

opted to lease instead of purchase new office space, McGrady responded that office space within a customer-friendly locale was scarce. He described how commercial property builders and owners trend toward leasing instead of selling because of the income stream and that he scoured the area and found nothing available. Also, the purchase prices of potential, slightly larger spaces in the Old Forest Point building exceeded \$500,000. McGrady indicated that the space next door provides an easy transition, a nice conference room, and extra space for current, and possibly additional staff. He estimated that the few years that Triview leased suite 302 would provide time for the district to save money for a future purchase and for other properties to be built, e.g., the proposed Village at Jackson Creek, or for more suitable existing properties to become available.

McGrady and Cummins concurred that the impact of burgeoning remote work would likely free office space within the anticipated lease term. Acknowledging that purchasing a new space was preferable, McGrady affirmed the current sale and lease option as a good opportunity.

After a lengthy discussion, the directors unanimously approved the lease agreements—one for 1,607 square feet of office space and one for 153 square feet of storage space, approved the contract to buy and sell commercial real estate for \$250,000, and authorized McGrady to sign the respective documents.

Other action items the board reviewed and approved included resolution 2020-17, the district's annual administrative resolution for calendar year 2021 and a letter of engagement

pertaining to the district's general legal counsel. The administrative record contained two minor changes: designation of The Gazette as the newspaper of general circulation for publishing the district's legal notices. The board included Our Community News Inc. (OCN) as a secondary newspaper for occasions when OCN's publication dates aligned with the district's needs. The resolution also confirmed that board meetings for 2021 would continue to be held on the third Thursday of the month.

The letter of engagement established White Bear Ankele Tanaka and Waldron (WBA) as Triview's new general counsel. Shupp, who is on retainer and has served the district in this capacity for several years, is retiring and will end his tenure as of Dec. 31, 2020. WBA's services would be rendered on an hourly basis and begin on Jan. 1, 2021.

Additional reports

- The A-yard building, intended to store large equipment and provide road, open space, and public works crews some amenities, is officially under construction.
- Progress on wells A-9 and D-9 at Sanctuary Pointe included installation of motor components called variable frequency drives, construction of a pergola, and near completion of the restrooms. McGrady praised the design and aesthetics of the facility.
- Planning for the northern water delivery system was progressing well. McGrady confirmed that a recent engineering walk-through, with the exception of a few tweaks, successfully determined the routing of the pipeline. The associated

memorandum of understanding circulated by Triview last month generated signature intentions from the Town of Monument and Forest Lakes Metropolitan District. McGrady anticipated that Forest View Acres Water District would submit a letter of support. Other responses had not been received.

- Revamping of the district's website forged ahead. Once the new website is complete, the district plans to encourage residents to submit photos for possible publication on the site.
- The district is exploring possible annexation/inclusion of Higby Road into its boundaries and the potential traffic impacts that the Grandwood Ranch development may create. See related Board of County Commissioners article on page 17.
- McGrady expected to submit the district's purpose and need statement for its Pueblo Reservoir Excess Capacity agreement on Nov. 20. This statement is a critical component of Triview's National Environmental Policy Act Environmental Assessment obligation. At 7:50 p.m., the board entered executive session §24-6-402(4)(a)(b) and (e)

legal advice and negotiations regarding the following general topics: negotiations associated with water delivery infrastructure, wastewater infrastructure, and water storage on the Arkansas River and its tributaries; negotiations with potential contractors and miners concerning the Stonewall Springs Reservoir Complex; and negotiations regarding acquisition of renewable water resources. OCN later confirmed that the board did not take actions nor make decisions following the executive session.

The next Triview board meeting is scheduled for 5:30 p.m. Dec. 10 and will include the public hearing, review, and adoption for the 2021 budget. The board will resume meeting on the third Thursday of the month in 2021. 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 or via conference call. In-person board meetings are currently held at 16055 Old Forest Point, Suite 300, Monument. See also "Triview Metropolitan District" on Facebook or Twitter. [com/@TriviewMetro](https://www.facebook.com/TriviewMetro).

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Donala Water and Sanitation District, Nov. 19
Regionalization
considerations include
water and wastewater

By Jennifer Kaylor

At the Nov. 19 Donala Water and Sanitation District meeting, directors and staff considered opportunities to serve neighboring and regional counterparts.

"Regional" is the word

In his manager's report, General Manager Jeff Hodge described the status of three separate but related projects that show promise for regional or semi-regional cooperation. He presented information from Colorado Springs Utilities (CSU) that indicated its interest in engaging the regionalization subcommittee of the Pikes Peak Regional Water Authority Regional Working Group (PPRWA) to maximize reusable water supplies.

Donala's directors reviewed CSU's statement of work that described the time and geographic boundaries by which a yet-to-be-procured engineering contractor would explore broad solutions for reusable water storage, conveyance, and screening methods. CSU recommended formation of a separate organizational structure so that water entities not associated with PPWRA could participate in discussions and help identify potential solutions.

Stating that the PPRWA represents water service organizations from a variety of locations throughout El Paso County and that CSU's proposal received Donala water attorney Rick Fendel's endorsement, Hodge requested board approval for Donala to participate in the nascent regional project. After hearing comments that the project should not simply redo the El Paso County Water Plan and that participants should establish some form of confidentiality agreement, the directors confirmed their support for Donala's participation.

The two remaining projects pertain to wastewater instead of drinking water. Hodge stated that the North Monument Creek Interceptor (NMCI), the

potential regional wastewater pipeline that would transport waste flows from the U.S. Air Force Academy's Visitor Center and northern El Paso County wastewater districts to CSU's J.D. Phillips Water Resource Recovery facility, is still somewhat on hold. An environmental assessment, which is required by the National Environmental Policy Act, must be completed before remaining steps can occur. Hodge received word that the assessment had not progressed, but the lapse was not a cause for concern.

Related to the NMCI is a short-term wastewater pipeline connecting the Academy's Visitor Center to the treatment plant, the Upper Monument Creek Regional Wastewater Treatment Facility (UMCRWWTF), which is managed by Donala and partner-owned by Donala, Triview Metropolitan District (Triview), and Forest Lakes Metropolitan District. Last spring, Triview offered to support the interim quasi-regional project by allowing the Academy to use Triview's excess wastewater treatment capacity. See <https://www.ocn.me/v20n4.htm#tvmtd>.

Hodge confirmed that CSU, Donala, Triview, and the Academy have an interim agreement to coordinate the Visitor Center's wastewater service until the NMCI is complete. Because the Visitor Center would normally receive wastewater services from CSU, the four entities needed to establish cost and service parameters.

ORC contract evaluated

At the October meeting, the board directed Hodge to gather information about the Monument Sanitation District's (MSD) request to receive operator in responsible charge (ORC) services from Donala. Hodge reported that he had toured MSD's four lift stations and found them to be functioning well and in good shape despite minimal servicing over the past few months.



CHRISTMAS EVE
 AT TRI-LAKES UNITED METHODIST CHURCH

5 PM and 7 PM

DRIVE-IN/OUTDOOR
 WITH LIVING NATIVITY
 *WEATHER PERMITTING

6 PM and 8 PM

ONLINE WORSHIP
TLUMC.ORG/LIVE

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