

ment is in the hands of the El Paso County Planning Commission and may be approved on April 2. See and www.epcdevplanreview.com. Search for Forest Lakes Phase II PUD (Planned Urban Development) Preliminary Plan Amendment.

- Approval from the Board of County Commissioners would then be sought in May.
- A nine-month build time for road and infrastructure would be completed late 2020.
- Lot sales would not begin until 2020.
- Sales are anticipated to be slow due to the expense of the lots and potential slowing of the economy.

The proposed estimated build-out of 180 lots on the westerly-north side of the creek is 3-4 years.

Public improvement fee collection

Russel W. Dykstra, district counsel, explained that since the Pilot Station opened in PPMD 3, the public improvement fees (PIF) for Arby's restaurant had not been collected. This was due in part to a change of ownership and a failure to report. Dykstra and Blunk both recommended to the board a waiver of penalties and interest on the due PIF, stating that the first owner had paid all due fees and the second owner was in the process of paying the due PIF. Total PIF collected

for PPMD 3 is about \$159,000 so far. The board voted 3-0 to approve a waiver for the penalties and interest incurred by both current and previous Arby's restaurant owners.

At 11:12 a.m. FLMD board moved into executive session to discuss developing a strategy for instructions to negotiations regarding return flow issues for North Monument Creek pursuant to CRS 24-6-402(4)(e)(I). No action was taken after the executive session.

PPMD 1 meetings, followed by joint meet-

ings of FLMD and PPMD 2 and 3, are usually scheduled for 10 a.m. the first Monday of each month in the Classic Homes office at 6385 Corporate Drive, Suite 200, Colorado Springs. Official meeting notices are posted on the district website at <http://forestlakesmetrodistrict.com> and at the Forest Lakes mailbox notice board. For general questions, contact Ann Nichols at 719-327-5810 or at anicholsduffy@aol.com.

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**Triview Metropolitan District, March 19
Pipes and asphalt remain priorities**

By Jennifer Kaylor

The Triview Metropolitan District Board of Directors met March 19 to consider actions to extend road life in certain neighborhoods and continue a current water lease. Staff and directors conducted a recap of the district's response to the March 13 blizzard.

All directors were present. The March 19 board meeting packet is available online at https://triviewmetro.com/assets/documents/board/agenda/2019/BoardPacket_2019-03-19_pt1.pdf

First steps taken in exploring drinking water pipeline

District Manager Jim McGrady reported that four northern water districts—Woodmoor Water and Sanitation District (WWS), Donala Water and Sanitation District, Triview, and the Town of Monument (TOM)—have agreed to fund a routing study to determine the feasibility of installing a potable water return flow pipeline from the Colorado Springs Utilities' (CSU) J.D. Phillips Water Resource Reclamation Facility to the participating districts. See the board packet pp. 19 and 20 for the routing study RFP and Scope of Services.

Background: In spring 2018, CSU indicated interest in developing a regional pipeline to transport wastewater from northern El Paso County wastewater districts, the U.S. Air Force Academy, and the Academy's visitor center complex, and treat the wastewater at its reclamation facility. With the possibility of this regional wastewater infrastructure—also known as the North Monument Creek Interceptor (NMCI)—districts have expressed interest in also installing a pipeline for delivering currently inaccessible potable water, also known as return flows. The return flows would provide districts with an alternate, renewable source of drinking water and reduce their reliance on non-renewable sources such as aquifers.

In a related move, Triview directors approved a lease with the Arkansas Groundwater Users Association (AGUA). Since 2012, Triview has leased up to 240 acre-feet of its treated wastewater (also known as effluent water) per year to AGUA and has received revenue from the arrangement. The modified lease, extended through 2030, provides Triview with the flexibility to use its return flows if a CSU water pipeline materializes. See board packet pp. 43 through 48 for the AGUA lease agreement.

Board votes to extend road life

Andale Construction Regional Pavement Coordinator John Wood presented information regarding a paving material called HA-5. The two-coat, ultra-violet protectant is applied to extend the life of roads before they begin to show significant deterioration. McGrady promoted use of the material to preserve the relatively new roads in the Promontory Pointe and Remington Hills subdivisions. Asphalt quality declines steeply if upkeep is not a priority, he added, and discussed a 20-year lifespan goal for district roads.

Estimated cost for applying HA-5 to

the designated road surfaces is \$205,000, an expense that would fall below the approximate \$500,000 savings that remain from the 2018 road rehabilitation project, McGrady commented. The board voted to approve the HA-5 recommendation. See board packet pp. 37 through 42 for the HA-5 proposal.

District's operations during blizzard evaluated

The snowstorm—or bomb cyclone—on March 13 presented multiple challenges for the district. Rain that fell just before the blizzard created a thick layer of ice beneath the snow and hampered the effectiveness of the plows. Plow drivers faced limited locations for directing excess snow and an obstacle course of parked and abandoned vehicles. Parks and Open Space Superintendent Jay Bateman informed OCN after the meeting that, at one point, three 18-wheel trucks were stuck along Jackson Creek Parkway.

Directors expressed appreciation for the hard work and extra efforts made by the road crews and district staff. Bateman stated that he or another team member kept in close contact with the Tri-Lakes Monument Fire Protection District to ensure that residents with medical needs would be accessible to emergency responders. McGrady acknowledged the significant benefit of Lewis-Palmer School District's decision to cancel school in advance of the storm; an action that likely decreased the number of vehicles on the road.

The informal after-action analysis led the group to develop a list of steps to implement for the next big storm. One such action would be to engage the use of a front-loader—which can scoop and dump snow into out-of-the-way spaces—earlier in the plowing process to prevent the accumulation of large snow piles, especially at intersections. Bateman added that he is developing a snow map to identify locations where excess snow can be directed. Another step would be to arrange advance overnight accommodations for staff, especially plow drivers, who may get stranded due to road closures.

Projects reviewed

McGrady and support staff provided progress reports regarding current Triview projects that included:

- Martin Marietta estimated an April 15 start time for Triview's 2019 road rehabilitation work. The contractor anticipated reaching substantial completion by mid-June.
- The Jackson Creek Parkway widening Request for Qualifications deadline was extended to April 8 to accommodate the number and size of projects besieging construction companies in the region. See New Projects, Jackson Creek Parkway Widening on the home page at triviewmetro.com
- Goodwin Knight, developer of Home Place Ranch, has mapped a serpentine route to extend Gleanagle Road through Home Place Ranch and connect with Higby Road near the Higby Road-Fairplay

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 June 8, 2019 @ 9:30 AM
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BBQ lunch & drinks donated by local Knights of Columbus

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