

**NOTICE OF ELECTION  
TO INCREASE TAXES/TO INCREASE DEBT/ON A CITIZEN  
PETITION OR REFERRED MEASURE  
NOVEMBER 8, 2022 GENERAL ELECTION**



**BALLOT PROPOSALS  
AND ELECTION 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.

**Conduct of Election:**

This election will be conducted as a mail ballot election. Ballots will be delivered by U.S. Mail and sent to voters beginning on October 17, 2022. Voted mail ballots must be returned to the Douglas County Elections Division, a designated Ballot Drop Box location, or a Voter Service and Polling Center by 7:00 p.m. on Election Day, Tuesday, November 8, 2022. Postmarks do not count.

**General Election Official:**

Merlin Klotz, Douglas County Clerk and Recorder  
125 Stephanie Place  
Castle Rock, CO 80109  
303-660-7444

**FOR ALL REGISTERED VOTERS IN THIS HOUSEHOLD:**

**THIS NOTICE IS MAILED TO EACH ADDRESS WITH ONE OR MORE ACTIVE, REGISTERED ELECTORS. YOU MAY NOT BE ELIGIBLE TO VOTE ON ALL ISSUES PRESENTED.**

**VOTED MAIL BALLOTS MUST BE RETURNED TO THE DOUGLAS COUNTY ELECTIONS DIVISION (125 Stephanie Place, Castle Rock), A DESIGNATED BALLOT DROP BOX LOCATION, OR A VOTER SERVICE AND POLLING CENTER BY 7:00 P.M. ON ELECTION DAY, TUESDAY, NOVEMBER 8, 2022, TO BE COUNTED.**

**For additional voter information or to view a composite sample ballot, please visit [DouglasVotes.com](https://DouglasVotes.com).**



**Table of Contents**

City of Littleton Page 5

Consolidated Bell Mountain Ranch Metropolitan District Page 9

Douglas County Government Page 12

Douglas County School District, Number RE1 Page 16

Sedalia Water and Sanitation District Page 26

This Notice of Election was prepared in accordance with Article X, Section 20 of the Colorado Constitution and the Colorado Uniform Election Code of 1992, as amended. The information contained in this Notice was prepared by persons required by law to provide summaries of the comments and the fiscal information.

The Douglas County Office of Clerk and Recorder does not warrant, verify, or confirm the accuracy or truth of the ballot issue language, fiscal information or comment summaries as presented, nor is it responsible for errors in spelling, grammar, or punctuation of the materials presented. For further information or clarification concerning any of the following ballot issues, please contact the respective Designated Election Official as indicated.

The General Election Official is not responsible for failure to meet the requirements of Article X, Section 20 of the Colorado Constitution if the political subdivision fails to submit the notice and summaries within the mandatory deadlines and in the prescribed format as required by the Colorado Constitution. The ballot issue notice for the State measures is mailed separately via the “Blue Book”.

The ballot issues contained in this notice will only be on your ballot if you reside within that jurisdiction. Visit [www.GoVoteColorado.gov](http://www.GoVoteColorado.gov) to check the jurisdictions in which you reside.

**TO: ALL REGISTERED VOTERS**

**NOTICE OF ELECTION TO INCREASE TAXES  
ON A REFERRED MEASURE**

**CITY OF LITTLETON**

**Election Date:** Tuesday, November 8, 2022

**Election Hours:** 7:00 A.M. to 7:00 P.M.

**Local Election Office Address and Telephone Number:**

Colleen L. Norton, City Clerk  
2255 W. Berry Avenue  
Littleton, CO 80120  
Telephone: (303) 795-3780

**Ballot Title and Text:**

**BALLOT ISSUE 3B**

SHALL THE CITY OF LITTLETON TAXES BE INCREASED UP TO \$975,000 ANNUALLY BEGINNING JANUARY 1, 2023, AND BY WHATEVER AMOUNT IS RAISED ANNUALLY THEREAFTER, THROUGH THE ADOPTION OF A LODGER'S TAX AT THE RATE OF FIVE PERCENT (5%) ON THE FEE, PRICE, OR OTHER CONSIDERATION PAID OR CHARGED FOR THE USE (LESS THAN 28 CONSECUTIVE DAYS) OF ANY ROOM OR SPACE IN ANY HOTEL, MOTEL, INN, BED AND BREAKFAST, OR SHORT TERM RENTAL, WITHIN THE CITY OF LITTLETON, WITH SUCH REVENUES TO BE SPENT PROMOTING AND SUPPORTING ARTS AND CULTURE, TOURISM, AND VISITOR PROMOTION WITHIN THE CITY OF LITTLETON SUCH AS, BUT NOT LIMITED TO: THE SUPPORT OF BEMIS LIBRARY, THE LITTLETON MUSEUM, THE TOWN HALL ARTS CENTER, HUDSON GARDENS, AND OTHER LOCAL NON-PROFIT ORGANIZATIONS THAT ADVANCE, SUPPORT, AND ENHANCE ARTS AND

CULTURE WITHIN THE CITY OF LITTLETON AND SHALL ALL REVENUES FROM SUCH TAXES AND ANY EARNINGS THEREON BE COLLECTED, RETAINED AND SPENT AS A VOTER-APPROVED REVENUE CHANGE WITHOUT LIMITATION OR CONDITION, AND NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATIONS CONTAINED IN ARTICLE X SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

☐ YES

☐ NO

Fiscal Information:

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

<b>Year</b>	<b>Fiscal Year Spending</b>
2022-2023 (estimated)	\$60,361,172
2021-2022 (actual)	\$55,664,435
2020-2021 (actual)	\$46,440,484
2019-2020 (actual)	\$55,810,911
2018-2019 (actual)	\$68,843,798
Overall percentage change in fiscal year spending over the five-year period from 2018 to 2022	-12%
Overall dollar change in fiscal year spending over the five-year period from 2018 through 2022:	-\$8,482,626

**Proposed District Tax Increase**

Estimated maximum dollar amount of proposed tax increase in first full fiscal year:	\$978,515
Estimated first full fiscal year spending without the increase:	\$62,647,144

**Summary of Written Comments For Issue:**

Vote Yes on 3B!

Littleton is a special place for arts and culture. We have a longstanding history of supporting local artists and cultural institutions – a unique quality among cities our size. Few cities with the same population

support an independent library, a local history museum, a downtown live theatre venue and a 30-acre botanic events venue. Many residents don't know that Littleton is one of the few cities in the metro area with hotels, but no local lodger's tax. In August, Littleton City Council unanimously voted to send a lodger's tax proposal to the voters after hearing testimony from numerous citizens.

A lodger's tax, if passed by the voters this fall, will generate nearly \$1 million every year for Bemis Library, the Town Hall Arts Center, Hudson Gardens, the Littleton Museum and dozens of other local arts and culture non-profit organizations. Revenue from a lodger's tax will ensure the long-term health of these organizations, expand programming and will inspire the creation of new arts and cultural endeavors.

The best thing about a lodger's tax: Littleton residents don't pay it! Only overnight guests staying at our hotels and short-term rental properties will pay it. Overnight guests in Littleton today currently pay zero local lodger's tax. At 5%, our local lodger's tax rate will still be under the Denver metro average. A local lodger's tax will not have a negative impact on hotel business in Littleton.

Expanding arts and culture programming will provide a big boost to our local economy. When our local arts and culture organizations thrive, so do Littleton restaurants, shops and other retailers. According to the Colorado Business Council for the Arts, arts and culture providers (via rents, supplies and salaries) and attendees (via ticket sales, dining out, and other purchases) in 2019 generated \$2.3 billion in economic activity statewide.

A reliable, annual stream of revenue for arts and culture programming in uncertain economic times will help our local non-profits deliver the arts and culture programming we love. As we all know, the pandemic was an unusually difficult time for our arts venues and cultural activity providers. Now with high inflation and a possible recession on the horizon, the financial uncertainty continues for these organizations. Salaries, supply

costs and rent continue to rise for our local theatres, choral groups and ballet companies. A reliable, annual stream of new revenue, nearly \$1 million each year, will ensure our local arts scene continues to succeed and grow! Establishing a robust and sustaining revenue stream for arts and culture programming in Littleton will further enrich the strong quality of life we enjoy here. Vote YES on 3B!

**Summary of Written Comments Against Issue:**

No comments were filed by the constitutional deadline.



**TO: ALL REGISTERED VOTERS**

**NOTICE OF ELECTION TO INCREASE TAXES  
ON A REFERRED MEASURE**

**CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT**

**Election Date:** Tuesday, November 8, 2022

**Election Hours:** 7:00 A.M. to 7:00 P.M.

**Local Election Office Address and Telephone Number:**

Crystal Schott, Paralegal  
165 S. Union Boulevard, Suite 785  
Lakewood, Colorado 80228  
Telephone: 303-218-7203

**Ballot Title and Text:**

BALLOT ISSUE 6A:

SHALL CONSOLIDATED BELL MOUNTAIN RANCH METROPOLITAN DISTRICT TAXES BE INCREASED UP TO \$200,000 ANNUALLY WITH THE INCREASE BEING USED TO COVER A PORTION OF THE COST OF THE DISTRICT'S OPERATION, MAINTENANCE, AND OTHER EXPENSES, INCLUDING ESTABLISHING A RESERVE FOR CAPITAL IMPROVEMENTS, THROUGH THE IMPOSITION OF A PROPERTY TAX TO BE LEVIED AT A RATE SUFFICIENT TO PRODUCE THE AMOUNT SPECIFIED ABOVE; AND SHALL THE DISTRICT BE PERMITTED TO COLLECT, RETAIN, AND SPEND SUCH TAXES AS A VOTER-APPROVED REVENUE CHANGE AND AS AN EXCEPTION TO THE LIMITATION CONTAINED IN SECTION 29-1-301 OF THE COLORADO REVISED STATUTES?

**Total District Fiscal Year Spending:**

2022 (estimated)	\$ 734,360
2021 (actual)	\$ 582,739
2020 (actual)	\$ 595,546
2019 (actual)	\$ 421,215
2018 (actual)	\$ 463,169

Overall percentage change from 2018 to 2022: 58.55%

Overall dollar change from 2018 to 2022: \$ 271,191

**Proposed District Tax Increase:**

Estimated first full fiscal year maximum dollar amount of increase:  
\$950,000

Estimated first full fiscal year spending without the increase:  
\$750,000

**Summary of Written Comments For the Proposal:**

Current property tax revenues for the Consolidated Bell Mountain Ranch Metropolitan District (District) are not sufficient to establish a reserve for capital improvements projects. Due to fair wear and tear over the past 24 years, the Bell Mountain Ranch (BMR) infrastructure has deteriorated to the point that major repairs are necessary. Until 2019 almost all property tax revenue was needed to fund current year operations, leaving nothing to put into a Capital Projects Fund to pay for large periodic repair projects. Major paving projects are needed to resurface roadways that have deteriorated. Resurfacing of Glade Gulch Rd and sections of Bell Mountain Drive are needed now, but sufficient funds are not available to pay for these major projects. In addition, other roadway surfaces will need resurfacing in the coming years. Furthermore, major repair work needs to be done to retrench many of drainage ditches that have filled in with dirt on BMR due to water erosion. Proper drainage needs to be restored. Increasing the District tax revenues by up to

\$200,000 annually will provide a revenue stream for Capital Projects. Dividing a \$200,000 increase among the 321 BMR home sites would equate to an average annual property tax increase of \$623 per property. Additionally, the District property tax mill levy has been **reduced** from 75 mills in 2019 to 57.7 mills in 2022 due to the refinancing of the District's debt from higher interest bonds to a 2.8% APR bank loan of \$11.5M, which requires over 60% of the District's property tax revenue to service the outstanding debt. Using the 2021 property tax assessed values, the District's mill levy reduction to 57.7 mills provided homeowners an average reduction in annual property taxes of \$464 per property over what the taxes would have been. Hence, the District's net property tax increase from 2019 would only be \$159/yr average per property. In summary, increasing the District's property tax revenue will provide a funding stream for Capital Projects. Without this increase, much needed major repair projects will remain unfunded.

**Summary of Written Comments Against the Proposal:**

No comments were filed by the constitutional deadline.

**TO: ALL REGISTERED VOTERS**

**NOTICE OF ELECTION TO EXTEND EXISTING TAXES**

**DOUGLAS COUNTY GOVERNMENT**

**Election Date:** Tuesday, November 8, 2022

**Election Hours:** 7:00 A.M. to 7:00 P.M.

**Local Election Office Address and Telephone Number:**

Merlin Klotz, Douglas County Clerk and Recorder  
125 Stephanie Place  
Castle Rock, CO 80109  
303-660-7469

**Ballot Title and Text:**

BALLOT ISSUE 1A

WITHOUT INCREASING TAXES, SHALL THE EXISTING DOUGLAS COUNTY SALES AND USE TAX OF 1.7 TENTHS OF A PERCENT (.17%) FOR PARKS, TRAILS, HISTORIC RESOURCES AND OPEN SPACE, BE EXTENDED AND CONTINUE TO BE USED TO:

- PROTECT, MAINTAIN, AND ADD PARKS, TRAILS, HISTORIC RESOURCES, AND OPEN SPACES, WILDLIFE HABITATS, AND BUFFERS BETWEEN COMMUNITIES;
- CONSERVE LANDS ALONG STREAMS AND LAKES THAT ALSO HELP PROTECT WATER QUALITY;
- CONSERVE WORKING FARMS AND RANCHES;
- PRESERVE SCENIC VIEWS AND LANDMARKS;
- CREATE AND MAINTAIN RECREATIONAL AMENITIES;
- MAINTAIN AND CONSERVE HISTORIC PRESERVATION SITES;

BY EXTENSION FROM ITS CURRENT EXPIRATION OF JANUARY 1, 2024 THROUGH JANUARY 1, 2039 AND PROVIDE FOR A MODIFIED SHAREBACK FOR PARKS, TRAILS, AND OPEN SPACE SALES & USE TAX REVENUE TO MUNICIPALITIES THAT ARE LOCATED WHOLLY WITHIN DOUGLAS COUNTY, WHICH MAY BE APPROVED AS MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS ALONG WITH OTHER ADMINISTRATIVE CHANGES TO THE TAX STRUCTURE AND IMPLEMENTATION AS SET FORTH IN COUNTY RESOLUTION NOS. R-022-085 AND R-994-099.

### **Summary of Written Comments For Douglas County Open Space Sales Tax Extension**

Without raising taxes or incurring debt, an extension will protect and provide for parks, trails, open space, and historic preservation.

Douglas County is consistently ranked one of the top counties to live in and to maintain this ranking and our quality of life, we must continue to invest in our outdoor spaces.

The .017 cent sales-and-use tax has been in place for 28 years and has provided one hundred miles of trails; the permanent protection of thousands of acres of open space for scenic lands, buffers between communities, important wildlife habitat and waterways, historic preservation; and millions toward park enhancements.

Each year 3.5 million people visit Douglas County parks, trails, and open space.

Tax Extension respects the will of taxpayers.

In the 2021 Douglas County Citizen Survey, 98 percent of residents agree preserving natural land and wildlife habitat is important, 96 percent think funding county and municipal parks and outdoor recreation is important, and 90 percent believe funding historic preservation and maintenance is important.

Without the continuation of the parks, trails, and open space sales-and-use tax, there will be no continued funding for important open space conservation and maintenance, park and trail funding will be cut by more than one-third, and we'll lose the opportunity for \$3 of matching funds for every \$1 raised by the sales-and-use tax.

Protecting our outdoor spaces is key in maintaining our quality of life and extension of the tax is the easiest way to do it.

### **Summary of Written Comments Against Douglas County Open Space Sales Tax Extension**

Taxes have negative consequences to everyday, hardworking Coloradans, their families, and their pocketbooks.

Government induced high inflation is hurting everyone.

Sales and use taxes are regressive taxes which means they hurt those on the low to mid-level rungs of the economic ladder most because sales and use taxes are taxes on basic items that people need like toilet paper and diapers.

There is the philosophical question of whether government should own property other than what is needed for post offices, roads, military bases, etc. As government acquires more private land, there is less land for food production and homes. This ultimately hurts everyday, hardworking Coloradans whether they are young people starting out or seniors because government intervention in the market increases the cost of food, clothing, housing, etc.

It is difficult for private entities to compete with government when buying property. Government has much deeper pockets than the private individual.

When government entities purchase land (with our tax dollars), the property is taken off the tax rolls which means that ultimately all of us

will have to make up the difference through higher taxes.

Open space taxes increase the cost of housing by limiting the amount of new homes to be built.

This increases the appraised value of existing homes which results in higher property taxes for homeowners, businesses and renters (through higher rents to cover increased taxes).

Higher sales and use taxes hurt everyone.

**TO: ALL REGISTERED VOTERS**

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

**DOUGLAS COUNTY SCHOOL DISTRICT, NUMBER RE1  
Douglas and Elbert Counties, Colorado**

**Election Date:** Tuesday, November 8, 2022

**Election Hours:** 7:00 A.M. to 7:00 P.M.

**Local Election Office Address and Telephone Number:**

Ronnae Brockman, Designated Election Official  
620 Wilcox Street  
Castle Rock, CO 80104  
Telephone: (303) 387-0258

**Ballot Title and Text:**

BALLOT ISSUE NO. 5A:

SHALL DOUGLAS COUNTY SCHOOL DISTRICT TAXES BE INCREASED \$60  
MILLION ANNUALLY COMMENCING IN COLLECTION YEAR 2023 AND IN  
EACH YEAR THEREAFTER FOR GENERAL FUND PURPOSES IN ORDER TO:

RETAIN AND ATTRACT QUALITY TEACHERS AND STAFF BY  
INCREASING FOR THE 2022/2023 SCHOOL YEAR AND THEREAFTER  
MAINTAINING DISTRICT SALARIES AND BENEFITS TO BE MORE  
COMPETITIVE WITH NEIGHBORING SCHOOL DISTRICTS;

AND SHALL SUCH TAX INCREASE BE AN ADDITIONAL PROPERTY TAX MILL  
LEVY IN EXCESS OF THE LEVY AUTHORIZED FOR THE DISTRICT'S GENERAL  
FUND, PURSUANT TO AND IN ACCORDANCE WITH SECTION 22-54-108,



C.R.S.; AND SHALL THE DISTRICT COLLECT PROPERTY TAX REVENUE PREVIOUSLY APPROVED BY THE VOTERS NOTWITHSTANDING ANY MILL LEVY LIMITATION; AND SHALL THE DISTRICT BE SUBJECT TO AN ANNUAL INDEPENDENT AUDIT PUBLISHED ON THE DISTRICT'S WEBSITE AND EXPENDITURES WILL BE SUBJECT TO REVIEW BY A BOARD APPOINTED CITIZEN'S OVERSIGHT COMMITTEE?

BALLOT ISSUE NO. 5B:

SHALL DOUGLAS COUNTY SCHOOL DISTRICT DEBT BE INCREASED \$450 MILLION WITH A REPAYMENT COST OF \$775.5 MILLION, AND SHALL DISTRICT TAXES BE INCREASED \$49.7 MILLION ANNUALLY (BUT WITH NO EXPECTED INCREASE IN THE DISTRICT'S CURRENT BOND FUND MILL LEVY RATE BASED ON THE DISTRICT'S CURRENT ASSESSED VALUE AND TAX COLLECTION RATE), TO PAY SUCH DEBT, ALL FOR THE PURPOSE OF:

UPDATING AND PERFORMING CRITICAL CAPITAL IMPROVEMENTS AND MAINTENANCE AT EXISTING EDUCATIONAL FACILITIES;

IMPLEMENTING SAFETY AND SECURITY UPGRADES;

CONSTRUCTING AND EQUIPPING THREE NEW NEIGHBORHOOD SCHOOLS AND ADDITIONS TO TWO EXISTING NEIGHBORHOOD SCHOOLS TO ACCOMMODATE GROWTH AND REDUCE OVERCROWDING;

IMPLEMENTING OTHER CAPITAL IMPROVEMENTS AS DESCRIBED IN THE DISTRICT'S BOND PRIORITY PLAN;

AND FOR ACQUIRING, CONSTRUCTING OR IMPROVING ANY CAPITAL ASSETS THAT THE DISTRICT IS AUTHORIZED BY LAW TO OWN; AND SHALL THE MILL LEVY BE IMPOSED IN ANY YEAR AT A MILL LEVY SUFFICIENT IN EACH YEAR TO PAY THE PRINCIPAL OF AND INTEREST ON SUCH DEBT OR ANY REFUNDING DEBT (OR TO CREATE A RESERVE FOR SUCH PAYMENT) PROVIDED THAT ANY REVENUE PRODUCED BY SUCH LEVY SHALL NOT

EXCEED \$49.7 MILLION ANNUALLY;

SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF GENERAL OBLIGATION BONDS TO BE SOLD IN ONE SERIES OR MORE, FOR A PRICE ABOVE OR BELOW THE PRINCIPAL AMOUNT OF SUCH SERIES, ON TERMS AND CONDITIONS AND WITH SUCH MATURITIES AS PERMITTED BY LAW, INCLUDING PROVISIONS FOR REDEMPTION OF THE BONDS PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF THE PREMIUM OF NOT TO EXCEED ONE PERCENT;

AND SHALL THE DISTRICT BE SUBJECT TO AN ANNUAL INDEPENDENT AUDIT PUBLISHED ON THE DISTRICT’S WEBSITE AND EXPENDITURES WILL BE SUBJECT TO REVIEW BY A BOARD APPOINTED CITIZEN’S OVERSIGHT COMMITTEE?

**Total District Fiscal Year Spending**

<u>Fiscal Year</u>	
2022-2023 (estimated)	\$699,964,270
2021-2022 (actual)	\$643,097,997
2020-2021 (actual)	\$588,982,583
2019-2020 (actual)	\$635,954,578
2018-2019 (actual)	\$609,097,351

Overall percentage change from 2018-19 to 2022-23	14.92%
Overall dollar change from 2018-19 to 2022-23	\$90,866,919

**Proposed Tax Increase**

District Estimate of the Maximum Dollar Amount  
of the Proposed Tax Increase For Fiscal Year 2023-24  
(the First Full Fiscal Year of the Proposed Tax Increase):

BALLOT ISSUE NO. 5A: \$60,000,000  
BALLOT ISSUE NO. 5B: \$49,700,000

District Estimate of 2023-24 Fiscal Year Spending

Without Proposed Tax Increase:

\$861,774,348

**Information on District’s Proposed Bonded Debt**

**BALLOT ISSUE NO. 5B:**

Principal Amount of Proposed Bonds:	Not to exceed \$450,000,000
Maximum Annual District Repayment Cost:	Not to exceed \$ 49,700,000
Total District Repayment Cost:	Not to exceed \$775,500,000

**Information on District’s Current Debt\***

Principal Amount Outstanding Debt:	\$356,170,000
Maximum Annual Repayment Cost:	\$53,930,188
Remaining Total Repayment Cost:	\$476,858,990

**Summary of Written Comments FOR Ballot Issue No. 5A:**

Vote Yes on 5A. Douglas County is a great place to raise a family and its schools are preparing students to contribute to Colorado’s growing economy. Douglas County School District (DCSD) is the largest employer in the county serving 64,000 students, yet continues to lag behind in total funding and competitiveness in salary compared to other school districts. Colorado school districts can increase funding, up to an additional 25%, through mill levy override (MLO) elections. Many neighboring districts have reached this threshold, while DCSD remains at approximately an additional 12%. This makes it very difficult to hire and retain staff, including teachers, support staff and administrators. This revenue measure will allow DCSD to continue its serious commitment to high academic standards by increasing pay so that they can attract and retain high quality staff.

\* Excluded from debt are enterprise and annual appropriation obligations

This gap in MLO dollars causes DCSD to be at a competitive disadvantage with neighboring school districts. This deficit results in an \$11-18K pay gap on average teacher salaries with a \$20-30K salary gap for DCSD “hard to hire” positions.

The language in this ballot measure is very specific and does not allow for variation. In fact, the DCSD Board of Education passed a resolution on August 23, 2022 stating the details of how the revenue will be spent immediately upon passing and continuing thereafter. The resolution commits to an average salary increase of 9% for licensed teaching staff beginning in the 2022-2023 school year retroactive to July 1, 2022 in accordance with pay schedules on the District website. DCSD non-licensed staff would also receive more competitive pay. Classified/support staff would receive a 9% increase, and professional/technical/admin staff would receive a 6% increase, also retroactive to July 1, 2022.

These other employees include, but are not limited to, custodial, security staff, bus drivers, accounting/payroll staff, HR, IT and communications, all of which are essential functions to a high performing school district. Any claims that DCSD is heavy in administrative staff are unfounded. In fact, administrators only make up about 1 percent of total staff based on total compensation.

This measure will be used to pay existing staff more competitively, not to increase the number of staff.

All of DCSD's schools are included in this funding, including DCSD-authorized charter schools.

Since this measure is for a fixed dollar amount, the impact to individual taxpayers will decrease as additional homes are built. Currently, the cost will only be about \$51 per year per \$100k in home value, making the cost to taxpayers minimal with a major impact.

Great schools increase property values, contribute to safe communities, and are good for jobs and the local economy. Let's come together as a proud community to ensure a bright future for our kids. Vote Yes on 5A.

### Summary of Written Comments AGAINST Ballot Issue No. 5A:

- There is a huge property tax increase in store for Douglas County property owners in 2024 even without this mill levy override from the School District.
- Douglas County real estate is expected to be reappraised 40% to 50% upward in 2023, so a \$4,000 property tax bill in 2022 becomes a \$6,000 property tax bill in 2024 and a \$6,000 property tax bill becomes a \$9,000 property tax bill. This MLO property tax increase would be **IN ADDITION** to those reappraisal increases.
- By 2024, the School District's proposed MLO would add an **ADDITIONAL** \$520 to the property taxes to a home valued at \$1,000,000 after the 2023 re-appraisal.
- This tax increase would be a fixed \$60 million every year with no sunset.
- The District can levy whatever mill rate is necessary to collect the \$60 million every year.
- The average teacher salary in DCSD is \$58,000, which only looks low compared to the districts with the highest teacher salaries like Boulder (average \$82,000) and Cherry Creek (average \$76,000).
- For the 13 largest districts in Colorado, the average teacher salary is \$63,000; so the School District is in the normal range of market salaries although on the low side.
- More money spent on education does not buy better education outcomes. Here is a comparison of the School District to Cherry Creek on some key education performance measures. Based on these measures, Douglas County with lower salaries, is outperforming the high-salary Cherry Creek school district.

	DOUGLAS	CHERRY
KEY PERFORMANCE MEASURES	COUNTY	CREEK
TEACHER SALARY	\$ 57,919	\$ 76,050
11TH GRADE PSAT SCORES	1066	1056
ANNUAL TEACHER TURNOVER	16.5%	15.9%
ON TIME GRADUATION RATE	91.2%	88.6%

Source: Colorado Department of Education

- If the School District gave DCSD teachers a 10% raise, the cost would be \$5,800 per teacher, times 4,400 licensed teachers which is \$25.5 million not \$60 million that the School District is asking for with this Mill Levy Override.
- This ballot question 5A hurts Douglas County residents. Higher property taxes make it difficult for young and senior homeowners. Higher property taxes also affect renters as rents must increase to pay for landlord's higher property taxes. Additionally 5A is a general fund money grab by the School District, and should be rejected.

### **Summary of Written Comments FOR Ballot Issue No. 5B:**

Vote Yes on 5B. Douglas County is a great place to raise a family and our schools are preparing students to contribute to Colorado's growing economy. Douglas County School District (DCSD) is the largest employer in the county and serves over 64,000 students. As the 3rd largest school district in Colorado, the District owns 111 buildings which cost about \$30-\$35 million in annual maintenance.

The additional funding for the District's capital needs will have no new tax impact on the taxpayer. With the growing population, the increasing home values, the District paying off or paying down current general

obligation debt, the District is able to issue new debt without increasing mills. If the measure were not to pass, taxes would be reduced by approximately \$10 per year for the average homeowner.

The District's plan is to invest \$216 million in new construction for growth areas (new district-run neighborhood schools in Crystal Valley, Sterling Ranch and The Canyons), \$54.5 million in student programming, \$15.5 million in safety and security, \$139 million in capital maintenance and renewal and \$25 million in bond fees, management and contingency.

The District has not built a new neighborhood school since 2010 and since that time has seen considerable growth in some parts of the county, while others are beginning to show slower student enrollment. With almost 900 square miles in the county, the ability to relocate students to utilize low enrollment schools is not possible. Therefore, the District will begin discussions with the community on how to best utilize low enrollment areas, at the same time begin building new community schools in growth areas.

This measure will provide capital funding, not funding for additional staff. However, according to an economic impact study, the measure will create 1,086 new PRIVATE SECTOR jobs, bringing over \$70 million in taxable spending in Douglas County during construction.

### **Summary of Written Comments AGAINST Ballot Issue No. 5B:**

- Taxpayers are facing a huge property tax increase coming in 2024 as Douglas County real estate is expected to be reappraised 40% to 50% higher, so a \$4,000 property tax bill in 2022 becomes a \$6,000 property tax bill, and a \$6,000 property tax bill becomes a \$9,000 property tax bill.
- The School District wants voters to approve \$450 million of new debt with a total repayment amount including interest of \$775 million, all of which will be paid by property taxes.

- All property owners, even those who have no students in the School District, will pay the property tax to repay this \$775 million debt of principal and interest.
- The School District now has total general obligation debt of \$383 million so the \$450 million of new debt would more than double the bonded debt load.
- The School District plans to use the new debt for:
  - Building three new elementary schools and expanding two middle schools: \$216 million;
  - “Investments in student programming:” \$54 million;
  - Safety and security upgrades: \$16 million;
  - Maintenance and renewal: \$139 million;
  - Fees, Management and Contingency: \$25 million.
  - Some of these items are current expenses, not long-term capital projects, and borrowing money from the future to pay current expenses is not smart financial policy.
- The School District has a long history of over-estimating its future growth
  - The truth is the School District is not growing at all.
  - As recently as 2015, the School District was projecting growth in the student census from 66,900 in 2015 to 78,000 by 2025.
  - As of 2021, the student enrollment is 62,979, not even close to the 2025 projection of 78,000.
  - In 2012, the School District’s student enrollment was 63,114, so in 10 years, the School District has not grown at all.
  - In the last 10 years, the population of Douglas County has increased 26% from 295,000 people to 373,000 people, but the School District student enrollment has been flat in those same 10 years.
  - In 2021, the student enrollment declined by 4,326 students, some of which was pandemic-related; but the School District is also alienating its customers – the parents.



- Alienated parents are a deeper challenge for the School District. While DCSD has many amazing teachers, parents are concerned about “woke” ideology indoctrination in the curriculum. Public education has lost its monopoly over the parents and students. Using technology and entrepreneurship, parents now have alternatives to government run public schools. The School District must learn to compete for students and satisfy the parents. Until that happens, student enrollment growth will be slow or flat, even down. Vote NO on \$775 million of property taxes to pay interest and principal on new debt. Vote NO on Question 5B.

**TO: ALL REGISTERED VOTERS**

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

**SEDALIA WATER AND SANITATION DISTRICT  
Douglas County, Colorado**

**Election Date:** Tuesday, November 8, 2022

**Election Hours:** 7:00 A.M. to 7:00 P.M.

**Local Election Office Address and Telephone Number:**

Sedalia Water and Sanitation District  
c/o Folkestad Fazekas Barrick & Patoile, P.C.  
18 South Wilcox Street, Suite 200  
Castle Rock, Co 80104-1901  
Telephone: (303) 688-3045

**Ballot Title and Text:**

BALLOT ISSUE NO. 6B:

SHALL SEDALIA WATER AND SANITATION DISTRICT DEBT BE INCREASED \$8.37 MILLION, WITH A REPAYMENT COST OF UP TO \$16.99 MILLION, AND SHALL DISTRICT TAXES BE INCREASED UP TO \$16.99 MILLION ANNUALLY TO PAY SUCH DEBT, SUCH DEBT TO BE USED FOR FINANCING CAPITAL IMPROVEMENTS OF THE DISTRICT, INCLUDING:

- WATER DISTRIBUTION SYSTEM IMPROVEMENTS;

PROVIDED HOWEVER THAT IT IS ANTICIPATED THAT THE \$8.37 MILLION WILL BE FUNDED IN PART BY DEBT AND IN PART BY OUTSIDE GRANTS;

SUCH DEBT TO BE EVIDENCED BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OR OTHER MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS, TO BE SOLD IN ONE SERIES OR MORE, FOR A PRICE ABOVE OR BELOW THE PRINCIPAL AMOUNT OF SUCH SERIES, ON TERMS AND CONDITIONS, AND WITH SUCH MATURITIES AS PERMITTED BY LAW AND

AS THE DISTRICT MAY DETERMINE, AND SHALL THE MILL LEVY BE INCREASED IN ANY YEAR, WITHOUT LIMITATION OF RATE AND IN AN AMOUNT SUFFICIENT 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 SUCH TAX REVENUES AND THE EARNINGS FROM THE INVESTMENT OF SUCH BOND PROCEEDS AND TAX REVENUES BE COLLECTED, RETAINED AND SPENT AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

**Total District Fiscal Year Spending**

<u>Fiscal Year</u>	
2022 (estimated)	\$ 312,045
2021 (unaudited)	\$ 252,721
2020 (actual)	\$ 266,812
2019 (actual)	\$ 236,208
2018 (actual)	\$ 339,287
Overall percentage change from 2018 to 2022	(8.02)%
Overall dollar change from 2018 to 2022	\$(27,242)

**Proposed Tax Increase**

District Estimate of the Maximum Dollar Amount  
of the Proposed Tax Increase For Fiscal Year 2023  
(the First Full Fiscal Year of the Proposed Tax Increase):

BALLOT ISSUE NO. 6B: \$16,990,000

District Estimate of 2023 Fiscal Year Spending  
Without Proposed Tax Increase: \$434,181

**Information on District’s Proposed Debt**

BALLOT ISSUE NO. 6B:

Principal Amount of Proposed Bonds:	Not to exceed \$ 8,370,000
Maximum Annual District Repayment Cost:	Not to exceed \$16,990,000
Total District Repayment Cost:	Not to exceed \$16,990,000

**Information on District’s Current Debt\***

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

**Summary of Written Comments FOR Ballot Issue No. 6B:**

Vote yes on Ballot Number 6B so the water district can construct new water lines! The existing water infrastructure in Sedalia is a significant concern. Lines are old and undersized and don’t provide adequate fire protection. Investment in the water distribution system is NECESSARY to provide the community with a reliable water supply. The district has placed a question on the November Ballot to raise property taxes to secure two large funding opportunities that will allow for districtwide water system improvements that will fix the old, undersized, water lines.

The total project cost is \$8.3M. The District has received two funding opportunities, totaling an estimated \$6.1M in FREE grant money!! This is the largest amount of free grant money the district has ever seen. Let’s not waste this opportunity to be able to spend over 8 million dollars on much needed districtwide improvements that the district couldn’t pay for otherwise. To receive the free grant money, the District must raise taxes to pay back the loan portion for the remaining project costs. The estimated monthly tax increase for the average residential home value is \$43/month.

If taxes aren’t increased, the District will have to raise the quarterly water service rates. This will not fix the water lines and the frequent

\* Excluded from debt are enterprise and annual appropriation obligations.

leaks will continue to occur. The rate increase will cover paying for leak repairs only. The estimated monthly rate increase using the last few water line leak costs as an estimate are MORE than the tax increase and it's only to fix the leaks! They are estimated to be almost \$100/month, and that doesn't include constructing new water lines. The rates would continue to increase each time there was a leak to pay to have them fixed. Water leaks will become more frequent as the system continues to age and water outages will become longer.

We want our businesses up and running without always worrying about when their next water outage will occur. We want our school to be able to operate normally without the threat of needing to bring in bottled water and/or send the kids home early due to a break, and as residents want to be able to rely on a solid water supply.

Vote yes on Ballot Number 6B!! The district must replace their old water system to provide clean and reliable water for future generations to come!

#### **Summary of Written Comments AGAINST Ballot Issue No. 6B:**

No comments were filed by the constitutional deadline.

**Additional Voter Resources and Election Information**

**Douglas County, Colorado:**



**Colorado Secretary of State:**

**GoVoteColorado.gov**

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**P.O. BOX 307**  
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