



**20-year Budget, Infrastructure Assessment,  
and Major Capital Replacement Plan**

**Prepared by:**

**Community Resource Services of Colorado**

**May 2015**

**Revised January 2017**

**Revised January 2018**

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## **History of the Dancing Willows Metropolitan District**

The Dancing Willows Metropolitan District (DWMD) was proposed in November 2004, and approved by the Jefferson County, Colorado District Court on September 21, 2005 pursuant to Case Number 05-CV3135. According to the original District Financial Plan that is spelled out in the District's Service Plan, DWMD was developed with the assumption that approximately 296 residential units would be built. Those units include 57 Single Family Units, 143 Single Family attached units, and 96 multifamily units. The total population of DWMD at final build out was estimated to be 721 persons. At the current time DWMD has achieved build out.

## **Service Plan Summary**

According to the approved Service Plan, DWMD is intended to provide certain essential public purpose facilities for the use and benefit of its residents. DWMD is expected to finance the construction of improvements and provide such other services as described. Willow Brook Water and Sanitation District provides water and sanitation service to the property, and West Metro Fire Protection District provides fire protection services to the property.

## **Street Improvements**

DWMD has the power to provide for the acquisition, construction, installation and/or operation and maintenance of street improvements, both on-site and off-site, including curbs, gutters, culverts, sidewalks, bridges, bike paths, median islands, paving, irrigation, street scape and entry ways, landscaping, parking lots together with all necessary, incidental, and appurtenant facilities, land and easements. Following completion, DWMD will own, operate and maintain most of the streets within the District. The County will maintain Taft Street and West Ida Avenue from Simms to Taft.

## **Safety Protection Improvements**

DWMD has the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of facilities and/or services for a system of traffic and safety controls and devices on streets including, but not limited to, signalization, signage, striping, area identification, driver information, directional assistance signs, entry monumentation, and all necessary, incidental and appurtenant facilities, land, and easements, together with extensions of and improvements to said facilities within and without the boundaries of DWMD. All safety protection improvements will be conveyed to the proper entity for operations and maintenance.

## **Park and Recreation**

According to the Service Plan, DWMD has the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of recreation facilities including, but not limited to, fencing, open space, landscaping, community recreation centers, swimming pools, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of DWMD. Park and recreation improvements will be maintained by the owners association. The improvements to be constructed and financed by DWMD are intended for neighborhood use and Foothills Park and Recreation District will be the provider of regional park and recreation improvements.

### **Mosquito Control**

DWMD has the power to provide for the eradication and control of mosquitoes within the boundaries of the District. This activity is a minor operations expense and will not be discussed further in this report.

## Summary of Road Conditions

**Table 1**

Street Name	Total Street Area (Sq. Feet)	Six Foot Cross Pan	Condition	Notes
Gould Avenue	7,099.87	Y	Good	In need of Crack seal on Hammer Head
West Gould Place	4,681.19	Y	Good	Crack Seal needed. Numerous gaps
West Ida Place	9,254.74	Y	Good	Minor damage to cross pan. Curb damage near end.
South Vivian Way	3,415.04	Y		
South Vivian Street South	3,855.27	Y	Fair	Many cracks that have been sealed
South Vivian Street North	3,067.02	Y	Good	Damaged Curbs and Driveway hump
South Van Gordon Lane	3,229.20	Y	Good	Damaged Curbs
South Van Gordon Court	3,157.02	N	Good	Damaged Curbs and Driveway hump
South Urban Way	3,125.93	Y	Good	
South Urban Court (South)	3,159.05	Y	Good	Damaged Curb
South Urban Court North	2,599.02	N	Good	Some areas in need of crack seal
South Union Way (South)	3,452.99	Y	Good	
South Union Way (North)	2,502.00	Y	Good	
South Union Terrace	2,881.80	Y	Fair	Alligator Cracks, Damaged Curb
West Ida Drive (West)	4,420.07	Y	Good	Recent Repair Hammer Head. Some Curb damage
West Ida Lane	3,968.19	Y	Excellent	Recent Repair
West Ida Drive (East)	12,138.02	N	Fair	Damaged Sidewalk to be repaired. Numerous Cracks.
South Taft Terrace	3,751.76	Y	Poor	To be Milled and Overlaid by Dev.
South Taft Lane	3,468.40	Y	Poor	To be Milled and Overlaid by Dev.
South Taft Court	3,780.05	Y	Poor	To be Milled and Overlaid by Dev.
Ida Place	4,372.99	Y	Fair	Needs Crack Seal Small sunken area repair needed
South Taft Way	3,715.00	Y	Fair	Needs Crack Seal
South Union Court	2,736.00	Y	Good	
South Union Lane	2,556.00	Y	Poor	Remove and Replace due to heaving
South Urban Court (North Side Gould Loop)	2,997.00	Y	Good	Recent patch
South Van Gordon Street	3,346.92	N	Good	
South Van Gordon Way	3,298.86	N	Good	
West Gould Loop POB South Union Ct.	17,519.06	N/A	Good	Need to Crack Seal
West Gould Loop Tract U -W Gould Place	11,437.20	N/A	Good	
West Gould Loop - West Gould Place	10,439.55	N/A	Good	
West Gould Loop West Ida Place	11,547.09	N/A	Good	
West Gould Loop - South Urban Way	9,545.12	N/A	Good	Crack Seal needed. Numerous gaps
West Gould Loop - South Union Way	7,782.32	N/A	Good	Crack Seal needed. Numerous gaps
South Union Street - Bowles	18,320.64	N/A	Good	In need of some crack seal work near island
South Union Street - West Gould Loop	15,995.20	N/A	Good	
South Union Street - West Long Circle	10,652.16	N/A	Good	
West Long Circle at South Union	7,234.26	Y	Good	Recent patch
West Long Circle	6,060.56	N/A	Good	
West Long Circle	9,093.29	N/A	Good	
West Long Circle to West Ida Avenue	6,595.83	Y	Good	
West Ida Ave. Traffic Cr. To South Taft Street	4,256.06	N/A	Good	Damaged Handicap Ramp South Side
Traffic Circle Center Line Distance Radius 44.5 Lane Width Average 25 Feet	8,953.54			Bad Pothole on North Edge of Circle, Alligating
Total Square Footage	265,461.29			

## Recommended Improvements

As shown in Table 1 there are approximately four streets that need immediate repairs not counting the three streets that Remington Homes had agreed to repair by milling and overlaying. Those streets repaired by Remington Homes include South Taft Terrace, South Taft Lane, and South Taft Court all of which intersect with West Ida Drive.

### Traffic Circle North Edge



As can be seen in the picture above, the roadway has begun to severely deteriorate with a large pot hole in the wheel lane on the North side of the traffic circle. One can also detect alligator cracks are beginning to develop. This situation is caused by a significant amount of water running off the landscaped traffic circle. It is recommended that this area be removed and replaced as soon as possible to prevent further damage to the roadway.

**In 2017, DWMD contracted with Brown Brothers Asphalt & Concrete in the amount of \$11,841 to remove and replace the asphalt at the Traffic Circle.**

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### Handicap Ramp near South Taft Street and Ida Avenue



As can be seen this ramp exhibits numerous cracks and has several trip hazards. It is unclear if this is to be repaired by Jefferson County or DWMD as both Taft Street and Ida Avenue are public streets.

### Ida Place and South Taft Way

During Calendar Year 2014, the DWMD crack sealed several streets throughout the District. In general this work was substandard. Subsequent attempts to improve the quality of the work by the contractor did yield a slightly better work product, however, numerous areas of deficiency were noted throughout the District. One area that appears to have been completely skipped was Ida Place and South Taft Way.

### **West Ida Drive Fire Access (to Taft Street)**

In 2017, DWMD contracted with Brown Brothers Asphalt & Concrete in the amount of \$12,587 to repair sidewalk and curb gutters.

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### **Union Lane Remove and Replacement**

The street that will require the greatest expense is Union Lane. This street exhibits significant heaving caused by expansive soils beneath the street. The only effective way to repair this street is to remove all asphalt overlay, dig out approximately 12" of Native soil and replace that soil with compacted road base and then overlay the road base with 4" to 6" roller compacted asphalt. As can be seen from the photos below this street needs reconstruction.

**In 2016, DWMD contracted with Brown Brothers Asphalt & Concrete to perform asphalt replacement/repairs on S. Union Lane at a cost of \$33,335.**

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**Union Lane**



Note: Observe the rippled asphalt with numerous undulations



## **Street Annual Maintenance Program**

### **Crack Seal Program**

Given the expansive nature of soil in and around the Dancing Willows Metropolitan District an Annual Crack Sealing Program must be implemented by DWMD. This Crack Sealing Program should be done in either early April or late October. The concept is that asphalt contracts when it gets cold and the existing cracks grow as the asphalt contracts. Once the asphalt has contracted, hot sealant can be applied. The ideal ambient temperature for crack filling should be between 45 degrees and 65 degrees. Before placing sealant all cracks must be thoroughly cleaned to ensure a clean dry crack channel which helps to optimize adhesion between the sealant and the pavement surface.

As can be seen in several attached pictures the existing crack fill needs to be reworked to close gaps.

**Valve Box located on Gould Loop near and West Gould Place**



As can be seen water can easily enter the previously filled cracks and cause further damage to this roadway which is otherwise in good condition. A contractor should be hired as soon as possible to perform a thorough crack fill.

**Gould Loop near and West Gould Place**



In addition to crack sealing the streets on an annual basis, it is also suggested that DWMD apply a slurry seal to the streets to seal the surface of the streets and buy additional time before a full overlay needs to be applied. The cost to apply slurry seal ranges in cost from \$0.40 - \$0.68 per square foot in the Littleton area. DWMD has approximately 265,461 square feet of roadway. Therefore, the cost to slurry seal DWMD's roads will range from \$107,145 to \$180,544 in 2015 dollars. By Seal coating the streets, additional longevity can be gained which will allow DWMD to save the money needed to mill and overlay all their streets in about 10 years.

### **Concrete Parking Lots**

There are numerous concrete parking areas throughout DWMD. Most are in very good condition; however, there are a couple of areas along Gould Loop that need to, at the very least, have the cracks grouted to prevent moisture from entering into the crack and causing further damage. The parking area near the Dancing Willows pool is more extensively damaged and that panel should be removed and replaced.

### **Minor Cracking on Gould Loop**



**More Severe Cracking near Dancing Willow Pool North Side of Pool**



## Overlay Plan and Costs

The Dancing Willows Metropolitan District final Plat was recorded March 20, 2006. It is therefore assumed that construction of the utilities and streets started shortly after that. Recently Remington Homes completed the final home within DWMD. The oldest streets are estimated to be approximately 8 years old. The useful life of the streets before milling and overlay should be between 15 and 20 years.

### Estimated Cost to Mill and Overlay DWMD Streets

#### 2015 Unit costs

Table 2

Total Center Line distance	10,893.70	
Total square Footage of Streets	265,461.29	
Estimated Asphalt Cost		
		2018 Estimated Costs (5%/year Increase)
Price Per Ton 2" Hot Compacted Asphalt	\$95.00	\$109.25
Square Yards	29,495.70	
Tons Per Square Yard	0.1141	
Total Tons	3365.4592	
Total Price for Asphalt	\$319,718.62	\$367,676
Estimated Milling 6 feet on each street along curb		
Price per Square Foot for Milling	\$1.17	\$1.35
Width of Milling	12.00	
Center Line Length	10,644.22	
Total Square Footage	127,730.64	
Total Price for Milling	\$149,019.08	\$172,436
Estimated Water Value Raising Cost	\$10,000.00	\$11,500
Estimated Mobilization	\$2,500.00	\$2,875
Total Project Cost	\$481,237.70	\$554,487

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## **Club House and Pool Capital Replacement Plan**

The Dancing Willows Clubhouse and Pool is the centerpiece of the Dancing Willows Community. The swimming pool is the main amenity of the community that is maintained by DWMD. There are five major components that have the possibility of failure and as such adequate funding must be put in place for the eventual replacement of these items. Those five items include the following:

- Pool Cover
- Re-plastering of the entire pool
- Boiler to heat the water
- A filtration system and chemical feed system to purify the water
- A recycling pump used to circulate the water

### **Pool Cover**

The pool Cover was replaced in calendar year 2014 at an approximate cost of \$8,000. Typically, pool covers have a life expectancy of 10 years so it is anticipated that DWMD should budget for replacement of this pool cover in 2024 (\$15,000 estimate) and again in 2034.

### **Re-plastering of the Pool**

Pool re-plastering is a process whereby the existing plaster is removed and then resurfaced. This is a very labor intensive process and is only recommended to be done every 10 – 20 years. Given the age of the Dancing Willows pool, it is anticipated that DWMD should budget to re-plaster the pool in about 7 years. The Dancing Willows Pool is approximately 3,513 square feet. Based on recent quotes Community Resource Services has received from other pools that were re-plastered in 2015, the cost per square foot to remove the plaster and reinstall it is \$10.00 per square foot. Given this cost, to re-plaster the DWMD pool is expected to be \$35,130.00 in 2015 dollars. For planning purposes this figure has been inflated at 5% per year from now until the projected date of completion in 2022. For planning purposes, the cost to re-plaster the pool in 2022 is \$49,431. Aquality Construction constructs pools in the Denver Metro area and currently stocks much of DWMD's equipment and was contracted to obtain pricing for the pool re-plastering. <http://www.aqualityconstruction.com/>

Aquality Construction also suggested that DWMD should consider the fact that pools often do not meet current building codes and as such must be brought up to code. An example of this would be the pool drainage system must be brought up to code. This can add \$5,000 - \$10,000 to the cost of the pool re-plastering project. It should be noted that pool maintenance is extremely

important as is the chemical content of the water. The pool should be covered in the winter time to prevent Ultra Violet rays from compromising the pool surface.

In 2018, DWMD contracted with Perfect Pools re-plaster the pool at a cost of \$55,692. This work is scheduled to take place in the Spring of 2019.

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#### **Pool EPO Upgrade**

In 2017, DWMD contracted with Law Electric, LLC to upgrade the EPO system at a cost of \$4,495.

#### **Spa Heater Upgrade**

In 2016, DWMD contracted with Front Range Recreation, Inc. to upgrade the Spa heater at a cost of \$4,487.



#### **Boiler Replacement**

The boiler used to heat the pool water is a Mega Therm Gas Fired Pool heater manufactured by Pentair Water. According to the manufacturer's tag, the heater was manufactured on May 7, 2007. Given this heater has probably been in service since the summer of 2008, this is the 8<sup>th</sup> year of service for this piece of equipment. In addition to the boiler, most of the other equipment used

in DWMD's swimming pool was manufactured by Pentair. <http://www.pentair.com/en/solutions/pool-equipment>. In order to determine the replacement cost and life expectancy of this equipment WMS Aquatics was contacted. [https://www.wmsaquatics.com/megatherm-commercial-indoor-pool-heater-1-010-000-btu?page\\_id=280](https://www.wmsaquatics.com/megatherm-commercial-indoor-pool-heater-1-010-000-btu?page_id=280)

Based on the manufactures tag, shown below, the existing boiler is a Megatherm 1010 Natural Gas heater capable of producing 1,010,000 BTU/Hour and is designed to deliver efficiencies of up to 82%. The replacement cost of this boiler is \$9,384.81 plus approximately \$2,000 for installation. The life expectancy of this unit, in a seasonal application such as Dancing Willows, is approximately 10 years. Given this, DWMD should expect that this boiler unit may need to be replaced in the next 2-4 years. There are other more efficient boilers available with up to 97% efficiency. The cost of a more efficient boiler would be approximately \$22,000, however, the cost of fuel would be significantly less. **The boiler was replaced in 2016 at a cost of \$22,180.**

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Designed and Manufactured For



**Pentair Water**  
Commercial Pool and Spa™  
Beverly, MO 67003-0001

This heater was built in compliance with the A.S.M.E. codes

Manufactured Date:	May 07, 2007
National Board Number:	184553
Serial Number:	C 07 184553
Maximum W.P. Water:	180 P.S.I.
Maximum Water Temperature:	240 °F
Minimum Relief Valve Capacity:	819 lbs./hr.
Heating Surface:	80 sq. ft.

Inches W.C.	LP	Hot.	For above installations with the following minimum clearances to combustible construction (inches)	
Maximum permissible gas supply pressure	13	0	Water connection side	12
Maximum permissible gas supply pressure for input adjustment	11	5.3	Opposite side	6
			Back	8
			Top	30
			Front	6"
			Side	18"

For serviceability, allow 24" in front of heater. \*1 inch if Type B1 vent is used

**For Installation on Non-Combustible Finishing Only**  
\*For installation on combustible finishing, only when installed on special base - part number 10539990.

**Electrical Characteristics:**  
115V 60 Hz, 1 PH, Less than 12 amperes.

**Read Your Manual Thoroughly**

This heater must be installed in accordance with local codes for gas heating appliances, if any. If not, follow ASHRAE 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000.

**MegaTherm Gas Fired Pool Heater**  
For Indoor Installation Only  
ANSI Z21.50B-2004 / CSA 4.76-2004  
CRN F1031-10273674 CGA 3.3-1976

Model Number	MT1010N09C1PCJX
Type of Gas	NATURAL Gas
Input	1,010,000 Btu/hr
Output	816,100 Btu/hr
Min. Input	252,500 Btu/hr
Altitude From	0 to 2000 Feet
Maximum Gas Orifice Size	44

**FOR YOUR SAFETY**  
Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

**Instructions To Light or Re-Light Heater**

- Turn off power to heater. Turn thermostat to lowest setting.
- Turn off all natural gas valves and wait 5 minutes.
- Turn on natural gas valve and wait 5 minutes.
- Turn on power to heater. Repeat all safety notices.
- Do not use other combustibles (kerosene, alcohol, propane, butane, etc.) for safety notices.
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- Do not use other combustibles (kerosene, alcohol, propane, butane, etc.) for safety notices.

**To Turn Off Heater**

- Turn off power to heater. Turn thermostat to lowest setting.
- Turn off natural gas valve and wait 5 minutes.
- Turn off heater.

**This Unit Is Derated For High Altitude Use**

The unit has been equipped with a 48 D.M.S. orifice for use at altitudes 7,001 ft. to 10,000 ft.

## Chemical Storage and Feed System



**Recycle Pump/Chemical Feed System**



**Table 3**

<b>Project</b>	<b>Year to be Replaced</b>	<b>Estimated Cost</b>	
Pool Cover Replacement	2024	<b>\$15,000</b>	Formatted: Font color: Red
Pool Re-plastering	2019	<b>\$55,692</b>	Formatted: Font color: Red
Boiler Replacement Filtration System	2016	<b>\$22,180</b>	Formatted: Font color: Red
Replacement Recycling System Chemical Feed Replacement	2027	<b>\$20,000</b>	Formatted: Font color: Red
	2027	\$10,000	
<b>Total</b>		<b>\$122,872</b>	Formatted: Font color: Red

## Club House

The Dancing Willows Clubhouse is used by residents of Dancing Willows for various community gatherings such as District Board meetings, various civic gatherings such as book clubs, HOA meetings, and other small groups. The Club house can also be reserved by the residents for wedding receptions, large parties, and other activities. Overall the building is underutilized and the rental income generated by renting the facilities does not cover the overall operating expense of the facility much less the replacement of such items as furnaces, air conditioning compressors, carpet, and painting of the facility. A tour of the facility revealed two large furnaces and two air conditioning compressors. The club house has approximately 156 square yards of carpet that is currently in fair condition; however, this carpet will eventually need to be replaced. **The carpet was replaced in 2016 at a cost of \$5,940.**

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**In 2017, DWMD contracted with HomeGuard Restoration to replace damaged and worn shingles on the Club House at a cost of \$520.**

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**In 2017, DWMD contracted with Law Electric, LLC to upgrade the Club House at a cost of \$885.**

Table 4

Project	Year to be Replaced	Estimated Cost
Furnace Replacement	2025	\$10,000
Air Conditioning Condensers	2025	\$10,000
Carpet Replacement	2027	\$ 7,500
Painting of Exterior	2021	\$ 7,000
Painting of Interior	2020	\$ 7,000
<b>Total</b>		<b>\$41,500</b>

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## 20 Year Budget

In order to develop a 20 year Budget for the Dancing Willows Metropolitan District, the 2015 approved District Budget was used as a starting point. A beginning cash fund balance of \$125,843 was used. This figure was derived from a trial balance prepared in anticipation of DWMD's 2014 audit. In order to portray the most realistic projection possible the preliminary assessed valuation from the Jefferson County Assessor was obtained in early May 2015. It is anticipated that there may be a slight downward revision to these numbers based upon the tax appeal process; however, the overall reduction is expected to be minimal. The reassessment values were calculated as of June 2014. Since that time, the market values of homes in the Dancing Willows Metropolitan District have increased, as has the entire Denver Metro area. Assessed valuations for the 20 year budget were assumed to increase 2.5% per year.

By far DWMD's largest future expense is the milling and over lay of its roads. To calculate what this expense will be, a thorough evaluation of all roads within DWMD were made. Each road surface was carefully measured, inspected for transverse cracks, longitudinal cracks, heaving, excessive surface wear, and other tell-tale signs of surface failure such as alligator cracks and pot holes. In general, DWMD's roads are in good condition. Roads in and around the most recently completed area of DWMD are being milled and overlaid by Remington Homes. This work is expected to be completed in the summer of 2015. South Union Lane is the one street that is in need of reconstruction. The entire street is extremely uneven as a result of heaving. The only way to repair South Union lane is to remove the asphalt. Dig out the expansive soils and replace with a stable compacted road base and then repave the entire street.

For planning purposes the cost of a 2" overlay was obtained from recent municipal bids. Similarly, the cost of milling was obtained from a recent competitive bid. Milling is typically six feet in width and done along each curb line. In general, the entire street does not need to be milled. The estimated cost to resurface all DWMD's streets was estimated to be \$481,238 in 2015 dollars. This work is estimated to be done in 2024. The cost of this work was inflated at a rate of 5% per year. Therefore, the cost of the milling and overlay of all of the roads was estimated to be \$746,558. In order to extend the life of the roads, it is advised that a minimum of \$10,000 per year be spent crack filling all roads each fall. Additionally, it is advised that DWMD slurry seal all road surfaces in 2019 and again in 2029. In order to pay for the overlay project a Capital reserve fund was established and is shown as an expense. The concept is that this money will be set aside in a separate account that can be used to pay for the overlay project. Since DWMD has been unable to save money for this purpose until 2015, the amount of money that needs to be contributed to this fund is substantially more than what will need to be reserved beyond 2024. It is projected that DWMD will have reserved the money that will be needed for another resurfacing project in 2044.

This 20-year Budget does not assume that DWMD's Bonds are refunded. Any saving generated by refunding will certainly improve the financial picture for DWMD. The Board is encouraged to examine the feasibility of refunding if the savings generated are greater than the expense to complete a refunding.

This projection also examined the mill levy in relation to the projected assessed valuation, capital needs, and the need to have an adequate capital reserve. Based upon projections 75 mills are needed through 2022. Beginning in 2023, the mill levy can be reduced to 70 mills. In 2025, the mill levy can be reduced to 65 mills. In 2026, through the end of the projection period the mill levy can be set at 60 mills. If the bonds can be refunded in 2015 it may be possible to reduce the debt service portion of the mill levy in 2016 giving residents a slight tax savings from what otherwise would occur.