

Manager Randy Gillette said poor installations in previous years contributed to this.

- Well 21, the district's new well in Misty Acres, has been tested and has shown it will deliver 250 gallons per minute. A pipeline to transport the water to the treatment facility will need to be

completed before customers will have access to the water.

The next meeting is scheduled for Feb. 11 at 1 p.m. Meetings are usually held at the district office at 1845 Woodmoor Drive on the second Monday of each

month at 1 p.m. See www.woodmoorwater.com or call 488-2525 to verify meeting times.

James Howald can be reached at jameshowald@ocn.me.

Triview Metropolitan District, Jan. 15

Water and wastewater ideas advanced

By Jennifer Kaylor

The Triview Metropolitan District Board of Directors approved forward movement on a \$2.3 million renewable water shares purchase Jan. 15. District Manager Jim McGrady updated the board about the Colorado Springs Utilities (CSU) wastewater and potential water pipelines. Directors welcomed Parks and Open Space Superintendent Jay Batemen and discussed ideas for various improvements throughout the district.

Director James Barnhart was excused.

Triview is a Title 32 special district inside Monument that provides road, landscaping, and open space maintenance, and water and wastewater services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas. The Jan. 15 meeting agenda and two-part board packet are available at <https://triviewmetro.com/boardDocuments>.

Water and wastewater aspirations gain ground

McGrady reported that he had met with represen-

tatives from the Woodmoor Water and Sanitation District (WWSD) and Monument Sanitation District (MSD) to discuss participation in a cost-share agreement for a four-phase drinking water pipeline study that would include a pipeline routing and feasibility study, 30 percent design plans, permitting, and final design and bidding. McGrady stated that Forest Lakes Metropolitan District (FLMD) had also been invited to participate in the study, but it had not expressed interest thus far.

The significance of the regional pipeline is that it would allow renewable water resources, such as the Fountain Mutual Irrigation Co. (FMIC) shares that the district purchases, that are currently unavailable to the districts due to lack of transport from the southern end of the state to become available. The importance of establishing the number of participants in the pipeline project lies in the size of the pipe that is eventually used. Too small of a pipe limits the amount of water that can be transported and too large of a pipe negatively affects velocity, chlorination, disinfection, and other factors. Subsequently, although the cost of the pipe is small comparatively speaking, choosing the correct size is imperative to preventing costly construction to upsize the pipe in the future.

McGrady added optimistically that a water line could be operational by April 2021, just prior to the more demanding summer months.

Regarding the CSU wastewater plans, McGrady confirmed that work continues to progress. The proposed route is expected to eliminate need for the area's two wastewater treatment facilities—Tri-Lakes Wastewater Treatment Facility (TLWWTF) and Upper Monument Creek Region Treatment Facility (UM-CRWTF)—and numerous lift stations that burden districts with energy costs. The plan is expected to incorporate gravity and render pumping entities unnecessary. Construction would begin at the south end, near the J.D. Phillips Water Reclamation Facility, travel through the U.S. Air Force Academy to serve the proposed Visitor Center Complex and, ideally, reach north to the Tri-Lakes area by August 2020. See also www.ocn.me/v19n1.htm#tvmd.

Districts that have expressed interest—MSD and Triview have done so formally—in participating in the wastewater pipeline expect to learn the financial obligations at a meeting scheduled for Feb. 7.

District poised to substantially increase water shares—eventually

District water attorney Chris Cummins outlined a potential water shares purchase agreement stating, "The high-altitude view of the agreement is Triview purchasing from Comanche Resources LLC a total of 410 shares in FMIC, 244 of which are under a lease to the Fountain Valley Power Co. (FVP)." Cummins explained that Triview would serve as lessee to FVP until plant operations cease—during which time the

244 shares would be unavailable as "wet" water. Wet water is determined by the priority status of a water user among other users and a stream flow's physical availability to be diverted when in priority (www.water-law.com/water-rights-articles/water-rights-due-diligence/#VIII). The lease would provide revenue of no less than \$155,000 per year with an escalation rate, or an increase in revenue, of 5.5 percent per year to the district. The remaining 166 shares are part of a change case—litigation to remove the shares from existing augmentation plans and make them available for other uses—that Comanche has filed (case #16CW3010) and to which Triview is already a party.

The complex purchase agreement positions Triview to become a signee of FVP's and Comanche's interests and be inserted as an applicant in the case. Cummins reminded the board that the agreement is a work in progress and is still under legal review. If Triview is assigned the contract, the district's renewable water could potentially reach 1,072 shares once the change case and lease are resolved.

When asked about the price of the shares, Cummins noted that a straight calculation of the currently available 166 shares totals a price-per-share of \$13,855, slightly more than the current FMIC per-share cost of \$13,000. However, adding the 244 leased shares, which Cummins stated may be available as soon as 2030, and incorporating the lease revenue would reduce that calculation to less than \$5,000 per share.

After modifying a first motion, the board directed McGrady to not sign the agreement until FVP has signed its consent to assign the contract. See pp. 25-29 of BoardPacket-2019-01-15_pt1.pdf

Parks and open space supervisor copacetic
McGrady introduced newly hired Parks and Open Space Supervisor Jay Bateman to the board. Bateman provided an update of activities since his first day, Jan. 2. Projects included tree watering throughout the district, grading and other types of maintenance of parks, and assessment of trail conditions to determine grading and drainage needs. Bateman deemed the safety upgrades to the swing park in Promontory Pointe 85 percent complete. McGrady commended Bateman on his availability to coordinate the work in the Public Works and Street Departments.

The trail portion of Bateman's report triggered a general discussion of the district's overall trail system. Comments from directors included questions about which entities are responsible for maintaining trails within the district, a proposal to develop a district-wide standard to create uniformity from one neighborhood to the next, and a suggestion to prioritize safety concerns and prevention of equipment destruction.

Other projects updated

- McGrady read a report submitted by Mike Connor of HR Green concerning the Jackson Creek Parkway widening project. The design for a water main that will be installed along with the road-widening project—the simultaneous work is intended to minimize expense and traffic disruption—is primarily complete. HR Green continues to work with the Town of Monument, El Paso County, and the Pikes Peak Area Council of Governments to plan and prepare the taper extension from the Jackson Creek Parkway and Higby Road intersection to the YMCA signal.
- The western interceptor, an extension of wastewater services to Triview residential and commercial customers west of I-25, is under construction with substantial completion expected by late February. As part of the revocable license agreement with El Paso County, the district will provide a wastewater connection to the restroom facility at the Santa Fe trailhead. Director Marco Fiorito proposed that the district provide a water connection as well for potential installation of a water bottle filling station and other amenities if the county should plan to make these upgrades.
- The directors supported McGrady's recommendation to continue contracting with Ground Floor Media for public relations services and

HANDCRAFTED CONSTRUCTION INC.
Premier Custom Home Builder
Custom Homes • Garages & Barns
22 years experience in El Paso & Douglas Counties
Licensed & Insured
(719) 440-2873 or (719) 481-6170
handcraftedinc@aol.com www.handcraftedinc.com

Tree Man
Tree Service & Wild Fire Prevention
Commercial • Residential
Year Round Service
"Because... when it comes to tree care, we care."
WE SPECIALIZE IN . . .
ALL Types of Tree Trimming & Tree Removal
• Thinning • Wild Fire Prevention • Dead and/or Hazardous Tree Removal
• Pine & IPS Beetle Inspection & Removal • Scrub Oak Pruning & Removal
• Mistletoe Control & Removal • Stump Grinding • Storm Damage Clean Up
• Timber Management • Firewood Sales - FREE Chips
• Chipping (Tree Branches - Brush) Up to 18" Capacity • Land & Lot Clearing
Think FIREWISE - Care For Your Trees
Call Us . . . Your Reliable Arborists Jon or Bill
• Residing in Area for over 30 Years
• Fully Insured including Workmans Comp
• Licensed
SAFETY IS #1
AFFORDABLE
RELIABLE
488-1818
www.atreeman.com
Military or Senior Discounts • Payment Plans Available
PROFESSIONAL TREE SERVICE

McCord's
Garden Center & Landscaping
Book Your Spring Landscaping Projects Now!
MCCORD'S LANDSCAPING
RETAINING WALLS-PATIOS-XERISCAPING-DESIGN/BUILD
\$500 OFF!
LANDSCAPING PROJECTS
CALL TODAY! 719-640-1134
(MUST BOOK PROJECT BY FEB. 15TH)
MCCORD'S GARDEN CENTER
2720 MCSHANE DRIVE
MONUMENT, CO 80132
(Corner of Hwy 105 & McShane Dr.
Just West of the Fire Station.)
THE GARDEN CENTER
WILL REOPEN MARCH 1ST
719-375-3573
www.mccordgardens.com