

and Bureau of Reclamation requests.

Donala-Triview joint board meeting confirmed

The first joint meeting between the directors of the Donala board and the Triview Metropolitan District has been tentatively set for Sept. 26 at 5:30 p.m. Yoder offered to host the meeting in the WMMI conference room, which holds 85 people, at 225 North Gate Blvd., Colorado Springs (719) 488-0880. Main: 719.488.0880.719) 488-0880.

There was consensus to propose using the WMMI conference room to the Triview directors as the location of their Sept. 26 meeting. This will be a public meeting and the final date, time, and location will be posted by both districts.

There was also board consensus to prepare for this joint meeting by adding a preparation discussion item to the agenda for the next regular Donala board meeting on Sept. 20 at 1:30 p.m. in the district conference room at 15850 Holbein Drive.

Financial reports

Director Dennis Snyder asked about projected tap fee revenue for the rest of 2018. President Ken Judd noted that lot sales for the "Gleneagle golf course" development are ahead of projections, with people only buying and holding these lots for now. Only one lot is under excavation at this time among the properties of Scott Gratrix of Westbrook Capital Holdings and G&S Development. For more information, see the article on the Aug. 7 Board of County Commissioners meeting on page 20 and www.ocn.me/v18n6.htm#dwsd.

Academy Water and Sanitation District will start delivering about 40,000 gallons per day of sanitary sewer wastewater flows to UMCRRWTF when Academy's new lift station and force main are completed in September. Academy will pay Donala for using a small percentage of the UMCRRWTF organic treatment capacity owned by Donala under an intergovernmental agreement between these two districts. The other two co-owners of UMCRRWTF

are the Triview and Forest Lakes Metropolitan Districts. Donala employees run both UMCRRWTF and all of Forest Lakes water and wastewater operations.

There was a brief discussion about how operational wastewater treatment costs and capital costs are paid by the three UMCRRWTF owner districts and documented in monthly UMCRRWTF budget reports. Triview and Forest Lakes make advance quarterly payments into separate wastewater treatment holding accounts, then actual monthly wastewater flow-based treatment costs are deducted from these holding accounts as the quarter progresses.

But a significant portion of capital costs occur later in the calendar year due to cold weather restrictions in the winter and spring. End-of-project invoices may not be received by Donala until after the end of the calendar year. Payments of these latter invoices received after Dec. 31 then must be applied back to the previous budget year by the district accountants and the district auditor. These normal delays in capital project invoicing and actual expenditures until the next year can significantly skew the total percentage expended to date in the monthly reports that the board looks at during the fourth quarter of the budget year, while preparing the budget for the next calendar year.

There was consensus to use the more complete draft report that was prepared for this meeting on a recurring basis from now on.

The interest rates of return for the first two quarters for the district's capital preservation investments in Donala's portfolio with Chandler Asset Management were all substantially increased from under 1 percent for the past several years:

- General fund—2.47 percent
- Debt Fund—2.41 percent
- Bond Project Fund—1.77 percent

For more information on these three projects, see www.ocn.me/v18n7.htm#dwsd

The meeting adjourned at 2:52 p.m.

The next board meeting will be held at 1:30 p.m. on Sept. 20 in the district conference room at 15850 Holbein Drive. Information: 488-3603 or www.donalawater.org. Meetings are normally held on the third Thursday of the month.

Jim Kendrick can be reached at jimkendrick@ocn.me.

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Donald Wescott Fire Protection District, Aug. 21

"De-Gallagherization" resolution fails

By Jennifer Kaylor

The "de-Gallagherization" resolution generated discussion for the Donald Wescott Fire Protection District board at an Aug. 2 special meeting and the regular board meeting on Aug. 21. Director Larry Schwarz updated the board regarding talks of combining Wescott with the Tri-Lakes Monument Fire Protection District (TLMFPD).

Northern sub-district muddies de-Gallagherization

Legal Counsel Matt Court explained that, because the northern sub-district was created as an "overlay" of the original district to serve legal purposes in the November 2017 mill levy election, Wescott is technically obligated to run two separate elections on Nov. 6. The board, representing two different voting bases, two different certified mill levies, and two different governmental entities, has four options concerning the resolution to de-Gallagherize:

- To hold no election at all.
- To hold an election within the district to de-Gallagherize the 7 mills.
- To hold an election within the sub-district to de-Gallagherize the 14.9 mills.
- To hold two elections, one for the district and one for the sub-district, to de-Gallagherize the full 21.9 mills.

Consequently, Wescott would incur expenses for two elections and be required to establish two intergovernmental agreements with El Paso County. Director Gary Rusnak noted that Wescott might also face passage of one ballot question and not the other, which would confuse an already very confusing situation.

Background: The Gallagher Amendment dictates that Colorado's total property tax revenue must maintain a 45 percent residential and 55 percent nonresidential balance. Because the nonresidential assessment rate is fixed, the residential assessment rate (RAR) is lowered to maintain the 45/55 balance as property values increase. A vote to approve de-Gallagherization would allow Wescott to "float" or maintain the current RAR of 7.2 percent and not be subject to the amendment's potential future rate decreases.

The board discussed the pros and cons of the resolution extensively. Chief Vinny Burns and Assistant Chief Scott Ridings voiced support for adopting the de-Gallagherization resolution, citing the 6.11 percent RAR predicted for 2019 as a guarantee of lost revenue. Countering the notion that a financial crisis is imminent, some directors promoted potential mill levy increases to offset future revenue losses, if they occur. Others expressed concerns that the district had insufficient time to educate the public regarding the complexities of the ballot question (the district would not be permitted to advocate its position once the resolution is certified; the

deadline for certification was Aug. 28). Court added that legislative changes are being considered, but any legislative action would be slow and require statewide voter approval.

The board received additional legal counsel regarding de-Gallagherization during an executive session. Upon returning to open session, Director Joyce Hartung moved to proceed with the de-Gallagherization resolution. Her motion was not seconded. The board's inaction combined with election deadlines preclude Wescott from participating in the Nov. 6 election, thus the de-Gallagherization resolution quietly failed.

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