

schuere was elected as vice president and Director Kevin Dearnorff was elected as secretary and treasurer.

District finances receive clean bill of health

Tom Sistare of Hoelting & Company Inc. told the board that the field work for the audit had been done in mid-March and he had "issued an unmodified or clean opinion," indicating no problems with the district's finances or financial processes.

Sistare said the district's net position was up by \$1.5 million compared to the previous year, and liabilities were down by \$500,000 due to retirement of debt. Operating revenue was little changed from the previous year, according to Sistare, with a 3% increase in water rates but a counterbalancing 8% decline in water usage. Tap fees declined from \$402,000 in the previous year to \$324,000 in 2021. Sistare advised the board to retain a copy of the district's old accounting software as they migrate to a new system to maintain historical continuity.

Vanderschuere elected to be MVEA representative

The board voted unanimously to elect Vanderschuere to

represent DWSD's interests on the MVEA board. Vanderschuere recused himself from the vote.

Well 16A update

Hodge said that Well 16A had been drilled to a depth of 750 feet when an electrical shock event took place and required a two-day pause to drilling. A meeting was held with residents close to the drilling site, who are impacted by the noise of drilling that typically proceeds 24 hours a day until the well is complete, to explain the delay. Hodge said the residents were understanding.

County Loop water reuse project proceeds

Hodge told the board that Jessie Shaffer, district manager of Woodmoor Water and Sanitation District, is fine-tuning the numbers for the County Loop water reuse project, which will allow participants to retrieve effluent from Fountain Creek and convey it north to be reused by customers. Hodge said he hoped to hear news about El Paso County funding the project with dollars from the American Recovery Plan Act soon.

Houle pointed out that the project might allow DWSD to market some of the surface water it already has

rights to.

Executive session

The meeting ended with an executive session covering several topics: receiving advice from Donala General Counsel Linda Glesne of Cockrel Ela Glesne Greher & Ruhland on a legal question with contracts; advice on a long-term water contract with Colorado Springs Utilities (CSU); advice on a contract with CSU concerning the Northern Monument Creek Interceptor project; and the annual job review of General Manager Jeff Hodge. No votes were taken after the executive session.

The next meeting is scheduled for June 16 at 9 a.m. Generally, board meetings are held the third Thursday of the month at 1:30 p.m. and include online access; 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.

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Monument Sanitation District, May 18

Board members sworn in; officers elected

By Jackie Burhans and James Howald

The Monument Sanitation District (MSD) board began its May 18 meeting with the swearing in of two board members and the election of board officers. The board discussed the quality of work done by Haynie & Co., the district's accounting company. During his manager's report, District Manager Mark Parker updated the board on two residential developments.

Morgan and Howe sworn in

Peggy Rupp, a paralegal with Collins Cole Flynn Winn and Ulmer, the district's newly hired law firm, administered the oath of office to John Howe and Skip Morgan. Howe is serving a second term on the board. Morgan, who previously served on the MSD board as president in 2005, filed an application to serve on the board earlier in 2022 that was accepted without an election since there were two applicants for two available seats. Morgan replaces Katie Saucedo, who did not apply for re-election and did not attend the May meeting.

Officers elected

Director Marylee Reisig was re-elected as the board's secretary. Howe asked Director Laura Kronick if she would consider serving as treasurer. Kronick often takes the lead in asking detailed questions about the district's financial reports. Kronick said she would accept the nomination and was elected unanimously to serve as

treasurer. Later in the meeting, Kronick proposed that all invoices be available at board meetings or included in the board meeting packets for review by the board members. Dan Hamilton, the current board president, was re-elected unanimously to another term in that role.

Dissatisfaction with accounting firm

During the discussion of the month's financial reports, Parker expressed dissatisfaction with the reports provided by Haynie & Co., the accounting firm used by the district. Lack of detail, missing information, and apparent errors in Haynie & Co. reports have been topics in previous meetings. Kronick questioned a line item on depreciation in the current reports. Parker said in his opinion Haynie was charging too much for the work they perform and are often late with reports. Accounts Administrator Cheran Allsup has mentioned to the board in the past that Haynie & Co. seems to be understaffed. Hamilton asked, "Do they even want us as a customer?" The board voted unanimously not to accept the financial reports for May.

Update on residential developments

Parker updated the board on the status of a lift station required to be completed before houses in the Willow Springs Ranch development can be sold. The lift station is taking longer than anticipated to complete, and Polo Brown, the Willow Springs Ranch developer, argues that

MSD and its engineering firm GMS Engineering Inc. are responsible for delays. Allison Ulmer, in her legal report to the district, said she believes Polo Brown's frustration is misdirected and that the district has offered potential solutions for addressing a non-compliant portion of the sewer line used by the development. Parker said Willow Springs Ranch has a waiting list of 500 potential buyers for its homes.

Parker told the board about a newly proposed residential development at Rickenbacker Avenue and Spaatz Road, north of Forest Lakes Drive and west of I-25. Aspen View Homes plans to build 100 to 130 homes at the location, which will need to be annexed into the MSD service area.

Monument Sanitation District meetings are normally held at 9 a.m. on the third Wednesday of the month in the district conference room at 130 Second St., Monument. The next regular meeting is scheduled for June 15 at 9 a.m. See <https://colorado.gov/msd>. For a district service map, see <https://colorado.gov/pacific/msd/district-map-0>. Information: 719-481-4886.

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Triview Metropolitan District, May 19

Water rights purchase leads to Buena Vista visioning

By Jennifer Kaylor

The Triview Metropolitan District Board of Directors heard a presentation pertaining to Triview's December 2020 land purchase near Buena Vista at the May 19 regular Board of Directors' meeting.

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

The May 19 agenda and packet may be accessed <https://triviewmetro.com/wp-content/uploads/2022/05/Triview-Board-Packet-for-5.19.2022-Website-Reporter-2.pdf>.

The district conducted an April 13 special meeting that was initially open to the public; 10 minutes after the meeting was called to order, the board entered an executive session pursuant to C.R.S. Section 24-6-402(4), (b), (e) to receive legal advice and negotiations related to the Northern Delivery System pipeline project. The executive session adjourned at 8:49 p.m. The April 13 agenda and minutes may be accessed via <https://triviewmetro.com/wp-content/uploads/2022/04/Agenda-Special-Meeting-Agenda-4-13-22.pdf> and https://triviewmetro.com/wp-content/uploads/2022/05/Minutes-for-Special-Meeting-4.13.2022_.pdf, respectively.

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.

Potential annexation generates recreation and open space master plan

At a Dec. 28, 2021, special meeting, Triview directors accepted resolutions 2020-20 and 2020-21 that finalized the purchase of parcels in Buena Vista officially known as the Sailor and Quarter 2 Circle properties, but which are colloquially known as the Chicago Ranch. Triview purchased the land to acquire the property's associated water rights, and the town's citizens and governing officials turned their collective gaze to the land for potential recreational opportunities and open space. Lying just

north and adjacent to the ranch are the town-owned Rodeo Grounds which, if combined via annexation with the Chicago Ranch, would create a 600-acre parcel.

In the fall of 2021, the town of Buena Vista and Triview embarked on a cooperative effort to explore Triview's possible annexation of the Rodeo Grounds. If the annexation is approved by the Buena Vista Board of Trustees, the town's vision to transform the land into open space and recreational facilities could be achieved. District Manager Jim McGrady characterized the collaboration as a "win-win" situation and confirmed that the master plan, drafted by landscape architecture and planning firm NES, fulfills a necessary step in the annexing process.

NES principal Chris Lieber described the master plan's public input process as robust and stated that stakeholders included various recreational service providers and employed the website my-bv.com to mobilize resident participation. Survey results communicated a desire for the majority of the Rodeo Grounds to maintain its open space character and incorporate pedestrian trails. The master plan's long-term goals incorporate a non-traditional and extensive off-leash dog park and a recreation hub that connected a sports complex and fields, a community center, pavilions, and a rodeo-themed playground. The community emphasized a desire for flexibility in the facilities for current events such as the town's Fourth of July celebration and Ford Bronco show as well as activities such as the drone and gun clubs. McGrady added that the plan would provide a vision to Buena Vista to fund a unique and expansive recreational area for locals as well as a partnership with a not-so-local special district.

Triview's basic role with the ranch land is a revegetation commitment.

Increase in multi-family development prompts water use estimation decrease

McGrady and water attorney Chris Cummins surmised that an observed increase in demand for the develop-

ment of multi-family homes in Colorado Springs was driven by the lack of affordability of single-family homes. McGrady introduced resolution 2022-04 concerning domestic water use estimations that help the district determine the water needs of the various types of development—multi-family, single-family, light industrial, commercial—and assess the district's in-lieu-of fees charged to developers. He explained that Triview's current estimations for multi-family homes such as apartments (called multi-family equivalents or MFEs) and single-family homes such as stand-alone houses (called single-family equivalents or SFEs) were 0.375 acre-feet per year and 0.5 acre-feet per year, respectively.

Triview's estimates were in accordance with an April 24, 2014, Town of Monument ordinance (WA-10) but engineering data gathered over the last two years provided justification for a water use estimate reduction. Increased water efficiency practices and technologies as well as water conservation efforts prompted the resolution which proposed a decrease in MFEs from 0.375 annual acre-feet to 0.25 annual acre-feet and a dip in SFEs from 0.5 annual acre-feet to 0.4 annual acre-feet.

Cummins reported that the downward shift from 0.375 to 0.25 and 0.5 to 0.4 would not only be favored by developers, but the numbers would more closely match the "real world" numbers calculated by the district's contracted engineers, JDS-Hydro Consultants and a division of RESPEC. He affirmed that resolution 2020-04 was more about being fair to developers so they weren't paying for water they wouldn't need.

Directors James Otis and Anthony Sexton expressed concerns that the water use estimation decreases might negatively impact Triview's ability to meet water demand once the district's geographic territory had been completely built out. Cummins indicated that changing some building projects from commercial or light industrial to multi-family or single-family wouldn't threaten the conservative supply that the district has acquired. He emphasized that the decreased estimations incorporate