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GET INVOLVED IN YOUR COMMUNITY
Thursday, August 22
4:00 – 7:00 p.m.
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Palmer Lake Wine Festival scheduled for Sept. 14 at the lake, asked the board to increase the number of tickets he can sell from the 500 the council approved previously to 1,000.

Hexter told the council he would donate 5 percent of the proceeds to Tri-Lakes Cares, and that 15 wineries wanted to participate. Music would be provided by the Monument Jazz Trio, he said, and three to five food trucks would be at the event. Palmer Lake restaurants would be provided free booths at the event, he said.

Havenar said she saw little benefit to the town in Hexter's plan and was concerned the town would need to clean up after the event. Hexter agreed he would be responsible for leaving the park in good condition after the event.

The council voted to grant Hexter's request with the conditions that he provide parking, cleanup, security and evacuation plans.

Council has concerns about plan for Illumination Point

Jeremy Ferranti presented his plan for a business to support contractors at Illumination Point. The business would support contractors by providing a loca-

tion to run their business, to store supplies, and to park heavy equipment, such as cranes.

Several of the council members expressed concerns about the impact the heavy equipment traffic would have on Highway 105 and about the potentially unsightly appearance of the proposed business.

Effort to improve existing fire station advances

Rich Kuehster asked the board to authorize him to proceed with his work to improve the ventilation and sleeping facilities at the town's fire station. Kuehster said he needed about \$25,000 to implement his plan.

The board voted unanimously to give him approval to continue his work.

The council next is scheduled to hold meetings on Aug. 8 and on Aug. 22 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. Jackie Burhans can be reached at jackieburhans@ocn.me.

TRIVIEW (Cont. from 1)

Drive and Higby Road—to add:

- Two traffic lanes with three new intersections and turn lanes.
- A 5- to 6-foot-wide sidewalk on the east side of the parkway.
- Additions and enhancements to the current storm drain system to improve capacity.
- Curb and gutter straddling both sides of the north section.
- A stamped and colored center median with landscape rock embellishments.
- Long-life LED light poles.

The plan is to build the new lanes and east side amenities of this section first. Traffic will eventually be switched to the new lanes for crews to work on the west side's storm drain system, curb, and gutter. The expected completion date of this phase is Sept. 24.

Houtz defined JCP south as the length of parkway from Baptist Road to Leather Chaps Drive and detailed the work to include:

- Removal of old, transverse-cracked asphalt and replacement with new asphalt up to 7 inches thick.
- Overlay a new 2-inch layer of asphalt and apply Petrotac, a membrane that combats moisture and stress damage, on parallel cracks.

Houtz confirmed the plan to work on one lane at a time in this section to reduce traffic congestion.

When the north and south sections have been completed, the plan is to lay a new 2-inch asphalt overlay on all lanes as well as north-south bike-lane striping on Triview's full extension of the parkway, from Baptist Road to Higby Road. Houtz expected to reach substantial completion of the entire project by Dec. 2.

Initially, the widening project was more limited in scope and primarily addressed changes to the north section. District Manager Jim McGrady expressed concern that cyclists would face serious safety issues if road surface and lane markings of the two sections did not match. For this reason, the project was broadened to include the south section repairs and final, full-extension asphalt overlay with bike-lane striping. Consequently, the district sacrificed some 2019 projects and used excess funds from others to cover the additional \$821,189 costs. Kiewit's ultimate price fell just below \$6.6 million.

It should be noted that the portion of Jackson Creek Parkway that runs north from Higby Road to Highway 105 is under the authority of the Town of Monument and El Paso County and is not part of Triview's 2019 Jackson Creek Parkway widening project. McGrady asked the town to partner in the design process, since the town owns Jackson Creek Parkway north of Higby, but did not get a firm commitment from the board at its June 18, 2018 meeting. See <https://www.ocn.me/v18n7.htm#mbot1806>.

Long-term rates strategy: Prepare for loss of tap fees

Triview is a district where developers have room to build, and new development brings significant revenue in the form of tap fees. McGrady explained that Triview has historically used about \$800,000 in tap fees to supplement the enterprise fund's debt service and operating costs to provide water and wastewater services. Because development will eventually cease due to the constraints of district boundaries, the tap

fees will also eventually dry up. When this happens, the district will need to rely solely on water and wastewater rates and fees to pay for operations and debt service. This will likely translate to a dramatic rate hike for customers.

Related costs looming on the horizon include the anticipated expenses of participating in the North Monument Creek Interceptor (NMCI). McGrady suggested that current and future tap fees should be "piggy banked" in preparation for NMCI-associated costs, some sort of return flow pipeline, possible water storage, and costs inherent in obtaining renewable water. He promoted avoidance of additional debt or at least avoidance of high-dollar, long-term debt.

Directors considered methods for raising rates more gradually, such as expanding the current breakdown of rate tiers, adding a capital improvement fee or customer service charge, and tying rate increases to specific growth metrics or annual percentages. The board concurred that the practices of neighboring water and wastewater districts were inconsequential; the district must charge what is necessary to run its operations.

McGrady committed to an in-house collaboration with the district's accountant, Kathy Fromm, CFO of Special District Solutions, to conduct a cost-of-service analysis and to further develop the long-term financial strategy that he presented to the board in March 2019. See www.ocn.me/v19n3.htm#tvmd.

2018 audit deemed positive, amendment approved, June financials reviewed

Lewis Malloy, supervising audit senior, and Steve Hochstetter, partner of Stockman Kast Ryan and Co., provided a summary of Triview's 2018 financial audit, which determined that the district's financial statements "are fairly presented in all material respects," the highest level of assurance.

The board unanimously approved the district's 2018 financial statements and authorization to file the Triview 2018 audit with the state of Colorado subject to final auditor review.

Fromm presented an amendment to the 2018 budget. The district opened a public hearing pertaining to the amendment. No public comments were received, and the public hearing was closed.

Fromm confirmed that the amendment accounted for a shift in tax revenue and excess road improvement expenses in the general fund and related capital projects. The water and wastewater enterprise fund amendment reconciled the district's payoff of former debt after issuance of a new bond in November 2018. See www.ocn.me/v18n11.htm#tvmd. As amended, the general fund increased from \$6.3 million to \$13.4 million and the water and wastewater enterprise fund increased from \$4.4 million to \$16.7 million. See pages 18 to 21 of the July 23 board packet. Board directors unanimously voted to adopt Resolution 2019-03 amending the Triview 2018 budget.

Continuing the financial discussion, Fromm reviewed the June 2019 financials. She explained that the public works and parks and open space allocations under the general fund, and the water and wastewater allocations under the enterprise fund, "are all running at a positive," meaning operating revenues are covering operating expenses.

Property tax revenue, received as a lump sum generally in October or later, tends to skew the overall revenue percentage for public works, commented Fromm. The 2018 spring snowstorms also shifted the