

Triview Metropolitan District. It would be located about 1.5 miles northeast of the intersection of Jackson Creek Parkway and West Baptist Road, within Phase One of the Sanctuary Pointe development. It was approved unanimously by the trustees.

Rathke appointed to Planning Commission

The trustees unanimously approved a resolution appointing Daniel Rathke as an alternate member of the Monument Planning Commission. Alternate members may take the place of any member who may be

temporarily unable to act owing to absence from the town, illness or interest in the case before the board or any other cause."

Town manager's report

Town Manager Pamela Smith's comments included:

- Bulk fill station: no firm date has been set to move the station from its current location on Wagon Gap Trail, but surveying and contracts are in progress.
- The new Forest Lakes development will include 275 acres of commercial

development within the town boundaries, south of West Baptist Road and west of I-25.

One disbursement over \$5,000 was approved as part of the consent agenda:

- Pikes Peak Regional Water Authority, preliminary engineering of Area 3 facilities – \$6,400

Public Works Director Tom Tharnish explained that this was a preliminary design for a possible site to store renewable water that the town may be able to purchase from the south. (Renewable surface water will

become a more important water supply as Denver Basin groundwater becomes more expensive to produce and treat. Search for keywords at www.ocn.me for numerous discussions of this topic.)

The meeting went into executive session at 8:15 p.m. to conference with an attorney for the public entity for the purposes of receiving legal advice on specific legal questions (lawsuit).

Lisa Hatfield can be reached at lisahatfield@ocn.me.

Palmer Lake Town Council, Sept. 10

Board approves 2014 audit report; new town administrator on board

By James Howald

On Sept. 10 the Palmer Lake Town Council met to hear the town's most recent audit report, to introduce the town's new administrator, to discuss a potential lawsuit threatened by Greg Dobbs, to review the town's junk ordinance and disaster preparedness, and to take up several other issues.

2014 audit report shows no significant problems

David Green of Green & Associates LLC presented to the board the audit report his company prepared of the town's finances for 2014. Green's report gave the town a "clean" or "unmodified" opinion, meaning the audit uncovered no serious concerns with the town's finances.

Green commented that the audit went smoothly despite changes to the software the town uses for financial matters, and that his company got good cooperation from both the town and the town's previous auditor. Mayor Nikki McDonald pointed out that the 2014 audit cost the town less than half what was spent for the previous audit because of changes to financial processes and the selection of Green & Associates as the auditing firm.

At the end of 2014, the town's general fund had a balance of \$816,080, an increase of \$211,453 over the previous year, the report showed. "You guys had a good year," Green said.

The audit report divides the town's finances into five funds, four of which had surpluses, and one of which, the police fund, had a negative balance and had to borrow from the general fund. This is "fairly common" for police departments, Green said.

In response to a question from Fire Trustee Rich Kuehster, Green said the Fire Department's net pension obligation at the end of 2014 was \$26,628. Based on actuarial studies, the Fire Department has an \$87,000 unfunded liability for pensions, Green said.

The board voted unanimously to approve the audit report as amended.

Town administrator introduced
McDonald introduced the newly hired town administrator, Cathy Green-Sinnard. Green-Sinnard has worked for both Monument and Pueblo, where she worked on the Pueblo Riverwalk, McDonald said. Green-Sinnard will take over the administration

of the Great Outdoors Colorado (GOCO) grant, which provides funds to develop the park adjacent to Palmer Lake, and has already met with GOCO and Jeff Hulsman, McDonald said.

Residents threatens to sue town

During the public input portion of the meeting, resident Greg Dobbs announced his intention to sue the Town of Palmer Lake.

Dobbs and his wife, Shirley Dobbs, are involved in a dispute, discussed in previous Town Council meetings, with the Schuler family concerning the Schulers' removal of a retaining wall from an area that adjoins the Dobbs's property. The Dobbs family claims this work alters their access to their property.

The retaining wall was on land that

is a platted road that the town has never accepted or developed. Greg Dobbs says that because the town has the legal right to use the land in question for a road at some future date, the town was harmed by the Schulers's actions, and he wants the town either to sue the Schuler family or to replace the retaining wall.

The town's position, as stated by Town Attorney Larry Gaddis, is that the town was not harmed by the Schulers's actions, that this matter is a dispute between neighbors, and that Dobbs and Schuler should find a mediator to help them resolve this situation between them without action by the town.

In the Sept. 10 meeting, Dobbs raised an additional issue: that he has been unfairly prevented from being on the agenda for town hall meetings since the dispute began in November 2014. When asked by Parks and Recreation Trustee Paul Banta if a mediator had been engaged, Dobbs said no. Dobbs said his family was prepared to go to court to get a fair resolution of his issue.

Junk ordinance review continues

Economic Development Trustee Judith Harrington updated the board on the work she and Police Trustee Bob Grado have been doing to revise the town's junk ordinance. Harrington noted this ordinance has been a concern to both the board and the

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