

TRIVIEW (Cont. from 18)

- The district's water storage project known as the South Reservoir Complex at Stonewall Springs was nearing completion. Cummins explained that during heavy precipitation seasons, Triview could establish short-term storage leases for water districts to help preserve their water assets when the Pueblo Reservoir threatens to spill or overflow.
- McGrady confirmed that the water meter replacement program would likely resume during the first week of May. Director James Otis praised the new meters on behalf of his neighbor, Amanda Carlton, who had received an alert about a continuous flow

of 7.64 gallons per hour. Carlton texted Otis, "Not gonna lie, the new meters with the app are pretty sweet. Leak detected ... the app notifies you when [the] leak is stopped. Such peace of mind."

The public sessions for the April 29 and May 20 meetings ended at 7:15 p.m. and 6:04 p.m. respectively. The board entered an executive session after each public meeting per Colorado Revised Statute §24-6-402(4)(a) (b) and (e) acquisitions, legal advice, and negotiations 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; and negotiations regarding acquisition of renewable water resources.

Triview board meetings are held on the third Thursday of the month at 5:30 p.m. The next meeting is scheduled for June 17. The district office is located at 16055 Old Forest Point, Suite 302. Check the district's website, <https://triviewmetro.com/>, 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 Lakes Metropolitan District and Pinon Pines Metro Districts 2 and 3, May 27
Wells pursued; water purchase approved**

By Natalie Barszcz

At the Forest Lakes Metropolitan District (FLMD), Pinon Pines Metropolitan Districts 2 & 3 (PPMD 2 & PPMD 3) board meetings held via telephone conference on May 27, the board approved the completion of two wells, ratified a water purchase, and discussed return water flows and lake levels.

Secretary James Boulton was excused.

A1 well progressing

FLMD District Manager Ann Nichols said the following:

- JDS Hydro has been managing the well process, and the district received multiple bids for the completion of the A1 well.
- The total estimate to bring the well into service is likely to be close to \$375,000 for the entire project. See www.ocn.me/v19n1.htm#flmd.

Nichols said that naturally occurring radioactivity was detected during the testing phase of the A1 well water, and JDS Hydro went through a "basis of design" report that was approved by the Colorado Department of Public Health and Environment. The blending method of the surface water with the A1 well and the Dillon well water at the Surface Water Treatment Plant will reduce the radioactivity level. A fair amount of the A1 well water will be drawn from the Arapahoe Aquifer and mixed with the Dillon well water and Bristlecone Lake water, said Nichols.

Note: The well and lake water mix is the residential and common area water source.

The board approved the notice of award for the bid and authorized the district manager to proceed with the contract for the remainder of the project, 3-0.

Water purchase agreement

Nichols requested the board ratify a water purchase agreement executed by President George Lenz on May

3, and said:

- A water purchase agreement, made a few years ago, detailed the transfer of the Dillon well to FLMD for use as the primary water supply.
- The district also transferred water that was not needed to the Forest Lakes LLC. FLMD keeps track of the value of the water owed to Forest Lakes LLC, which is about \$5.155 million.
- The proposed transaction transfers Denver and Laramie Fox Hills aquifer water rights from Forest Lakes LLC to FLMD to enable the drilling of the Denver well next to the Dillon well on the future site of the Falcon Commerce Center. The water rights on the tract are currently under the ownership of Forest Lakes LLC.
- The proposal transfers 137 acre-feet of ground water from each aquifer at the appraised value of \$2,500 per acre-foot and an additional obligation of \$685,000 to Forest Lakes LLC for the deed of the two water rights.

The board approved the ratification of the document to approve the transfer of water rights to FLMD, 3-0. Additional well planned

Nichols said FLMD has obtained the water rights to drill the Denver well, and an application for a well drilling permit from the Division of Water Resources is being processed. The Denver well is estimated to cost about \$736,000.

Tom Blunk of CP Real Estate Capital, representing Forest Lakes LLC and Forest Lakes Residential Development, said a third well is being installed to enhance the water supply from the metro district to the residents.

Nichols said the district anticipates that the Bristlecone Lake level will always be an issue during periods of long-term drought. The new well combined with the re-use study will give us a good water supply portfolio for the future, said Nichols.

Bristlecone Lake level concerns

Nichols said the following:

- The Bristlecone Lake level is back from 34.8 feet to almost 40 feet, and the diversion gate to Pinon



Above: Bristlecone Lake in the foreground and Pinon Lake after Beaver Creek snowmelt run-off and spring rainfall on May 27. Pinon Lake was refilled from Bristlecone Lake via the diversion gate, over a period of three days. Stage 2 Level B water restrictions are in place. See <https://forestlakesmetrodistrict.com/utilities/water/>. Photo by Kevin Barszcz.

Lake was opened for three days to allow water to flow into the smaller lake.

- The district is fortunate to have had a wet spring, but it would be premature to expect the lake level to remain high when we expect hot, dry, and windy conditions. The main reason the lake level drops is from evaporation.

Nichols recommended the board stick with Stage 2 Level B water restrictions.

Blunk said the bank storage (water absorbed and stored in the bed and banks of a lake, river, or reservoir) will also deplete the lake level as the lake refills due to the long period of time the banks were exposed. "The lake is driven by mother nature and it will do whatever it wants to do," said Blunk.

Northern Delivery System update

Nichols said the following:

- The Phase 1 re-use study for the Northern Delivery System currently includes eight participating water districts, with each contributing \$10,000 to accomplish the study along with Colorado Springs Utilities (CSU).
- Participants are being interviewed to determine how much water each district would want to receive back through this process; the study will also determine the individual water rights and issues of each district.
- FLMD now has an emergency interconnect with Triview Metropolitan District, and its district manager, Jim McGrady, has signed a memorandum of understanding to potentially bring water back to all of the northern entity water districts. See www.ocn.me/v21n1.htm#flmd and the FLMD March 1 board meeting minutes at <https://forestlakesmetrodistrict.com/> and the Triview Metropolitan District article on page 18.

Audit exemption

Nichols proposed the board ratify the March 1 approved audit exemption for PPMD 3, as discussed at the March 1 board meeting. The board also approved an audit exemption for PPMD 3 in 2020.

PPMD 3 is the operating district for the planned Falcon Commerce Center and where Pilot Flying J travel center opened in 2018. Although PPMD 3 is incorporated into the Town of Monument, the district receives a Public Improvement Fee (PIF) from sales tax revenue collected in the commercial development area.

The board approved the ratification of the audit exemption, 3-0.

The meeting adjourned at 1:34 p.m.

The meetings of FLMD and PPMD 1, 2, and 3 are usually held quarterly on the first Monday of each month at 4 p.m. Meeting notices are posted on <https://forestlakesmetrodistrict.com/>. For general questions, contact District Manager Ann Nichols, 719-327-5810, anicholsduffy@aol.com.

Natalie Barszcz can be contacted at nataliebarszcz@ocn.me.

Replacement Windows

CLEARVIEW DISTRIBUTORS
windows and doors

Colorado's Premier Window and Door Specialist

Call Zach for a quote
719.488.2236

ELIZABETH BRYSON INSURANCE GROUP

ELIZABETH BRYSON
325 2nd St. Ste. M, Monument, CO 80132
Office: (719) 418-9350
elizabeth@ebinsurancegroup.com
ebinsurancegroup.com

PIKES PEAK Brewing Co.

ELEPHANT ROCK INDIA PALE ALE

THE OFFICIAL BEER OF DADS EVERYWHERE!

www.PikesPeakBrewing.com