

which will host commercial properties and apartments, is expected to request supplemental water service in March.

#### Executive session

The regular meeting adjourned to an executive session to discuss real property issues, negotiations,

and to get legal advice concerning an agreement between WWSD, the Town of Monument, Donala Water and Sanitation District, and Cherokee Metro District.

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The next meeting is scheduled for March 14 at 1 p.m. Meetings are usually held on the second Mon-

day of each month at 1 p.m. at the district office at 1845 Woodmoor Drive; please see [www.woodmoorwater.com](http://www.woodmoorwater.com) or call 488-2525 to verify meeting times and locations.

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#### Monument Sanitation District, Feb. 16

## New auditor selected

By Jackie Burhans and James Howald  
At its February meeting, the Monument Sanitation Department (MSD) board signed a letter of engagement with a new auditor and heard an update on the North Monument Creek Interceptor project (NMCI). The board discussed ways to improve the snow removal at the district's headquarters building. Representatives were appointed to the Tri-Lakes Wastewater Treatment Facility Joint Use Committee (JUC). The meeting ended with an executive session.

#### Olsen Reyes & Sauerwein selected as auditor

Accounts Administrator Cheran Allsup recommended the board hire Olsen Reyes & Sauerwein to replace the district's current auditor. Derek Watada, a certified public accountant with the company, had worked on the district's audits for six years, Allsup said. The board voted unanimously to authorize Chairman Dan Hamilton to sign the letter of engagement with the company.

#### NMCI update

District Manager Mark Parker told the board that a proposed lift station, which Colorado Springs Utilities (CSU) has required as part of the new Air Force

Academy Visitor Center, has come before the Upper Monument Water Quality Management Association for approval. Parker represents MSD on the association, he said, along with the district managers of several nearby water and sanitation districts. Parker said the construction of the lift center, estimated at \$3 million, might discourage participation in the proposed NMCI project, which was originally proposed as a means of treating wastewater from the Visitor Center.

#### Snow removal issue considered

Board Secretary Marylee Reisig, who, in addition to serving on the board, is the owner of Santa Fe Trail Jewelry, a shop in the district's building, mentioned that the entrance to her business was left dangerously icy by the current snow removal process. Snow from the building's courtyard and sidewalk was piled on Second Street, blocking a drain, and when the snow melted it pooled and froze, making the entrance to her business dangerous.

Hamilton recommended a sidewalk ice warmer, which he believed could keep the drain open and prevent the melted snow from refreezing. Parker said he would look into the solution.

#### Representatives to JUC appointed

Director John Howe was appointed to serve as MSD's representative to the JUC, which manages the Tri-Lakes Wastewater Treatment Facility. Director Laura Kronick was appointed as an alternate representative.

#### Executive session held

After the regular board meeting adjourned, an executive session was held to develop strategies for negotiations. Following the executive session, the board reconvened and voted to engage a new law firm to replace Fritsche Law LLC. The new firm will be identified once it is notified by the board.

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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 Mar. 16 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, Feb. 17

## Water lease agreements amended

By Jackie Burhans

The Triview Metropolitan Board of Directors held its regular meeting on Feb. 17 to re-authorize amended water leases, approve a loan, and quitclaim unwanted property. District staffers reported on their respective activities and progress.

The Feb. 17 agenda and packet may be accessed via <https://triviewmetro.com/wp-content/uploads/2022/02/Triview-Board-Packet-for-2.17.2022-1.pdf>

Triview is a Title 32 special district in Monument that provides road, park, and open space maintenance as well as water, stormwater, and wastewater services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas.

#### Water leases amended

At the January meeting, the Triview board approved three lease agreements with the Arkansas Groundwater and Reservoir Association (AGRA) to provide revenue for excess water supply that Triview had acquired but could not yet use. See <https://www.ocn.me/v22n2.htm#tvmd>.

Water attorney Chris Cummins explained that while he thought AGRA had agreed to the terms of the leases, he received pushback on the final agreement. He noted that, in a typical year, AGRA has access to a lot of cheap water which would allow it to pay market price for the water Triview has available. This year it does not have that access and at the previously board-approved pricing would have taken a substantial loss for every acre-foot it purchased. Since Triview has a limited market, Cummins said, it reduced the price to something AGRA could afford and made other small tweaks to the agreement.

Cummins noted that the leases of water from Triview's Excelsior ditch shares and its Fountain Mutual Irrigation Co. (FMIC) portfolio are annually renewable one-year leases. Like all Triview's leases, he said, they are interruptible in case the district's needs increase.

The board unanimously approved the three amended lease agreements and authorized district General Manager Jim McGrady to sign them.

#### Loan approval

McGrady reported that the Colorado Water Con-

servation Board (CWCB) approved a loan to Triview of \$4.78 million at an interest rate not to exceed 2.05% for a 30-year note. The debt service, he said, would be close to a flat \$220,000 per year. Resolution 2022-01 would authorize acceptance of the loan and the execution and delivery of related documents.

This resolution would be the board's opportunity to approve going ahead and working through the final loan agreement document, McGrady said. The loan would reimburse the district for monies already spent or planned for 2022, including a pipeline expected to be completed in May 2022. This money could be used for the central reservoir or the Northern Delivery System (NDS). He noted that there was no penalty for paying back the loan early, but he would prioritize paying back higher interest loans first.

The board unanimously approved the resolution.

#### Quitclaim of unwanted property

Cummins explained that a 4.5-acre piece of land, unintentionally granted to Triview as part of its Stonewall purchase, was a piece of property it never meant to own. He requested the board authorize the district manager to sign a quitclaim deed transferring the property to Pueblo Phase III LLC, saying that the situation was causing them headaches getting bonds released. He noted that Pueblo was correcting its assessor map, but that this piece of land was not supposed to be part of Triview's property. The board unanimously approved the request.

#### Additional topics of interest

- In his report, Water Superintendent Shawn Sexton reported on the Forest Lakes Metropolitan (FLMD) transition. In December 2021, Triview agreed to provide operations, maintenance, and administrative services on behalf of FLMD. See <https://www.ocn.me/v22n1.htm#tvmd>. Sexton said Triview likes to run things a certain way and was handling those changes. He also said transferring the supervisory control and data acquisition (SCADA) system was one of the biggest projects. McGrady explained that FLMD's current SCADA system was closely integrated with that of the Donala Water and Sanitation District but that

Triview had decided to keep its SCADA system separate. He also said Triview was catching up on deferred maintenance at FLMD and dealing with a knocked-over fire hydrant and a new tank coming online.

- Parks and Open Space Superintendent Matt Rayno reported on planning for spring fertilization and weed control, preparing equipment needed for the coming summer season, and working on replacing and upgrading signs. Rayno also said he got a \$7,000 quote from a contractor who has the right equipment to do fire mitigation work on 5 acres of scrub near the plant at St. Norman Way. The plan is to make a buffer along the split-rail fence, clear out a drainage wale, and minimize the scrub oak patches, he said, noting that it had been a while and that after the Marshall Fire he felt it wise to be proactive. McGrady noted that the Fire Department and the town are very interested in fire mitigation and that if the metro district were to lose a lot of homes it could affect its assessed valuation and therefore its ability to pay off its debt service. The cost, said McGrady, is peanuts compared to what the district could lose.
- McGrady, in his district manager monthly report, said he had attended his first FMIC board meeting since he was elected to it in January. There is a lot of interest in Triview, he said. He also reported attending the Jan. 29 Northern El Paso County Coalition of Community Organizations (NEPCO) meeting to speak about the proposed NDS. He said Triview has gotten a lot of input from residents that it is digest-

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**Shields**

