

NCA Analysis on the Current Niwot Incorporation Proposal

Election Primer

A group of local citizens has formed a committee with the purpose of advancing a plan for the incorporation of Niwot - making Niwot a city. The committee is named "The Niwot Incorporation Committee". You can view complete details of their proposition at www.niwot.town.

As part of our commitment to inform our members and the community on issues that could impact them, the Niwot Community Association (NCA) has formed a committee to meet with stakeholders, research legal policies, and analyze each of the components of the proposal. Over the coming months we will publish results of ongoing research to help the citizens of the greater Niwot community be well informed.

**The NCA did not initiate the current incorporation effort
and neither endorses nor opposes it.**

The NCA board does not advocate or endorse any specific issue or candidate. Information is being provided to fulfill our charter as a conduit of information so that the public can be well informed. When appropriate, the NCA will conduct community surveys to gauge sentiment, gather feedback, and collect questions for issues that need additional clarification.

The 2026 Ballot

**Vote for all issues and candidates
regardless of how you vote on incorporation**

Ballots for this November's election will arrive in the first half of October and must be returned no later than 7 p.m. on Election Day, November 3, 2026.

(<https://bouldercounty.gov/elections/information>)

In addition to federal, state, and local ballot issues, on the subject of Niwot incorporation there will be 8 ballot issues. The 8 issues are:

1. Should Niwot incorporate

2. Should a home rule charter commission be formed
3. Vote for 9 Charter Commissioners from a list of 28 candidates
(total number of candidates subject to change)
4. Authorize sales and use tax
5. Authorize property tax
6. Authorize marijuana sales tax
7. Authorize revenue retain and spend all revenues
8. Authorize debt via bond for road maintenance & repair

If ballot issue #1 fails, then the results of all other issues and candidates are moot, but ...

**** You need to cast a vote for all issues and candidates ****

If you vote NO on ballot issue #1, you are **NOT** relieved from voting on every other issue and candidate on the ballot.

If ballot issue #1 passes, your votes on the remaining issues and candidates are counted regardless of how you voted on incorporation.