

24 special meeting served as a time for directors to vote on the agreements.

Triview staff, all board directors, and legal representatives attended the meeting either online or in person.

The Jan. 20 work session agenda and packet may be accessed via <https://triviewmetro.com/wp-content/uploads/2022/01/Triview-Board-Packet-for-1.20.2022.pdf>. The Jan. 24 special meeting may be accessed via <https://triviewmetro.com/wp-content/uploads/2022/01/Agenda-1-24-22-Special-Meeting.pdf>.

Triview is a Title 32 special district in Monument that provides road, park, and open space maintenance, as well as water, stormwater, and wastewater services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas.

Revenue for excess water ensured

Cummins explained that the three agreements presented for review and consideration were the means of ensuring revenue for excess water supply that Triview acquired but couldn't currently add to its municipal system until permitting and infrastructure to transport water from the Arkansas River were complete.

Cummins described the first agreement as an addendum to a long-term lease between Triview and the Arkansas Groundwater and Reservoir Association (AGRA)—formerly the Arkansas Groundwater Users Association (AGUA). The addendum updated pricing to match more closely some of Triview's other leases and to expand the amount of reusable wastewater effluent available for AGRA's use. The former lease limited AGRA to 240 annual acre-feet, and the addendum raised the limit to 365 annual acre-feet.

The new agreement included a cultivation premium in which Triview would charge higher fees to coincide with the higher fees that AGRA would charge its marijuana augmentation customers. Cummins confirmed that the agreement was an addendum to an existing lease that continues through the year 2030 and is interruptible for Triview's purposes when the stipulated notice is given.

The remaining two agreements pertained to lease renewals. Instead of treated wastewater effluent, the first lease renewal provided water from Triview's Fountain Mutual Irrigation Co. (FMIC) portfolio to AGRA for a total of 773 shares. Two other entities lease FMIC water from Triview: Fountain Valley Power Facility at 244 shares and World of Golf and Sand Creek Golf Course at 40 shares. The three FMIC leases comprise all of Triview's 1,057 FMIC shares. Pricing in the AGRA lease was adjusted to \$150 per share with an additional \$95 per share to pay assessments. A perk built into the lease is AGRA's option to use Triview's stored FMIC water in the Big Johnson Reservoir as well as water storage space in the Stonewall Springs Reservoir Complex.

Having recently gained a seat on the FMIC Board of Directors, District Manager Jim McGrady expressed

confidence that additional avenues for maximizing the FMIC system would be explored.

The final agreement pertained to an annual lease to AGRA from Triview's 1,341 water shares in the Excelsior Ditch which, again, includes storage entitlements in the Stonewall Springs Reservoir Complex of which Triview has majority ownership share, about 40%, in the Stonewall Springs Reservoir Co. In this agreement, AGRA pays Triview's assessments plus 10% above and including the market value of what AGRA will charge its own customers.

Cummins characterized the lease terms as somewhat peculiar due to the historical agreements established with neighboring farming operations by previous owners but fair to all parties.

The board met Jan. 24 and authorized McGrady to sign all three agreements.

NDS steadily gains ground

In his district manager's report, McGrady informed directors that discussions with Colorado Springs Utilities (CSU) regarding the Northern Delivery System (NDS), a potential regional pipeline for delivering renewable water to northern El Paso County water districts, continued. He confirmed CSU's commitment to complete contracts for the use of its system in the next few weeks.

Discussions have begun to consider a pump station location, the quantity of water expected to be pumped, and necessary off-site improvements, said McGrady. Responding to a director's question, McGrady mentioned the possibility of creating a water partnership depending on the number of entities that ultimately participate in the NDS.

McGrady also noted that the district's Jan. 18 public meeting about the NDS provided significant feedback from neighbors. He stated that several individuals have begun corresponding regularly with him and others are engaging the district's website (<https://triviewmetro.com>) to learn more about the NDS and the district. McGrady added that the originally favored "route A" for the pipeline's construction was not likely to materialize. Instead, a water pipeline route along Roller Coaster Road showed promise due to the possibility of combining a county road rehabilitation project with the construction of the NDS. See related snapshot on page 28.

Loan funds to provide financial buffer

The district was awaiting approval of a low-interest loan from the Colorado Water Conservation Board. The \$7 million, 30-year, 2.05% interest loan, intended to resupply Triview's cash reserves after funding construction at the South Reservoir, would not accrue interest until the reservoir is complete and, if the district chose to pay ahead, would not carry prepayment penalties.

Additional topics of interest

- In his operations report, Water Superintendent Shawn Sexton confirmed that the Colorado Bureau of Reclamation approved Triview's 10-week

hydrated manganese oxide (HMO) study. The process of combining potassium permanganate or sodium permanganate with manganous sulfate in groundwater before it is filtered and clarified causes radium to adhere to the HMO and provides a more effective means of removing the contaminant to a level well below maximum limits. See <https://www.ocn.me/v21n10.htm#tvmd> for more information about the HMO study.

- Parks and Open Space Superintendent Matt Rayno announced that a certificate of occupancy had been issued for the A-Yard building. Rayno expressed appreciation for the building's protection from the elements for equipment repair and maintenance. Security at the facility continued to progress as well.
- The district passed a milestone in its count of single-family residences by tipping over the 2,000 mark. McGrady reported that as of the meeting, 2,002 homes comprised the district. Director James Otis emphasized that residential growth benefited the community because the relatively small expense incurred by the district compared to the revenue gained from additional property taxes made it possible for the district to potentially collect fewer mills in the future.
- McGrady announced that construction at the South Reservoir of the Stonewall Springs Reservoir Complex had completed installation of the inlet pipe and pump station. He anticipated that the current work of grading the reservoir would yield increased storage capacity.
- Due to the tier one water rate adjustment—the tier one upper limit is 8,000 gallons per month instead of 6,000 gallons per month—McGrady calculated that 92.7% of residents would maintain water usage within this first tier during the winter months.
- In answer to a director's question, McGrady clarified that the regional reuse study, which is sponsored by the Pikes Peak Regional Water Authority, is examining how to maximize the use of wastewater return flows within El Paso County and potentially avoid the necessity of obtaining a 1041 permit from Pueblo County.

The work session adjourned at 7:30 p.m.

Triview board meetings are generally held on the third Thursday of the month. The next meeting is scheduled for 5:30 p.m. on Thursday, Feb. 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. See also "Triview Metropolitan District" on Facebook or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro).

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Monument Sanitation District, Jan. 19

Willow Springs Ranch development poised to build

By Jackie Burhans and James Howald

At its January meeting, the Monument Sanitation Department (MSD) board heard an update on the Willow Springs Ranch development, reviewed engagement letters with two companies, and discussed its upcoming election and lease agreements with two tenants in the district's headquarters building. A tap violation was discussed. The board heard financial and operational reports. The meeting ended with an executive session.

Framing to begin in Willow Springs Ranch

District Manager Mark Parker told the board that MSD had sold 20 taps to builders and that he saw no end in sight. Framing of new houses was expected to begin the last week of January, he said, adding he expected about half of the 452 planned residences to be built in 2022.

In his manager's report, covered below, Parker said a lift station for Willow Springs Ranch was under construction and expected to be completed by April. Homes in the development can't be sold until the lift station is complete, he said.

Engagement letters approved

Parker asked the board for direction on two engagement letters: the first with Haynie & Co., a CPA firm used by the district for financial matters, and the second with GMS Inc. Consulting Engineers, which provides consulting and engineering services to the district. Parker said the engagement letters for 2022 had no changes from the letters signed with the companies in 2021. Parker said he would send the board members copies of the letters by email and, if they approved by individual replies to Parker, then Parker would meet with board President Dan Hamilton so that Hamilton could sign them.

Upcoming board election discussed

The terms of Directors John Howe and Katie Saucedo expire in May, and an election to fill those seats is scheduled for May 3. Candidates for the two seats must com-



Above: Since 2007, the Willow Springs area west of I-25 and north of Baptist Road has been a possible development, but it was not until 2019 that it was annexed into the Town of Monument. The Board of Trustees approved a development that will include attached and detached homes, five acres for a school, five acres for a park, a well site, 104 acres of open space containing a flood plain and protected mouse habitat, and eventually a road connection between Synthes Avenue and Forest Lakes Drive. See www.ocn.me/v19n6.htm#mbot. Trinity Demolition and Excavation is doing land and site development, excavating, grading, and providing underground utilities and concrete flatwork with D. R. Horton Home Builders. See www.trinityxd.com. Photo by Joshua Mendoza of Trinity Excavation and Demolition.

plete a self-nomination form, available in the district office at 130 Second St. in Monument, by Feb. 17.

Director Laura Kronick requested that the self-nomination forms be available on the district website. The board members agreed with her suggestion and Parker said he would have Accounts Administrator Cheran Allsup add them to the website when she returns from leave.

Lease agreements renewed

Parker said the annual leases for two tenant businesses in the district's headquarters building were due to be renewed. The new leases—for Santa Fe Trail Jewelry and the Second Street Hair Studio—had no changes and no rent increases, Parker said. He told the board that Hamilton would need to sign the leases, if there were no objections, and that Parker and district staff were looking at nearby rents to determine if a future increase is warranted.

Santa Fe Trail Jewelry is owned by MSD Director Marylee Reisig.

Tap violation resolved

Parker told the board that he had uncovered a tap violation resulting from a pair of motor homes connecting to existing taps on a residential property. He had written to the property owners who told him they were given permission to connect the motor homes by previous MSD staff. Joan Fritsche, the district's lawyer, is drafting a settlement agreement, Parker said.

Highlights of financial and operational reports

- The financial and cash-flow reports were approved after a brief discussion. Kronick asked that the year-to-date column be removed from the cash-flow report as it was confusing. The directors agreed, and Parker said he would make the change in next month's report.
- In his manager's report, Parker said that lift station 1 needed service because it was clogged with flushable wipes. Flushable wipes do not dissolve when flushed, as most people believe, Parker said, and cause many outages.
- Parker told the board the district's storage locker had been broken into but, since the locker contained only paper records, nothing had