

are connections to the district's wastewater collection system, and was seeing lower revenue from tap fees, which are one of the ways infrastructure improvements are funded. He said there was plenty of sewer and treatment capacity, so scarcity of water would be the factor limiting the demand

for new sewer taps.

Items tabled

A decision to accept the employee handbook was tabled so that it could be updated to comply with new state laws. A review of district bylaws was also tabled.

June meeting update

Following the executive session held at the end of the previous board meeting, the board voted unanimously in favor of an 8.5% raise for Parker. This vote was not officially announced until after the July issue of OCN had gone to press.

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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 Aug. 16. See <https://colorado.gov/msd>. For a dis-

trict service map, see <https://colorado.gov/pacific/msd/district-map-0>. Information: 719-481-4886. Jackie Burhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me). James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me).

Triview Metropolitan District, July 20

Stonewall Springs Reservoir operational; Conexus Subdistrict dissolved; 2022 budget amended

By Natalie Barszcz

At the Triview Metropolitan District (TMD) meeting on July 20, the board heard about the Stonewall Springs Reservoir operations, approved the dissolution of Subdistrict B, amended the 2022 budget, received a presentation on the 2022 audit, received multiple updates, and held an executive session to receive legal advice on water and property acquisitions, and the Higby Road design.

Vice President Anthony Sexton and Director Jason Gross attended via telephone.

Director Amanda Carlton did not attend.

Stonewall Springs Reservoir is operational

District Manager James McGrady said the district acquired the 1041 permit from Pueblo County, which is necessary to operate exchanges of water at the Stonewall Springs Reservoir. The district is now exchanging water regionally using the new pump station, and the reservoir is full. The renewable water program is an accomplishment for TMD and the entire region, he said. See NEPCO article on page 18.

Water attorney Chris Cummins said the filling of a reservoir generates a great deal of interest, because it is not an everyday happening. See photo above.

Note: The July newsletter is available at [www.triviewmetro.com](http://www.triviewmetro.com).

Subdistrict B dissolution

McGrady said when the district put together Subdistrict B for the Conexus development located west of I-25 off Old Denver Road, Monument, the district was unsure at the time that Conexus would be able to set up its own metropolitan district, but that has now occurred, and Conexus feels it will have sufficient bond capacity to complete the project. See [www.ocn.me/v23n6.htm#tmd](http://www.ocn.me/v23n6.htm#tmd).

Gross said it seems the district would be taking a tool out of its tool kit, and why would the district get rid Subdistrict B before Conexus has built out its development? he asked.

McGrady said that Conexus can impose 35 mills for the



Above: Triview Metropolitan District's Stonewall Springs South Reservoir on July 20. The reservoir was full to capacity by mid-July and holds enough water to supply the district for two years. Photo courtesy of James McGrady.

operation and management of its new development. TMD currently imposes 24 mills of its allowed 35 mills to its customers and could only issue 11 mills to Conexus. He had a conversation with the developer and was assured they would not need Subdistrict B. If Conexus is making the wrong decision, it will have to make it work, he said.

Gross asked if the development posed any potential risk to TMD.

McGrady said the Conexus development west of I-25 is not integral to the district, and the roads and pipeline are located on the periphery of the district. The Town of Monument (TOM) collected a performance bond from the developer before the construction begins to protect against abandonment of the project. TMD inspects all the water and wastewater pipelines and Tom Martinez of Monument Public Works inspects the road and stormwater infrastructure. The work is warrantied for two years, and then a punch list is completed to ensure the final infrastructure is to code. The district employs extremely qualified staff with 20-plus years of experience to inspect water and wastewater infrastructure, to include the Northern Delivery System pipeline project

The district's attorney, George Rowley, said there is no negative should Conexus fail to complete infrastructure, because it is required to install the infrastructure before any

residents move in. Rowley requested the board review and approve Resolution 2023-05, a resolution of the TMD Board of Directors acting at the request of the property owners, Conexus developers Schuck-Chapman, to dissolve Subdistrict B and authorize the district staff and the district legal team to prepare documents, make filings, and consummate the dissolution of it.

The board approved Resolution 2023-05, 4-0.

2022 budget amendment

President Mark Melville opened a public hearing for the proposed 2022 budget amendment.

District Accountant Cathy Fromm explained the required amendments for the 2022 budget and said the General Fund/Capital Projects Fund was amended by \$195,206 due to additional capital projects, and the Enterprise Fund was amended to show an increase of about \$3.9 million. The increases were due to capital projects and over \$300,000 in additional meters that were ordered in 2021 but received in 2022. The additions are required to be reported in the year received, she said.

Melville said a revised budget approval occurs every year after the auditors and accounts have conducted the audit, and hearing no public comments closed the public hearing.

McGrady requested the board review and approve Resolution 2023-04, a reso-

lution of the TMD Board of Directors amending the 2022 budget.

The board approved the 2022 budget amendments, 4-0.

2022 audit

Christine McCleod of Haynie and Co. CPA presented the 2022 audit and said no significant weaknesses or deficiencies had occurred. The audit was substantially completed but still in draft form, and once complete the report will be filed on time with an unmodified opinion. The district has a strong set of financials with nothing outside of normal accounting procedures, she said. McCleod recommended the Higby Road escrow account be moved to reflect a liability account on the balance sheet for correct financial presentation purposes.

The board approved the 2022 Audited Financial Statements as presented, subject to review and any changes, and the filing with the state, 4-0.

Financial update

Secretary James Barnhart requested clarification on the overbudget vehicle expense line discussed at the June board meeting. See [www.ocn.me/v23n7.htm#tmdandthecorrection](http://www.ocn.me/v23n7.htm#tmdandthecorrection) at the end of this article.

Fromm said the fuel charges will be moved to the fuel line item, and other charges will be scheduled to the correct accounts. The district had a lot of Les Schwab charges for tires this year and \$660 for the Vehicle Expense line in the General Fund for Public

Works, was really underbudgeted, she said.

McGrady said the district truly underbudgeted the line item, with gas expenses charged to that line, and many pieces and parts needed for vehicles this year.

The board accepted the financial report as presented, and approved the checks issued over \$5,000.

NDS pipeline project update

McGrady said Kiewit was doing a great job, and the NDS pipelines were expected to be tied together in late July. The crews will begin working on the east portion of Baptist Road overnight to avoid traffic congestion. All materials for the project have been received (except for the pump station), and the pipeline will be installed by mid-September, with the overlay expected to take place from late September through mid-October, he said.

Note: For NDS pipeline project updates, alternate traffic routes, answers to questions, and to sign-up for email notifications, visit [www.triviewnds.com](http://www.triviewnds.com). The link can also be found at [www.triviewmetro.com](http://www.triviewmetro.com).

Public Works and Parks and Open Space update

Superintendent Matt Rayno said:

- The Remington Hill overlay project was scheduled to be completed by Martin Marietta on July 22.
- Staff members are completing the last section of the trail system at Agate Creek Park.
- A concrete pad at Old Creek Park had been installed, and a shade structure and picnic table will be added to the pad in August.
- Radar speed signs have been ordered for a total of about \$7,400. The signs will be installed on northbound Gleneagle Drive at the Promontory Pointe Trail Park, and southbound Gleneagle Drive just after the roundabout after exiting Sanctuary Rim.

Resident Ann-Marie Jojola thanked the district for installing radar speed signs along Gleneagle Drive in Promontory Pointe and said there are a lot of curves and motorists gain momentum. There have been some close calls with children crossing the road, she said.

McGrady said the road has a steep grade, and children do not have the sight distance to navigate the speed of oncoming vehicles.

Sidewalk repair matching program

McGrady said the district is responsible for curb and gutter repairs, but for sidewalks a concrete matching program of \$1,000 per home to fix sidewalks exists. The district budgets \$25,000 annually for the program and currently has \$50,000 to match homeowner sidewalk repairs. Residents interested in the sidewalk repair matching program should contact Assistant Manager Steve Sheffield at [ssheffield@triviewmetro.com](mailto:ssheffield@triviewmetro.com) or call 719-



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