

placement parts were not available.

Parker said the ducts had been cleaned at the district headquarters building for the first time in six years and he was working on getting the carpet replaced for an expected cost of \$5,500.

Monument Sanitation District meetings are 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 March 20. 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, Feb. 22

Renewable water supply increases; CSU ties into NDS

By Natalie Barszcz

At the Triview Metropolitan District (TMD) meeting on Feb. 22, the board heard about an increase in the municipal renewable water supply and the tie-in of Colorado Springs Utilities (CSU) to the Northern Delivery System (NDS). The board also discussed informing the residents about the district's path to becoming an 80% renewable water supply municipality and how sales tax and growth had helped achieve the district's goal. The board held an executive session and approved the potential purchase of land.

Treasurer/Secretary James Barnhart and Director Amanda Carlton were excused.

Renewable municipal water supply increases

Water counsel Chris Cummins announced a successful water change case that decreed about 1,050 of the district's water shares in the Fountain Mutual Irrigation Co. (FMIC). The decree changed the shares from agricultural water to municipal use water shares that equate to about 740 acre-feet in municipal water. The district leases 244 acre-feet of those shares to Fountain Valley Power for about \$15,000 per month. The remaining acre-feet will increase the municipal water supply to the district by about a half a year's worth of water from now on. In July that reusable renewable water will be available through the NDS, he said.

District Manager James McGrady said about 80% of the district's annual water supply beginning Jan. 5, 2025, will come from a renewable source, and the remaining 20% will be sourced from the district's Denver Basin groundwater wells. The renewable water supply will further increase as more water rights come into play, he said.

Northern Delivery System update

Assistant Manager Steve Sheffield said Kiewit had requested substantial completion and the two-year warranty period begins for the NDS pipeline on Jan. 31. The tie-in to CSU occurred on Feb. 5, but the district is anxious to get water moving through the pipeline to ensure the system is working 100% and can hold pressure. Kiewit recognizes that the pump station will not be complete until June and the pipeline will not be fully operational until mid-summer, he said.

Cummins said some pressure testing has occurred and the fire hydrants installed along the pipeline route held the correct pressure when tested with the static water in the pipeline.

McGrady said the pipeline should hold, but there is nothing like running the water through the pipeline to know for sure. The NDS pump station (located east of Highway 83 at Old Northgate Road) is moving along in its construction and is framed with roofing to begin on Feb. 26. The interior will be dry-walled by the end of the month and then the installation of the pumps will begin, he said.

Public relations—the path to renewable water

President Mark Melville requested future newsletters

Woodmoor Improvement Association, Jan. 29, 31

Annual meeting and reorganization

By Jackie Burhans

The Woodmoor Improvement Association (WIA) board met on Jan. 29 for its annual meeting to elect new board members, review 2023 accomplishments, state 2024 goals, and recognize good neighbors. The board met on Jan. 31 to certify the election, reorganize its positions, and approve operational procedures. The regular February meeting was held on the 28th, after the deadline for Our Community News, and will be reported in next month's issue.

Annual meeting

Board President Brian Bush called the meeting to order and covered the presentation available on the WIA website at <http://bit.ly/wia-2024-annual>. Bush confirmed that a quorum was achieved via residents returning their ballots and noted that the board had saved over \$2,100 by not providing postage-paid envelopes and saved \$1,000 by having staff count the ballots in lieu of the League of Women Voters. Bush reviewed the rules of conduct for the meeting, which he summarizes as "Be Nice!"

Bush reviewed the mission of WIA to perform covenant enforcement and architectural control; maintain and improve common areas; and provide public safety. He also noted that WIA monitors issues in surrounding areas that may affect its residents. Bush emphasized that, contrary to media reports on other homeowners' associations (HOAs), WIA does not foreclose on properties, enforce ridiculous covenants, or fail to work with residents on reasonable solutions, nor does it have rigid and unchanging rules and regulations. However, he said, the board cannot change the covenants without a 66% vote of lot owners. He noted that the board had recently changed the rules for gates and fences as well as increasing the number of cars allowed to park on the property outside of a garage. If a resident has a problem, Bush invited them to contact WIA via email.

Noting that board positions are unpaid, he introduced the 2023 board members and WIA staff, many of whom have been on staff for quite some time. The

reflect a timeline story beginning in 2015 on the district's path to its renewable water source.

Vice President Anthony Sexton requested the newsletter communicate all the reasons for the decisions the board makes. Many of the projects and the district's achievements are made through sales tax and growth, and an explanation would be useful for the residents, he said.

Director Jason Gross said the district has a wonderful story of vision, good timing, smart decision-making and long-term thinking and it would be a tragedy to not capture and share with the residents as the district reaches the end of the tunnel on its path to renewable water sourcing for the community. The story sets a good example for other municipalities, he said.

Cummins said in the last seven years the board only had about three votes that were not unanimous, and it has been important to have a board that can listen, understand, and make sound decisions and allow the district staff and consultants to do the things they need to do based on those decisions.

McGrady said there has been no micromanagement from the board; it gave vision and direction, setting the tone for staff to follow then standing back with confidence as staff and counsel pursued the projects needed to sustain renewable water for the future.

Operations report

McGrady said the following:

- A meeting to discuss an emergency interconnect with the Town of Monument (TOM) was delayed due to scheduling conflicts and is now scheduled for March 4.
- The Bale and Arkansas Valley Irrigation Co. (AVIC) ditch change cases are both moving forward. The district is trying to avoid a trial on April 1 with the AVIC change case by getting the objectors out as quickly as possible.
- The re-vegetation plan for the AVIC in Buena Vista is in order, and that had been a problem for some objectors.
- The district is planning to build recharge ponds to accommodate the AVIC water in the future, after the change cases are decreed and the property is annexed into the town of Buena Vista.
- Northern Monument Creek Interceptor (NMCI) will kick off with a project meeting at the end of February.
- CSU held a meeting to discuss an indirect potable reuse plan. The district does not necessarily need the project to manage the district's wastewater return flows unless it becomes more cost effective.

Sheffield said the following:

- D38, the TOM and the district have reached an agreement on the striping and layout on Creekside Drive. Two westbound lanes at Bear Creek Elementary School will be incorporated soon to assist with the drop-off/pick-up flow.
- TMD is exploring the possibility of widening Leather Chaps Drive and is working with Black

Hills Energy to avoid the gas line that runs about 36 to 42 inches deep beside the road.

- Multiple meetings took place with the TOM planning staff and NES Inc. to discuss the water tank installation at Plant B on St. Lawrence Way in Promontory Pointe.
- An extensive meeting took place with Classic Homes to discuss a potential connection of sanitary sewer into the TMD collection system for Flying Horse North, Hodgen Road.
- District administrators are working with Ireland Stapleton Law to review and possibly revise the personnel manual.

Financial report

Sexton said he was curious about the check to Pikes Peak Regional Water Authority for \$5,687.83.

McGrady said the annual Transit Loss Fee is variable and is required to pay for the re-calibration of the gauges on Fountain Creek down to the Arkansas River. Every water district that uses Fountain Creek for water transit pays the re-calibration fee annually.

Cummins said that the flows were excessive last year following the huge amount of rain received in May 2023.

The board accepted, 3-0, checks over \$5,000 and the financial report for January as presented.

Executive session

The board moved into an executive session at 7:18 p.m. pursuant to Colorado Revised Statute 24-6-402(4) (a), (b), (e) to discuss acquisitions and receive legal advice for negotiations regarding water acquisitions, the Highway Users Tax Fund share return, strategic planning, and change cases.

Sheffield confirmed the board returned to the regular session at 9:20 p.m. In a 3-0 vote, the board authorized McGrady to sign a letter of intent to potentially purchase a 2-acre parcel of land near the northwest corner of I-25 and Baptist Road for the future home office and storage yard.

The meeting adjourned at 9:21 p.m.

Meetings are usually held on the third Thursday of every month at the district office located at 16055 Old Forest Point, Suite 302. The next regular board meeting is scheduled for March 21 at 5:30 p.m. For meeting agendas, minutes, and updates, visit <https://triviewmetro.com>.

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