

the Bureau of Reclamation's review of Triview's written submissions and then solicitation of agency comments. A regional representative will review the EA as well. Triview will have the month of May to respond to comments. McGrady expressed confidence that the July 15 contract completion remained realistic.

- Unusually cold temperatures temporarily disabled construction on the inlet and spillway at the Stonewall Springs Reservoir Complex, causing a minor delay. Assembly of a plunge pool and the pipeline continued to progress.
- McGrady reported that a final walk-through for the Northern Delivery System was planned for the

final week of February. This pipeline project is intended to be a piece of the delivery system of Triview's renewable water sources, such as its water rights and storage from the Stonewall Springs Reservoir Co., to district customers.

- The foundation for the A-yard building, located along Jackson Creek Parkway (JCP), had been poured. With building permits having been obtained, plumbing installation would likely begin next.
- Requests for proposals for the 2021 overlay project, milling and replacing asphalt on Leather Chaps from Bear Creek Elementary School to its intersection with JCP, were in circulation. The bid opening date is planned for March

- 9.
- In response to a director's question, McGrady confirmed that the project to replace water meters throughout the district had slowed slightly, but he anticipated exchanging about 600 more meters in 2021.
- The district's new website was expected to go live by mid-March.

At 6:10 p.m., the board entered executive session §24-6-402(4)(b)(e) and (f) acquisitions, legal advice, negotiations, and personnel matters regarding the following general topics:

negotiations associated with water delivery infrastructure; negotiations associated with water storage on the Arkansas River and its tributaries; negotiations with potential contractors and miners concerning the Stonewall Springs Reservoir Complex; negotiations regarding acquisition of renewable water resources, and personnel matters including the district manager's salary. OCN later confirmed that the board did not make reportable decisions following the executive session.

Triview board meetings are

held on the third Thursday of the month at 5:30 p.m. The next meeting is scheduled for March 18. The district completed its move to a new office located at 16055 Old Forest Point, Suite 302. Check the district's website or call 488-6868 for meeting updates and to confirm if the meeting will be in person or online/teleconference. See also "Triview Metropolitan District" on Facebook or Twitter.com/@TriviewMetro.

Jennifer Kaylor can be contacted at jenniferkaylor@ocn.me.

Forest View Acres Water District, Feb. 24

State of district and potential inclusion discussed

By Lisa Hatfield

On Feb. 24, the board of Forest View Acres Water District (FVAWD) increased its inclusion fee and discussed the current state of the water district. A scheduled item about a possible inclusion of 53 acres was removed from the agenda at the request of the developer, but residents asked many questions about the decision-making process so far and how information was being shared.

The board approved a resolution to increase inclusion fees from \$3,000 to \$5,000 per acre, effective March 1. Residents asked questions about whether this timing would affect the plans for inclusion of Red Rock Acres, and the answer was that the board would

discuss it in executive session.

JZ's Land Development Company LLC has petitioned FVAWD to include land south of Highway 105, between Red Rock Ranch Drive and Rockbrook Road, into the district. A summary of the Petition for Inclusion on the district's website notes that, besides the inclusion fee, the district would receive a \$30,000 tap fee for each home that is built in the development. If the development is zoned for 38 lots as currently proposed, the district will receive a total of \$1.14 million in tap fee revenue.

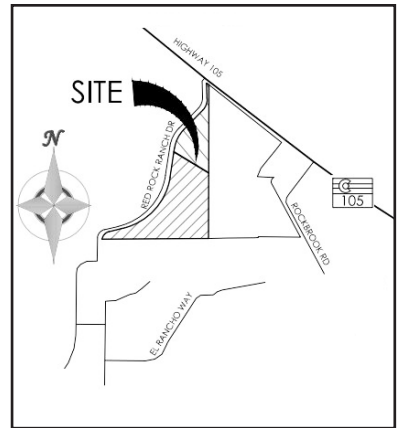
JZ's is petitioning the El Paso Board of County Commissioners to change the zoning of 5.37 acres from RR-5 to RR-0.5 (five-acre lots to half-acre lots), and 15.51 acres to be rezoned from RR-5 to RR-2.5 (five-acre lots to 2.5-acre lots), so it can build a proposed 38 homes there. See <https://epcdevplanreview.com/Public/ProjectDetails/167954> Red Rock Acres Rezone.

About 10 district residents attended the meeting to ask questions of the board on how to get their many specific questions answered about their infrastructure and budget. "We need numbers so we can understand," said Dave Pheteplace. He, Elizabeth Lonnquist, Rosalia McKean, Kelsey Belsher, and others were upset that they couldn't get answers to their multiple questions from the board about the capital plan or the proposed inclusion, in writing or otherwise.

Marty Brodzik said the district was in a very vulnerable position with or without the inclusion.

The board said it would add the 10-year plans to the website, but they were just drafts. Pheteplace volunteered to assist the board with long-range capital improvement planning, and Belsher volunteered to fill a board slot if a board member needed a break.

District Engineer John McGinn of JDS-Hydro explained, as he has at past meetings, that FVAWD is already faced



Above: JZ's Land Development Company LLC has petitioned Forest View Acres Water District to include Red Rock Acres, south of Highway 105, between Red Rock Ranch Drive and Rockbrook Road, into the water district. Map courtesy of El Paso County Planning.

with millions of dollars in non-negotiable infrastructure improvements related to regulatory issues, and it needs to add a second well for reliability.

"You are behind the eight-ball today. Adding 20 to 38 more homes won't matter (to the system)," but the inclusion fees paid by the developer would add seed money for projects that have to be completed whether or not the inclusion happens. "The district does not have the money in the bank," he said. Water rights would accompany the inclusion if it occurs.

District Manager Bob Blodgett told OCN that after the executive session, the board authorized District Counsel Peter Johnson to continue communications with the applicant regarding the inclusion petition. No vote or other action was taken.

The next meeting is scheduled for 6 p.m. March 24 at the Monument Sanitation District boardroom, 130 Second St., or on Zoom. District website: <https://forestviewacreswd.colorado.gov/>. District Manager Bob Blodgett: bbloodgett@crsofcolorado.com.

Lisa Hatfield can be contacted at lisahatfield@ocn.me.

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non-denominational spirit-filled

Location: Meeting at Mountain Community Mennonite Church
643 State Highway 105, Palmer Lake

10:00am Sunday Service

live service streaming at fuelchurch.org

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MVEA BOARD NOMINATIONS

One Member. One Vote. Your Voice Matters.

During the Annual Meeting on June 3, 2021, at Falcon High School in Falcon, three directors will be elected to the Mountain View Electric Association, Inc. Board of Directors from the following districts:

District 1: Limon, Karval, Genoa and surrounding areas (incumbent Joseph D. Martin)

District 4: Calhan, Peyton, a portion of Black Forest and surrounding areas (incumbent Milton L. Mathis)

District 6: Falcon, Cimarron Hills, a portion of Black Forest and surrounding areas (incumbent Barry R. Springer)

The "Procedure for Director Elections and Member Voting" is available on MVEA's website at www.mvea.coop/annual-meeting.

To view a territory map with districts, visit www.mvea.coop/territory-map.

Are you interested in being an MVEA Board of Directors candidate? A candidate must be an MVEA member and reside in the district where there is a vacancy. Visit MVEA's Annual Meeting web page at www.mvea.coop/annual-meeting for additional candidate requirements. Click on "By-laws" and go to Article III, Section 2. A member interested in nomination should contact the MVEA Board Nomination Information Line at (719) 494-2528 and leave a message. You will be contacted to verify your membership, district, and to begin the nomination process. A member may seek election by nomination by the nominating committee or nomination by petition.

- To be nominated by the nominating committee, please contact the MVEA Board Nomination Information Line at (719) 494-2528. If seeking election by nomination through the nominating committee, a candidate questionnaire must be received by MVEA to be submitted to the committee by 5:30 p.m., Thursday, March 25, 2021.
- To be nominated by petition, you must have the petition signed by 15 MVEA members. Petitions and procedures will be made available by contacting the MVEA Board Nomination Information Line at (719) 494-2528. The petition, along with a completed candidate questionnaire, must be received by MVEA by 5:30 p.m., Monday, April 19, 2021.

A candidate questionnaire must be completed for either nomination by the committee or nomination by petition. If you have questions, please contact the MVEA Board Nomination Information Line.

Nominating Committee

District 1: Steve Burgess • District 4: Ed Kovitz • District 6: Lavern Kauffman

MVEA Board Nomination Information Line

Tel: (719) 494-2528

Email: candidate@mvea.coop

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