

opers for residential and/or commercial water and sewer taps. The district will continue to allow the developers to pre-pay tap fees at the current rate, but they will be valid for only one year from the time of payment. If the party pre-paying the tap fee fails to complete building a physical connection to the district within one year, they could have up to one more year to complete the connection by paying any difference in tap fees at that time, but after that they would forfeit all pre-payments to the district.

The consensus was that at some point in the future, the directors would consider a water and sewer tap fee increase. Remington shared a chart comparing Triview's fees with those of other water and sanitation neighboring districts, some of which have fees more than twice as high but do not have to provide as many services as Triview does (water, sanitation, roads, parks, and drainage maintenance).

Water attorney Chris Cummins of Monson, Cummins & Shohet LLC suggested that volumetric usage rates

should increase at the same time that tap fees increase, since anticipated capital costs come from both growth and maintenance of existing systems.

Cummins also suggested that the district should include a section on its website about recently approved resolutions.

See related Sept. 6 and Sept. 21 Monument Board of Trustees meeting articles on page 7 and 10.

The directors also voted unanimously to accept DA Davidson as its underwriter so it could offer and issue Series 2016 bonds to refund Series 2009 bonds. President Reid Bolander said this would save the district \$1 million a year in interest rates.

The board unanimously approved a resolution saying that effective Jan. 1, 2017, elected board members are district employees, in order to comply with direction from the federal Internal Revenue Service.

**Financial report**

Remington's comments on the budget, now 58 percent of the way through the year, included:

- Water enterprise fund revenue is only 34 percent of the budgeted amount.
- Water and sewer tap fees are "woefully low" at only 11 percent of the capital projects fund budget (over \$700,000 short of what was budgeted)
- The preliminary total cost for June-July water leak was estimated at \$186,000, including \$151,000 owed to Donala.
- She has not had time to look into getting state or federal grants to help pay for the unexpected costs.

Checks over \$5,000 unanimously accepted by the directors:

- JDS-Hydro, Sanctuary Pointe storage tank – \$7,455
- DN Tanks Inc. Sanctuary Pointe tank – \$281,690
- Stockman Kast Ryan & Co. LLP, 2015 audit – \$13,500

- Donala Water and Sanitation District, water deliveries and costs – \$151,943
- Bradley Excavating, 7-Eleven water main stub and blow-off – \$6,902

Since \$150,000 had been budgeted for painting the concrete water storage tank in 2016, but this had not yet been completed, the board consensus was to defer painting the tank to 2017 and use that money to pay Donala.

**Landscape maintenance concerns**

Resident Anthony Sexton voiced his concerns about maintenance of parks and green spaces in Jackson Creek and Promontory Pointe, saying it was "severely failing" and offered again, as he had in October 2015, to assist the district with its maintenance planning and execution. See [www.ocn.me/v15n11.htm#tmd1013](http://www.ocn.me/v15n11.htm#tmd1013). He said weeding twice a year is not acceptable, and some elm saplings in the park in Promontory Pointe had grown so big that some residents thought they were planted trees.

The directors voted to go into executive session at 8:27 p.m. to confer with the district's attorneys regarding advice on specific legal questions. Remington told OCN that no votes or announcements were made after the executive session.

\*\*\*\*\*

Note date change: The next Triview meeting will be held Thursday, Oct. 13 at 5 p.m. at the Fairfield Inn, Mt. Herman Conference Room, 15275 Struthers Road, Colorado Springs. Meetings are normally held on the second Tuesday of the month. Information: 488-6868 or see [www.colorado.gov/triviewmetro](http://www.colorado.gov/triviewmetro), including frequently asked questions on the More Info tab. See also "Triview Metropolitan District" on Facebook, or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro).

Thank you to OCN volunteer Audrey Burkart for recording this meeting. Lisa Hatfield can be contacted at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).

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*Donala Water and Sanitation District, Sept. 15*

**Proposed 2017 rate increases announced**

*By Jim Kendrick*

On Sept. 15, Donala Water and Sanitation District General Manager Kip Petersen announced that he would present the first draft of the 2017 Donala budget to the board after this meeting, which will include a Jan. 1 water rate increase of 4 to 5 percent and a \$1 per month increase in the sewer charge. These increases would finally meet the board's long-standing goal of paying for all current water and sewer services with current rates and charges as the district nears buildout and the resultant loss of further significant tap fee revenues.

**Financial reports**

Petersen noted that Donala's \$30,292 in operating interest through August was three times higher than the \$10,000 budgeted for all 2016 operating interest. In August, the Donala board approved revisions to the capital-preserving investment fund policies that were recommended by its investment consultant firm Chandler Asset Management. He said all the other Donala budget items were in line with the 2016 budget.

Petersen stated that separate budget lines will be created to report Donala's new operating revenues and expenses for its service contract with Forest Lakes Metropolitan District. Donala staff members operate and maintain all the Forest Lakes water and wastewater infrastructure under this service contract. Forest Lakes is a new develop-

ment at the west end of Baptist Road.

Director Bob Denny asked Petersen what Forest Lake's long-term operational staffing plans are. Petersen said, "They're going to want us to do it all for the foreseeable future. They don't want a staff." Petersen stated that Donala would need to create a new permanent operator position in the 2017 budget to help meet the needs of the Forest Lakes service contract. Petersen said that the Forest Lakes Metro board members are Classic Homes employees and their district manager is still Ann Nichols. Donala staffers will be operating Forest Lakes water and wastewater systems indefinitely. However, Donala can't make a profit on this services contract. "We're not losing money," he added.

Petersen stated that the Triview Metropolitan District board had approved a full single-payment reimbursement of \$151,943 on Sept. 13 for the emergency water Donala supplied from July 4 to July 9. He said he expected to receive the full payment check from Triview later in September. ([ocn.me/v16n8.htm#dwsd0721](http://ocn.me/v16n8.htm#dwsd0721), [ocn.me/v16n9.htm#dwsd](http://ocn.me/v16n9.htm#dwsd))

The board unanimously approved the financial reports.

**Manager's report**

Petersen stated that the sole source bid Donala received from Yocam Construction LLC for increasing the size of the existing concrete dump pad at the Upper Monument Creek Regional Wastewater Treatment Facility (UM-CRWWTF) was too high, over twice the amount he had budgeted. Yocam is currently rebuilding the Monument Creek streambank reinforcements and the secondary access road under the adjacent railroad track trestle that were destroyed by a stormwater event. The streambank work has to be completed by Sept. 30 due to winter hibernation noise restrictions for the Preble's meadow jumping mouse habitat along Monument Creek that are being imposed by the U.S. Fish and Wildlife Service.

The UMCRRWWTF concrete dump pad is used for air drying solid wastes. Enlarging the pad's surface area while Yocam is also doing the secondary road stormwater repair concrete work would make dried solids removal from the pad by the district's JETVAC truck faster and easier. Petersen said Donala's pad enlargement would be reduced to lower the cost, and negotiations with Yocam would be renewed.

There was a discussion for consideration of a proposed renewable surface water right purchase agreement from the Gray Family Trust for "a firm water right" from Laughlin Ditch flows of 324 acre-feet of surface water

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