

and water and sanitation utility services, to the residents and businesses in the district roughly bordered by Old Denver Road, Higby Road, and Baptist Road. Triview's water system is wholly independent of Monument's Public Works water system located on the west side of I-25. Residents of Triview should call the district directly when they have questions about these items. For a map, see www.townofmonument.org/230/Triview-Metropolitan-District-Map.

org/230/Triview-Metropolitan-District-Map.

The Town of Monument (organized under Colorado Revised Statutes Title 30) provides land use planning, police, and general governance for property owners in the whole town, which includes Triview. Residents of Triview should call the town with questions on those topics.

Election cancelled; board undergoes transition

Because there were not more candidates for director than offices to be filled, the election that would have been held May 8 was cancelled. Directors Mark Melville and James Barnhart will return for four-year terms, Directors Marco Fiorito and James Otis will complete their four-year terms by serving the next two years, and new Director Anthony Sexton will join the board for a four-year term. The new board will be sworn in at the May board meeting.

Cooperation sparks innovative thinking on water and wastewater

Triview Interim District Manager Jim McGrady reported that CSI, Challenger Homes, and Triview recently agreed to bring the northern half of the Home Place Ranch subdivision into the west interceptor sewer line according to a plan previously proposed by JDS-Hydro Consultants Inc. Civil Engineer John McGinn. Triview serves as project manager for the west interceptor. Because this agreement increases the number of single-family equivalents (SFEs), it reduces the proportionate cost for all participants and the engineering plan avoids unnecessary upheaval and expense.

McGrady added that the developer working on the west side of I-25 invited Triview to include a water connection to his project while installing the west interceptor sewer line. District Water Attorney Chris Cummins of Monson, Cummins and Shohet LLC is drafting an agreement for the water and multiple-parcel wastewater connection, McGrady said. This line would run from about the Jackson Creek senior center, west under I-25, and parallel to the west interceptor, which will create a looping effect. The board brainstormed a bigger, more regional perspective that

would involve a large-capacity "backbone" and spurs for emergency connections to places like Monument and Woodmoor. McGrady remarked that this is similar to the Water Infrastructure and Supply Efficiency Partnership (WISE) in Douglas County. See www.southmetrowater.org for more information on WISE.

Dovetailing off this discussion, Water Superintendent Shawn Sexton added that the district is continuing to look at reconfiguring the use of the A and B plants. A reconfiguration has the potential to increase water flow capacity, allow the district to rotate use of current wells, and ultimately, avoid drilling a new well.

Potential for regional conversations alters planning

The Colorado Springs Utilities (CSU) Board directed the Utilities Policy Advisory Committee to study regional collaboration and, as a result, focuses on water and wastewater expansion. This unexpected invitation to proactively collaborate and plan for growth regionally changes how metropolitan districts—such as Triview—plan for the short- and long-term. McGrady expressed an interest in slowing capital planning on the rate study for a month or two to "let the dust settle, because I think it really does significantly change the way we've been looking at things." Triview hired Raftelis Financial Consultants Inc. to conduct the rate study to better inform long-term planning, tie cost-to-service with revenue, determine major projects, and evaluate costs, payments, and debt service. He anticipated that the rate study conclusions would still be available for the May board meeting but emphasized the need to consider the impact of a more "global" perspective on the rate model.

Road rehabilitation scheduled to begin soon

McGrady reported that he and Schmidt Construction Co. Project Manager Jim Stewart were scheduled to finalize decisions on whether some district roads will receive a full mill and overlay or an edge mill. By edge milling, the district maximizes the number of lane miles paved while remaining under a \$1.5 million spending cap. McGrady added that the materials would be sourced from Castle Rock—instead of competing with Colorado Springs construction projects—and that Triview would be Schmidt's first project for the summer. If weather cooperates, a six-week completion time frame is possible, he said.

Landscape irrigation moving along

Installation of the central control system for landscape irrigation has been steady, McGrady said. Sixty percent of the clocks have been installed, and fertilization has been scheduled for April 19. Aeration has been completed in many areas, but some areas were covered in thatch and will require a second pass when the soil has softened.

Fiorito questioned if there was a plan for landscaping. McGrady commented that Evan Miles' experience from working with the central control system would guide the crews regarding which plants to purchase and how and where to plant them.

Home Place Ranch expected to add thousands of vehicle trips

President Reid Bolander reported that he and McGrady had met casually with a few Public Works individuals to brainstorm ideas for widening Jackson Creek Parkway. In addition to considering various funding sources, including those outside of the district, McGrady emphasized that the priority is to work with the Town of Monument and focus on meeting projected traffic needs. With Home Place Ranch adding an estimated 600 homes and a rule of thumb that each home generates nine car trips per day, the new development has the potential to add 4,500 cars per day to area roads. The bulk of that traffic will likely access the Jackson Creek Parkway collector (See related photo about a March 23 Home Place Ranch neighborhood meeting on page 27).

Director James Otis and Fiorito expressed support for initiating first steps. Otis promoted planning to mitigate congestion during construction, and Fiorito emphasized planning for a bike lane and foot trail on the west side of the parkway.

Financials and disbursements reviewed and approved

The directors reviewed the February financials and asked questions of the few items over budget. McGrady said that an insurance audit showed areas of underinsurance for which the district is playing catch-up, and an information technology expense was high due to a software conversion. Disbursements over \$5,000 included:

- Monson, Cummins and Shohet LLC—\$5,860
- Walker Schooler—\$13,000
- Golder Associates Inc.—\$22,766
- Conservative Waters LLC—\$30,000

Jeff Freeman

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