

Old Town Hall discussion

Town Manager Pamela Smith stated that the board had requested a discussion of the issues regarding the town's former Town Hall building at 166 Second St. during the last capital improvement program workshop. Offices in the building are currently leased to the Tri-Lakes Monument Fire Protection District as its administrative complex. Smith said the board needed to decide if it wanted to change the lease agreement after the district had already approved its 2014 budget assuming that the rent would continue to be \$1 per year, including the cost of upgrading flooring and ceiling tile in the conference room. A new roof for old Town Hall is listed in the 2014 budget.

Smith noted that the Tri-Lakes district pays for its utilities and repairs to the offices it uses under the current lease agreement. The district uses the conference room only once a month for its board meeting. Smith said the Monument Homemakers Club also holds meetings in conference room/kitchen area. This is a permanent requirement due to the Homemakers' donation of the building to the town. Also, senior lunches are served in the conference room/kitchen area twice a week.

Smith said the former town manager and the board when the Tri-Lakes lease was initiated believed that a downtown presence of some government entity would be in the best interest of the town so the building would not sit empty. The question is what the word "repairs" means in the lease. There is no rent income listed in the 2014 budget for old Town Hall. She added that she thought it was "unreasonable" to expect Tri-Lakes to repair the roof.

Trustee Rafael Dominguez stated that the town is spending thousands of dollars on that building and not receiving any rents to maintain the building. He said he would like to see a five-year plan for building improvement costs and potential revenues. Smith concurred on the need for a five-year plan to determine a fair rent.

Tri-Lakes Monument Chief Chris Truty stated there are no safety concerns at this time due to roof leaks onto the conference room carpet because the district maintains a close watch for any safety hazards. He confirmed that the fire district takes care of any issues that occur in the offices and have made repairs in the back room for the safety of seniors as well. The carpet lessens noise during meetings.

Smith said vinyl flooring would cost a minimum of \$9,000, and she didn't want to invest in good carpeting until all the roof leaks, plumbing leaks in the restrooms, ruptured water heaters, and sewer backup problems are solved.

Trustee Jeff Kaiser noted that the no rent lease was offered when the fire district had financial difficulties and could not raise its mill levy to help out the town. Now that the fire district has a higher mill levy, the board is less inclined to continue not charging rent. Truty replied that

the district provides service to the public. Charging Tri-Lakes constituents instead of Monument constituents just shifts the cost from "one pocket to another." However, Truty acknowledged that the area served by Tri-Lakes is much larger than the town. As a result, town residents are subsidizing Tri-Lakes' county constituents to the north up to County Line Road and from Woodmoor east to several developments on the east side of Highway 83, such as Hawk Ridge and Walden.

Easton asked Smith to come up with a final list of building repair requirements and begin negotiations with the fire district on what the rent for Tri-Lakes/Monument should be.

Public Works Director Tom Tharnish said he had started a prioritized list of old Town Hall repairs. He had estimates for roof replacement and new vinyl flooring. His staff was investigating the leaks in the restrooms. He suggested a separate budget line item for old Town Hall repairs.

Maximum municipal court fines increased
Shupp asked the board to approve a new ordinance that would amend the town code's general municipal court penalties to increase the maximum level of fines to match those in current state statutes recently approved by the state Legislature. The board unanimously approved raising the maximum fine from \$1,000 to \$2,650.

Financial reports

The board unanimously approved six disbursements over

\$5,000:

- \$135,010 to Triview Metropolitan District for September sales tax (\$127,378), October motor vehicle tax (\$6,456), and October Regional Building sales tax (\$1,176)
- \$5,600 to Pikes Peak Regional Communications Network for 2013 Monument Police Department radio user fees
- \$20,062 from the town's water enterprise fund to the U.S. Department of Agriculture for a 1997 town semi-annual water loan payment

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