

or pay off the bonds after the eight-year anniversary without penalty. District Manager Jim McGrady confirmed later that the bonds fell comfortably within all parameters established by Resolution 2020-02. Eckloff expected to close the transaction on May 27.

Cummins then provided a detailed explanation of a water-related purchase that has been under consideration since January. If approved by the board, the district would acquire shares in a company called Stonewall Springs Reservoir Co. and, subsequently, 18,358 acre-feet of conditional water storage interests in the Stonewall Springs Reservoir Complex, which is partially constructed and located on the Arkansas River near Pueblo. The complex is designed to be a multi-vessel storage facility for Triview—and other municipal partners who wish to purchase storage from Triview—to park and maneuver renewable water supplies, as necessary. Included with the complex are 797 acres of land and mineral rights for the corresponding sand and gravel that must be removed for continued construction of the complex.

Final components of the purchase would include 1,341 shares of Excelsior Irrigating Co. senior surface water rights and a 2,050-acre-foot junior diversion water storage right from the Arkansas River into the Stonewall Springs Reservoir Complex. Cummins affirmed that the Excelsior shares have a decreed average annual yield of 568 annual acre-feet of a renewable water supply. The price tag for these assets would total \$9.505 million.

The portion of the complex that has been constructed, known as the south reservoir, is expected to be fully operational in 2020 and estimated to hold 2,050 acre-feet of renewable water of which Triview will own about 850 acre-feet of storage. Cummins confirmed that, upon board approval of the purchase, Triview may put some of its water in the south reservoir this year.

Cummins acknowledged that the purchase begs the question, “What is a district of Triview’s size going to do with 18,000-plus acre feet of water storage?” He responded that Triview would seek partners who want to store water in the complex—of which he believes there are several—to help fund the operation and develop the project. It would be a partnership project for the foreseeable future.

Vice President Marco Fiorito voiced strong support for the purchase, stating it creates an avenue to encourage water regionalization. Director James Otis enthusiastically affirmed the deal as well. Cummins recommended closing on the opportunity.

McGrady confirmed that, follow-

ing additional discussion in its executive session, the board voted to approve the purchase after returning to an open session.

Weather permits final work on JCP, secondary roads

Parks and Open Space Superintendent Jay Bateman reported that phase one, which included the installation and inspection of the landscape irrigation system in the Jackson Creek Parkway (JCP) median, was completed.

He confirmed that Kiewit was on site May 4 to begin completion of the parkway’s widening project that had begun in late July 2019. Severe October weather caused Kiewit to postpone the curb and gutter and asphalt overlay work because cold temperatures negatively affect quality outcomes. June 17 is the anticipated completion date for the JCP widening and sidewalk installation.

Triview addressed other roads in the district with a 2020 mill and overlay process. Bateman reported that most of that work had been completed. Extremely soft sections of Colorado Central Way needed to be fixed before Gleneagle Drive could be completed, however. McGrady expected to overlay Gleneagle Drive from Baptist Road to the north side of Lyons Tail probably in the first week of June.

The board discussed another problem area in the portion of JCP near the Baptist Road-JCP intersection. This section was paved in the past few years but appears to be subject to drainage problems. McGrady acknowledged that a prior attempt to improve drainage in the area was ineffective, and he is seeking a solution.

Additional actions and updates

- President Mark Melville conducted the online swearing-in ceremony for incumbent Vice President Fiorito and incumbent Director Otis. The directors will serve four-year terms.
- Progress on wells A9 and D9 in Sanctuary Pointe continues. Pumps for the wells have been sized. McGrady estimated that, collectively, the pumps would realistically produce 500 gallons per minute and possibly 550 gallons per minute. Construction on the dual-purpose pumphouse and restroom was expected to begin soon. The wells may be operational soon after July 4.
- In response to a letter from the U.S. Air Force Academy, McGrady confirmed that he had communicated his opinion of the best North Monument Creek Interceptor route. As part of potential wastewater regionalization between Colorado Springs Utilities and wastewater entities in northern El

Paso County, Triview is exploring a temporary measure to expedite wastewater transport and treatment for the Air Force Academy’s Visitors Center. See <https://www.ocn.me/v20n4.htm#tvmd> and pages 14 through 18 of the May 20, 2020 board packet via the link listed above.

- Directors reviewed and approved Resolution 2020-06, which allows the district to use bond financing of up to \$8 million as reimbursement for water and/or sewer capital project expenses.
- Concerns over dropping sales tax revenue as of spring 2019 were alleviated. It was discovered that an ownership change at a local business caused a misdirection of sales tax revenue to El Paso County instead of the Town of Monument. Triview receives a 50% portion


of sales tax revenue from Monument, which is the sole funding source for the district’s road, park, and open space maintenance.

At 6:46 p.m., the board entered executive session §24-6-402(4)(b)(e) legal advice, negotiations.

The next Triview board meeting is scheduled for 5:30 p.m. June 17. Check the district’s event calendar at <https://triviewmetro.com/home> or call 488-6868 for meeting schedule updates and to confirm if the meeting will be in-person, via conference call, or online. In-person board meetings are held at the district office, 16055 Old Forest Point, Suite 300, Monument. See also “Triview Metropolitan District” on Facebook or Twitter.com/@TriviewMetro.

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Forest View Acres Water District, May 27

Board discusses financial reports and turbidity



Above: From left are District Manager Lisa Jacoby of Community Resources Services of Colorado, President Brad Hogan, Water Operator Clyde Penn, and Director Eckehart Zimmerman. On the phone were Director Hans Zimmermann, Treasurer Nancy Wilkins, and attorney Peter Johnson. *Photo by John Howe. See article on. page 12.*



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