

Triview Metropolitan District, Feb. 13

Water, wastewater management dominate discussion after scolding by ex-director

By Jennifer Kaylor

A full quorum of the Triview Metropolitan District Board of Directors met Feb. 13. Civil Engineer John McGinn of JDS-Hydro Consultants Inc. updated the board regarding short- and long-term water and wastewater treatment projects, and Evan Miles of Conservative Waters LLC reported on his work with the Irrigation Central Control System.

Triview is a Title 32 special district within the 80132 ZIP code that provides services such as water/sewer/drainage, parks and recreation, open space, mosquito abatement, and street maintenance to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas (see <http://www.ocn.me/metrodistricts.pdf> for district boundaries). The Town of Monument, however, provides land use planning, police, and general governance for Triview property owners.

Board, district manager, and OCN chastised

The only person to speak during public comments, resident and former Director, Steve Remington, inquired if the board and Interim District Manager Jim McGrady intended to uphold their agreement to refrain from disparaging his wife, former District Manager Valerie Remington. Turning toward OCN reporter Jennifer Kaylor, he added that OCN had disparaged his wife by not getting the facts right.

Board President Reid Bolander thanked Remington for voicing his concerns and stated, "Just from the face value of what I'm hearing today, Steve, I agree with you. I don't know, specifically, the details of the communication, (referring to an email Remington had sent McGrady in which Remington stated he had not received a response) but if that is going on, we need to put an end to it. I agree with you, 100 percent." Director James Otis asked to include the subject on the executive session agenda.

Due to lack of a specific question or issue, Kaylor did not respond.

Note: OCN's role is to report "what was discussed and what was decided" at the public meetings of local governmental entities, so that readers can find out what they would have learned if they had attended those public meetings.

Remington also encouraged the board to establish a long-term financial plan to address future water and wastewater infrastructure, roads, and landscaping expenses. He voiced concern about the current spending plan for wells and wondered how future expenses would be met.

Arsenic and nutrients costs anticipated

McGinn led the discussion regarding the Upper Monument Creek Regional Waste Water Treatment Facility's (UMCRWWTF) Water Quality Enhancement project that prepares the district for compliance with the Colorado Department of Public Health and Environment (CDPHE) arsenic standards that are expected to be effective mid-2019. Currently, Triview removes arsenic at its several water treatment plants. The plan for CDPHE compliance is to begin removing arsenic at the UMCRWWTF, which simplifies the process of treating a filtrate via a small side-stream and ion exchange resin that is changed out occasionally. McGinn added that this plan alleviates hauling hazardous waste from the water treatment plants as well. *For more information, see sub-headline "Wastewater treatment plant projections" at www.ocn.me/v17n10.htm#tvmd.*

Three entities—Triview, Forest Lakes Metro District and Donala Water and Sanitation District—own the UMCRWWTF. The overall arsenic project is estimated to cost \$2.2 million, with each district's cost prorated according to its flow at the plant. McGinn estimated Triview's proration to fall between 43 and 47 percent of the \$2.2 million (roughly \$946,000 to \$1.03 million). The draft schedule estimated final engineering and design completion in 2018, and bids and project completion in 2019 with the pilot plant online around March 1, 2019. The pilot plant will make determinations and compare resins for removing arsenic from the filtrate flow. McGrady commented that Triview's sewer impact fees and taps fees should cover its share of the arsenic upgrades.

McGinn addressed the long-term matters of additional nutrient standards for Total Inorganic Nitrogen (TIN) and Phosphorous which may change as early as 2022 or as late as 2027. UMCRWWTF can meet current standards, but anticipated changes in the nu-

trient standards will require construction and additional water quality treatment. The district must also plan for a hydraulic expansion in the next 10 years. McGinn emphasized the importance of dovetailing the water nutrient upgrades and hydraulic project to save significantly on the multi-million-dollar expense that the district expects to incur.

Western Interceptor plans assembled quickly

McGrady reviewed Triview's role of project manager and funds administrator for the Western Interceptor—a water and sewer link for western and northern development in Triview—and informed the board that the participants have completed an agreement that will be discussed in greater detail in the executive session. McGinn explained that the protected Preble's mouse habitat and flood plain complicated the wastewater treatment at the interceptor.

The engineering plan to date is to reroute pipe from Leather Chaps to the Western Interceptor. With minor adjustments at the Western Interceptor, this plan avoids significant upheaval for the West Jackson Creek Interceptor and businesses in the Jackson Creek Shopping Center, negates the need for a lift station, and ultimately reduces costs. One of the agreement participants, Home Place Ranch developer Classic Homes, verbally supported the idea of funding this plan quickly. McGrady provided a time sketch of requesting bids in April, providing notice of award in May, and beginning construction in June.

Landscaping assets and liabilities assessed

With the help of a landscape architect, Miles developed a master plan with varying zones (greener grasses that require more water, lighter grasses that require little water, prairie-like areas, etc.) to utilize available water and achieve the greatest watering efficiency. The irrigation system evaluation revealed minor repair needs as well as more significant "communication" flaws between clocks and taps that led to unintended system shut-offs. Most of the district's irrigation system is essentially invisible, which slowed correction of the flaws. Miles deemed six of Triview's concrete pads as reusable. As weather permits, additional concrete pads will be installed. An order of clocks and pedestals is also ready for installation when timing is appropriate. For background on the "smart" irrigation system, see www.ocn.me/v17n12.htm#tvmd.

McGrady commented that a basic fertilization program, with sufficient irrigation, is needed to see what landscaping assets actually exist. In some areas, such as "pocket parks," he mentioned using the slit-seeding (inserting grass seed directly into the soil instead of a top-layer spray) technique for more probable success and which does not require park closure. Miles added that the district would benefit from using planters in certain areas to create visual interest and a natural transition from one zone to another.

Vice President Mark Melville suggested that the board revisit the long-term landscaping plan and possibly publish the district's landscaping standards so that residents would be able to identify low- to no-water zones. Secretary/Treasurer Marco Fiorito encouraged the board to make a plan for getting community input regarding future landscape planning.

Agenda included general board discussion

Director James Otis inquired how to ensure that Sanctuary Pointe and other new developments install irrigation systems that are compatible with Central Control System. Fiorito emphasized that Triview needs to coordinate efforts with the Town of Monument—the governing body that approves developments—to create landscaping standards appropriate to a high prairie desert climate.

In response to a question from Melville regarding wells, McGinn reported on Triview's alluvial exchange. Alluvial wells provide a renewable source of water that can be exchanged for non-renewable water. Triview possesses five decreed locations to develop alluvial wells. District Water Attorney Chris Cummins recently negotiated permission for crews to survey and stake the district's the district's well locations. Next steps involve obtaining bedrock profiles and determining water levels during a mouse dormancy season because some of the decreed locations fall within the Preble's mouse habitat. McGinn emphasized the importance of alluvial wells in providing a consistent "base load" of renewable water and off-

setting Triview's reliance on non-renewable sources such as the Denver Basin aquifer.

McGrady added that the Integrated Water Resources Plan is vital in estimating growth and future water needs. He described the situation of bringing on a renewable water supply while also drilling Denver Basin wells as the "ultimate double-whammy" and acknowledged that there are many positives in moving forward with the alluvial wells.

Other discussion included snow plowing practices (better walkway coverage, preserving blacktop by leaving a thin snow layer, extra sand at intersections), fence replacement, and posting election candidate biographical information on the website and/or local newspapers. See *Triview's winter street standards at <https://www.colorado.gov/pacific/triviewmetro/district-policies>, Winter Street Standards.pdf*

Board approved action items

The board authorized Cummins to file to change the Fountain Mutual Irrigation Company (FMIC) shares from irrigation uses to municipal and augmentation uses. This procedural change allows Triview to keep all of its shares available for leasing in 2018 and going forward.

McGrady reviewed bids received for the 2018 road rehabilitation project. The three bids included:

- All Purpose Paving bid over \$3 million.
- Schmidt Construction Co. bid slightly over \$1.2 million
- Avery bid \$850,000

After discussing Triview's established bid requirements, and receiving input from the Town of Monument Engineering Assistant Tom Martinez, the board authorized McGrady to contract with Schmidt Construction, the more responsive bidder.

Discussion of action item "Review and Consider Approval of an Agreement between the Triview Metropolitan District and the various project participants of the Western Interceptor Pipeline Project" was tabled for executive session.

Financials reviewed

Bolander and McGrady discussed internal procedure modifications that allow approval of less immediate invoice payments over \$5,000 prior to the checks being cut. Disbursements over \$5,000 included:

- Sandy Alexis, Repair and Maintenance Trailer, \$5,000
- Independent Bank, Principal and Interest, \$290,985
- Conservative Waters LLC, Landscape and Irrigation, \$30,000
- Best Copy, Office Equipment and Supplies, \$8,741
- Phil Long Ford, Two Vehicles, \$39,991
- Trailers Plus of Colorado Springs, Enclosed Trailer, \$7,147
- Fountain Mutual Irrigation Co., Water Assessments, \$42,500
- GroundFloor Media, Public Relations/Communications, \$5,000
- Visual Environments Inc., Landscape Master Plan, \$5,577
- Conservative Waters LLC, Landscape/Irrigation, \$30,000
- Monson, Cummins and Shohet LLC, Legal Fees, \$9,968
- Walker Schooler District Managers, Salaries/Benefits, \$13,080
- Cardenas Concrete and Landscaping LLC, Park/Street Improvements, \$21,484

2017 disbursements included:

- DRC Construction Services Inc., Video Collection System, \$18,777
- Avery Asphalt Inc., Street Improvements, \$299,578

Remington warned the Triview board that at a recent Promontory Pointe HOA meeting, a member of the Monument Board of Trustees who lives in Promontory Pointe insisted that Triview has "not spent one dollar" on road repairs in over three years in Triview, but this trustee would not listen to Remington's attempt to correct this statement.

Operational reports and other updates provided

McGrady and Water Superintendent Shawn Sexton reported on recent accomplishments that included:

- Placement of concrete barriers next to the old Valero station to prevent camping.