

plants via a new pipeline using gravity-driven flows. All wastewater from Palmer Lake Sanitation District, Woodmoor Water and Sanitation District (WWSD), Monument Sanitation District (MSD), and Triview Metropolitan District—which all cover sections of the Monument—goes to either the TLWWTF or UMCRW-WTF. See [www.ocn.me/v18n12.htm#msd](http://www.ocn.me/v18n12.htm#msd), [www.ocn.me/v18n12.htm#tvm](http://www.ocn.me/v18n12.htm#tvm).

Tharnish said that the town is not in the wastewater business, but he hoped CSU would also make agreements with local water districts including the town to return clean water back. That will involve a separate level of more complicated legal negotiations. He said the town has a right to certain return flows, and if water treatment is done at a CSU treatment plant, they need to figure out how to provide return flows as either non-potable water or drinking water. Currently the town uses excess return flow for paper water exchanges.

Tharnish said this project could mean the town would not need to construct the reuse treatment plant that he has previously discussed, possibly saving the

town up to \$9 million. This solution, which has not yet been approved by CSU, could mean the town would have to invest in a return-flow pipeline with shared costs among several water entities of \$1 million to \$2 million. “This is a major financial advantage if we can make this happen,” said Tharnish.

The only disadvantage to this project that Tharnish could foresee is having to find a way to store more water than the town does now.

#### Checks over \$5,000

Checks written for over \$5,000 since Dec. 17:

- Triview Metropolitan District—Sales tax for October, Motor Vehicle Sales Tax for November, Regional Building Use tax for November, \$198,860
- AECOM Technical Services, \$6,626

#### Public comments

During public comments resident Nancy Swearngin asked that since the town has its own legal counsel onboard now, if Clark, who has said in meetings she is consulting her own personal attorney, would use the town’s counsel instead. She wished Clark had

been in attendance at the meeting so she could ask her directly.

Eric Metzger, owner of Simple Computer Repair, requested that the board shop locally, especially with respect to the town’s IT department. Metzger said he’s seen the amount of money spent by the town for IT services contracted with an Aurora business and said he could meet six of out the eight objectives set out by the town for its IT department.

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The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Monday of each month at Monument Town Hall, 645 Beacon Lite Road. The next meeting is scheduled for Jan 7. Call 884-8014 or see [www.townofmonument.org](http://www.townofmonument.org) for information. To see upcoming agendas and complete board packets for BOT or to download audio recordings of past meetings see, <http://monumenttownco.minuteson-demand.com> and click on Board of Trustees.

Allison Robenstein can be reached at [allisonrobenstein@ocn.me](mailto:allisonrobenstein@ocn.me).

### Palmer Lake Town Council, Dec. 13

## Bridge project receives extension

By James Howald and Jackie Burhans

The Palmer Lake Town Council’s final meeting of 2018 began with a moment of silence in remembrance of Kevin Rudnicki, a local youth whose disappearance brought the community together in a prolonged search for him, and whose remains were recovered earlier in December near Mount Herman. Then the council heard information about the status of the planned bridge that will link the town of Palmer Lake with the adjacent park and voted on a resolution setting the town’s mill levy for 2019. Finally, progress was reported on the issue of parking at the trailhead to Limbaugh Canyon, a topic that provoked many comments and proposed solutions from the local hiking community in previous council meetings.

#### Bridge construction gets final extension

In response to a question from resident Dee Banta, Town Administrator Cathy Green-Sinnard told the board she had filed for a 15-month extension on the bridge construction project, the final extension that would be allowed. Several issues remain to be resolved, she said, including the use of a flagman provided by the railroad during construction of the bridge and a charge from the railroad related to the

airspace over the bridge.

Green-Sinnard also said an additional \$75,000 to \$100,000 must be raised to complete the project, adding that Awake the Lake had committed to raising the necessary funds.

According to Green-Sinnard, these issues, and others, are covered by the contract between Awake the Lake and the general contractor.

Speaking on behalf of Awake the Lake, Cindy Graff pointed out that most of the issues preventing completion of the bridge project were due to unexpected requirements imposed by the railroad.

#### Mill levy for 2019 adjusted

Town Finance Officer Valerie Remington told the council that she had received financial information from the state that relates to the town’s mill levy. In the previous year, she said, the mill levy had to be temporarily adjusted downward to 21.135 to avoid exceeding the upper limit on revenue increases that the Taxpayer Bill of Rights (TABOR) imposes. For 2019, the mill levy could return to 21.238 without exceeding the TABOR limit, Remington said.

The board unanimously passed Resolution 17 of 2018, establishing 21.238 as the mill levy for 2019.

#### Hikers get improved parking at trailhead

During public comments, Carissa Gallardo, speaking on behalf of the hiking community, told the council that issues about parking at the Limbaugh Canyon trailhead had been resolved through discussions with the Forest Service and with the town of Palmer Lake. The road at the trailhead is actually on National Forest property, she said, and the Forest Service wanted to allow parking for three to four cars.

Green-Sinnard said the barriers to parking presently in place would be removed, and signs indicating where to park would soon be installed.

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The council is scheduled to hold two meetings in January 2019, on Jan. 10 and on Jan. 24 at 6 p.m. at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month, with the second meeting organized as a working session. Information: 481-2953.

James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me).

Jackie Bruhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me).

### Forest Lakes Metropolitan District and Pinon Pines Metro Districts 1, 2, and 3, Dec. 3

## 2019 budgets approved; O&M costs climbing as expected

By Natalie Barszcz

The 2019 budgets were among many resolutions approved Dec. 3 by the boards of Forest Lakes Metropolitan District (FLMD) and Pinon Pines Metropolitan Districts 1, 2, and 3 (PPMD 1, 2, 3). The boards held public budget hearings, made amendments to the 2018 budgets, and discussed the rising operation and maintenance (O&M) costs happening as the district grows. The districts’ manager, Ann Nichols, said, “FLMD will not be asking for any water rate increase or service development fees until they know the true cost of running the Surface Water Treatment Plant.” All mill levies for “The Pinons” will remain unchanged for 2019.

FLMD is the half-acre operating district that owns and is responsible for the public infrastructure, water, wastewater, storm drainage, parks and trails, landscaping, and streetlight services for the residents of PPMD 1 and PPMD 2, the residential districts, which are in unincorporated El Paso County, and PPMD 3, the commercial district, which lies mostly within the southwest town limits of Monument. “The Pinons” are financing districts and provide no services except to collect property taxes.

Board members for FLMD, PPMD 2 and 3 are: President George Lenz, executive vice president of finance of Classic Homes; Secretary James Boulton, vice president/project manager of Classic Homes; Assistant Secretary and Treasurer Doug Stimple, CEO of Classic Homes; and Assistant Secretary Joe Loidolt, president of Classic Homes. One board member vacancy exists in all three of these districts.

PPMD 1 board Directors include residents Mike Hitchcock and Mike Slavick alongside Lenz, Stimple and Loidolt.

Ann Nichols is the manager for all four districts. At this meeting, the board unanimously approved

Nichols’ professional administrative services contract for 2019.

#### FLMD and PPMD 3 amended budgets for 2018

Nichols informed the board of her only amendment to the 2018 FLMD budget, an increase of \$1.098 million for the funding of surface water treatment plant engineering. The proposed increase brought the General Fund expenditures for the operations of FLMD to a total of \$11.938 million for 2018.

Nichols explained that PPMD 3 has begun to collect a public infrastructure fee (PIF) from the Pilot/Flying J Travel Center. The PPMD 3 2018 budget shows an increase of \$123,000 in anticipated revenue from the Pilot Station for the PIF, she said. The Falcon Commerce Center portion of PPMD 3 pays sales taxes to the Town of Monument and a separate PIF to PPMD 3. See [www.ocn.me/v17n6.htm#flmd](http://www.ocn.me/v17n6.htm#flmd).

The FLMD and PPMD 3 board approved the amended 2018 budgets and the resolutions, 4-0.

#### PPMD 1 budget for 2019

Nichols presented her opinion on the forecasted PPMD 1 2019 budget, stating the following:

- The mill levy for General Operating Expenses would remain 11.0564 mills for 2019.
- The General Fund Operations and Maintenance Property Tax revenue is expected to be \$76,266 compared to the \$64,000 collected in 2017. “It is climbing as it should,” said Nichols.
- The Debt Service Fund mill levy will remain at 44.222 mills for 2019. Due to the Gallagher Amendment, the mill levy will likely need to be certified at a higher level next year if an anticipated drop to 6.5 percent occurs in the property tax rate for 2020. In case property tax and the facilities development fees aren’t generating suffi-

cient revenue to service the debt, there is a “Gallagherized” cap of about 63 mills, so residents wouldn’t have more property tax exposure than that.

- In 2018, PPMD 1 paid \$420,000 in interest on the \$8.33 million bond for infrastructure. It can’t service all the debt until there is more development to generate enough revenue, so there is also a debt service reserve fund to make up the difference. The 2019 \$305,000 debt service mill levy is totally pledged to pay off the 2016 bonds issued to pay for part of the infrastructure.

The board unanimously approved and adopted the 2019 budget and appropriated those funds for PPMD 1. They also certified the General Operating Expenses mill levy at 11.056 mills and the Debt Service mill levy at 44.222 mills.

**FLMD, PPMD 2 and PPMD 3 2019 budgets**  
Nichols said there are 177 houses in PPMD 1 connected to FLMD’s water and wastewater system now, with 51 more anticipated in 2019. She listed all the estimated cost increases to the 2019 budgets:

- Connection of the Arapahoe aquifer well to the plant is estimated to cost \$300,000 to complete. Ten years ago FLMD drilled the well, and it would be efficient to complete the connection at this time and blend that ground water with surface water. This is separate from the Arapahoe well water currently being piped from PPMD 3 commercial area, said Stimple.
- The surface water treatment plant cost is estimated to be \$107,000 this year. Unknown start-up costs are anticipated by February, when renewable water from Bristlecone Lake begins to be treated and used for drinking and irrigation.