



Above: President Mark Melville presents former board Directors Marco Fiorito (top) and James Otis with plaques recognizing eight years of service on the Triview Metropolitan District board at the May 18 meeting. Directors were term-limited on this board. *Photos by Natalie Barszcz.*



Above: President Mark Melville administers the oath of office to newly elected board Directors Jason Gross and Amanda Carlton at the May 18 Triview Metropolitan District meeting. *Photo by Natalie Barszcz.*

pipeline enterprise; and the Stonewall Springs South Reservoir system is ready to pump water to the district. He thanked both outgoing board directors for being instrumental in moving the district forward.

Vice President Anthony Sexton thanked Otis and Fiorito for their guidance and the dedication to the district and for being good board members,

Treasurer/Secretary James Barnhart said the district did not have a single share of renewable water seven years ago, and the achievements since then have been amazing. He thanked Otis and Fiorito for the long board meetings that sometimes ran as late as 11 p.m.

New directors on board

Melville welcomed new board members Amanda Carlton and Jason Gross and administered the oath of office.

Election results

District Administrator Joyce Levad confirmed the number of votes received for the May 2 election as follows: Amanda Carlton 233, Ann-Marie Jojola 97, Jason Gross 259. Barrett Edwards withdrew before the election. Any votes cast for Edwards were not counted.

Future pump station license

District Manager James McGrady requested the board approve an annual fee of \$1,200 for a land lease agreement for a 25-year term to allow the district to build and operate a pump station on the Colorado Springs Utilities (CSU) property where a 3-million-gallon tank sits behind a knoll off Highway 83 at the intersection of Old Northgate Road, Colorado Springs. The tank is about 15 years old, and is an underutilized asset supplying the Flying Horse development.

The board unanimously approved the lease agreement.

NDS project updates

McGrady said the district is about three weeks into the NDS pipeline project, laying pipe from B plant up to Sanctuary Pointe, and a second crew installing pipe up to C plant. A 2,000-foot bore behind the homes in Sanctuary Pointe has begun and will take about 11 days to complete. For all NDS pipeline project updates and to sign-up for email notifications, visit www.triviewnds.com. The link can also be found at www.triviewmetro.com.

Pueblo County permitting

McGrady said the second Pueblo County 1041 permit is proceeding, and the district hopes to present the plan to the Pueblo Board of County Commissioners on June 27. The 1041 planning process is time consuming, but permissions are necessary to operate the district assets in Pueblo County. The first 1041 with Pueblo County was approved in August 2022, allowing the district to store 999 acre-feet of water in Pueblo Reservoir and interface and access the Southern Delivery System. The second 1041 permit will allow operations at the Stonewall Springs South Reservoir and Central Reservoir and will include exchanges to Pueblo and exchanges from Fountain Creek to Pueblo, all steps critical for the NDS operation.

Pump station completed

McGrady said the pump station at the South Reservoir is completed and ready to pump. The massive pump station could, if necessary, move 30 cubic feet of water per second, about 60-acre feet (or 18 million gallons) per day, and tentatively could empty the reservoir in about 20-30 days. The first water was pumped successfully into the South Reservoir on May 12 at 10:45 a.m., a momentous day for the district, he said.

Northern Monument Creek Interceptor project

McGrady said the district had not received any updates from CSU on the Northern Monument Creek Interceptor (NMCI) pipeline project (a large sewer pipe to transport waste 10 miles south to the J.D. Phillips Water Resource Recovery Facility). To determine the feasibility of the project, CSU will hire a consulting agency to complete 30% of the design for the NMCI pipeline. The project has been discussed for five years and included a lengthy National Environmental Policy Act process because the pipeline path would cross the Air Force Academy, he said.

District funding

Melville said the board should anticipate dropping the mill levy again due to the significantly higher property tax value assessment increase for next year. The district reduced the mill levy over the past four years.

McGrady said the previous two-year snapshot is significantly different from the next two-year snapshot. In June 2022 interest rates were about 3% and home prices were going through the roof. The next two-year snapshot from July 2022 through June 2024 will be significantly different with higher interest rates. The district assesses the mill levy at 24 mills solely to pay down the debt service.

Sexton said residents received a reduction of taxes in the district from 35 mills to 24 mills. The revenue from property taxes the district receives has increased with the significant rise of home values. The district taxpayers approved the flexibility to change the mill levy rate should sales taxes dry up in the future, but the district collects what it needs. Some of the loans the district carries cannot be pre-paid, and double payments are prohibited, he said.

Barnhart said the board decision to spread the cost of the debt service loans over 30 years with low interest rates is a benefit. Future residents will also pay for the infrastructure of the district, he said.

McGrady said the district is one of the best financed districts, with a utility enterprise, sales tax, property taxes, tap fees, and an operations and management mill levy that can be assessed if necessary. The money has been expended to the betterment of the community, he said.

Sexton said the district is in a great situation, and if homes are built in TMD, they will have water. The district has enough for buildout with the wells turned off.

Water Attorney Chris Cummins of Monson Cummins & Shotel LLC said the wells on paper are three times buildout, but in the future, extraction will not be economical, and that is the reason the district pursued renewable water rights. Well water will only be used to supplement summer demand in the future, and the district will cease to pump at high demand year-round from the wells, he said.

Conexus dissolution request

McGrady said Conexus had proposed the board dissolve Sub-district B, which overlays the Conexus Metropolitan District 1 and 2. The district relates to the early development days of Conexus when the district implemented two districts: Sub-district A associated with the Conexus development on the east side of I-25 (Jackson Creek North) and Sub-district B on the west side of I-25 (east of the Santa Fe Trail/south of Second Street, Monument). The developers originally thought they would need a funding source, and be-

cause the district dropped the mill levy from 35 mills to 24 mills, creating a gap of 11 mills between what the district is entitled to levy and what it does; Conexus could then issue 11 mills of debt in Sub-district B. The debt would not have been associated with existing TMD residents, only the Conexus property owners. At the time Conexus was planning on developing commercial property in Sub-district B, but the plan has changed to residential. The plan no longer works for Sub-district B after Conexus created a special district independent of TMD with an overlapping service plan for water and infrastructure from TMD. Conexus pledged it would not compete and take away water sales. Conexus will levy its residents 11 mills, and TMD will continue to levy 24 mills for Conexus Sub-district B.

The board tabled the request for further discussion in executive session.

Cummins said the TMD board directors are the controlling board for Sub-district B; and Conexus petitioned the board to create the district, and are requesting the board dissolve the district.

Unexplained water loss

Sexton asked about a discrepancy in the water drawn and sold numbers that had tightened for the last couple of months, but the May numbers showed the district sold 12 million gallons and pulled 15 million, and about 2.5 million gallons was missing.

McGrady said that the discrepancy only shows annually in the summer, and it could be due to some residential meters not turning fast enough. The district has about 300 old meters left to replace with accurate cellular meters in homes, so readings should become tighter. Everything is metered even down to the construction lines including hydrants, and the district is trying to discover the cause. Every irrigation system is metered, regulators were installed, and all meters were calibrated about a year ago. It is a mystery, but likely the loss occurs on the commercial side when irrigation begins, and the district will investigate, he said.

Melville suggested the problem might be meters showing slightly more water than actual production.

Superintendent Shawn Sexton said water is metered at the well, at the plant filter, and when leaving the plant so the loss of water is likely occurring after it exits the plant. There is a 2%-5% variance, but all meters are jibing with each other so the loss is occurring elsewhere, he said.

Sexton said a loss of 15%-22% of water will need to be captured before water is metered from CSU to ensure the district is not capped due to metering issues, leaving the district pumping well water again.

Assistant District Manager Steve Sheffield said that 8%-10% loss acceptable and goes on in all water districts.

McGrady said the problem is concerning, and the whole system could be leak protected, but the loss could be an unmetered irrigation system, or maybe one of the three interconnects with neighboring developments. An irrigation leak is a lot of water that would be visible, he said.

Superintendent Sexton said he would examine the interconnects.

Executive session

The board moved into executive session at 7:55 p.m., pursuant to Colorado Revised Statute 24-6-402(4) (a), (b) and (e), to discuss negotiations regarding water and property acquisitions and receive legal advice for the Upper Monument Creek Waste Water Regional Treatment Facility and the Conexus sub-district dissolution.

Sheffield confirmed that no decisions were made when the board returned to the regular session.

The meeting adjourned at 9:17 p.m.

Meetings are usually held on the third Thursday every month at the district office at 16055 Old Forest Point, Suite 302. The next regular meeting is scheduled for June 15 at 5:30 p.m. For meeting agendas, minutes, and updates, visit <https://triviewmetro.com>.

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