

construction of those two future projects.

Wells Fargo Investment Banking had indicated if the town wishes to utilize tax-exempt financing to pay back the cash expended for the land and finance the two future projects, the town needed to pass a resolution authorizing the town to participate in a future issuance of tax-exempt obligations, Lowe said.

Coopman and Trustee Jeff Bornstein raised many concerns about rushing into making commitments, prioritization of spending money, and why the bank was concerned about the property.

Lowe explained that the resolution was generated by the bank and that it did not bind the town into any future monetary commitments, nor did it bind the town into doing business with Wells Fargo.

The resolution was approved by a vote of 5-2, with Bornstein and Coopman voting no.

#### Checks over \$5,000

The following checks over \$5,000 were approved unanimously as part of the consent agenda.

- Triview Metro District November sales tax, December motor vehicle tax "not to exceed," December Regional Building use tax – \$184,718

### Xeriscaping presentation scheduled for Feb. 6

Principal Planner Larry Manning will make a presentation to the trustees on Feb. 6 regarding possible changes to the landscaping requirements of the town, including xeriscaping.

**Note:** To read the town's current landscaping ordinance, search for Chapter 17.52 - Landscaping at [www.municode.com/library/co/monument/codes/code\\_of\\_ordinances](http://www.municode.com/library/co/monument/codes/code_of_ordinances).

#### Trustees' comments

Some of the trustees' comments included:

- Medlicott said it was time for a strategy meeting to set goals and objectives for Lowe and review "where we started, what has been accomplished." He is the only town employee who did not get a raise in 2017, and any raise must be approved by the board.
- Coopman agreed that the trustees needed to get more compliant with Lowe's contract and set measurable goals and objectives. He also thanked Lowe for better communication with the trustees in the

last few months.

- Kaiser told the trustees about the Colorado Juniors girls volleyball club on Mitchell Road. They are rated the No. 1 club in Colorado and No. 5 in the nation. "It is a prestigious organization, but people in town are not aware of it."

At 9:04 p.m., the board voted unanimously to go into executive session to receive legal advice from the town attorney regarding litigation. Deputy Town Clerk Laura Hogan told *OCN* that no votes were taken nor any announcements made after the executive session.

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The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The next meeting is scheduled for Feb. 6. Call 884-8014 or see [www.townofmonument.org](http://www.townofmonument.org) for information. To see upcoming agendas and complete board packets for the Monument Board of Trustees or to download audio recordings of past meetings, see <http://monumenttownco.minutesondemand.com> and click on Board of Trustees. *Lisa Hatfield can be contacted at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).*

### Palmer Lake Town Council, Jan. 12 and 26

## Impact of new marijuana taxes debated

By James Howald

In January, the Palmer Lake Town Council met twice, on Jan. 12 and 26. The Jan. 26 meeting included a session of the Palmer Lake Liquor and Marijuana Licensing Authority as well as a Town Council meeting.

In both meetings, the board continued to work on the issues raised by the excise tax and increased licensing fees approved by voters in November on Palmer Lake marijuana businesses. The board heard comments from the owners of the two existing marijuana businesses in the town that detailed how the increased licensing fees would impact their operations. The business owners also provided information about how other towns tax marijuana businesses.

The board also granted a new business license at the Jan. 12 meeting, heard a word of thanks from Rabbi Oswald Garagorry, and discussed the need to improve the sound equipment in Town Hall.

### Pros and cons of marijuana excise tax discussed

Brenda and Melissa Woodward, owners of Premier Organics, explained to the board how the 5 percent excise tax on the marijuana they grow for the retail market would adversely affect their business. They argued the tax unfairly punished a specific business, even though that business is legal. They pointed out that there was incorrect information in the guide that the town provided to voters before the election, since the guide said two businesses would pay the tax when in fact only Premier Organics grows marijuana for the retail market. The Woodwards said that prices for wholesale marijuana were dropping statewide, keeping their business from making a profit, and the excise tax would mean they would have to lay off workers.

The Woodwards pointed out that other towns that had passed similar excise taxes had grandfathered in existing businesses, and asked that the board offer this to their business, or vote to lower the excise tax.

Town Attorney Maureen Juran pointed out that any excise tax must be a percentage of the state's average price, and that in her opinion the board did not have the discretion to grandfather in the Woodward's business at a lower tax rate.

After a lengthy consideration of alternatives, the board voted to put in place a 1 percent excise tax on marijuana grown for retail sale beginning July 1 and increasing the tax 1 percent each year until a maximum of 5 percent is reached.

### Marijuana licensing fees compared across the state

Dino Salvatori, owner of Palmer Lake Wellness, a medical marijuana dispensary and cultivation business, gave the board his feedback on research done by town staff to determine how other towns are licensing marijuana businesses. Salvatori provided evidence that the town's

research overestimated the licensing fees in Boulder, Pueblo, Gunnison, Carbondale, and Fort Collins, among others.

At the Jan. 12 meeting, the board gave Juran direction to rewrite the licensing fee ordinance to charge \$5,000 for new licenses, but to reduce license renewal charges from \$5,000 to \$1,000. At the Jan. 26 meeting, the board voted unanimously to approve the updated ordinance, making it retroactive to Dec. 1.

### Rabbi thanks board for use of Town Hall; invites community

Rabbi Garagorry and his wife, Sonia, thanked the board for allowing his congregation to use the Palmer Lake Town Hall. Rabbi Garagorry invited the board and the community to have breakfast with his congregation any Saturday morning at 10 a.m.

### Board considers new audio equipment for Town Hall

Wanting to improve the sound quality for audiences at board meetings, and needing more reliable recordings for its own records, the board announced it would look into a new sound system for Town Hall. Better audio would help the town rent the facility more often, according to Town Administrator Cathy Green-Sinnard.

### German dining comes to town

The board voted unanimously to approve a business license for April Fullman, who will open a restaurant to be called The Stube at 292w Highway 105 that will serve food with a German flair.

\*\*\*\*\*

The two meetings for February will be at 6:30 p.m. on Feb. 9 and 23 at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month. Information: 481-2953.

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

### Tri-Lakes Wastewater Treatment Facility Joint Use Committee, Jan. 10

## Final 2016 payment made on total phosphorus chemical removal clarifier expansion

By Lisa Hatfield

At the Jan. 10 meeting of the Tri-Lakes Wastewater Treatment Facility (TLWWTF) Joint Use Committee (JUC), Facility Manager Bill Burks announced that a final payment of \$262,506 was made in December to Aslan Construction for the total phosphorus (TP) chemical removal clarifier expansion. Also, the 25-year-old return activated sludge centrifugal pumps were replaced by Aslan in December, ensuring that the very low cost disposal of biosolid waste via agricultural land application could continue.

TLWWTF operates as a separate joint venture public utility and is owned in equal one-third shares by Monument Sanitation District (MSD), Palmer Lake Sanitation District (PLSD), and Woodmoor Water and Sanitation

District (WWSO).

The three-member JUC acts as the board of the facility and consists of one director from each of the three owner districts' boards: WWSO board Director at Large Rich Strom, president; MSD board Chairman Ed Delaney, vice president; and PLSD board and JUC Secretary/Treasurer Ken Smith, who was excused. PLSD Board Chairman Mark Bruce, an alternate PLSD JUC board member, filled in for Smith. Other board and staff members of the three owner districts also attended, including MSD District Manager Mike Wicklund, PLSD District Manager Becky Orcutt, and WWSO Assistant District Manager Randy Gillette. MSD board Secretary Terri Madison, MSD board member John Howe and PLSD resident Jeffrey Morris also attended.



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