

DONALA (Cont. from 14)

reserve fund since it's not earning close to the bond yield and because liquidity eliminates a lot of uncertainty for rating agencies.

The aggregate result, according to the estimates, was an average annual debt service of \$775,000, about \$600,000 less than what the district currently pays. Aside from savings and enhanced cashflow, Eckloff promoted the debt refinancing to achieve a level debt service structure that would furnish rate and management benefits and to consolidate three issues into two, which would reduce fees. He cautioned that the district would need to act as quickly as possible to take advantage of the lower rates.

The directors expressed hesitancy about depleting the debt service reserve fund but conveyed appreciation for Eckloff's detailed report. They indicated a desire to discuss the options as a board and consider the information when establishing the 2021 budget.

Water demand met despite obstacles

June's weather was "hot, dry, and windy ... everything that we don't want," reported Parker. Water production reached 36.72 million gallons compared to May's 36.62 million total, and both water plants were running. Summer conditions were exacerbated by a 36-inch CSU water tank leak along Voyager Parkway. The leak, discovered on July 9, required Donala to curtail operations at its Northgate Boulevard plant, but staff members were able to manage water needs with other plants and wells. The depth of the leak and the presence of other utilities complicated matters such that the repair required three days to complete. Parker stated that communication between Donala and

CSU during this challenge was excellent.

The disabled well 7 also failed to produce good news. The gravel-packed well pump proved to be unrecoverable. Staff and engineers planned to research the cause of the mysterious inundation of gravel before increasing the well's depth and installing a new, smaller pump. Parker estimated it would take two months to get the well functional again.

Road repair angst

Parker confirmed that Donala decided to include the Westchester Drive cul-de-sac south of Gleneagle Drive in its 2020 watermain replacement project. The El Paso County Department of Public Works, however, stipulated that Donala must repave the entire cul-de-sac with a 4-inch asphalt overlay once the water main work was complete. Because Donala's work is expected to damage only a 4-foot section of the road, Parker stated that he intended to appeal the county's decision and pointed out that the project may have to be forfeited due to the additional costs.

Additional updates

- Hodge confirmed that mid-year financials looked strong. Most revenues and expenses aligned at 50% except a few expenses that were necessary to establish newly hired staff.
- The long-awaited press for the residual management facility arrived July 9. Donala registered

zero arsenic discharge for a second consecutive month. See <https://ocn.me/v20n7.htm#dwsd> for additional information about arsenic and the residual management facility.

- The Pikes Peak Regional Water Authority regionalization subcommittee was scheduled to meet July 23 and expected to cover topics related to the NMCI and return flows.
 - Eastern and central El Paso County continued to be classified as severe drought and moderate drought, respectively, as of July 7.
- The meeting adjourned at 3:10 p.m.

Board meetings are normally held on the third Thursday of the month. The next board meeting is scheduled for 1:30 p.m. Aug. 20. The meeting may be held in person or as an online video meeting, depending on the status of coronavirus restrictions; call (719) 488-3603 or access www.donalawater.org to receive up-to-date meeting information. The district office is located at 15850 Holbein Drive, Colorado Springs. When the board meets in person, meetings are held in the district office conference room. See <https://www.donalawater.org/> to access prior meeting minutes and the 2020 meeting calendar.

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Triview Metropolitan District, July 23

District pursues Nov. 3 ballot initiative

By Jennifer Kaylor

At its July 23 meeting, the Triview Metropolitan District Board of Directors voted on an appropriate right of exchange resolution and provided direction to District Manager Jim McGrady on a ballot initiative. The board also reviewed and considered for approval a developer's request to form a subdistrict, and the district's 2019 financial audit.

Triview is a Title 32 special district in Monument that provides road, landscaping, and parks and open space maintenance, and water and wastewater services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas. See <https://triviewmetro.com/districtMap> for a map of district

boundaries.

The two-part July board packet may be accessed via https://triviewmetro.com/assets/documents/board/agenda/2020/BoardPacket_RegularMeeting_2020-07-23_part1.pdf and https://triviewmetro.com/assets/documents/board/agenda/2020/BoardPacket_RegularMeeting_2020-07-23_part2.pdf

District seeks to repurpose mill levy revenue

Seeking discussion from the directors, McGrady reviewed his draft of a Nov. 3, 2020 general election ballot initiative. Currently, Triview may collect up to 35 mills from district residents, and the revenue may only be used to pay the district's debt service. Because revenue for the district's operations such as snowplowing, mowing, and park and landscape stewardship comes only from building fees and sales tax, McGrady proposed repurposing up to 7 of the potential 35 mills that may be collected. He emphasized that this change would not add to the number of mills collected but simply makes available up to 7 mills' worth of revenue to support operations.

"The 7 mills ensure a revenue stream for maintaining the district to the level that, I believe, the residents expect" and for preventing the deterioration of infrastructure, said McGrady. He continued to explain that the mills repurposed for operations could be adjusted—within the limit of the 7-mill cap—according to the balance of sales tax and building fee revenue against operational needs.

The board directed McGrady to continue the necessary steps for Triview's participation in the Nov. 3 general election.

Request granted; resolution approved

McGrady presented a letter pertaining to the Conexus development west of Interstate 25. Schuck Communities Inc., the managing company, requested approval to form a subdistrict of the Conexus property within Triview and to include the formation of the subdistrict on the Nov. 3 ballot.

This action would provide a tool for installing infrastructure such as detention ponds, water mains, streets, curb, and gutter along the narrow strip of land with general boundaries between Beacon Lite Road (or Old Denver Highway) and Interstate 25, and north of Baptist Road and south of Second Street. If voters approve the subdistrict, the estimated limit that Conexus could borrow would be about \$32 million. The board approved the Schuck request, which gives Schuck the option to bring the decision to voters in the Nov. 3 general election.

Another action item addressed by the directors included resolution 2020-08, whereby Triview expressed its intent to appropriate an appropriate right of exchange on the Arkansas River. Water attorney Chris Cummins explained that the resolution confirms the time when the intent to appropriate an exchange on the Arkansas River was established. An appropriate right of exchange, he continued, allows the district to take water from an upstream location rather than a downstream location, which creates a "legal fiction" that water is being moved uphill.


This resolution was a necessary step in anticipa-

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