

PMMO

TO ALL REGISTERED VOTERS

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

PARK MEADOWS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO

Election Date: May 5, 1998
Election Hours: 7:00 A.M. to 7:00 P.M.
Location Election Office Address and Telephone Number: Lone Tree Civic Center
8527 Lone Tree Parkway
Lone Tree, CO 80124
303-779-4525

Ballot Title and Text:

BALLOT ISSUE A:

SHALL PARK MEADOWS METROPOLITAN DISTRICT DEBT BE INCREASED \$2,800,000, WITH A REPAYMENT COST OF NOT MORE THAN \$3,682,983; AND SHALL PARK MEADOWS METROPOLITAN DISTRICT TAXES BE INCREASED \$453,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S DEBT. SUCH DEBT TO CONSIST OF GENERAL OBLIGATION BONDS OR OTHER OBLIGATIONS, INCLUDING CONTRACTS, ISSUED OR INCURRED FOR THE PURPOSE OF PAYING, REIMBURSING, OR FINANCING ALL OR ANY PART OF THE COSTS OF ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING, AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS INCLUDING CURBS, GUTTERS, CULVERTS, OTHER DRAINAGE FACILITIES, SIDEWALKS, BRIDGES, PARKING FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, AND OTHER STREET IMPROVEMENTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SAID FACILITIES. SUCH DEBT TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF 6.00% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY AS MAY BE DETERMINED BY THE DISTRICT, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME AND TO MATURE OR BECOME PAYABLE IN NOT MORE THAN 40 YEARS AFTER ISSUANCE, TO BE PAID FROM ANY LEGALLY AVAILABLE MONEYS OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES, SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY WITHIN THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE BOARD, 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, 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, CONSTITUTE VOTER-APPROVED REVENUE CHANGES AND BE COLLECTED 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, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

Information on Proposed District Bonded Debt:

Principal Amount of Proposed Bonds:	\$2,800,000
Maximum Annual District Repayment Cost of Proposed Bonds:	\$453,000
Total District Repayment Cost of Proposed Bonds:	\$3,682,933

District Estimates of Maximum Dollar Amount of Tax Increase and of District Fiscal Year Spending Without The Increase For First Fiscal Year of Proposed Tax Increase:

Estimated Maximum Dollar Amount of Tax Increase for 1999:	\$453,000
Estimated 1999 Fiscal Year Spending Without Proposed Tax Increase (assumes no other tax increases are approved):	\$1,252,973

Information On Current District Bonded Debt:

Principal Balance of Total Current District Bonded Debt:	\$3,780,000
Maximum Annual District Repayment Cost of Current Debt:	\$856,460
Total District Repayment Cost of Current Debt:	\$4,724,593

Total District Fiscal Year Spending:

1998 (estimated)	\$1,126,425
1997 (actual)	\$1,015,964
1996 (actual)	\$960,861
1995 (actual)	\$783,375
1994 (actual)	\$759,805

Overall Percentage Change From 1994 to 1998:	48%
Overall Dollar Change From 1994 to 1998:	\$366,620

Summary of Written Comments for the Proposal:

The District plans to build landscaped medians, sidewalks, and plant trees along Lincoln and Yosemite Streets beginning in 1998. The baseline plan has six phases of construction. Phase 1 will be built in 1998; Phases 2-6 years 1999 thru 2006. This plan will be funded at current tax rates on a pay-as-you-go basis. The Board's intention is to implement the baseline plan unless alternative funding is made available. The purpose of this bond issue is to complete construction in two years at roughly the same cost as the baseline plan. Phase 1 would be built in 1998 and Phases 2-6 in 1999. Phase 1 will cost approximately \$0.5 million; this amount is already available. The cost of Phases 2-6, if built in 1999, is approximately \$2.63 million. District

voters are being asked to approve a bond issue of \$2.8 million on May 5th. This will cover the cost Phases 2-6 and provide for a small contingency fund.

The District bond issue would provide a quick and reasonable cost response to growing traffic densities. It offers substantial benefits beyond the baseline plan by allowing completion of improvements five years early and within the District's current reduced budget and tax structure.

A YES vote will allow median construction and planting to be completed in 1999 instead of dragging out piecemeal through 2006, thereby:

- Improving appearance of District roadways as early as 1999 as a result of an attractive, well-designed median/landscape plan (similar to Lone Tree Parkway);
- Provide benefits of traffic calming and possibly reduced traffic speeds;
- Enhancing pedestrian/bicycle safety by completing sidewalk construction early;
- Reducing from six to two the number of summers in which construction will impede traffic;
- Eliminating large variations in maturity levels in trees and plantings;
- Reducing average time to maturity of landscaping from 14 years to 10;
- Increasing the probability of maintaining a cohesive median design.

This plan requires no increase in general fund taxes and no changes to tax rates already scheduled to pay District debt. The District's current total tax rate is 7.58 mills, down from a high of 21 mills three years ago. The District will use the same tax revenues to pay off this bond that otherwise would be used to fund the baseline plan scheduled for completion in 2006.

The Board used conservative "worst case" assumptions in planning this bond issue, and included reasonable life-cycle costs of maintenance and irrigation in its calculations. The District will be able to pay off these bonds by the same year construction would be complete under the baseline plan by saving money that would have to be spent on mobilization (startup) and smaller quantity contract costs.

A YES vote for this bond issue will allow planned improvements in traffic mitigation, safety, and bicyclist/pedestrian convenience to be completed by 1999 instead of 2006. Also by improving the appearance of Yosemite and Lincoln, these improvements will improve the quality of life associated with residence in the District.

Summary of Written Comments Against the Proposal:

No comments were filed by the Constitutional deadline.