

tion of the district filing an application later this year or early 2021 to change its Excelsior Irrigating Co. water rights to municipal use. The board approved the resolution. See www.ocn.me/v20n6.htm#tvmd for information about Triview's purchase of Stonewall Springs Reservoir Co. water and water rights and Excelsior Irrigating Co. shares.

Audit extended; online sales tax revenue vetted

Audit Manager Christine McCleod of Haynie and Co. presented Triview's 2019 audit. Haynie anticipated issuing an unmodified opinion on the financial statements, did not discover new or unusual accounting policies, and did not find adjustments or disagreements with management. McCleod confirmed that total assets, capital assets, and total net position increased from the past year. Total assets rose from about \$72 million to about \$80 million. Due to capital project budget amendments that are scheduled to be presented for approval at the Aug. 18 board meeting, Triview requested an extended deadline of Sept. 30 for filing the audit with the state. The board approved the 2019 audited financial statements, pending the 2019 budget amendment approval, and filing the audit with the State of Colorado.

Accountant Kathy Fromm of Fromm and Co. reviewed the mid-year revenues and expenses. During her coverage of sales tax revenue, the board deliberated on how to get more accurate collection of sales taxes generated by internet purchases. Fromm confirmed that local taxes on internet sales, which are collected by the state on behalf of statutory towns such as Monument, may not always be fully credited to the recipient towns due to incomplete information. She recommended enlisting the help of the Colorado Association of Municipal Tax Auditors.

Infrastructure projections communicated

McGrady reported having received an update from Colorado Springs Utilities (CSU) about the potential regional wastewater pipeline called the North Monument Creek Interceptor (NMCI). Triview and five other wastewater districts in the Tri-Lakes region would use the NMCI to transport wastewater flows to the J. D. Phillips Water Resource Recovery Facility in Colorado Springs for treatment. CSU completed a routing alternatives analysis and expected to begin the required National Environmental Policy Act (NEPA) studies soon. Participant districts received agreements that spell out their responsibilities, including expenses, in the design phase. The NEPA studies could be completed by July 2022 and after a one-year construction phase, the NMCI may be functional by November 2023.

Switching to the topic of clean water, McGrady reported that great strides were being made on a northern delivery pipeline for drinking water. Engineering firm JDS-Hydro Consultants Inc. anticipated that it



Above: Triview Metropolitan District conducted an appreciation ceremony at its July 23 board meeting. Directors celebrated the work of outgoing Superintendent of Parks and Open Space Jay Bateman (left), who is leaving for relocation purposes. President Mark Melville (right) presented Bateman with a plaque and commended him for his great work throughout the district. Photo by Jennifer Kaylor.

would achieve 60% design completion in time to advertise bid requests in 2021. This pipeline is critical for Triview and other northern El Paso County water districts to transport renewable water from long-distance sources and not rely on the nonrenewable Denver Basin groundwater supply.

Goodbye to parks and open space ace

Directors and staff bade farewell to Superintendent of Parks and Open Space Jay Bateman and presented him with a certificate of appreciation. President Mark Melville spoke on behalf of everyone in praising Bateman's outstanding work in restoring the district's landscaping and other aesthetics. Bateman, who left his position for relocation purposes, thanked McGrady and the board for supporting his vision and predicted a great future for the district in the hands of his successor, Matt Rayno.

Public works pondered

Rayno acknowledged that 30 or more ash trees had suffered irreparable damage due to October 2019 weather. He planned to begin planting replacement trees—possibly autumn blaze maples, western hackberries, or spring snow crabapples—in mid-August. The first week of August will mark the beginning of concrete work such as curb, gutter, and sidewalk repairs and installing a driveway for the water department's A-plant.

Water Superintendent Shawn Sexton noted the month's water statistics. The district produced 41.29 million gallons in June 2020 as compared to 30.45 million gallons in June 2019. The board discussed ways to unravel the information and determine if the dramatic change is more reflective of an increase in the number of homes or an increase in water consump-

tion. McGrady cautioned that weather conditions in 2019 produced snows in May and a much wetter June, which might skew the information. He suggested comparing July data from the two years instead.

The district completed its potable water compliance testing of nitrate, fluoride, lead, and copper and awaits its test results for radionuclides—a weeks-long, possibly even months-long, process.

At 7:21 p.m., the board entered executive session §24-6-402(4)(b)(e) legal advice, negotiations. The board did not take actions or make decisions following the executive session.

The next Triview board meeting is scheduled for 5:30 p.m. Aug. 18. Check the district's event calendar at <https://triviewmetro.com/home> or call 488-6868 for meeting schedule updates and to confirm if the meeting will be in-person or conference call. In-person board meetings are held at the district office, 16055 Old Forest Point, Suite 300, Monument. See also "Triview Metropolitan District" on Facebook or Twitter.com/@TriviewMetro.

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Monument Board of Trustees, July 6

Willow Springs and Monument Ridge projects approved

By Allison Robenstein

During the July 6 Monument Board of Trustees (BOT) meeting, two land development projects were approved. The board also approved an unbudgeted request from the Police Department to comply with a new Colorado law.

Trustee Jamie Unruh was absent.

Willow Springs Ranch/Monument Creek Ranch site plan approved

The board reviewed the Final PD Site Plan for Willow Springs Ranch, a 219-acre property west of I-25 and north of Forest Lakes/Baptist Road. The 399 single-family homes will be built after all the infrastructure, including roads, water, and sewer lines, are built. The land was annexed into the town during the May 6, 2019 BOT meeting. See www.ocn.me/v19n6.htm#mbot.

One main road (Willow Ranch Road) will connect Synthes Avenue to the north and Forest Lakes/Baptist Road at the south end, which is intended to reduce congestion on existing town roads. A trail system will parallel the main road.

A bridge over Monument Creek will be built at a cost of \$250,000 by the town.

The Town of Monument will supply the water. In October, the town originally nixed annexation of this land because the board wasn't sure it could adequately provide water to all the residents. See www.

ocn.me/v18n11.htm#mbot1015.

Five acres of land will be dedicated to District 38 schools. Although there are almost 100 acres of open space that will include four parks, the majority of this is environmentally sensitive land, so it will not be used as recreation area. See www.ocn.me/v19n6.htm#mbot.

This was approved at the June 10 Planning Commission meeting. See www.ocn.me/v20n7.htm#mpc.

John Maynard of NES Inc., representing owner Polo Brown Co., said four wells will be drilled on the southern boundary of the property, and these will be surrounded a dog park and community garden.

Maynard also said trails will connect into the Forest Lakes property where residents can gain access to the national forest. Fitness stations may be placed along the spine trail.

Trustee Ron Stephens asked about the metro district, which was established by the previous owner. No one from the public spoke during the hearing portion. The request was approved 5-1 with Trustee Laurie Clark voting against with no reason given.

Monument Ridge Filing No. 2

Monument Ridge is a 3.42-acre site south of Baptist Road and east of Struthers Road. The proposal includes about 27,000 square feet of office and commercial space.

Owner Ed Ellsworth did not give a presentation, but Debbie Flynn, planner for the town, described

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