

RESOLUTION
2024-10
OF THE BOARDS OF DIRECTORS OF
TRIVIEW METROPOLITAN DISTRICT

IN OPPOSITION TO THE STATEWIDE PROPOSALS, INITIATIVES 50 & 108

WHEREAS, the Triview Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the vast majority of governments in Colorado, but not the State, levy a property tax to support essential public services and infrastructure; and

WHEREAS, special districts are more dependent on property tax revenue than any other type of local government, as it is often their primary or even sole source of revenue; and

WHEREAS, special districts have worked with their local voters to propose and approve property taxes, or to retain and spend revenues therefrom, to support services, facilities, and infrastructure needed and desired by the community and, more generally, to support public health, welfare, and safety; and

WHEREAS, both Initiative 50 and Initiative 108 will nullify prior local budgeting and revenue decisions by their officials and voters, replacing local control of their community with a statewide calculation that will result in billions of dollars of locally lost revenue without any reduction in service or legal obligations; and

WHEREAS, Initiatives 50 and 108 will substantially impair the ability of special districts to provide the public services and infrastructure that their constituent communities expect because resources will not keep pace with the factors that drive costs, including: general inflation, population growth, aging infrastructure, materials and labor for capital projects, or increased demands during and recovery from economic downturns; and

WHEREAS, Initiative 50 fundamentally limits property tax growth to 4% a year and requires a statewide vote for any increase above that percentage. It converts the local government property tax system, which can be tailored to meet local needs, into a statewide calculation that will hurt communities throughout the State, in particular, slower growing areas of the State whose revenues may be reduced to offset overall increases driven by growth in urban and resort communities; and

WHEREAS, the text of Initiative 50, which amends the Colorado Constitution, is so ambiguous that experts are confounded about how it can be implemented, including its impact on current and future governmental obligations, which will lead to years of politicking and legal

challenges, making property tax an unpredictable and unreliable resource for local governments; and

WHEREAS, Initiative 108 would set the residential assessment rate at 5.7% and the commercial rate at 24%. It states that local governments will be reimbursed from state funds for lost property tax revenue, but that statement is an empty promise because those reductions are too large for the State's budget to sustain reimbursements, and further, the General Assembly has already indicated its disinclination in its recent property tax proposals and laws to provide reimbursements for lost revenue to non-school local governments; and

WHEREAS, Initiatives 50 and 108, individually and together, will destroy the short- and long-range planning efforts of Colorado's special districts that are necessary to absorb inflationary pressures, to employ public servants, to support existing and grow new public programs, to construct and maintain government infrastructure, and to respond to the needs and emergencies of Colorado's communities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT AS FOLLOWS:

1. It is the position of the Board of Directors of Triview Metropolitan District that special districts and their constituents are best suited to determine the revenues necessary to meet the needs, expectations, and demands of the communities they serve.

The Board of Directors recognizes that special districts are accountable to their local voters, who may take action if the taxes they pay are not warranted for the services, facilities, and infrastructure provided by special districts in their communities.

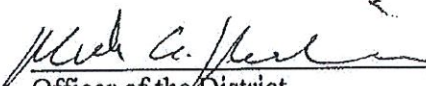
2. For the reasons set forth above, the Board of Directors concludes that both Initiative 50 and Initiative 108 diminish the ability of Triview Metropolitan District to provide the vital services, facilities, and infrastructure such was water, waste water; street construction and maintenance and parks; and, therefore, the Board strongly urges a NO vote on Propositions 50 and 108 at the statewide election on November 5, 2024.

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ADOPTED AUGUST 14, 2024

DISTRICT:

**TRIVIEW METROPOLITAN DISTRICT, a
quasi-municipal corporations and political
subdivisions of the State of Colorado**

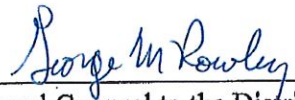
By: 
Officer of the District

ATTEST:


SARA LAMB

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law


General Counsel to the District