

means that despite what happens in the future for the board and land use approvals, they still need to approve a service plan.

Based upon Title 32 districts, the board must approve a district's service plan that will be the financing mechanism that developers use to build public infra-

structure. Future residents and commercial building owners will be expected to pay the maximum 50 mills that can be requested plus an additional 10 mills for operations and maintenance. The total mills including all the other special districts that cover the property, including the library district, Tri-Lakes Monument Fire Protection District and Triview Metropolitan District, to name a few, will be 137 mills.

Russ Dykstra of Spencer Fane LLP spoke for the applicant, noting the associated bond is a "low-cost, tax-exempt financing" tool to build infrastructure.

Town Manager Mike Foreman noted that even with the \$11.95 million the developer is asking for, the town is still \$4 million short of completing the much-needed Jackson Creek Parkway expansion.

Trustee Ron Stephens confirmed that before anyone buys a house in the new development, they will be made fully aware of state Senate Bill 292. As of July 1, all metropolitan districts are required to file specific disclosures and record them against the property.

Trustee Mitch LaKind asked the developer how the infrastructure will be paid for if the service plan financing isn't enough to cover all costs. He was told the service plan only finances 50% to 55% of costs. Everything else is paid for by the developer, who expects to be reimbursed through future home sales.

LaKind said, "I find 60 mills offensive and quite disgusting." He noted the entire 137 mills is a lot to pay for a homeowner.

Doug Stimple of Classic Homes said it's a free market. If potential buyers "don't want to pay the mills, don't move into the neighborhood," he said. Stimple noted the service plan includes a large monetary donation toward expanding Jackson Creek Parkway via a certified insured bond, noting Classic Homes is taking 100% of the risk.

Both LaKind and Trustee Jim Romanello live within the Village Center development, which was forced to in-

crease the mill levy for residents to 50 mills because the developer left residents after declaring bankruptcy.

During public comments, resident Jennifer Knisly said she had thoroughly reviewed the service plan and began to ask questions of Stimple and Dykstra. Rather than answering her questions professionally, they told her she doesn't understand the financing plan. When Knisly said she represents several residents who live in the Classic Homes development of Sanctuary Pointe, the mayor asked her to keep her questions specifically to the new service plan that the board is reviewing.

Online resident Wendy Bolyard responded to Stimple's comment about the free market approach of selling homes, noting, "the rich get richer and the rest of us have to pay taxes." Resident Brynn Cona said millennials like him would be interested in being on the metropolitan board.

The service plan was unanimously approved.

Public comments

Before taking public comments, Wilson warned anyone who stayed for the meeting that if they make comments about Conexus at this meeting, they will not be heard on the 16th.

Resident Ken Kimple asked the board about items he has requested in the past including a town-wide emergency evacuation plan and scrub oak overgrowth on town property that is a "significant fire issue." Kimple said the access road connecting Promontory Pointe and Sanctuary Pointe has no lights, is not well designed and doesn't follow the town's requirements for a roadway. Jeremy Herrigan, who is not a town resident, continued his blitz of the board with his requests to become a sanctuary city against any future state or federal laws related to the pandemic.

The meeting adjourned at 8:23 p.m.

Allison Robenstein can be contacted at allisonrobenstein@ocn.me

Assist 2 Sell
 There is a better way
 America's Leading Discount
 Real Estate Brokers
 (719) 487-1777 www.COList4Less.com

We Provide Promotional Products That Get YOU Remembered
 BAGS • BRANDED APPAREL • PENS • TUMBLERS
 1000s of products. We don't offer any cheap promotional products but we can help you with the affordable promo products should your budget need the extra mileage, all custom imprinted with your company logo.
www.Phoenix820.com
 Contact us today we'd LOVE TO HELP you
 (719) 632-0123, art@phoenix820.com

Beginner to Intermediate 25+ Years Experience **719-650-8877 Adults Welcome**
Susan Humphreys
 Piano Teacher

Harmony Piano Studio
susan.lohr54@gmail.com

HANDCRAFTED CONSTRUCTION INC.
 Premier Custom Home Builder
 Custom Homes • Garages & Barns
 25 years experience in El Paso & Douglas Counties
 Licensed & Insured
 (719) 440-2873 or (719) 481-6170
handcraftedinc@aol.com www.handcraftedinc.com

It's a Pane Window Cleaning
 ✓ Windows ✓ Screens
 ✓ Tracks
 Very Customizable
 Free Estimates
Ryan Schutz (719) 337- 4225

the Y
FIND YOUR COMMUNITY AT THE YMCA
Become a member and enjoy:
 Access to All YMCA Branches | Pools, Gyms & Running Tracks | 2.5 Hours of Learn & Play
 Free Jump Start Consultation | State-of-the-Art Fitness Centers | Free WiFi at All Centers
 No Annual Fee | Y Mobile App | Nationwide membership | Free Group & Water Ex Classes
BRING IN THIS AD FOR A FREE 1-DAY PASS
 Expires 10/31/2021. Please show Photo ID. One visit per person.
JOIN ONLINE TODAY!

ppymca.org/join
 Financial assistance available
 No contracts
YMCA OF THE PIKES PEAK REGION

DONALA (Cont. from 1)

ter did not exceed the radium limit and would be used to dilute the water from other sources with higher radium levels. More surface water will be purchased in the future to remediate this issue, he said. Donala will engage an engineering firm to evaluate potential process changes to resolve the radium MCL issue.

A handout provided at the board meeting contained additional information about the radium issue, including the following points:

- Radium-226 and radium-228 at five pCi/L do not represent an immediate health threat; it would take many years of consumption to see health effects.
- Donala's Holbein Water Treatment Plant (HWTP) is the only one of the district's three water sources that is in violation of the CDPHE standard.
- Run times at HWTP have been reduced. Run times at the Lower Treatment Plant have been increased as have flows from the Colorado Springs Utilities (CSU) Connection.
- Wells that have had higher levels of radium histori-

cally have been taken out of service.

- Radionuclides have been increasing in wells across the Front Range.

See the entire document at: www.donalawater.org/images/docs/notices/Radium_Notice_with_EPA_Flyer_2021.pdf.

Additional radium information, including methods to remove radium, can be found on the district's website at www.donalawater.org.

Radium issues have been discussed in other local water and wastewater districts, including the Town of Monument, Woodmoor Water and Sanitation (WWSD), and the Tri-Lakes Wastewater Treatment Facility (TLW-WTF), which is equally owned by WWSD, Monument Sanitation District (MSD), and the Palmer Lake Sanitation District (PLSD). To see related articles on radium issues, go to ocn.me and search for "radium."

District finances on track

Hodge reviewed the district's finances for the board. President Ed Houle asked if district water sales were low, since they were at 49% of what was expected with most of the summer months over. Hodge said there was some delay in when water sales are processed, and other measurements showed sales are not off. Effluent sales were a bit low, Hodge said, but he expected Martin Marietta to make additional effluent purchases soon.

Hodge said he expected to deliver the budget "right where it needs to be."

Manager's report provides project status

In his report, Hodge said the condition, testing, and operation of the wells were being studied, and each well would be tested separately. Upgrades were planned that would provide additional information about the wells to inform the transition from well water to renewable surface water.

Hodge reviewed progress on two water reusability projects: the CSU Loop project and the North Monument Creek Interceptor (NMCI). The CSU Loop project plans to divert water out of Fountain Creek and convey that water to the CSU Southern Delivery System and then to the Bailey Water Treatment Plant. The NMCI project would collect wastewater from six sanitation districts, eliminate three lift stations, and make more efficient use of the J.D. Phillips Water Resource Reclamation Facility. Each of the projects held meetings in August. The CSU Loop project is in the analysis phase and NMCI is in the design phase, Hodge said.

Hodge also discussed a draft of proposed changes to

Retail Sale 10-30% OFF!
Christina Cotton
 HairStylist, Color Specialist
Call (408) 705-7446
 By appointment only.
 325 Second St. Suite Y, Monument
 (719) 488-8660

 Christina Cotton

Help Wanted—Office Manager Greenland Ranch Area
 Part-time. Filing, contacting suppliers, bidders list generation, QuickBooks accounting, billing, tracking loans, filing draws with the bank, credit card classifications, etc.
 The more experience the better.
fred-space@msn.com

HOUSECLEANING
 Energetic European lady with extensive and sterling cleaning. Experienced. Recommendations upon request.
 Call 597-1090 or 271-5814.


Show Your Support! Fri.-Sun., Oct. 1-3
 McCord's Garden Center
 105 & McShane
 Supporting American Heritage Girls Troop C02017
wreathscrossamerica.org
