

Come connect with us!

We meet every Sunday at
14960 Woodcarver Road 80921
(just west of I-25 off Baptist Road)
Connection and Fellowship 9:30 am
Free donuts and coffee before the service!
Main Service: 10 am



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GALLERY 132

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UPCOMING EVENTS

15 Nov – Ribbon Cutting, 4-6pm
25 Nov – Shop Small Saturday
2 Dec – Small Town Christmas
9 Dec – Ice Carving Event, 12pm

251 Front St, Monument

www.gallery132.com

OMG! What an Estate Sale!

Personal Property of the late Patti Harrison
1770 Pinnacle Ridge Dr., Colorado Springs, CO 80919
Nov. 9-12
Thu-Fri 9:30-6:00
Sat.-Sun. 9:30-5:00



SHOPPER'S PARADISE SALE!

ONE STOP HOLIDAY GIFT BUYING: Well over one thousand (1,000) brand new in boxes, unused or 'new with tags' **HIGH-QUALITY, NAME-BRAND ITEMS.**

TOOLS/WORKSHOP (many new in the box): Large assortment of Festool & accessories; Fein tools; Hitachi miter saw with bench; Porter Cable & Milwaukee; many Dremel tools & attachments; multiple new Craftsman tool cabinets and tools; Klein tools; Rockwell; Kohler stainless sink; two Gladiator refrigerator/freezers; Karcher pressure washer; Many, many other new tools, appliances, gadgets & gizmos + metal storage shelving... **Three-car garage is full!**

FURNITURE Ethan Allen Arts & Crafts style cherry furniture: Armoire, cupboard, dressers, chests, dining room suite, shelving, jewelry armoire, end tables, mirror, four-poster bed and display cabinet; quality Indonesian teak; cool large industrial tables; sleek wooden office work station & shelving; great bar cabinet with accessories; contemporary queen & king beds; canopy bed; poker/game table; tall stainless steel 'dental' cabinet; extra-tall room dividers; leather chair/ottoman.

KITCHENWARE: Tremendous amount of NEW appliances, utensils, European cookware, meat slicers, blenders, juicers, Staub cast iron pots, fine copper cookware, specialty tea & coffee machines; fancy Wilton decorating & baking items; many Riva accessories; storage room jam-packed with hundreds & hundreds of 'new in package' items; beautiful, large quantity of red pottery dishes; wine and candle accessories.

HOUSEHOLD/BUSINESS SUPPLIES: New, sculpted area rugs; Stadler Form humidifiers, purifiers, heaters, fans & misters; Euro lighting & chandeliers; new household giftware; new potter's wheel; new in box homebrewing kit; lots of new in packages bedding & linens; enormous quantity of business supplies; tall cherry wood corner shelving.

ALSO: Wooden dinghy sailboat; lots of totes, satchels and bags new with tags; boatload of jewelry; unused LEAOS electric bike from Italy/Germany; exercise equipment; boxed snow bike; variety of electronics; mounted telescope; vintage clothing & shoes; Yeasu ham radio. And so much more...**DON'T MISS IT!**

Triview (cont. from page 1)

Sept. 29 and Oct. 5 special meetings

The special meetings on Sept. 29 and Oct. 5 consisted of a board workshop discussion of water rates and fees and an executive session to confer with the district's attorney, Gary Shupp, regarding legal advice on personnel matters. Water attorney Chris Cummins of Monson, Cummins & Shohet LLC, and engineer John McGinn of JDS Hydro Consultants Inc. advised the board in the water rates and fees workshops. Remington did not attend either meeting.

Remington's status
At the beginning of the regular Oct. 10 meeting, President Reid Bolander explained, "Some of our vagueness and lack of knowledge is because the district has been without a manager in some regards for about a month. Valerie has been on leave. The staff has been doing an awesome job with issues as they come up, and the board has also been trying to jump in and provide certain guidance to staff, but there is some segment of being a little bit rudderless. Hopefully this will be remedied fairly soon. We do have a manager, and the manager has been on leave for the last month."

Part of the scheduled roads maintenance may be delayed

On Oct. 10, Director Jim Otis said that last winter, the district made plans to complete \$830,000 in roads maintenance starting in April 2017. However, "a series of frustrating events" kept delaying the start of the project. These events included late deliverables from Terracon Consultants Inc., which did the road assessments, a low number of bids, higher bid amounts than Terracon had estimated, and miscommunication between Terracon and the roads contractor who was selected. "This is just basic Project Management 101 issues," he said.

Now that the weather is growing cool, the cape seal weatherproofing work and the few sections of more intensive road repair might need to be delayed to 2018. (Cape seal is like chip seal, but with another layer of oil on top.) However, Secretary/Treasurer Marco Fiorito said the district did still anticipate timely completion of the concrete pan work that had been scheduled for 2017.

Note: Later, on Oct. 18, McGrady said that the district does still hope to get \$300,000 of the repairs done in 2017. See below.

Water rates increase needed to encourage conservation, pay for actual costs

Bolander explained that the district needed to increase its water enterprise fund revenue by \$300,000 over the next three years to make up a consistent shortfall, since current revenue is not high enough to cover the actual cost of producing the water. He said the water fund is losing money every year and was being artificially supported by general fund revenues. "We went years without a water rates increase (to cover operations costs), and we were too low to begin with. We need to get back in equilibrium," he said. Fiorito said the cost of water and electricity for pumping has increased every year, so everyone needs to help with that.

Note: A similar situation occurred in the Town of Monument's water service area west of I-25, and after a drawn-out series of debates starting in 2015, water rates increases were ultimately approved by a divided vote in 2016. See www.ocn.me/v15n11.htm#mbo1005, www.ocn.me/v16n4.htm#mbo0307. The Triview board consensus was to encourage dis-

trict residents to conserve water to protect declining supplies in the Denver Basin aquifer. McGinn provided more examples to follow up with the two previous water rates workshops. "You need a new rate structure that makes sense," he said.

McGinn showed examples of low, medium, and high water users for the district. Overall, Triview ought to see its typical water user characteristic be reduced by 10 to 15 percent, because, "Your users tend to use more water than in comparable water districts." The current average single-family home uses 0.45 acre-feet of water a year (AF/year); he hopes this will drop to 0.3 AF/year. In the winter, all Triview users are similar, using about 5,000 gallons a month. However, due to turf grass irrigation in the summer, residents each use anywhere between 10,000 and 35,000 gallons a month, he said. For comparison, see Academy Water and Sanitation District article on page 14.

Here is a summary of the proposed rates, on which there will be a public hearing on Nov. 14:

- Base rate: increase from \$20 to \$22/month, a 10 percent increase
- Block 1: 0-6,000 gallons – rate change to \$3.66/1,000 gallons, a 4 percent increase
- Block 2: 6,001-15,000 gallons a month – \$4.62/1,000 gallons, a 6 percent increase
- Block 3: 15,001-30,000 – \$8.44/1,000 gallons, a 9.5 percent increase
- Block 4: 30,001 gallons and higher – \$13/1,000 gallons, combines the two highest current blocks, a 23 to 49 percent increase

In this inverted block structure, all residents would pay \$3.66 per thousand gallons for the first 6,000 gallons, but people who use more water and climb into the higher volumetric tiers will pay more per 1,000 gallons for that water.

McGinn said this new structure would increase conservation pressure on upper-end users:

- The lowest 50 percent of residential users would see a 7-9 percent total increase.
- The next 27 percent would see an 8-13 percent increase.
- The top 10 percent of users would see a 15-22 percent total increase.

The commercial base rate would also increase by 10 percent and the consumption charge would increase to \$3.93/1,000 gallons.

These changes would probably increase revenue by \$90,000 to \$105,000 a year, depending on how price elasticity affected individuals' water use. Many residents will either make temporary or permanent changes when the new rates go into effect. Permanent changes include installing low-flow devices and changing landscaping to more xeric grass and plants or even artificial turf or rocks, he said.

Residents who would like more detailed information before the Nov. 14 water rates hearing should contact the Triview office.

Renewable water fee discussed

The directors also discussed the implementation of a new renewable water fee of \$20 to \$28 per month per residence. Vice President Mark Melville said at \$28 it would take about 15 years to pay the \$6.5 million in principal and \$2 million in interest owed on the 500 shares of Fountain Mutual Irrigation Co. (FMIC) renewable water shares purchased in December. See www.ocn.me/v17n1.htm#tvmd, www.ocn.me/v17n3.htm#tvmd.

McGinn said that although that renewable water fee had no relationship with actual water use, it would have a huge psychological impact and would still cause people to reduce their water use.

It is very appropriate that this district implement a fee to help pay for renewable water, McGinn said. This fee would go away when the loan is paid off in about 15 years, Fiorito said.

Note: Neighboring Woodmoor Water and Sanitation District (WWSA) residents were required to start paying a Renewable Water Investment Fee (RWIF) of \$45/month in 2012 to pay for WWSA's purchase of about 3,500 AF of renewable water in the JV Ranch in 2011 in southern El Paso County. See www.ocn.me/v11n6.htm#wwsd, www.ocn.me/v13n1.htm#wwsd.

Note: Like Triview, WWSA does not have physical infrastructure to import that water, nor a local storage location for its renewable water. These entities, along with the Town of Monument and others, are discussing ways they could combine forces by creating a local water authority to "regionalize" solutions to bring renewable water to the Tri-Lakes area. For example, see related Oct. 9 and 16 Monument Board of Trustees article on page 19, www.ocn.me/v17n7.htm#tvmd, www.ocn.me/v17n10.htm#mbo0918.

Criteria for water required from developers
Cummins said that "on paper," Triview already owns more Denver Basin groundwater (aquifer) rights than

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