of Boulder County based on a petition pursuant to C.R.S. 30-20-505

Recitals

- A. Part 5, Article 20, Title 30 of the Colorado Revised Statutes (“C.R.S.”), as amended, provides that a public improvement district may be formed for the imposition of a district-wide ad valorem property tax upon approval of a majority of the eligible electors in the district on such question.
- B. Pursuant to C.R.S. § 30-20-512(1)(e), a public improvement district may incur debt to fund its purposes, to be repaid from property tax revenues.
- C. A petition was filed (the “Petition”) with the office of the clerk of the Board of County Commissioners of Boulder County (the “Board”) which, among other things, requests the organization of the “Summerlin Public Improvement District of Boulder County” (the “District”). The purposes of the District will be to pay the costs of resurfacing of public roads within the District, including the repaving and/or reconstruction of asphalt roads; sidewalk improvements; concrete

SUMMERLIN PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY (continued)

- curb, gutter and cross-pans directly associated with road resurfacing; maintenance of roadside ditches; and other costs associated with resurfacing activities.
- D. The Petition recites that the District plans to perform one reconstruction of approximately 0.57 miles of road, two chip seals and a two-inch asphalt overlay as needed to most cost-effectively maintain the road surface, as well as subsequent repair and repaving as necessary in the future.
- E. As recited in the Petition, the total cost for the planned improvements is estimated to be \$1,250,000. At the current Residential Adjustment Rate, the adjusted assessed value of all property within the District (for 2025) is \$59,658,900.00. To meet the funding requirements for the improvements, the proponents of the District requested a maximum mill levy of 17.34 mills, equivalent to \$111.47 per \$100,000 in current, actual home value as determined by the Boulder County Assessor.
- F. The initial mill levy is proposed to remain in place in perpetuity or until adjusted by the Board of Directors for the District. The County agrees to reevaluate the costs of the ongoing work 10 years from the date of the election forming the District and every 10 years thereafter. Upon such reevaluation, the Board of Directors for the District shall revise the mill levy downward if the initial mill levy results in revenues excess to the revised project estimates. The maximum mill levy will not be increased without the approval of the eligible electors of the District.
- G. The signers of the Petition have requested that the Board place the questions of district formation and associated taxation questions on the November 3, 2026, ballot.
- H. The District will include all properties listed in the attached Exhibit A.
- I. A duly noticed public hearing was held on June 9, 2026, at which the Board reviewed the Petition and the public was given the opportunity to comment on the question of formation of the District, and the proposed mill levy to fund the District.
- J. After review of the Petition, material presented by County staff, and testimony from the public at the public hearing, the Board desires to refer to the electors of the District, to be determined by a majority voting thereon, the question of whether the District shall be formed, whether the ad valorem taxes shall be approved or disapproved, and associated questions.
- K. The Board further desires to refer to the electors of the District, to be determined by a majority voting thereon, the question of whether the revenues from the ad valorem taxes, loan proceeds, and any other revenues legally available to the District shall be exempted from the fiscal year revenue and spending limitations, and be a voter-approved revenue change and property tax revenue change for purposes of the revenue limitations set forth in Article X, Section 20, of the Colorado Constitution ("TABOR") and in C.R.S. § 29-1-301 et seq. and any other law.
- L. Pursuant to C.R.S. § 30-20-508(4)(a), the Board may order that the question of the organization of the District and such other matters for which voter approval is required under TABOR be submitted to the electors at an election to be held for that purpose in accordance with Articles 1-13 of Title 1, C.R.S. (the "Uniform Election Code").
- Therefore, the Board resolves:
1. The Petition properly sets forth all information required by C.R.S. § 30-20-505.
 2. The requirement for a bond set forth in C.R.S. § 30-20-506 is hereby set at \$0.
 3. As of the date of the public hearing on the Petition held June 9, 2026, as ascertained from the tax rolls of the County and the last official registration list, the Petition was signed by more than 30% of eligible electors, as required by C.R.S. § 30-20-505(1).
 4. The allegations of the Petition are deemed to be true.
 5. The Board of County Commissioners has jurisdiction to review and approve the Petition under C.R.S. §§ 30-20-501 et seq.
 6. The improvements proposed by the District will confer a general benefit on the District and the estimated costs are not excessive as compared to the value of the property in the District.
 7. The requested maximum mill levy of 17.34 mills will be sufficient to cover the expected costs of the District's purposes.
 8. The proposed District shall be called The Summerlin Public Improvement District of Boulder County. The boundaries of the District will be as described in Exhibit A.
 9. There shall be referred to the electors of the District at the coordinated election to be held on Tuesday, November 3, 2026, a ballot issue seeking authorization for the formation of the District, imposition of ad valorem taxes, assumption of a multiple-fiscal year obligation, and a voter-approved revenue change.
 10. The cost of the election shall be paid from the general fund of the County.
 11. The conduct of the election shall conform so far as is practicable to the general election laws of the State of Colorado.
 12. The Board shall take further action by subsequent resolution to set a ballot title for the proposal described herein. For purposes of C.R.S. § 1-11-203.5, as amended, such resolution shall serve to set the ballot title for such proposal.
 13. If a majority of the votes cast at the election are in favor of the organization of the District, the Board shall adopt a resolution declaring the District organized, pursuant to C.R.S. § 30-20-508(4)(b). The District acting through its Board of Directors shall be authorized to proceed with the necessary action to levy taxes in accordance with the approved ballot issue. Any authority to levy ad valorem property taxes, if conferred by the results of the election, shall be deemed and considered a continuing authority to levy the taxes so authorized at any one time, or from time to time, and neither the partial exercise

SUMMERLIN PUBLIC IMPROVEMENT DISTRICT OF BOULDER COUNTY (continued)

of the authority so conferred, nor any lapse of time, shall be considered as exhausting or limiting the full authority so conferred.

14. The Designated Election Official, the County Clerk, and other officers and employees of the County are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.
15. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board and the officers and employees of the County and directed toward holding the election for the purposes stated herein are hereby ratified, approved, and confirmed.
16. All prior acts, orders or resolutions or parts thereof, by the County in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.
17. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.
18. This Resolution shall take effect immediately upon its passage.

A motion to this effect was made at the June 9, 2026, public hearing by Commissioner Stolzmann, seconded by Commissioner Loachamin, and passed by a 3-0 vote of the Board.

ADOPTED on this 9th day of June, 2026.

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending Year	Fiscal Year Spending
2026 (estimated)	\$ 0
2025 (actual)	\$ 0
2024 (actual)	\$ 0
2023 (actual)	\$ 0
2022 (actual)	\$ 0

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 0%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 0

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 60,000

Estimated first full fiscal year spending without the increase: \$ 0

SUMMARY OF COMMENTS FOR THE ISSUE

The Boulder County Commissioners have declined to fund major maintenance on county subdivision roads for many years, and there is no indication this policy will change in the future. As a result, county subdivision road conditions continue to deteriorate, including the roads within the Summerlin subdivision. Attempts have been made to solve this problem countywide in recent years, and all have failed. A ballot measure to fund major maintenance on all subdivision roads was defeated in 2013. Boulder County created a Local Improvement District to impose an additional tax which was struck down in court in 2014. A lawsuit compelling the County to fund major maintenance failed in 2015/2016. The 2024 Boulder County poll to increase property taxes to repave subdivisions showed only 23% were in favor. Options available to Summerlin homeowners:

- Reconstruct and maintain the roads privately with funding from HOA Dues and/or special assessments, or
- Work with Boulder County to form a Public Improvement District (PID) to reconstruct and maintain the roads, funded with an additional property tax.

Three years ago, Summerlin homeowners agreed to begin accumulating a road fund, assuming that the HOA would be responsible for reconstructing and maintaining the roads privately. At that time, only one PID, Burgandy Park, had been formed. However, on November 5, 2024, Homestead homeowners approved the formation of the Homestead PID, providing a new model for the formation of a PID for roads. Over the last year, the Summerlin HOA Board of Directors has worked with County officials to develop a similar PID option for Summerlin. This ballot issue should be adopted for the following reasons:

- The cost of the required roadwork is projected to be approximately the same, regardless of which way it is funded and managed.
- Boulder County has agreed to finance the work so that construction can begin in 2027 without the need for HOA bank financing.
- The Summerlin PID, staffed by county personnel, will be responsible for the ongoing management of road work, including administration, engineering, and accounting, thereby freeing the HOA from those responsibilities and potential liabilities.
- Boulder County has agreed to reduce the initial mil levy in exchange for a downpayment from the HOA Road Fund.
- PID taxes may be deductible for some taxpayers that itemize deductions. HOA Dues are not deductible.

SUMMARY OF COMMENTS AGAINST THE ISSUE

No comments were filed by the constitutional deadline.

ALLENSPARK FIRE PROTECTION DISTRICT

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Rainia Derrington, Designated Election Official, AFPD
14671 CO-7

Allenspark, CO 80510

Phone: 970-690-7762

BALLOT ISSUE 7C

MILL LEVY INCREASE

ALLENSPARK FIRE PROTECTION DISTRICT BALLOT ISSUE:

SHALL ALLENSPARK FIRE PROTECTION DISTRICT TAXES BE INCREASED BY UP TO \$331,000 IN THE FIRST FISCAL YEAR (2027) AND BY SUCH AMOUNT AS MAY BE RAISED ANNUALLY THEREAFTER, BY INCREASING THE DISTRICT'S PROPERTY TAX RATE BY AN ADDITIONAL 5.3 MILLS, FOR THE PURPOSES OF PROVIDING FIRE PROTECTION AND EMERGENCY RESPONSE SERVICES, INCLUDING BUT NOT LIMITED TO:

- REBUILDING DEPLETED RESERVES IN ORDER TO PRESERVE THE CURRENT LEVEL OF SERVICES FOR THE COMMUNITY, ADDRESS DEFERRED MAINTENANCE FOR OUR BUILDINGS AND GROUNDS, AND UPDATE AND REPLACE CRITICAL FIREFIGHTING AND MEDICAL EQUIPMENT (THE LAST MILL LEVY INCREASE WAS IN 2003).
- EXPAND STAFFING TO IMPROVE BOTH FIRE AND MEDICAL OUTCOMES THROUGH FIRE MITIGATION, COMMUNITY OUTREACH AND EDUCATION.
- IMPROVING FIREFIGHTING CAPABILITIES BY EXPANDING WATER RESOURCES TO INCREASE THE NUMBER OF DRY HYDRANTS AND INSTALLING WATER STORAGE TANKS AT KEY LOCATIONS THROUGHOUT THE DISTRICT.

AND SHALL ALL REVENUE AND ANY EARNINGS ON THIS TAX CONSTITUTE A PERMANENT VOTER-APPROVED REVENUE CHANGE WITHIN THE MEANING OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND AN EXCEPTION TO THE LIMITATIONS SET FORTH IN TITLE 29 OF THE COLORADO REVISED STATUTES, AND ANY OTHER LAW?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending

Year	Fiscal Year Spending
2026 (estimated)	\$ 882,406
2025 (actual)	\$ 752,578
2024 (actual)	\$ 494,938
2023 (actual)	\$ 672,284
2022 (actual)	\$ 493,038

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 79%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 389,368

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 331,000

Estimated first full fiscal year spending without the increase: \$ 987,876

SUMMARY OF COMMENTS FOR THE ISSUE

Please vote **YES** to ensure the future of the Allenspark Fire Protection District.

As residents and local business owners, we believe reliable fire, EMS, and rescue services are essential to our mountain community.

Funding for staffing on Red Flag and other high-risk days can make a critical difference. Having trained volunteers already at the station means emergency crews can respond immediately, rather than waiting 10–15 minutes for volunteers to arrive before heading to an emergency. In a wildfire, accident, or medical emergency, those minutes matter.

We recognize that a mill levy increase is an additional cost for property owners. We also believe it is an investment in the safety of our residents, businesses, property, and visitors. Local emergency services provide a level of protection that would be difficult to replace if resources were limited or response times increased.

When a wildfire approaches, an accident occurs, or someone needs urgent medical attention, what matters is having trained people, equipment, and resources ready to respond.

For our mountain community, dependable emergency services are not a luxury—they are an essential investment in safety and preparedness.

SUMMARY OF COMMENTS AGAINST THE ISSUE

No Comments were filed by the constitutional deadline

¹ A mill is \$1.00 in property tax for every \$1000 of assessed value.

FOR A \$500,000 ACTUAL VALUE RESIDENTIAL PROPERTY Current mill levy of 7.5 tax = \$255.00
Increased mill levy of 12.8 tax = \$435.00
Increase of \$180.00/year

TIMBERLINE FIRE PROTECTION DISTRICT

NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: Tuesday, November 3, 2026

Election Hours: 7:00 a.m. to 7:00 p.m.

Designated Election Official:

Micki L. Mills
44 Cook Street, Suite 620
Denver, Colorado 80206
Phone: 303-218-7206

TIMBERLINE FIRE PROTECTION DISTRICT BALLOT ISSUE 7B

SHALL TIMBERLINE FIRE PROTECTION DISTRICT TAXES BE INCREASED IN THE FIRST FULL FISCAL YEAR BY \$1,200,000 AND BY SUCH AMOUNTS ANNUALLY THEREAFTER AS MAY BE RAISED BY AN ADDITIONAL PROPERTY TAX LEVY OF 6.0 MILLS, THE REVENUE THEREFROM TO SUPPORT THE DISTRICT'S RESPONSE CAPABILITIES, INCLUDING BUT NOT LIMITED TO HIRING ADDITIONAL FIREFIGHTERS, MAINTAINING WILDFIRE MITIGATION SERVICES AND EMERGENCY RESERVES, AND SUPPORTING THE DISTRICT'S GENERAL OPERATIONS AND CAPITAL NEEDS?

FISCAL INFORMATION

Actual Historical and Current Estimated Fiscal Year Spending Year	Fiscal Year Spending
2026 (estimated)	\$ 3,247,872
2025 (actual)	\$ 2,916,694
2024 (actual)	\$ 2,226,999
2023 (actual)	\$ 1,652,788
2022 (actual)	\$ 2,008,235

Overall percentage change in fiscal year spending over the five-year period from 2022 to 2026: 61%

Overall dollar change in fiscal year spending over the five-year period from 2022 through 2026: \$ 1,239,637

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year: \$ 1,200,000

Estimated first full fiscal year spending without the increase: \$ 2,597,344

SUMMARY OF COMMENTS FOR THE ISSUE

A YES vote on Ballot Issue 7B will provide Timberline Fire Protection District with reliable, long-term funding to strengthen emergency response, hire additional firefighters, maintain wildfire mitigation services, and prepare for the future needs of our mountain community.

Timberline serves a large, rural mountain district where distance, difficult terrain, severe weather, and wildfire risk can make emergency response especially challenging. When an emergency occurs, minutes matter.

One of the most important benefits of Ballot Issue 7B is the ability to hire additional full-time firefighters and expand 24/7 staffing to a second Timberline fire station. Having firefighters and emergency equipment positioned at a second staffed station can improve response capabilities

throughout the District and provide additional personnel when multiple emergencies occur at the same time.

Over the last several years, Timberline Fire has invested significantly in capital improvements to strengthen the District's infrastructure and prepare for future emergency service needs. These investments include the construction of additional apparatus bays and living quarters at Station 3, providing additional space for emergency vehicles and equipment, and living quarters for firefighting personnel. Ballot Issue 7B will help ensure the District has the staffing and operational resources necessary to fully utilize these investments and put these improved facilities to work serving the community.

Ballot Issue 7B will also allow Timberline Fire to maintain its wildfire mitigation services. Timberline will continue to provide free home wildfire assessments, helping residents identify wildfire risks around their homes and take steps to improve defensible space and preparedness. Reducing hazardous fuels and improving wildfire preparedness helps protect homes, neighborhoods, evacuation routes, infrastructure, and firefighters.

Timberline's mitigation employees also provide an important additional emergency response resource. These employees are available to respond to incidents at a moment's notice, providing additional personnel when needed and further strengthening the District's response capabilities. This allows the community's investment in mitigation personnel to serve a dual purpose: reducing wildfire risk before an emergency while providing additional response capacity when emergencies occur.

The additional funding will also help Timberline maintain responsible emergency reserves for major wildfires, extended incidents, equipment failures, and other unexpected emergencies. Maintaining adequate reserves helps ensure that the District can respond to unforeseen events while continuing to provide essential day-to-day emergency services. Funding will also support the District's general operations and future capital needs.

Ballot Issue 7B proposes an additional 6.0-mill property tax levy, generating approximately \$1.2 million in the first full fiscal year.

Based on Timberline Fire's calculations, the additional cost is approximately \$3.40 per month for every \$100,000 of actual residential property value, as determined by the County Assessor. A residence with an actual value of \$500,000, for example, would pay approximately \$17 per month.

This investment will allow Timberline to build upon improvements already made while strengthening emergency response, wildfire preparedness, staffing, financial stability, and long-term readiness.

Vote YES on Timberline Fire Protection District Ballot Issue 7B.

More firefighters. Faster response. Safer community.

SUMMARY OF COMMENTS AGAINST THE ISSUE

No comments were filed by the constitutional deadline.

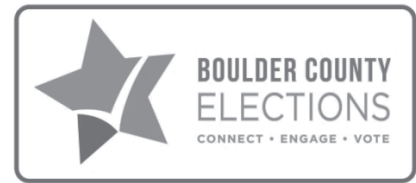
The Clerk and Recorder hereby certifies that the ballot issue notices contained herein are complete as submitted by the political subdivisions.

THIS CONCLUDES THE BALLOT ISSUE NOTICE REQUIRED BY ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION.

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Voting & Mail Ballot Return Options

Ballots are mailed beginning October 2. Voters are strongly encouraged to return their ballot to a 24-hour drop box or a Vote Center. It can also be returned by mail, however, we recommend doing so as soon as possible. Additionally, voters may cast a ballot in person. Below is a list of 24-hour mail ballot drop-off boxes as well as Vote Centers. Additional voting information is available at BoulderCountyVotes.gov.



24-Hour Ballot Drop Boxes – Open Friday, October 2 and close at 7 p.m. on Election Day – Tuesday, November 3

Boulder – Boulder County Clerk & Recorder – 1750 33rd Street (east side of parking lot)
Boulder – Boulder County Courthouse – 2025 14th Street (East Wing entrance)
Boulder – Boulder County Housing and Human Services – 3400 Broadway at Iris Avenue
Boulder – CU Campus – UMC – 1669 Euclid Avenue (closest to Euclid Avenue entrance)
Boulder – CU Campus – Williams Village – 500 30th Street (bus stop / lane)
Boulder – NoBo Library – 4500 13th Street
Boulder – South Boulder Recreation Center – 1360 Gillaspie Drive
Erie – Meadowlark School – Staff/bus parking lot (off Front Range Road at Laramie Lane)
Gunbarrel – Gunbarrel Library – 6500 Lookout Road
Lafayette – Lafayette Public Library – 775 W. Baseline Road
Lafayette – Southeast County Community Hub – 1755 S. Public Road
Longmont – St. Vrain Community Hub / Clerk & Recorder – Corner of 6th Avenue and Coffman Street
Longmont – Boulder County Fairgrounds – 9595 Nelson Road (Fairground Lane near south parking lot)
Longmont – Front Range Community College – 2121 Miller Drive, Classroom Bldg (C1 Door on Pike Road)
Longmont – Garden Acres Park – 18th Avenue between Sunset and Juniper
Longmont – YMCA – 950 Lashley Street
Louisville – Louisville Recreation Center – 900 W. Via Appia Way
Lyons – Lyons Regional Library – 451 4th Avenue
Nederland – Nederland Community Center – 750 North Highway 72
Superior – Superior Town Hall – 124 E. Coal Creek Drive



Vote Centers – Services include:

- | | | |
|--------------------------------|--|--|
| ★ Vote in person | ★ Drop off your ballot | ★ Vote using ADA accessible voting equipment |
| ★ Request a ballot in Spanish | ★ Register to vote or update your registration information | ★ Fix a signature discrepancy or missing signature issue |
| ★ Request a replacement ballot | | |

Locations: The below locations open Monday, Oct 19. Additional locations open Oct 26, Oct 30 and Nov 2. Visit our website for the full list.

Boulder: Boulder County Clerk & Recorder office
1750 33rd Street
Lafayette: Southeast County Community Hub
1755 S. Public Road
Longmont: St. Vrain Community Hub
515 Coffman Street

Dates & Days/Hours of Operation

8 a.m. – 6 p.m.	Monday – Friday (Beginning Oct 19)
8 a.m. – 5 p.m.	Saturday, October 31
8 a.m. – 6 p.m.	Monday, November 2
7 a.m. – 7 p.m.	Tuesday, November 3 – Election Day

Need in-person services before Vote Centers open? The County Clerk & Recorder office at 1750 33rd Street in Boulder offers select voting services Monday – Thursday, 7:30 a.m. – 5 p.m. (closed holidays)

For additional information, please visit BoulderCountyVotes.gov or call 303-413-7740.
Si usted necesita ayuda en español, por favor comuníquese con nuestra oficina al 303-413-7740
o visite nuestro sitio web en BoulderCountyVotes.gov.

Boulder County Clerk & Recorder
Elections Division
1750 33rd Street, Suite 200
Boulder, CO 80301-2546

NONPROFIT ORG
U.S. POSTAGE
PAID
BOULDER COUNTY
CLERK AND
RECORDER



Ballots mail October 2.
Tuesday, November 3, 2026 – Election Day
This is the last day to vote or return your ballot.

Voted ballots must be received by the Boulder County Clerk & Recorder's office no later than 7 p.m. on Election Day to be counted. Postmarks do not count.

Receiving this Notice does not guarantee you are registered to vote.

Visit BoulderCountyVotes.gov to verify your voter registration status, register to vote, update your voter registration information, and sign up for BallotTrax to receive notifications about the status of your mail ballot.

Questions?

Vote@BoulderCounty.gov or 303-413-7740
BoulderCountyVotes.gov