

sion of the lease, which makes clear that Apollo's Park will pay rent for the remainder of the year and addresses Seaver's concerns that the lease, which was originally signed with Enerfin Renewables LLC, can properly be transferred to Apollo's Park. The board authorized Bush to sign the amended lease.

Financial and operational reports

In his financial report, board Treasurer Dana Franzen noted that his original estimate of the net income for the district in 2025 was \$686,000 too low, and the final number was \$1.25 million. Adjustments to the interest expense for 2025 accounted for the increase in net income.

For 2026, Franzen said revenue for the first two months of 2026 is a bit ahead of plan. The district has billed for more water at a higher rate than at the same time last year and was \$528,000 in the black at the end of February.

Franzen was surprised by the high amount of overtime in the first two months of 2026. Shaffer explained that a higher-than-usual number of distribution system failures led to more overtime.

In his Manager's Report, Shaffer said the Loop water re-use project, for which he serves as the board president, was ramping up an effort to educate the public. He and Martinez spoke to the Pikes Peak Regional Home Builders Department about the Loop's plan to transition customers from non-renewable aquifers to renewable water sources, and they have been invited to address the Kiwanis Club.

In his water report, LaFontaine noted that despite the dry weather, the district is diverting 450,000 gallons a day from Monument Creek to Lake Woodmoor. The lake is within 3 feet of its maximum capacity, LaFontaine said, adding, "It feels we are finally back on track," after having

to drain the lake completely to maintain the dam and upgrade the lift station.

Executive session

The meeting ended with an executive session regarding the purchase or sale of real property, the receipt of legal advice on agreements with Rex Colorado Corp., the Loop Water Authority and Quantum Group. A personnel issue was also on the agenda. No action was taken following the executive session.

The next meeting is on May 11 at 1 p.m. Meetings are usually held on the second Monday of each month at 1 p.m. at the district office at 1845 Woodmoor Drive. Please see www.woodmoorwater.com or call 719-488-2525 to verify meeting times and locations.

James Howald can be reached at jameshowald@ocn.me.

Monument Sanitation District, April 15

Monument Ridge West addition included in service area

By Jackie Burhans and James Howald

At its meeting in April, the Monument Sanitation District (MSD) board held a public meeting, followed by a vote, on a petition to include a 10-acre property in the MSD service area. The board approved minor changes to the district's employee handbook and heard a report from District Manager Mark Parker.

Public hearing and vote on inclusion

Board President Dan Hamilton opened a public hearing on a petition from Monument Ridge West LLC (MRW) to include a 10-acre property just west of I-25 into the MSD service area. MRW recently received a boundary line adjustment from El Paso County, adding the 10 acres to a larger property it already owns at the intersection of I-25 and County Line Road, which has been discussed as a possible location for a Buc-ee's travel center.

Parker explained that the petition was for inclusion into the district's service area and was not an annexation. Hamilton added that annexations

are done by municipalities; special districts, such as MSD, use the legal process of inclusion, which is much simpler than annexation, when they need to add property into their service areas. Parker added that an engineering study determined that MSD has adequate infrastructure to support the inclusion.

Hamilton said the developer would pay to install the pipeline along Beacon Lite Road needed to convey wastewater from the site to MSD's existing sewer lines adjacent to the Wakonda Hills neighborhood. Parker said the pipeline would need to be installed before El Paso County completes its project to straighten and level Beacon Lite Road, as the county would put a moratorium on any work requiring changes to the road once its project is completed. Parker said the contractor MRW hired to install the pipeline has reached out to the district to review final plans and discuss a budget for the work.

Hamilton closed the hearing, and the board voted unanimously to approve the petition for inclusion.

El Paso County Regional Loop Water Authority, April 16

Design contracts awarded

By James Howald

The El Paso County Regional Loop Water Authority (EPCRLWA, or the Loop) awarded contracts for the design of two major portions of the Loop at its April meeting. Board President Jessie Shaffer discussed an extension of the deadline for the Loop to spend the money it received from the American Recovery Plan Act (ARPA). Rebecca Hutchinson, the Loop's interim workflow manager, gave the board an update, and Shaffer presented a financial report on behalf of Fromm and Co., the Loop's accounting firm. In anticipation of hiring its first employee, an executive director, the board adopted an employee handbook.

Pipeline design and reservoir expansion contracts awarded

Shaffer told the board that he had discussed the future of the contract to design the pumps and pipelines with the other directors on the Loop board, and a consensus was reached to hire JVA Inc. to complete the design that was begun by Burns & McDonnell.

Burns & McDonnell brought the design of 28 miles of pipeline and five pump stations, needed to convey treated water from the Callahan Reservoir to customers in the participating water districts, to 30% completion. The terms of the Loop's funding from ARPA required the remainder of the design work to be rebid, Shaffer said, and JVA's proposal led to it being chosen to complete the design. He asked Hutchinson to reach out to JVA to start the process.

Shaffer said CDM Smith would continue with its design work for the expansion of the Callahan Reservoir.

ARPA deadline extended

Shaffer said about \$1.3 million of the \$4 million the Loop received from ARPA in 2022 remained to be spent. The act required the funds, which are administered by the El Paso Board of County Commissioners (BOCC), to be spent by June 30, 2026. Kathy Fromm, the Loop's accountant, asked the commissioners for a three-month extension of the deadline, which the commissioners granted, giving the Loop until September to spend the funds. Shaffer said the extension took pressure off the Loop board.

Project update

Hutchinson said she was attending meetings to manage the integration of JVA into the work on the Advanced Water Treatment Plant and other aspects of the Loop. She noted there was continued interest in the Loop on the part of contractors and engineering companies. Merrick & Co. reviewed the design work on the Callahan Reservoir expansion. Western States Land Services LLC has completed the survey work required for the easements for the Southern Alignment, which will connect the water treatment plant at the Callahan Reservoir to the Sundance Pipeline, and for the Northern Alignment, which will connect the Sundance Pipeline to consumers in the participating districts. The survey work for the Central Alignment, which consists of the Sundance

Pipeline, is ongoing, Hutchinson said, noting that some landowners are holding back in their easement negotiations.

Financial report

Shaffer told the board invoices totaling \$253,000 had been received in March. The board authorized payment. He said the BOCC had reimbursed the Loop for its Q4 2025 expenses, and the Loop's cash reserves were \$595,000 at the end of March.

The board voted unanimously to accept the financial report.

Employee handbook presented

Shaffer presented an employee handbook for the board's consideration. The Loop is hiring an executive director, who will be its first employee, and the handbook is part of that process, Shaffer said. The Loop will abide by the rules of the Family Medical Leave Act, a federal program that provides unpaid medical leave, Shaffer said, arguing it was needed to attract the level of employee the Loop is seeking for the executive director position. The board will vote on the handbook at its next meeting.

The next regular meeting is scheduled for May 21 at 9 a.m. Regular meetings are held on the third Thursday of each month at 9 a.m. at the Monument Town Hall at 645 Beacon Lite Road. Please see loopwater.org or call 719-488-3603 to verify meeting times and locations.

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Triview Metropolitan District, April 23

Northern Monument Creek Interceptor funded; 2026 budget amended

By Natalie Barszcz

Editor's note: OCN needs a reporter to cover Triview Metropolitan District meetings. We will train you! Contact John Heiser at (719) 488-3455.

At the Triview Metropolitan District (TMD) regular meeting on April 23, the board approved bond funding for the Northern Monument Creek Interceptor (NMCI) project and held a public hearing before approving amendments to the 2026 budget. The board received updates on the district's water availability and well levels, and the efforts to mitigate forested areas of the district, and the Higby Road improvement project.

The board held an executive session regarding an intergovernmental agreement (IGA) with the Town of Monument (TOM) and IGAs related to the NMCI project.

NMCI project funding

The board received a presentation from Kutak Rock LLP, providing bond counsel for the proposed issuance of water and wastewater enterprise bonds to fund the cost-sharing agreement for the NMCI. The proposed bonds are not to exceed \$35 million, with interest rates capped at

5.75% and payments backloaded to minimize annual costs from 2028 through 2056.

Background: The NMCI project is a proposed 10.1-mile pipeline that would transport untreated wastewater from TMD and Forest Lakes Metropolitan District (FLMD) to the Colorado Springs Utilities (CSU) J.D. Phillips Water Resource Recovery Facility (near I-25 and Garden of the Gods Road) for processing. See <https://wp.ocn.me/v26n4tmd>.

The agreement provides a 99-year contract per term for the treatment of the district's wastewater and allows ownership in the pipeline, providing an asset for financing the project via bonds from the Enterprise Fund. Voter approval is not required for the Enterprise Fund.

The board unanimously approved Resolution 2026-06, a resolution approving revenue bonds for the participation in the NMCI.

2026 budget amendment

The board held a public hearing for the proposed budget amendment before District Manager James McGrady said the 2026 budget required amending due to the following costs and revenues that were unknown in December 2025 when the

budget was originally approved:

- The NMCI project is the largest construction cost undertaken by the district, estimated at about \$33 million. FLMD will contribute about 20% of the annual debt service, while the district will be responsible for the remaining 80% of the debt service.
- Water for dust suppression in construction zones west of I-25 as well as the work being done along Higby Road has proven to be substantial.
- The Administrative and Utility building, which was not completed by Dec. 31, 2025

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