

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

MIRABELLE METROPOLITAN DISTRICT NO. 2

Election Date: May 6, 2025

Election Hours: 7:00 a.m. – 7:00 p.m.

Local Election Office Address and Telephone Number:

2154 E. Commons Ave., Suite 2000, Centennial, Colorado 80122, (303) 858-1800.

Ballot Title and Text:

Ballot Issue A

SHALL MIRABELLE METROPOLITAN DISTRICT NO. 2 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?

Summary of Written Comments FOR Ballot Issue A:

The District's revenue can decrease or increase quickly based on assessed property values, which are subject to adjustment every 2 years. The Colorado Constitution and Colorado statutes limit growth in fiscal year spending, so each year's limit depends on the prior year's fiscal year spending amount. The District's annual budget is based on projected expenses for the year, and income is tied to Assessed Values. While the District's assessed values, upon which its revenue is based, can be increased or decreased rapidly, the expenses of the District typically remain constant-so any decrease in revenue can have an impact on the District's ability to pay its bills. The District needs to have the ability to set its mill levy in order to meet projected expenses without having a revenue spending cap that could hinder the District's ability to meet its requirements to provide operations and maintenance of public infrastructure such as parks, walking trails, etc. The ballot issue being considered, if approved by voters, would allow the District to retain and spend all revenue collected, and to increase mill levies when necessary in order to fund any anticipated budget shortfalls created as a result of less income resulting from decreased property values.

A "YES" vote for this measure allows for the District Board to increase mills in order to provide the revenue necessary to fund required District maintenance and services. This will benefit the community and impact the overall appearance and quality of life within the community.

A “NO” vote could result in underfunding of maintenance and other services provided by the District. The limitations on District spending can reduce investments in maintenance, capital improvements, infrastructure and other services provided by the District per the service plan. These reductions might negatively affect property values and overall living conditions.

Summary of Written Comments AGAINST Ballot Issue A:

No comments were filed by the constitutional deadline.