

# **NOTICE OF ELECTION TO INCREASE TAXES OR TO INCREASE DEBT ON A CITIZEN PETITION OR ON A REFERRED MEASURE**

## **NOVEMBER 4, 2025, COORDINATED ELECTION BALLOT ISSUE NOTICES**

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 IN THIS NOTICE.

### **Conduct of Coordinated 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 10, 2025. Voted mail ballots must be received in their official return envelope 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 4, 2025, to be counted. Postmarks do not count.

### **Coordinated Election Official:**

Sheri Davis, Douglas County Clerk and Recorder  
Douglas County Elections  
125 Stephanie Place  
Castle Rock, CO 80109  
303-660-7444

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 ballot issues and fiscal information. I hereby certify that this

booklet contains all notices as provided by the various governmental entities pursuant to Article X, Section 20, of the Colorado Constitution.



*Sheri Davis, Douglas County Clerk and Recorder*

**IMPORTANT INFORMATION:**

The Coordinated Election Official (Douglas County Clerk and Recorder) 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.

Additionally, the Coordinated Election Official (Douglas County 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 ballot issue notices contained in this packet, please contact the respective Designated Election Official as indicated for each issue.**

This booklet of Ballot Issue Notices contains only information regarding local tax issues. The tax issues contained in this notice will only be on your ballot if you reside within that jurisdiction. Visit [GoVoteColorado.gov](https://govotecolorado.gov) and click on “Find my Registration” to view your “County & District Information” to see the jurisdictions in which you reside. The ballot issue notice for State measures is mailed separately via the State of Colorado Ballot Information Booklet (Blue Book). The Blue Book contains information about all statewide ballot measures, including both tax and non-tax ballot measures. To view a composite sample ballot containing all local Douglas County ballot measures for the November 4, 2025, Coordinated Election, visit [DouglasVotes.com](https://douglasvotes.com).

**TO: ALL REGISTERED VOTERS**

**NOTICE OF ELECTION TO INCREASE TAXES AND TO INCREASE A DEBT**

**THUNDERBIRD WATER AND SANITATION DISTRICT**

**Election Date:** Tuesday, November 4, 2025

**Election Hours:** 7:00 AM to 7:00 PM

**Designated Election Official Address and Telephone Number:**

Crystal Schott  
Ireland Stapleton Pryor & Pascoe, PC  
1660 Lincoln Street, Suite 3000  
Denver, Colorado 80264  
303-628-3625

**Ballot Issue Title and Text:**

**THUNDERBIRD WATER AND SANITATION DISTRICT BALLOT ISSUE 6A:**

SHALL THUNDERBIRD WATER AND SANITATION DISTRICT DEBT BE INCREASED BY UP TO \$2,000,000, WITH A MAXIMUM REPAYMENT COST OF \$3,950,000 AND SHALL DISTRICT TAXES BE INCREASED UP TO \$185,000 ANNUALLY FOR THE PURPOSE OF FINANCING THE INCREASED COSTS FOR THE ACQUISITION, DRILLING AND COMPLETION OF A SECURE WATER SUPPLY AND DISTRIBUTION IMPROVEMENTS BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, A LOAN AGREEMENT, OR OTHER FORM OF DEBT WHICH SHALL BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED SIX-PERCENT (6%) PER ANNUM, ISSUED, DATED AND SOLD AT SUCH TIME AND PRICES (AT OR ABOVE PAR), AND IN SUCH MANNER AND CONTAINING SUCH TERMS, CONSISTENT HERewith AS THE BOARD OF DIRECTORS MAY DETERMINE; AND SHALL AD VALOREM PROPERTY TAXES BE INCREASED IN ANY YEAR WITHOUT LIMITATION AS TO RATE AND IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL, PREMIUM (IF ANY), AND INTEREST ON SUCH BONDS, LOAN AGREEMENTS OR OTHER FORMS OF DEBT AS THE SAME BECOME DUE; AND SHALL ANY EARNINGS FROM THE INVESTMENT OF THE PROCEEDS OF SUCH TAXES AND DEBT CONSTITUTE A VOTER APPROVED REVENUE CHANGE?

\_\_\_\_\_ YES/FOR      \_\_\_\_\_ NO/AGAINST

**Fiscal Information:**

Fiscal Year	Fiscal Year Spending:
2021: (Actual)	\$249,506
2022: (Actual)	\$224,783
2023: (Actual)	\$260,743
2024: (Actual)	\$663,414
2025 (Estimated)	\$566,287

Overall Percentage Change in Fiscal Year Spending	127%
Overall Dollar Change in Fiscal Year Spending	\$316,781

Estimated first full fiscal year maximum dollar amount of increase	\$185,000
Estimated first full fiscal year spending without the increase	\$500,000

**Proposed District Bonded Debt:**

Principal Amount:	\$2,000,000
Maximum Annual Repayment Cost:	\$ 185,000
Total Repayment Cost:	\$3,950,000

Current District Bonded Debt:	
Principal Amount Outstanding:	\$3,685,304
Maximum Annual Repayment Cost:	\$ 251,993
Remaining Total Repayment Cost:	\$6,765,446

**Summary of Written Comments FOR Ballot Issue 6A**

Thunderbird Water & Sanitation District currently supplies Indian Creek Ranch's water via two wells, each approximately 25 years old. Well #1R is producing approximately 15 gallons per minute (gpm) from a lower portion of the Denver aquifer and the uppermost Arapahoe aquifer. Well #3, our main supply, at the current time is producing 71 gpm from the Arapahoe aquifer. During the winter months it is possible to supply the water demands of Indian Creek Ranch (ICR) with little concern, however during the summer months both wells are running virtually non-stop to supply all the homes and to be prepared for any fire issues by keeping the tanks full. There is no other backup supply and if Well #3 were to go down for any reason in the summer it would likely be impossible to meet the summer water demands of Indian Creek.

In late 2021 the District received permission from our customers to incur debt, up to \$3.5 million, to drill an Arapahoe well (Well #4) under the Lambert Ranch, pipe it to ICR, treat that water, and connect it to our current distribution and storage system.

Anticipating progress, in mid-July of 2023 TWSD sold \$3,500,000 of "30 year" municipal bonds at close to a 5.0% interest rate, which will be paid back via a commensurate increase to property owners' property tax rate. Bond proceeds have been earning about 4% interest.

It took far longer than expected to acquire necessary easements and to complete the process necessary to put the project out to bid. Upon their receipt the TWSD board was surprised to see bid totals no less than about \$5 million. Your approval of this additional \$2 million of debt should cover the unexpected cost gap, and enable Thunderbird to soon obtain both an additional well and a redundant supply of water for Indian Creek Ranch homeowners.

It is imperative that we now drill Well #4 on the east side of Lambert Ranch, test it for productivity, and if sufficient proceed to connect it to our current infrastructure.

#### **Summary of Written Comments AGAINST Ballot Issue 6A**

No comments were filed by the constitutional deadline.

**TO: ALL REGISTERED VOTERS**  
**NOTICE OF ELECTION TO INCREASE TAXES**  
**ON A REFERRED MEASURE**

**PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 1**

**Election Date:** Tuesday, November 4, 2025

**Election Hours:** 7:00 AM to 7:00 PM

**Designated Election Official Address and Telephone Number:**

Ashley B. Frisbie  
2154 E Commons Ave, Suite 2000  
Centennial, CO 80122  
303-858-1800

**Ballot Issue Title and Text:**

**Ballot Issue 6B**

SHALL PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 1 WAIVE THE 5.25% PROPERTY TAX LIMIT IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-1702, C.R.S., IN ALL FUTURE PROPERTY TAX YEARS AS PROVIDED FOR BY SECTION 29-1-1704, C.R.S., AND BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2025 AND IN ALL FISCAL YEARS THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

**Fiscal Information:**

No fiscal information is required for this Ballot Issue 6B

**Summary of Written Comments FOR Ballot Issue 6B:**

No comments were filed by the constitutional deadline

**Summary of Written Comments AGAINST Ballot Issue 6B:**

No comments were filed by the constitutional deadline

**TO: ALL REGISTERED VOTERS**

**NOTICE OF ELECTION TO INCREASE TAXES**

**ON A REFERRED MEASURE**

**PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 3**

**Election Date:** Tuesday, November 4, 2025

**Election Hours:** 7:00 AM to 7:00 PM

**Designated Election Official Address and Telephone Number:**

Ashley B. Frisbie  
2154 E Commons Ave, Suite 2000  
Centennial, CO 80122  
303-858-1800

**Ballot Title and Text:**

**Ballot Issue 6C**

SHALL PROMENADE AT CASTLE ROCK METROPOLITAN DISTRICT NO. 3 WAIVE THE 5.25% PROPERTY TAX LIMIT IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-1702, C.R.S., IN ALL FUTURE PROPERTY TAX YEARS AS PROVIDED FOR BY SECTION 29-1-1704, C.R.S., AND BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GIFTS, GRANTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, INCOME OR CHARGE AUTHORIZED BY LAW OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT IN FISCAL YEAR 2025 AND IN ALL FISCAL YEARS THEREAFTER, SUCH AMOUNTS

TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

**Fiscal Information:**

No fiscal information is required for this Ballot Issue 6C

**Summary of Written Comments FOR Ballot Issue 6C:**

No comments were filed by the constitutional deadline

**Summary of Written Comments AGAINST Ballot Issue 6C:**

No comments were filed by the constitutional deadline

**TO: ALL REGISTERED VOTERS**

**NOTICE OF ELECTION TO INCREASE TAXES**

**ON A REFERRED MEASURE**

**SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT**

**Election Date:** Tuesday, November 4, 2025

**Election Hours:** 7:00 AM to 7:00 PM

**Designated Election Official Address and Telephone Number:**

Barb Andrews

9195 East Mineral Avenue, Centennial, CO 80112

720-989-2292



**Ballot Issue Title and Text:**

**South Metro Fire Rescue Fire Protection District Ballot Issue 7A:**

SHALL SOUTH METRO FIRE RESCUE FIRE PROTECTION DISTRICT TAXES BE INCREASED \$50,000,000 ANNUALLY BEGINNING JANUARY 1, 2026 OR BY SUCH AMOUNTS AS ARE RAISED BY INCREASING THE DISTRICT’S TOTAL MILLS BY 3 MILLS, FOR A TOTAL PROPERTY TAX RATE OF 12.25 MILLS, (RESULTING IN AN EXPECTED 2026 ANNUAL TAX INCREASE OF \$18.75 FOR EACH \$100,000 OF RESIDENTIAL VALUE), FOR THE PURPOSES OF PROVIDING FIRE PROTECTION, AMBULANCE, EMERGENCY MEDICAL RESPONSE, RESCUE, SAFETY, AND SUPPORT SERVICES FOR THE RESIDENTS, PROPERTY OWNERS, AND BUSINESSES SERVED BY THE DISTRICT, INCLUDING:

- RESPONDING SAFELY AND EFFECTIVELY TO ALL EMERGENCIES BY MAINTAINING FIREFIGHTER AND PARAMEDIC STAFFING LEVELS,
- BEING PROACTIVE IN MAINTAINING EXISTING STATIONS AND FACILITIES AND EXPANDING, REMODELING, AND/OR REBUILDING OUTDATED OR INADEQUATE INFRASTRUCTURE,
- RETAINING AND ATTRACTING HIGHLY QUALIFIED FIRST RESPONDERS AND OTHER ESSENTIAL PERSONNEL, AND
- IMPROVING FIREFIGHTER HEALTH AND WELLNESS WITH PROGRAMS SUCH AS EARLY DETECTION AND TREATMENT FOR CARDIOVASCULAR CONDITIONS AND CANCER, MENTAL HEALTH SUPPORT, AND MANDATORY FITNESS TRAINING AND STANDARDS;

AND SHALL ALL DISTRICT REVENUES BE COLLECTED, RETAINED, AND SPENT NOTWITHSTANDING ANY REVENUE LIMITS PROVIDED BY LAW, WITH ALL SPENDING OF SUCH REVENUES REPORTED IN THE DISTRICT’S ANNUAL INDEPENDENT AUDIT PUBLISHED ON THE DISTRICT WEBSITE AND REVIEWED BY AN EXTERNAL AUDITOR AS WELL AS THE AUDIT AND FINANCE COMMITTEE?

**Fiscal Information:**

Fiscal Year	Fiscal Year Spending
2025 (Estimated)	\$ 214,937,923
2024 (Actual)	\$ 208,783,962
2023 (Actual)	\$ 188,766,253
2022 (Actual)	\$ 178,404,740
2021 (Actual)	\$ 159,882,806

Overall Percentage Change in Fiscal Year Spending	34%
Overall Dollar Change in Fiscal Year Spending	\$ 55,055,117

Estimated first full fiscal year maximum dollar amount of increase	\$ 50,000,000
Estimated first full fiscal year spending without the increase	\$ 217,000,000

### **Summary of Written Comments FOR Ballot Issue 7A:**

Support for Ballot Issue 7A is strong among rural property owners and residents within the South Metro Fire Rescue (SMFR) district, who view it as a reasonable and necessary property tax increase to maintain and improve critical emergency services. Rural areas face unique challenges in emergency response, including longer response times due to distance, limited infrastructure, and difficult access to large or isolated properties. These issues are compounded by elevated wildfire risks, limited water supply, and agricultural land use. In such areas, the need for reliable, timely emergency services is especially urgent.

Ballot Issue 7A proposes a modest property tax increase, under \$100 annually for a home valued at \$500,000, that would provide SMFR with stable funding to enhance services across the district. The funding would support improvements in staffing, equipment, and facilities, especially in remote or underserved areas. These enhancements aim to reduce response times, increase reliability, and ensure residents in rural, suburban, and urban neighborhoods alike receive consistent, high-quality emergency support.

Without this funding, SMFR could face reductions in staffing, delays in equipment replacement, or postponement of new facilities and essential facility upgrades. These impacts would be felt most strongly in rural areas, where infrastructure is less robust and emergency coverage is already stretched thin. Residents in these communities understand that service gaps can have serious consequences during fires, medical emergencies, or natural disasters.

Supporters of 7A emphasize that the measure is not just about funding fire engines and stations, it's about protecting both residents and the first responders who serve them. SMFR's nationally recognized Wellness Program, which provides behavioral health services, cardiac screenings, cancer prevention, and injury recovery for over 600 firefighters and paramedics, could be jeopardized without stable funding. A healthy, well-supported emergency workforce is essential to maintaining fast, effective service throughout the district.

Community leaders, including former SMFR officials, realtors, and local government representatives, highlight the broader benefits of strong emergency services. Public safety is a top concern for homebuyers and businesses alike. Properties in well-served fire districts tend to retain value, attract investment, and benefit from lower insurance premiums. Realtors note that emergency response capabilities are a key factor in maintaining neighborhood appeal and protecting property values. SMFR currently operates with the lowest mill levy among comparable fire districts, offering exceptional service at a comparatively low cost.

Ballot Issue 7A is a responsible, forward-looking measure that supports community resilience, economic growth and long-term stability, and public safety. It ensures residents across the district receive the emergency protection they rely on, while preserving the health and readiness of the personnel who provide it. As population and service demands grow, so too must the resources needed to meet them. A vote for 7A is not just a vote for fire trucks or stations, it's a vote for our firefighters, our homes, our neighborhoods, and our shared future. Voters are urged to support 7A to help South Metro Fire Rescue continue delivering the life-saving services we all depend on.

#### **Summary of Written Comments AGAINST Ballot Issue 7A:**

Vote no on South Metro Fire Rescue's proposed property tax increase. Their funding comes primarily from property taxes, which naturally rise as inflation pushes up assessed values and new development expands the tax base-meaning their revenues grow automatically without needing to hike rates. Look at the numbers: from 2019 (\$145 million) to their 2024 estimates (\$225 million), revenues have ballooned by 55%, far outpacing what most Colorado households have seen.

While people are tightening their belts amid rising prices for groceries, housing, and essentials South Metro Fire Rescue wants to increase their tax rate. In good economic times, South Metro Fire Rescue has never lowered their mill levy to give taxpayers a break. When they received ballooning revenues, they simply expanded their spending. Now they seek to maintain their expanded spending rate by increasing your taxes instead of returning to a more fiscally responsible level of spending.

This is a one-way ratchet upward. It is financially irresponsible for South Metro Fire Rescue to get a higher percentage of our property taxes every time there is an economic setback. Vote no on this tax hike.