

Election — November 7, 2017

**City of Lafayette  
Ballot Issues**



**League of Women Voters®  
of Boulder County**

*The League of Women Voters is not responsible for the accuracy or fairness of the arguments of either side.*

**Ballot Issue 2A  
Open Space Extension**

WITHOUT INCREASING ANY TAX RATE, SHALL THE CITY OF LAFAYETTE'S EXISTING 0.25% SALES AND USE TAX FOR OPEN SPACE, KNOWN AS THE LEGACY TAX OR AS THE LEGACY OPEN SPACE TAX, THAT IS CURRENTLY SCHEDULED TO EXPIRE ON DECEMBER 31, 2024, BE EXTENDED INDEFINITELY, WITH THE REVENUE FROM THE LEGACY OPEN SPACE TAX TO CONTINUE TO BE USED SPECIFICALLY (1) FOR THE PURPOSE OF ACQUISITION BY THE CITY OF LAND FOR USE AS OPEN SPACE, WITH THE DECISION AS TO WHAT PARTICULAR PARCELS OF LAND, IN WHAT LOCATIONS, AND IN WHAT PRIORITY TO BE MADE BY THE CITY COUNCIL; AND (2) FOR THE PURPOSE OF MAINTENANCE BY THE CITY OF ITS OPEN SPACE LANDS, AND, IN CONJUNCTION THEREWITH, TO PAY BONDS OR MULTIPLE-FISCAL YEAR FINANCIAL OBLIGATIONS FOR EITHER OF SUCH PURPOSES; AND WITH THE REVENUE FROM THE LEGACY OPEN SPACE TAX AND ANY INVESTMENT EARNINGS THEREON TO CONSTITUTE A VOTER-APPROVED REVENUE AND SPENDING CHANGE UNDER, TO BE

COLLECTED AND SPENT EACH YEAR WITHOUT LIMITATION BY THE REVENUE AND SPENDING LIMITS OF, AND WITHOUT LIMITING THE COLLECTION OR SPENDING OF OTHER REVENUES OR FUNDS BY THE CITY UNDER, ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

**Major provisions**

Voting "YES" for this issue will continue the current 0.25% sales tax for the purchase and maintenance of Open Space in Lafayette. No additional taxes will be levied.

**Background**

This "Legacy Open Space Tax" has allowed Lafayette already to purchase 579 acres of open space in the past decade, including the recent purchase of the Mayhoffer farm property. Since the 1980's, this sales tax and its extensions, allowed the purchase of a total of 1,370 acres to date. An additional 587 acres of land have been identified for future purchase.

**Those IN FAVOR say**

1. Land development in and around Lafayette is growing so preservation of open space is essential. Open space contributes to the high quality of life in Lafayette; protects wildlife habitat and sensitive stream ecosystems; provides space for local agriculture; and serves as a buffer between Lafayette, and Erie and Louisville.
2. This is not an additional sales tax, but a continuation of a current tax, which will provide a guaranteed source of ongoing funding to purchase available lands and maintain current and future open space lands.

**Those OPPOSED say**

No organized opposition has been identified.

**Ballot Issue 2B  
Storage Tax**

SHALL THE CITY OF LAFAYETTE'S TAXES BE INCREASED BY \$180,000 ANNUALLY IN THE FIRST FULL FISCAL YEAR (2018) AND BY WHATEVER AMOUNTS ARE RAISED ANNUALLY THEREAFTER, BY THE IMPOSITION OF AN EXCISE TAX ON THE RENTAL OF INDOOR OR OUTDOOR STORAGE SPACE, OR THE SALE OF STORAGE SERVICES, WITH SUCH TAX BEING IMPOSED AT THE RATE OF 3.5% OF THE PRICE PAID FOR STORAGE OR STORAGE SERVICES, AND THE PROCEEDS USED TO FUND PROGRAMS OF THE CITY THAT PROMOTE AND ADVANCE CULTURAL ARTS, HISTORIC PRESERVATION AND LOCAL HISTORY MUSEUMS, INCLUDING THE MINERS MUSEUM; AND WITH THE REVENUE FROM SUCH TAX AND ANY INVESTMENT EARNINGS THEREON TO CONSTITUTE A VOTER-APPROVED REVENUE AND SPENDING CHANGE UNDER, TO BE COLLECTED AND SPENT EACH YEAR WITHOUT LIMITATION BY THE REVENUE AND SPENDING LIMITS OF, AND WITHOUT LIMITING THE COLLECTION OR SPENDING OF OTHER REVENUES OR FUNDS BY THE CITY UNDER, ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

**Major Provisions**

Voting "YES" for this issue will levy an excise tax of 3.5% on those who use indoor/outdoor storage facilities within the city's boundaries and a dedicated fund will be established to support historical preservation and the arts in Lafayette.

**Background**

The provision of storage spaces and storage services to the public has resulted in the increased use of streets, traffic, and demands upon municipal services such as police and fire protection and has substantial effect upon the expenditures budgeted by the City including discretionary municipal programs.

**Those IN FAVOR say**

1. Persistent constraints on the City's general fund for essential services, such as fire fighters, police officers, street maintenance, and clean water supply, given the increasing population, make it necessary to fund cultural and historical programs another way.
2. Similar entities [Louisville, Broomfield, Westminster] employ an excise tax on storage facilities, providing equitably raised, dedicated revenue for city programs.

**Those OPPOSED say**

No organized opposition was identified.

**Ballot Issue 2C  
Street Improvement  
Revenue Bonds**

SHALL THE CITY OF LAFAYETTE'S DEBT BE INCREASED \$9,000,000, WITH A REPAYMENT COST OF \$10,400,000, (THE MAXIMUM AMOUNT OF PRINCIPAL AND INTEREST TO BE PAID OVER THE LIFE OF THE DEBT) OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, WITHOUT ANY INCREASE WHATSOEVER IN THE RATE OF ANY CITY TAX FOR THE PURPOSE OF PAYING THIS DEBT, FOR THE PURPOSES OF (1.) REPAIRING AND IMPROVING EXISTING CITY STREETS; (2.) ACQUIRING, INSTALLING OR COMPLETING TRAFFIC AND SAFETY CONTROL DEVICES; AND (3.) REPAIRING AND IMPROVING EXISTING PUBLIC PARKING LOTS, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND RELATED FACILITIES, EQUIPMENT, LAND AND EASEMENTS; BY THE ISSUANCE OF REVENUE BONDS OR MULTIPLE-FISCAL YEAR FINANCIAL OBLIGATIONS TO BE PAYABLE FROM THE REVENUES OF THE CITY ALLOWED BY THE CITY'S HOME RULE CHARTER, TO MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND TO BE ISSUED, DATED AND SOLD AT, ABOVE

OR BELOW PAR, IN ONE OR MORE SERIES, AND AT SUCH TIME OR TIMES AND IN SUCH MANNER AND CONTAINING SUCH TERMS NOT INCONSISTENT HEREWITH, AS THE CITY COUNCIL MAY DETERMINE; AND IN CONNECTION THEREWITH TO COLLECT AND SPEND THE PROCEEDS OF SUCH DEBT AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS WITHOUT LIMITATION BY THE REVENUE AND SPENDING LIMITS OF, AND WITHOUT AFFECTING THE CITY'S ABILITY TO COLLECT AND SPEND ANY OTHER REVENUES OR FUNDS UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

**Major Provisions**

A "YES" vote means the City of Lafayette can increase its debt by \$9 million, to repair and improve city streets and parking lots and to acquire and install additional traffic and safety control devices. This bond will not increase taxes.

**Background**

Lafayette's Public Works Department maintains over 100 miles of local and regional roads. Lafayette residents passed a bond issue in 2007 to fund street improvements and repairs. It will be fully repaid in 2019. The proposed new bond, coupled with ongoing sales tax revenues, will provide the funds necessary to complete an additional 21 improvement or repair projects proposed to include 12 streets, 5 traffic signals and 4 public parking lots.

**Those IN FAVOR say**

1. A growing population stresses the roads and public parking lots. The General Fund cannot cover all the costs for repairs, improvements, and safety matters at once. The bond would allow timely repairs and improvements and avoid causing more damage, roadway hazards and loss of parking lot usability.
2. According to the City's pavement management database, which rates each road as to its condition and cost of repairs,

the City's roads need \$25.1 million in repairs. Also, new traffic and safety control devices must be purchased and installed. Engaging in repairs on a year-to-year basis will cost more and the damages to the roads will likely increase with lack of repair.

3. The City of Lafayette has an excellent bond rating and proven record of accomplishment of sound fiscal management. Therefore, fiscally responsible repayment is not likely a problem, given the history, even during the Great Recession.

**Those OPPOSED say**

No organized opposition has been identified.

**Ballot Question 2D**  
**Compensation of Mayor and Councilors**

Shall Section 4.3 of the Lafayette Home Rule Charter be amended to provide that in the absence of an ordinance setting compensation for the Lafayette City Council, the monthly compensation for members of the Lafayette City Council shall be increased or decreased, in all even-numbered years, by the same collective percentage rates as the budgeted compensative adjustments provided to the general employees of the City for the immediate two calendar years?

**Major Provisions**

A vote "YES" means a method to determine the compensation for Lafayette City Council members will be set in keeping with that of the City's general employees' compensation schedule, for the next two years.

**Those IN FAVOR say**

1. Service on City Council requires a significant amount of time and personal resources which should be compensated in a defined and reliable method.

2. Appropriate compensation encourages a greater pool of candidates, increasing potential for diversity of citizens willing to undertake service to the City.
3. The link to adjustments for general employees of the City provides a mechanism that considers such factors as cost of living changes and the general financial condition of the City.

**Those OPPOSED say**

No organized opposition has been identified.

**Ballot Question 2E**  
**Residential Growth Management**

Shall the existing residential growth management restrictions of Chapter VI of the Lafayette Home Rule Charter be amended to extend and retain the aggregate building permit cap for the six (6) year period between January 1, 2019 to January 1, 2025 and to remove from its restrictions developments that restrict at least 40% of the dwelling units as affordable dwelling units?

**Major provisions**

A "YES" vote means the residential growth management section of the City's Home Rule Charter would be amended to retain the total building permit cap, with its current affordable housing allowance, and extend it from January 1, 2019 to January 1, 2025. Also, the section would be amended to allow City Council to give an additional exemption from the permit cap, those housing developments meeting the requirement of at least 40% of new construction dwellings to be permanently affordable dwelling units.

**Background**

The growth management cap is set at a building permit maximum of 1200 dwelling

units per 6year period. Currently, the City Council can exempt up to 50 permits, from the 1200 permit limit, if they are for permanently affordable housing units. Provision of affordable housing is a high priority and has led to the proposed amendment, which adds the option for City Council to also exempt housing developments that include at least 40% permanently affordable housing units.

**Those IN FAVOR say**

1. Approval of the extension of the City's residential growth management system before it expires, gives stability to and facilitates, the planning process for the next six-year cycle.
2. Approval of the amendment to allow City Council to exempt housing developments, including a substantial percentage of affordable housing units, will encourage orderly development of affordable housing.

**Those OPPOSED say**

No organized opposition was identified.

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