

## JUC (Cont. from 18)

merous questions and provide information to property owners and developers in MSD that would normally be dealt with by the MSD district manager. GMS included a detailed list of this activity.

- Donala Water and Sanitation District recently signed an intergovernmental agreement with MSD to become the operator in responsible charge (ORC) with coordination from GMS during the negotiations. Donala has agreed to provide a detailed monthly progress report to both GMS and the MSD board beginning in February.
- GMS has begun work on the MSD board's request for an MSD tap fee rates study. GMS asked to be made aware of any MSD potential capital improvement projects that may or should be planned over the next five to 10 years to help determine MSD's total capital project expenses during that period.
- 144 locate requests that were received by MSD were completed by GMS between Dec. 12, 2020 and Jan. 15, 2021.

### Financial reports

MSD's accounting firm Haynie & Co. submitted a nine-page accountant report as of the end of December 2020. Some examples of line items reported as of Dec. 31, 2020:

- Year-to-date engineering fees were 790% of 2020 budget, or \$69,038 higher than expected.
- Wages were 131% of budget, or \$76,251 higher than expected.
- Tap fees collected were \$162,500 lower than the \$620,000 expected.
- Overall year-to-date expenses for the year were 120% of budget, or \$174,098 higher than expected.

**Note:** This is not the final 2020 audit, and more data from 2020 may still come in. Haynie & Co. has not verified the accuracy or completeness of the information provided to it. It is not yet time for it to express an opinion on this financial statement.

### Administrative tasks

The board voted unanimously to approve its 2021 Administrative Resolution, which included:

- The MSD 2021 meeting schedule is the same as in previous years—the third Wednesday of every month at 9 a.m. Meeting information will be posted on the front window of the MSD meeting room at 130 Second St., Monument and on the website, Home | Monument Sanitation District (colorado.gov).
- A lease agreement review was tabled by special district counsel Joan Fritsche until next month. She will contact tenants about their leases to update verbiage in the contract, but there will not be an increase in their rents.

- Directors Laura Kronick's and Katie Saucedo were both appointed to previously unfilled assistant secretary positions for 2021.
- Consultant engagement renewal letters for contractors included: Fritsche Law LLC; GMS Consulting Engineers Inc.; and Haynie & Co. CPAs.
- The board unanimously approved a payment for each director of \$100 per meeting each attends, up to \$2,400 per year per director.
- Legal notices will be posted in the Gazette.
- The board members are responsible to have the annual audit prepared.

The board went into executive session at 10:23 a.m. to discuss personnel matters and receive legal advice from Fritsche. Upon returning to open session, Howe reported no decisions were made after the executive session and the meeting adjourned at 10:59 a.m.

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Monument Sanitation District meetings are normally 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 Feb. 17 at 9 a.m. 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, Dec. 28 and Jan. 21

# Renewable water resource secured

By Jennifer Kaylor

The Triview Metropolitan District scheduled a special meeting at the end of December and convened for its regular Board of Directors meeting on Jan. 21. The brief special meeting confirmed an additional water rights acquisition. Project updates and status reports primarily comprised the January meeting.

All board directors, District Manager Jim McGrady, water attorney Chris Cummins, Water Superintendent Shawn Sexton, and Parks and Open Space Superintendent Matt Rayno attended the meeting online or by phone.

Triview is a Title 32 special district in Monument that provides road, landscaping, and parks and open space maintenance, and water and wastewater services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas. See <https://triviewmetro.com/districtMap> for a map of district boundaries.

The Dec. 28 special meeting agenda may be accessed via [https://triviewmetro.com/assets/documents/board/agenda/2020/Agenda\\_SpecialMeeting\\_2020-12-28v2.pdf](https://triviewmetro.com/assets/documents/board/agenda/2020/Agenda_SpecialMeeting_2020-12-28v2.pdf). The Jan. 21 meeting agenda and board packet may be accessed via [https://triviewmetro.com/assets/documents/board/agenda/2021/BoardPacket\\_2021-01-21.pdf](https://triviewmetro.com/assets/documents/board/agenda/2021/BoardPacket_2021-01-21.pdf)

A schedule of the 2021 board meeting dates is available at [https://triviewmetro.com/assets/documents/board/2021/BOARD\\_MEETING\\_DATES\\_2021.pdf](https://triviewmetro.com/assets/documents/board/2021/BOARD_MEETING_DATES_2021.pdf)

### Special meeting confirms water rights and land purchase

A late 2020 acquisition met the directors' approval at a special meeting conducted Dec. 28. Through resolutions 2020-20 and 2020-21, the district acquired renewable water rights and land—162 acres and 222 acres—from Sailor Investments LLP and Quarter Circle 2 Ranch LLC respectively. The 384-acre sum included a water right called the Arkansas Valley Irrigation Canal that had been historically used for agricultural purposes. The Sailor property was estimated to provide 302 acre-feet of water and the Quarter Circle land included an estimated 192 acre-feet, for a total of 494 acre-feet of renewable water. The purchase price for the full transaction was slightly less than \$5.6 million.

McGrady explained that because this water flows directly from the Arkansas River into the Pueblo Reservoir, it bypasses the need to be exchanged, but the water right still requires a change case from agricultural use to municipal use, as well as a 1041 permit with Chaffee County. "This purchase basically creates a more diverse portfolio of water. Now that Triview has sources from three separate regions of the state, it increases the district's reliability for renewable water," he said.

### From acquisition to implementation

One of the district's planned public relations measures included publication of an extensive newsletter informing Triview customers of the district's 2020 accomplishments and 2021 action items. The special publication would include information about 2020 water assets acquired, progress on a return flow pipeline—called the Northern Delivery system—which is instrumental in delivering the water assets to Triview customers, road rehabilitation projects and other updates. McGrady described 2020 as a year of acquisition with 2021 focusing on implementation of the numerous and necessary water rights filings and 1041 permitting applications, con-

struction of a "long overdue" Public Works facility, and completion of the Leather Chaps overlay project.

### Projects keep pace

McGrady reported about ongoing projects that included:

- One part of a well installation project in Sanctuary Pointe, well D9, became fully operational the day of the meeting. Commenting on the craftsmanship of the combination well house and restroom facility, McGrady said, "In my mind, that's one of the most beautiful structures and it's a pretty unique way to hide what could be an unsightly well house ... ." He confirmed a collaborative effort to submit photos and statistics of the Classic Homes design to the American Water Works Association for potential honors.
- A recent communication from Colorado Springs Utilities indicated that the permitting process on the North Monument Creek Interceptor, a regional wastewater pipeline, was going very well. McGrady commented that it wouldn't be long before the northern El Paso County participants, including Triview and neighboring wastewater districts, would need to determine their level of participation in the project.
- JDS Hydro selected a tank site for the Northern Delivery System—a return flow pipeline necessary for delivering Triview's renewable water from distant locations to its customers. McGrady confirmed that the engineering firm was working to secure the county's approval and that the system's design incorporated measures to minimize the tank's visibility and footprint.
- Triview's Excess Capacity Agreement, also called an if-and-when contract, with Pueblo Reservoir was moving more quickly than expected. LRE Water, the engineering firm spearheading this work, anticipated having documents for the Bureau of Reclamation ready by April 1. McGrady estimated having a contract by mid-July if the April 1 goal is met.
- Inlet and spillway work at the Stonewall Springs Reservoir Complex completed construction of a culvert and transitioned to working on the channel.
- Preparations for a steel building set to be outfitted as a Public Works facility in the district's A yard, near Jackson Creek Parkway (JCP), continued to progress.

### Additional actions and plans

- McGrady provided information about a study funded in equal parts by Triview, CSI Construction, and Home Place Ranch developer HR Green to improve Higby Road. Preliminary ideas included bike lanes, center medians, roundabouts, and a detached walking trail. The next phase for the road improvement participants would address financing mechanisms.
- Directors approved Resolution 2021-01, a measure to update the district's engineering and construction standards. McGrady explained that advancements in materials and methodologies gave rise to necessary amendments in engineering specifications. Updates to engineering "specs" usually need to be addressed every few years, he added.
- Rayno discussed plans to hire two full-time personnel to match landscape and streetscape main-

tenance needs in Sanctuary Pointe and to develop an apprenticeship in anticipation of a seasoned worker's plan to retire in three years.

- Design plans and preparatory work had been initiated for enhancing the landscapes at the northeast corner of Leather Chaps Drive and Baptist Road as well as the northwest corner of Baptist Road and JCP, reported Rayno.
- Water Superintendent Shawn Sexton commended Assistant District Administrator Wendy Brown and District Administrator Joyce Levad for creating efficiencies for the Public Works Department. Brown consolidated vehicle registrations for the district's fleet of trucks, saving time and expense. Levad created a reporting system for rented hydrant meters that improved the calculation accuracy of water consumption.
- Describing the Colorado 8-1-1 process of fulfilling requests for locating and marking Triview's utility lines—similar to "call before you dig" requests—Sexton credited Public Works staff for its hard work and diligence in keeping up with the 250 or more monthly requests.
- McGrady confirmed a loss of tools due to a theft in December. Rayno provided information for Monument Police to investigate the situation.

At 6:45 p.m., the board entered executive session §24-6-402(4)(b)(e) and (f) legal advice, negotiations, and personnel matters regarding the following general topics: negotiations associated with water delivery infrastructure; negotiations associated with water storage on the Arkansas River and its tributaries; negotiations with potential contractors and miners concerning the Stonewall Springs Reservoir Complex; and personnel matters. OCN later confirmed that the board did not make reportable decisions following the executive session.

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Triview board meetings are held on the third Thursday of the month at 5:30 p.m. The next meeting is scheduled for Feb. 18. The district completed its move to a new office located at 16055 Old Forest Point, Suite 302. Check the district's website or call 488-6868 for meeting updates and to confirm if the meeting will be in person or online/teleconference. See also "Triview Metropolitan District" on Facebook or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro).

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