

From: Van Messner [REDACTED]
Sent: Tuesday, July 20, 2021 8:51 AM
To: TownManager Mailbox
Subject: Re: 2021 Ballot Question Input

I live in Crystal Valley and the proposed new interchange would be the closest to my house. But we don't really need it. Lets save tens of millions and skip the interchange

On Monday, July 19, 2021, 04:51:27 PM MDT, TownManager Mailbox <townmanager@crgov.com> wrote:

Thank you for taking the time to provide your feedback regarding these potential ballot questions in this year's November election. Your input has been provided to Town Council as well. Town Council will consider these options at the July 20 regular meeting. You can find more information while keeping up to date at <http://CRgov.com/2021election>.

Castle Rock Water has a Water Resources Strategic Master Plan for ensuring that we have adequate water resources to meet the needs of the existing community and the potential growth, see <http://CRgov.com/waterplans>. Additionally, builders are charged at a higher rate than other existing customers and uses for all water they use for construction and during construction.

These proposed ballot measures will help ensure that the Town can deliver a great quality of life to residents - including the temporary TABOR timeout that will help the Town accommodate upcoming projects and ensure that revenue is used to support Castle Rock services. For example, the Town is planning for the Crystal Valley Parkway/I-25 Interchange and is expecting to receive funding from various partners including Douglas County. Without the TABOR timeout, any funding received towards this specific project will result in the Town exceeding its TABOR revenue limit. This excess revenue would not be able to be used towards the interchange, but rather refunded to Castle Rock residents. So, Town Council is considering a "timeout" to ensure that project funding can be used towards the specific project. Without this "timeout," the Town will not be able to proceed with the Crystal Valley/I-25 Interchange. The proposed "timeout" only affects any revenues over the TABOR limit - all other provisions remain in place including voter approval requirements for new taxes or general debt.

Please feel free to let me know if you have any questions or additional comments as well. Thank you again for your time.

Matt Gohl

Special Projects Manager

Town of Castle Rock|100 N. Wilcox St. |Castle Rock, CO 80104

303.660.1359|mgohl@CRgov.com

From: Carl Smith [REDACTED]
Sent: Tuesday, July 20, 2021 8:07 AM
To: TownManager Mailbox
Subject: Re: 2021 Ballot Question Input

Matt,

Thank you for responding back to me. Your explanation on the 10 year Tabor "Timeout" makes good sense and I will vote for it. I have not seen this explanation before. It may be just me or the explanation is not getting out. My sense of voters and Tabor is those that support Tabor are very reluctant to modify it. Perhaps that includes my wife and myself.

The sales tax information, in my opinion, is also important for this measure to be successful.

Thank you for your time and efforts.

Carl Smith
Sent from my iPad

On Jul 19, 2021, at 17:05, TownManager Mailbox <townmanager@crgov.com> wrote:

Thank you for taking the time to provide your feedback regarding these potential ballot questions in this year's November election. Your input has been provided to Town Council as well. Town Council will consider these options at the July 20 regular meeting. You can find more information while keeping up to date at <http://CRgov.com/2021election>.

The Town Council is considering a TABOR timeout in order to fund some large upcoming projects and ensure that revenue is used to support Castle Rock services. For example, the Town is planning for the Crystal Valley Parkway/I-25 Interchange and is expecting to receive funding from various partners including Douglas County. Without the TABOR timeout, any funding received towards this specific project will result in the Town exceeding its TABOR revenue limit. This excess revenue would not be able to be used towards the interchange, but rather refunded to Castle Rock residents. So, Town Council is considering a "timeout" to ensure that project funding can be used towards the specific project. Without this "timeout," the Town will not be able to proceed with the Crystal Valley/I-25 Interchange. The proposed "timeout" only affects any revenues over the TABOR limit - all other provisions remain in place including voter approval requirements for new taxes or general debt.

Regarding sales tax revenue, we know that approximately 90% of revenue from the Outlet Mall is from visitors to Town and that roughly 60% of grocery store revenue also comes from visitors. While Castle Rock residents contribute to total sales tax revenue, we also benefit greatly from visitors who shop and dine in town.

Please feel free to let me know if you have any questions or additional comments as well. Thank you again for your time.

Matt Gohl
Special Projects Manager
Town of Castle Rock | 100 N. Wilcox St. | Castle Rock, CO 80104
303.660.1359 | mgohl@CRgov.com

From: dave gonzalez [REDACTED]
Sent: Monday, July 19, 2021 6:52 PM
To: TownManager Mailbox
Subject: Re: 2021 Ballot Question Input

Thank you for your reply. Do you have a contact within the legal department that advises CRPD on homeless issues. I am interested in the legal decisions that form CRPD policies.

Thank you,
Dave Gonzalez

Having a awesome time in Colorado

On Jul 19, 2021, at 4:42 PM, TownManager Mailbox <townmanager@crgov.com> wrote:

Thank you for taking the time to provide your feedback regarding these potential ballot questions in this year's November election. Your input has been provided to Town Council as well. Town Council will consider these options at the July 20 regular meeting. You can find more information while keeping up to date at <http://CRgov.com/2021election>.

The Town Council is considering a TABOR timeout in order to fund some large upcoming projects and ensure that revenue is used to support Castle Rock services. For example, the Town is planning for the Crystal Valley Parkway/I-25 Interchange and is expecting to receive funding from various partners including Douglas County. Without the TABOR timeout, any funding received towards this specific project will result in the Town exceeding its TABOR revenue limit. This excess revenue would not be able to be used towards the interchange, but rather refunded to Castle Rock residents. So, Town Council is considering a "timeout" to ensure that project funding can be used towards the specific project. Without this "timeout," the Town will not be able to proceed with the Crystal Valley/I-25 Interchange. The proposed "timeout" only affects any revenues over the TABOR limit - all other provisions remain in place including voter approval requirements for new taxes or general debt.

Castle Rock Water has a Water Resources Strategic Master Plan for ensuring that we have adequate water resources to meet the needs of the existing community and the potential growth, see <http://CRgov.com/waterplans>.

Also, Castle Rock PD works with the Town's legal department to ensure handling of homeless encampments is in alignment with all state and local regulations. Contact Jack Cauley, Police Chief, at jcauley@crgov.com to discuss this further if you'd like.

Please feel free to let me know if you have any questions or additional comments as well. Thank you again for your time.

Matt Gohl
Special Projects Manager
Town of Castle Rock | 100 N. Wilcox St. | Castle Rock, CO 80104
303.660.1359 | mgohl@CRgov.com

From: Morgan Cullen <MCullen@hbadenver.com>

Sent: Monday, July 19, 2021 4:57 PM

To: Jason Gray <JGray@crgov.com>; Ryan Hollingshead <RHollingshead@crgov.com>; Laura Cavey <LCavey@crgov.com>; Kevin Bracken <KBracken@crgov.com>; Desiree LaFleur <DLaFleur@crgov.com>; Caryn Johnson <CJohnson@crgov.com>; Tim Dietz <TDietz@crgov.com>

Cc: Dave Corliss <DCorliss@crgov.com>; Ted Leighty <tleighty@hbadenver.com>

Subject: Metro Denver HBA - Comments Letter RE Castle Rock Proposed Construction Tax On New Residential Development

Dear Mayor Gray and Members of Town Council:

I am writing to share our concerns regarding the Town of Castle Rock's consideration of a New Home Construction Tax to fund additional police and fire services. We have attached our formal completed comments to this email for your review.

Based on information we have received from Castle Rock's July 6th Town Council meeting; we understand that the Town is considering a \$7 per square foot new residential construction tax – adding \$15,400 on average to the price of a home. The collective feedback that we have received from all our active builders and developers in the area, is that the imposition of yet another tax on new homes would severely restrict the ability of the homebuilding industry to continue to offer the attainable housing necessary to meet the needs of future residents hoping to call Castle Rock home.

Imposing another tax on homebuyers will only make new housing units even more expensive for future residents, further exacerbating Castle Rock's housing affordability challenges and pricing more middle-income residents out of the market. The National Association of Home Builders' latest "Priced-out Estimates" from January 2021 indicate a \$1,000 increase in the cost of a median-priced new home will further price 2,310 Colorado households out of the market.

There is a well-established expectation in Colorado that new development should pay for itself and the HBA Metro Denver and our members roundly support this precedent. But the current proposal under consideration by Council goes well beyond this practice and is now requiring future residents to subsidize police and fire services for the entire city, while existing residents pay nearly nothing. Even the town acknowledged this inequity during its July 6th Council meeting when it emphasized the inadequate level of property taxes existing Castle Rock residents are currently paying - an average of only \$40 per year.

It is important to note that new home buyers are already subsidizing the cost of public safety and emergency services for existing residents and have been doing so for years. The Town of Castle Rock imposes an impact fee on all new residences within the municipality - with the average single-family home paying over \$700 for fire, over \$370 for police service and hundreds more going to support municipal services, parks and recreation.

If the town determines that an additional \$13 million in new tax revenue is necessary to support public safety programs in Castle Rock, we have no doubt that this is a worthy investment. But additional police and fire services benefit everyone, and the tax burden should be shouldered by all residents equally through a uniform mill levy increase and not solely on the backs of future residents who are unable to vote in the upcoming election.

We strongly encourage the Castle Rock Town Council to consider the implications of this ill-advised tax increase and its impact on the future of attainable housing within the Town. We also hope that the Town Council will fairly consider the true impacts of this measure on its merits and make rational decisions based on sound public policy and not merely political expediency.

We are available for additional consultation with Town staff or council, as necessary.

Thank you for your time and consideration of our concerns.

Sincerely,

Morgan Cullen

Director of Government Affairs

Home Builders Association of Metro Denver

mcullen@hbadenver.com

cell: 303-217-6858

9033 E Easter Place | Suite 200 | Centennial CO 80112



www.hbadenver.com

National Discounts, Local Member Savings available at

www.nahb.org/savings



HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

July 19, 2021

Town of Castle Rock
Mayor Jason Gray
Town Council
110 N. Wilcox St.
Castle Rock, CO 80104

Dear Mayor Gray and Members of Town Council:

I am writing to share our concerns regarding the Town of Castle Rock's consideration of a New Home Construction Tax to fund additional police and fire services.

These comments are being provided on behalf of the Home Builders Association (HBA) of Metro Denver. HBA of Metro Denver represents over 400 homebuilders, developers, remodelers, architects, mortgage lenders, title companies, subcontractors, suppliers, and service providers in the eight metro-area counties we serve.

In the Town of Castle Rock, HBA of Metro Denver represents many builders and developers currently active within the municipality with 493 registered permit applications approved during the first five months of this year.

Based on information we have received from Castle Rock's July 6th Council Board meeting; we understand that the Town is considering a \$7 per square foot new residential construction tax – adding \$15,400 on average to the price of a home. The collective feedback that we have received from all our active builders and developers in the area, is that the imposition of yet another tax on new homes would severely restrict the ability of the homebuilding industry to continue to offer the attainable housing necessary to meet the needs of future residents hoping to call Castle Rock home.

Imposing another tax on homebuyers will only make new housing units even more expensive for future residents, further exacerbating Castle Rock's housing affordability challenges and pricing more middle-income residents out of the market. The National Association of Home Builders' latest "Priced-out Estimates" from January 2021 indicate a \$1,000 increase in the cost of a median-priced new home will further price 2,310 Colorado households out of the market.

Moreover, as you are likely aware, the costs of homebuilding have risen substantially. From lumber and concrete, to paint, copper, and gypsum – the primary materials used in homes – the costs are escalating and are projected to remain high for the foreseeable future. Lumber alone, while it has come down from its record high, is still roughly twice as high as it was in April 2020, adding \$29,833 to the price of an average new single-family home and an additional \$92 in monthly rent. The price of oriented strand board (OSB) has gone up nearly 500%.

If you combine the additional costs of lumber alone with the increased cost of the proposed construction tax, and factor in the higher cost of land and labor in the market, conditions that are not projected to improve anytime soon, future homeowners in Castle Rock can expect to pay, on average, more than \$50,000 more for a home compared to this time last year. This puts homeownership out of reach for tens of thousands of Coloradans and calls into question whether the Town's projected revenue could ever be realized.

There is a well-established expectation in Colorado that new development should pay for itself and the HBA Metro Denver and our members roundly support this precedent. But the current proposal under consideration by Council goes well beyond this practice and is now requiring future residents to subsidize police and fire services for the entire city, while existing residents pay nearly nothing. Even the town acknowledged this inequity during its July 6th Council meeting when it emphasized the inadequate level of property taxes existing Castle Rock residents are currently paying - an average of only \$40 per year.

It is important to note that new home buyers are already subsidizing the cost of public safety and emergency services for existing residents and have been doing so for years. The Town of Castle Rock imposes an impact fee on all new residences within the municipality - with the average single-family home paying over \$700 for fire, over \$370 for police service and hundreds more going to support municipal services, parks and recreation.

Furthermore, because the \$15,400 residential construction tax being proposed will be paid for through a 30-year mortgage by most homebuyers, the carried interest alone will cost future residents thousands of dollars more over the lifetime of their loan - bringing the actual cost to well over \$22,000 depending on interest rates.

If the town determines that an additional \$13 million in new tax revenue is necessary to support public safety programs in Castle Rock, we have no doubt that this is a worthy investment. But additional police and fire services benefit everyone, and the tax burden should be shouldered by all residents equally through a uniform mill levy increase and not solely on the backs of future residents who are unable to vote in the upcoming election.

Placing such a disproportionate burden on a small yet economically essential minority of the population will undoubtedly constrain future economic growth in Castle Rock and have long-term consequences for the quality-of-life of existing and future residents.

These include:

- A decline in new residential construction units.
- Increase in home prices to the detriment of aspiring residents who will be priced out of the market.
- Long-term declines in commercial and retail development due to reduced population growth.
- Millions in lost tax revenue from tap fees, building permit and sales taxes from reduced development.

In conclusion, we strongly encourage the Castle Rock Town Council to consider the implications of this ill-advised tax increase and its impact on the future of attainable housing within the Town. We also hope that the Town Council will fairly consider the true impacts of this measure on its merits and make rational decisions based on sound public policy and not merely political expediency. We are available for additional consultation with Town staff or council, as necessary.

Thank you for your time and consideration of our concerns.

Sincerely,



Ted Leighty
Chief Executive Officer
Home Builders Association of Metro Denver

Cc: David Corliss, Town Manager

From: Sarah Redmond [REDACTED]
Sent: Monday, July 19, 2021 4:42 PM
To: TownManager Mailbox
Subject: Re: 2021 Ballot Question Input

Hi Matt-

Thanks for your response. I have reported the road racing and suped up engines to the police many many times. They say they don't have enough staff.

The noise ordinance being violated has to do with town council. There should be a ban on these types of vehicles because of their loud noise that disturbs people through the night.

In our town, there are areas with these requirements such as brake mufflers in the very wealthy areas.

Thank you,

Kathy Redmond

Sent from my iPhone

On Jul 19, 2021, at 4:36 PM, TownManager Mailbox <townmanager@crgov.com> wrote:

Thank you for taking the time to provide your feedback regarding these potential ballot questions in this year's November election. Your input has been provided to Town Council as well. Town Council will consider these options at the July 20 regular meeting. You can find more information while keeping up to date at <http://CRgov.com/2021election>.

Regarding your vehicle noise concerns, please feel free to report these instances to the Town's nonemergency Police line at 303-663-6100. Additional information about the Town's noise ordinances can also be found under the Police section of FAQs at www.CRgov.com/FAQ.

Please feel free to let me know if you have any questions or additional comments as well. Thank you again for your time.

Matt Gohl

Special Projects Manager

Town of Castle Rock | 100 N. Wilcox St. | Castle Rock, CO 80104

303.660.1359 | mgohl@CRgov.com

From: Begley, Jeremy J. [REDACTED]
Sent: Monday, July 19, 2021 4:05 PM
To: TownCouncil Mailbox <towncouncil@crgov.com>
Subject: November 2021 Ballot Initiatives

Dear Mayor and Town Council,

I just wanted to write in to express my support for all of the ballot initiatives being proposed for November. All of these measures are given to the people to decide what they want. It is in the residents' hands. Give them this opportunity to have a voice at the ballot box and vote on these measures.

- I. Construction Tax
 - a. Highly supportive of this
 - b. Growth needs to pay for growth...not just some of it
 - i. This is a step in the right direction to make us more financially stable and not have to have new developments be used to help fund the past development needs
 - ii. Seems very prudent to make new construction contribute more toward the extra demand in goods/services on account of the new residents moving into our community
2. 0.1% Sales Tax for Open Space
 - a. Extremely supportive of this
 - b. Open space is an extremely important factor for many residents
 - c. Residents are asking for more open space in the community surveys year after year
 - d. Might as well put it on the ballot and let the residents decide for themselves how important this is to them.
 - e. This would give us the same tax rate of our neighboring communities.
3. Lodging Tax
 - a. Very supportive of this initiative
 - b. Let those visiting Castle Rock help fund our parks and recreation services through their stay. We have a lot to offer visitors, it seems fair to have some of our tourists help contribute to keep this town a special place to come and visit.
4. 10-year TABOR Timeout
 - a. Very supportive of this
 - b. Great use of TABOR refunds to help with community services (police, fire, EMS, transportation) that need a boost with a growing population
 - c. Transportation projects like the I-25 Crystal Valley Interchange is extremely important for our community and lessening the traffic burden on other roads like Plum Creek.

Thank you for your time in reading this.

Sincerely,

Jeremy

Jeremy J. Begley, PE | Civil Structural Engineer
Gannett Fleming, Inc. | 6400 S Fiddlers Green Circle, Suite 1750, Greenwood Village, CO 80111
[REDACTED]

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----- Original message -----

From: Carl Smith [REDACTED]
Date: 7/17/21 12:26 PM (GMT-07:00)
To: Tim Dietz <TDietz@crgov.com>
Subject: Forthcoming vote on Ballot Issues

Hello Councilman Dietz,

My name is Carl Smith and I live in the Carriage Hills neighborhood of Crystal Valley. My wife and I have lived here for three years. We both strive to be active in our HOA and in other areas. She serves as a volunteer with the Victims Advocate Program with the Police Department. I serve on the Special District Board for Crystal Valley and as a member of the Public Safety Commission. Personally, I have a Bachelor's Degree in Public Administration and have worked in local government for many decades. My wife and I choose Castle Rock over any other town in the State of Colorado when we retired. My wife has extensive service in operations and management positions in Nursing.

With those areas of involvement I would like to make some comments about the proposed ballot issues.

- Town Council will be asked to approve the first reading of the language for four ballot questions to be added to the November 2021 ballot:
 - New home construction tax – A tax of up to \$7 per square foot on permits for new single- and multi-family homes built in Castle Rock, to be used solely to fund 75 additional police and fire positions over the next five years, along with related equipment, training and operational needs. I fully understand the need for additional needs of both the Fire and Police Departments. I fully support those documented needs. I have read both the Police Department's Strategic Plan and the Fire Department's Master Plan, and listened to presentations by both Chiefs. Both are excellent presentations and documents detailing the current status of both departments and the forecasted needs due to growth. So the need is well established. I have several concerns about the \$7 a square foot tax.
 1. On a 2,500 square foot home in the end result, adds \$17,500 to the price of the home, much higher for larger homes. We both know this tax will be passed onto the home buyer. The costs of homes in Colorado is growing at a prenominal rate. This makes the home all the more out of the reach of many families.
 2. This tax is on residential properties only. Fire and Police service needs are typically greater for commercial property. This includes the number of responses, the number of personnel and equipment needed, the time involved, the equipment needed. Why are commercial properties excluded from this tax.? If both were included with this tax would not the tax on residential properties be reduced?
 - Lodging tax – A 6% tax on overnight stays of less than 30 days in Town, to use solely to bolster the Town's parks and recreation services, including park maintenance. This tax appears to be an appropriate tax for those staying in our lovely town. Even those on business trips are likely to use the Town's parks or recreational facilities.
 - 0.1% sales tax increase – An additional tax of one penny on every \$10 taxable purchase to use solely for open space and trails purposes, including for preserving open space. I do not know the percentage of sales tax that is paid for by residents, and paid for by visitors. This tax would be less of a burden for the residents for the entire amount of tax funds raised by the increase in sales tax. This seems to be a reasonable increase to take care of the Open Space and Trails which many of us use regularly.
 - 10-year TABOR timeout – Without raising taxes, temporarily lifting restrictions on Town revenues to use solely for police, fire, EMS and transportation purposes – including to construct a new interchange at Interstate 25 and Crystal Valley Parkway.

I am reluctant to support a 10 year TABOR Timeout. I know how difficult it is to obtain this Timeout. To support this I believe there needs to be a very specific plan on the amount of these funds and where they will be used for the entire 10 year period. I fully recognize that the New Home Construction Tax is dependent upon the Town's growth and desire to annex additional areas. That tax's future is questionable. So there will be a need for additional tax revenue to supplement the funds needed for the expansion of the two Public Safety Departments. So without a specific documented plan I would have difficulties in voting for this concept.

Overall, the Town is facing unprecedented growth. This growth needs to be paid for. Generally I think the proposals are on the right track but several need refinements to make them more equitable and thus acceptable to the voters.

Respectfully

Carl L. Smith


Sent from [Mail](#) for Windows 10

From: Justin Londagin [REDACTED]
Sent: Sunday, July 4, 2021 12:44 AM
To: TownCouncil Mailbox
Subject: Ballott Questions

After an e-mail notifying me about possible ballot questions for the upcoming November election, I am reaching out to the Town Council. I was appalled when I read the potential questions. I would speak in person on Tuesday, but I will be traveling due to work responsibilities. Therefore, I will bestow my opinions on each item.

1) New Home Tax: If you want to destroy the Town's growth, this is the precise way. If I am a buyer looking to build a home and my realtor informs me Castle Rock has a \$15K tax on my average size residence, I'm building someplace else. Question: will this tax be placed on new businesses? Or is the Town just taxing hardworking Coloradans who want to live the American Dream?

Where will this funding go? The Castle Rock Police and Fire. I will be okay with this once our police commenced enforcement of basic traffic laws. I served on the city council in Augusta, KS. Our police chief educated the council that traffic enforcement decreases crime. Eastborough, KS, has a strict speed limit policy. Any vehicle going 21 MPH in the 20 MPH speed limit town receives a ticket. Why? Because it kept the criminals out of the Town. Do you think a crook wants to risk pulled over? No.

2) Lodging Tax: This is the precise way to destroy tourism in our Town. Hotel chains are now including taxes in hotel rates when a traveler is examining nightly rates. Suppose I am a traveler or a business looking at hotel rates between two hotels. One in Castle Rock and one just a mere drive north of Town, I'm spending my money there. I'm spending my dining budget there. I'm shopping at Park Meadows.

3) .1% sales tax increase. Would you please stop it? You passed on a marijuana tax. You passed on a tobacco tax; when we are confronting a health crisis that is vaping? But you want to raise the tax I pay when purchasing a car or buying a snowblower at Lowe's?

4). TABOR timeout. First, I despise TABOR. It's a farce. It's why Colorado has some of the most defective roads I have driven on in the USA. I travel this country for my profession, and I know roads. But for you to get selfish and retain what TABOR allows citizens to be refunded, no.

Here is how you finance your city:

1) Notify the police chief to institute a strict no speeding policy. For example, pull over and ticket every driver driving 3 MPH over posted speed limits.

2) Run enforcement in all school zones weekly.

3) Enforce all "No Right Turn on Red" signs. I banter with my wife that the Town could fund its entire budget by enforcing the "No Right Turn on Red" at Founders and Allen. I challenge you each to sit at that intersection for one hour during the day and count how many drivers break that law.

4) Enforce the fundamental traffic law of turning into the first available lane. Again, I invite you each to sit at the intersection of Prairie Hawk and Meadows Parkway. Count how many motorists violate this law. But, considering I have seen Castle Rock's police department violate this law in their police vehicles, I suspect they will not enforce this law.

5) Raise all traffic fines by 50%. The increase can be done without a vote of the people.

6) Allow marijuana dispensaries. The Town voters are already driving north to buy the product. Douglass County only has a ban of dispensaries in unincorporated sections of the county.

7) Increase the tax on all vaping products to decrease teen vaping use.

I ask you to read this letter during the town council meeting on Tuesday. Remember, you are employed by the 75,000 plus citizens of Castle Rock and me.

Justin Londagin
1503 Prairie High Rd
Castle Rock, CO 80109
316-734-1493