

**TO: ALL REGISTERED VOTERS**

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

***CITY OF CENTENNIAL  
FOXRIDGE GENERAL IMPROVEMENT DISTRICT***

**Election Date:**  
**Election Hours:**

Tuesday, November 5, 2019  
7:00 a.m. to 7:00 p.m.

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

Clerk and Recorder  
Arapahoe County, Colorado  
5334 S. Prince Street  
Littleton, Colorado 80120  
Telephone: 303-795-4200

**Ballot Title and Text:**

**BALLOT ISSUE 6B:**

SHALL FOXRIDGE GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED \$1,955,000.00, WITH A MAXIMUM REPAYMENT COST NOT TO EXCEED \$3,200,000.00; AND SHALL DISTRICT TAXES BE INCREASED \$160,000.00 ANNUALLY, FOR THE PURPOSE OF ACQUIRING, CONSTRUCTING, INSTALLING AND OTHERWISE PROVIDING NEW FENCING AND RELATED IMPROVEMENTS, TOGETHER WITH INCIDENTAL COSTS RELATING TO SUCH PURPOSE, BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, NOTES, LEASES, CONTRACTS, OR OTHER MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS WHICH SHALL BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 5.00% PER ANNUM, MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PAYMENT OF PREMIUM OF NOT TO EXCEED 3%, AND BE ISSUED AT SUCH TIME, IN ONE SERIES OR MORE, AT SUCH PRICE (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS AND CONDITIONS, NOT INCONSISTENT WITH THIS BALLOT ISSUE, AS THE BOARD OF DIRECTORS MAY DETERMINE; AND SHALL AD VALOREM PROPERTY TAXES BE LEVIED ON ALL TAXABLE PROPERTY IN THE DISTRICT, WITHOUT LIMITATION OF MILL RATE, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED SOLELY FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE DISTRICT'S DEBT OR ANY REFUNDING DEBT AND TO FUND ANY RESERVES FOR THE PAYMENT THEREOF; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE PROCEEDS OF SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT INCOME THEREON, BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

## **Total Fiscal Year Spending**

<u>Fiscal Year*</u>	
2019 (estimated)	\$76,300
2018 (actual)	\$74,405
2017 (actual)	\$68,433
2016 (actual)	\$60,078
2015 (actual)	\$58,388
Overall percentage change from 2015 to 2019	30.7%
Overall dollar change from 2015 to 2019	\$17,912

## **Proposed Tax Increase**

GID Estimate of the Maximum Dollar Amount  
of the Proposed Tax Increase For Fiscal Year 2020  
(the First Full Fiscal Year of the Proposed Tax Increases):

FOXRIDGE GENERAL IMPROVEMENT DISTRICT BALLOT ISSUE 6B      \$160,000

GID Estimate of 2020 Fiscal Year Spending  
(first full fiscal year) Without Proposed Tax Increases:      \$77,500

## **Information on GID's Proposed Debt**

### **BALLOT ISSUE NO. 6B:**

Principal Amount of Proposed Bonds:	Not to exceed \$1,955,000
Maximum Annual GID Repayment Cost:	Not to exceed \$ 160,000
Total GID Repayment Cost:	Not to exceed \$3,200,000

## **Summary of Written Comments FOR FOXRIDGE GENERAL IMPROVEMENT DISTRICT BALLOT ISSUE 6B:**

A YES vote will change your neighborhood for the better . . . a change all of us will realize in the appeal and increased value of our homes. A YES vote will allow Foxridge to replace its community fences before their age and deterioration become a serious drag on the appearance of the neighborhood and on home values.

Twenty-nine years ago, residents formed the Foxridge General Improvement District (FGID) to provide a cohesive, attractive look to the neighborhood. The FGID installed three miles of beautiful community fencing along with landscaping, lighting, irrigation, and entry monuments. This fencing has supported our home values, but most fences have now aged near or past the 25 year lifetime for cedar. Since 1989, we have not increased taxes to pay for FGID maintenance. Because the existing FGID mill levy has fallen behind inflation, FGID reserves and income are insufficient to replace or even adequately maintain these old fences.

A YES vote lets the FGID issue debt to build attractive Trex composite fences with a 25 year warranty and very low maintenance costs. This fence material was selected with community feedback and has an expected lifespan of 40 years. A NO vote means the fences gets worse and worse, dragging down property values until we are forced to try again to replace them. Ultimately, replacement is the only viable option; putting money into a fence this late in life is wasteful procrastination.

Although the ballot question allows for more in case of contingencies, use of current reserves and a likely 3% interest rate means that the 20 year average FGID tax per average home is \$213 per year, compared to the current \$71. To put it into perspective, this \$142 annual increase is a 4.2% increase in the total property tax bill of the average home. In the unlikely event of a worst-case 5% interest rate and no use of current reserves, new fences would mean only a 4.8% increase in average total property taxes.

Income from the new mill levy can legally only be used to pay down the fence debt. Any excess funds from the existing mill levy can help retire the debt early, and the new mill levy ends when the debt is retired in 20 years or less.

Most communities around Foxridge have either replaced their aging fences or are making plans to do so. Dilapidated fences make a neighborhood look neglected, reducing home values and home sales. The financial hardship of increased taxes is balanced by keeping home values high and in knowing that this tax money is coming directly to our neighborhood. Voting YES to approve this modest tax increase now is much better than waiting to act until fence sections are falling down, boards are curling up, and real-estate agents are shaking their heads. It seems clear that investing in new fences, with a 25 year warranty, without ongoing costly maintenance, is right for Foxridge and where we all want our home values to go.

#### **Summary of Written Comments AGAINST FOXRIDGE GENERAL IMPROVEMENT DISTRICT BALLOT ISSUE 6B:**

1. Each homeowner's taxes will increase by approximately \$175 to be paid annually for 20 years. The total tax per household will increase from approximately \$70 per year to approximately \$245 annually for 20 years or until the debt is repaid. This amounts to a 250% increase over the current mill levy.
2. The construction of a new fence results in a disproportionate benefit to 18% (171) of the Foxridge homeowners and is being provided principally by the other 82% (763). There is a large percentage of the neighborhood that will not receive any benefit from this tax.
3. Despite a relatively constant mill levy, FGID tax revenue has increased by 52% over the years due to increased property values and is sufficient to maintain the existing fence, making a tax increase for fence maintenance unnecessary.
4. Approximately \$275,000 in funds is currently available for fence repair, maintenance and/or replacement. The fences could be repaired at a cost of approximately \$300,000 versus being replaced at a financed cost of \$3,200,000.
5. A January 2017 cost estimate for this project was for \$1,165,600 (\$64.76 per linear foot) but has risen to \$1,955,000 (\$108.61 per linear foot), an increase of 68% with no explanation provided for this increase. An ornamental iron fence would cost less than \$70 per linear foot by comparison.
6. Senior citizens on a fixed income may have an undue financial burden if this ballot measure passes. A \$20.00 dollar per month increase is excessive. Our property taxes are way too high.
7. This tax increase will impact senior citizens and families on fixed incomes the most. Even renters will more than likely see increases to offset this drastic tax hike that is unnecessary.
8. The bond issue is for total replacement of the existing fence and assumes the fence has reached the end of its expected life. However, some sections of the fence are less than 15 years old, considerably less than the life expectancy of a wooden fence ( $\pm$  25 years or more).

9. The ballot language is too vague. The type of fence that would replace our existing fence is undefined. In addition, if approved as written, the wording "RELATED IMPROVEMENTS" leaves an opportunity for the FGID Board and representatives to use these funds for whatever purpose they choose provided they call it a "related improvement." The cost of the bond issue was based on a particular type of fence and specific additional costs. This should be clearly stated in the bond issue language so voters understand exactly what they are voting for or against and to prevent misuse of taxpayer funds.
10. Use of taxpayer funds should be for a clearly defined purpose.
11. The ballot issue's tax increase places an undue financial burden on the FGID's fixed income senior citizens. Many struggle to make ends meet. Any unnecessary impact to their disposable income could cause a financial impact in future years.
12. This bond issue is not needed.