



**LARIMER COUNTY  
CLERK AND RECORDER**

# NOTICE OF ELECTION

**COORDINATED ELECTION  
TUESDAY, NOVEMBER 3, 2015  
7:00 A.M. - 7:00 P.M.**

**Angela Myers, Larimer County Clerk and Recorder**

Election Office  
200 W. Oak Street, Suite 5100  
PO Box 1547 Fort Collins, CO 80522  
Phone: (970) 498-7820  
Fax: (970) 498-7847  
Website: [www.votelarimer.org](http://www.votelarimer.org)

Normal Business Hours: Monday - Friday 8:00 a.m. - 5:00 p.m.

## LOCAL BALLOT ISSUES

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.

The Larimer County Clerk and Recorder does not warrant, verify or confirm the accuracy or truth of the ballot titles, issues, text, and summaries of comments as presented, nor is it responsible for errors in spelling, grammar, or punctuation in the materials presented.

For information or clarification concerning any of the following ballot issues, contact the respective Designated Election Official as indicated herein.

Ballot issues for the State will be mailed separately via the State's "Blue Book."

Further, this Notice does not contain issues for those jurisdictions conducting separate elections. A separate TABOR Notice will be mailed to the appropriate voters within the jurisdictions conducting an election by mail or polling place. Voters may receive additional materials from other jurisdictions conducting independent elections.

A Coordinated Election will be held on Tuesday, November 3, 2015, between the hours of 7:00 a.m. and 7:00 p.m.

The election will be conducted as a mail ballot election. A mail ballot, return envelope, secrecy sleeve and voting instructions will be mailed to every active voter in Larimer County during the week of October 12, 2015.

You may return your voted ballot by mail (postage is 71 cents) or you may hand deliver your ballot to a Designated 24 Hour Ballot Drop Box, Ballot Drop-off Location or a Voter Service and Polling Center.

## 24 HOUR BALLOT DROP BOX LOCATIONS (open October 13 thru November 3)

Voters may drop off their voted ballots 24 hours a day at the following ballot drop box locations. Ballots will be accepted in these boxes until 7:00 p.m. Election Night.

Larimer County Courthouse, 200 W. Oak St., Fort Collins  
Loveland Motor Vehicle Branch Office, 205 E. 6th St., Loveland  
Estes Park Motor Vehicle Branch Office, 1601 Brodie Ave., Estes Park

## BALLOT DROP-OFF LOCATIONS (open October 30 thru November 3)

Ballots will only be accepted at the following grocery store locations during the times listed.

Tuesday Friday Day October 30 November 3 8:00 am – 5:00 pm	Saturday October 31 9:00 am – 1:00 pm	Monday November 2 8:00 am – 5:00 pm	Election Day November 3 7:00 am – 7:00 pm
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King Soopers, 2602 S. Timberline Rd., Fort Collins  
King Soopers, 1842 N. College Ave., Fort Collins  
Safeway, 2160 W. Drake Rd., Fort Collins  
Safeway, 1426 E. Harmony Rd., Fort Collins  
King Soopers, 1275 Eagle Dr., Loveland

## VOTER SERVICE & POLLING CENTERS (open October 26 thru November 3)

Voters may drop off their voted ballot, obtain a replacement ballot, change their address or register to vote at the Voter Service and Polling Centers.

Tuesday Monday thru Friday October 26 thru November 2 8:00 am – 5:00 pm	Saturday October 31 9:00 am – 1:00 pm	Election Day November 3 7:00 am – 7:00 pm
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Larimer County Courthouse, 200 W. Oak St., 1<sup>st</sup> Fl., Fort Collins  
Loveland Police & Courts Building, 810 E. 10th St., Loveland  
Estes Park Municipal Building, 170 MacGregor Ave., Estes Park

All ballots must be received by the County Clerk & Recorder by 7:00 p.m. on Election Day, Tuesday, November 3, 2015. **Postmark dates do not count as received.**

To verify the Larimer County Elections Office received your ballot, please call (970)498-7820 or visit [www.votelarimer.org](http://www.votelarimer.org).

## ALL REGISTERED VOTERS

## NOTICE OF ELECTION TO INCREASE TAXES AND DEBT

**Election Date:** November 3, 2015  
**Election Hours:** 7:00 a.m. - 7:00 p.m.

**Local Election Office:** City Clerk's Office  
500 E. 3rd St., Ste. 230  
Loveland, CO 80537  
(970) 962-2000

## CITY OF LOVELAND REFERRED ISSUES 5B AND 5C CITY- INITIATED MEASURES TO AUTHORIZE THE INCREASE OF TAXES AND THE ISSUANCE OF BONDS FOR DOWNTOWN DEVELOPMENT AUTHORITY PROJECTS

**BALLOT ISSUE NO. 5B:** AUTHORIZATION FOR THE CITY TO INCREASE PROPERTY TAXES IN THE DOWNTOWN DEVELOPMENT AUTHORITY BY NOT MORE THAN 5.00 MILLS AND OF A VOTER-APPROVED REVENUE CHANGE AS AN EXCEPTION TO THE LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW.

SHALL CITY OF LOVELAND TAXES BE INCREASED \$241,500 IN TAX COLLECTION YEAR 2016 AND BY SUCH AMOUNT AS MAY BE RAISED ANNUALLY THEREAFTER BY AN AD VALOREM PROPERTY TAX RATE OF NOT MORE THAN 5.00 MILLS ON TAXABLE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY, FOR THE PURPOSES SET FORTH IN TITLE 31, ARTICLE 25, PART 8, C.R.S.; AND SHALL THE CITY AND THE AUTHORITY BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE REVENUES COLLECTED FROM SUCH TOTAL PROPERTY TAX RATE, INVESTMENT INCOME THEREON AND ANY OTHER LAWFUL SOURCE AS A VOTER-APPROVED REVENUE CHANGE AND EXCEPTION TO THE LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

**BALLOT ISSUE NO. 5C:** AUTHORIZATION FOR THE CITY TO INCUR DEBT OF UP TO \$75,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF DEVELOPMENT PROJECTS TO BE UNDERTAKEN BY OR ON BEHALF OF THE LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO THE LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF

DEVELOPMENT WITH SUCH DEBT PAYABLE FROM AND SECURED BY A PLEDGE OF THE SPECIAL FUND OF THE CITY WHICH SHALL CONTAIN TAX INCREMENT REVENUES LEVIED AND COLLECTED WITHIN THE BOUNDARIES OF THE AUTHORITY.

SHALL CITY OF LOVELAND DEBT BE INCREASED \$75,000,000 WITH A REPAYMENT COST OF \$181,350,000, FOR THE PURPOSE OF FINANCING THE COSTS OF DEVELOPMENT PROJECTS TO BE UNDERTAKEN BY OR ON BEHALF OF THE LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY PURSUANT TO THE LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT, AS IT MAY BE AMENDED FROM TIME TO TIME, AND APPLICABLE PROVISIONS OF COLORADO LAW; SUCH DEBT AND THE INTEREST THEREON TO BE PAYABLE FROM AND SECURED BY A PLEDGE OF THE SPECIAL FUND OF THE CITY WHICH SHALL CONTAIN TAX INCREMENT REVENUES LEVIED AND COLLECTED WITHIN THE BOUNDARIES OF THE AUTHORITY; AND SHALL SUCH DEBT BE EVIDENCED BY BONDS, NOTES, CONTRACTS OR OTHER FINANCIAL OBLIGATIONS TO BE SOLD IN ONE SERIES OR MORE FOR A PRICE ABOVE OR BELOW THE PRINCIPAL AMOUNT THEREOF, ON TERMS AND CONDITIONS, AND WITH SUCH MATURITIES AS PERMITTED BY LAW AND AS THE CITY MAY DETERMINE, INCLUDING PROVISIONS FOR REDEMPTION OF THE DEBT PRIOR TO MATURITY WITH OR WITHOUT PAYMENT OF THE PREMIUM OF NOT MORE THAN 3% OF THE PRINCIPAL AMOUNT SO REDEEMED; AND SHALL THE CITY AND THE AUTHORITY BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE TAX INCREMENT REVENUES, THE BOND PROCEEDS AND INVESTMENT INCOME THEREON AS A VOTER-APPROVED REVENUE CHANGE, AND EXCEPTION TO THE LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Total City Fiscal Year Spending:

Fiscal Year	
2015 (estimated)	\$ 96,681,698
2014 (actual)	\$ 93,133,319
2013 (actual)	\$ 82,281,166
2012 (actual)	\$ 82,755,522
2011 (actual)	\$ 76,533,401

Overall percentage change from 2011 through 2015	30.6%
Overall dollar change from 2011 through 2015	\$ 22,654,021

Proposed Tax Increase

City Estimate of the Maximum Dollar Amount of the Proposed Tax Increase for Fiscal Year 2016  
(the first full year of the proposed tax increase): \$ 241,500

BALLOT ISSUE NO. 5B:

City Estimate of 2016 Fiscal Year Spending Without Proposed Tax Increase: \$ 102,820,000

Information on City’s Proposed Debt

BALLOT ISSUE NO. 5C:

Principal Amount of Proposed Bonds: Not to exceed \$ 75,000,000

Maximum Annual City Repayment Cost: Not to exceed \$181,350,000  
Total City Repayment Cost: Not to exceed \$181,350,000

Information on City’s Current Debt

Principal Amount Outstanding Debt: \$ 5,080,000  
Maximum Annual Repayment Cost: \$ 8,672,407  
Remaining Total Repayment Cost: \$ 10,987,401

Summary of Written Comments FOR Referred Ballot Issues No. 5B & 5C:

Loveland’s Downtown Development Authority (DDA), an independent public agency, was created February 2015 by an overwhelming vote of property owners, businesses and residents within the geographic DDA boundaries. The Loveland DDA, with board representation including property owners; business owners; residents; city council (1) and Larimer County (1), is primarily a policymaking and major decision making body that plans and manages the downtown area.

The Loveland DDA will play an important role in the downtown community and the public impression of the City’s historic value and overall vibrancy. The DDA, an advocate for downtown, has adopted a Plan of Development which includes a number of projects for business development, enhanced streets, bike and trail connectivity, sidewalks and public spaces in downtown and develop marketing and communication strategies that will be designed to enhance the downtown experience for businesses, residents and visitors. The Loveland DDA Board has indicated a commitment to fulfilling their mission collaboratively, ethically and professionally, consistent with their public purpose to create a vibrant downtown environment. The overarching purpose of a DDA is primarily to halt or prevent deterioration of property values or structures within the central business district and to assist in development and redevelopment efforts in the downtown.

By State law, the DDA may assess an ad valorem property tax levy of up to 5 mills for operating purposes. If approved by voters, 5B & 5C would allow the DDA to utilize tax increment financing from property values or structures within the central and business district. If approved, the DDA Board has indicated a first year millage increase of 1 mil (.001 times assessed value) to be imposed upon the real property within the district boundary. Example – a property value of \$150,000 within the district would equate to on average approximately \$11.94 per year the equivalent of 3 large lattes a year at your favorite coffee shop. Most importantly, those collective tax dollars will provide an ongoing funding stream necessary to carry out the goal of enhancing and revitalizing our downtown. Approval of 5B authorizes the DDA to keep and to spend the new tax revenues generated – a critical component to continued success of the DDA’s mission. 5C authorizes the DDA to incur debt up to \$75,000,000 plus repayment costs specifically related to projects associated with development and redevelopment of the downtown area.

There is a need to take plans for some of the large scale projects and public improvements in downtown off the shelf and fund them. These projects will be the true catalyst for new development opportunities in downtown, and once completed, will make for a better and more inviting environment in downtown Loveland.

Approval of 5B & 5C will create an appropriate financing tool set to accomplish our long term vision for the downtown. The DDA is about economic reengineering of public spaces as much as preserving a strong sense of community. Promoting excitement in Downtown Loveland is our responsibility.

Summary of Written Comments AGAINST Referred Ballot Issue NO. 5B:  
No comments were filed by the constitutional deadline.

Summary of Written Comments AGAINST Referred Ballot Issue NO. 5C:  
No comments were filed by the constitutional deadline.

END OF BALLOT ISSUE NOTICE

As required by Colorado Statutes (C.R.S. 1-7-905), I hereby certify the ballot issue notices are complete as submitted by the political subdivisions.

Angela Myers  
Larimer County Clerk & Recorder