

hearing for Regulation 32, Arkansas River Basin, on June 12. MSD Regulatory and Environmental Compliance Coordinator Jim Kendrick, who is also vice chairman of the AF CURE, said he had just received a text message from Brown & Caldwell Environmental Engineer Andrew Neuhart that at the June hearing on Site-Spe-

cific Water Quality Classifications and Standards for Ground Water, "AF CURE won" on the three areas for which it had been most concerned.

Wicklund said, "All the work that AF CURE has done (collecting data about the real state of this watershed) has been a success!" Burks said another benefit of

AF CURE was that 11 local facilities collaborated on common issues for the benefit of all the participants, which constitute one-ninth of Colorado. See [www.ocn.me/v18n5.htm#tluffuc](http://www.ocn.me/v18n5.htm#tluffuc).

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The next meeting is scheduled for 10 a.m. July 10 at the Tri-Lakes Wastewater Treat-

ment Facility, 16510 Mitchell Ave. Meetings are normally held on the second Tuesday of the month and are open to the public. For information, call Bill Burks at 719-481-4053.

Lisa Hatfield can be reached at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).

Triview Metropolitan District, June 12

# District seeks collaboration on water, wastewater

By Jennifer Kaylor

The Triview Metropolitan District Board of Directors met June 12 to discuss regionalization and its potential impact on the western interceptor and water and wastewater rates, heard residents' concerns and opinions about traffic and trespassing, received a proposal for loan refinance options, authorized forward movement on a water shares purchase and improvements to Jackson Creek Parkway, and staff provided operational and administrative updates.

Director James Barnhart was absent. District General Counsel Gary Shupp and district Water Attorney Chris Cummins attended.

**Note:** The June 12 board meeting packet is posted on the district's website at <https://triviewmetro.com/boardDocuments>.

Triview is a Title 32 special district in Monument that provides road, landscaping, and open space maintenance, and water and sanitation services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas. The Town of Monument (organized under Colorado Revised Statutes Title 30) provides land use planning, police, and general governance for Triview's property owners.

## Water and wastewater cooperative possibilities hold promise, stall action

Planning for water and wastewater continues to hinge on the opportunity for regionalization with Colorado Springs Utilities; see [www.ocn.me/v18n4.htm#tvmtd](http://www.ocn.me/v18n4.htm#tvmtd). Triview faces multi-million-dollar plant expansion expenses to meet short- and long-term regulatory standards pertaining to the removal of arsenic, nitrates, phosphorous, and other nutrients, and a constrained plant site that complicates the expansion. Regional collaboration on a new plant and pipeline may provide cost and regulatory solutions for Triview as well as several Upper Monument Creek municipal service providers.

Participants in the western interceptor—a water and sewer link for western and northern development for which Triview serves as the project manager and funds administrator—have completed an agreement and are negotiating an easement with El Paso County. A portion of the interceptor extends south into the county's jurisdiction on the west side of Interstate 25, thus requiring the easement with the county. The western interceptor stands to be a major piece of the aforementioned pipeline if a partnership

were to develop. If regionalization develops, decisions regarding the western interceptor might be significantly affected.

Water and wastewater rates could also be affected by regionalization. Rafterlis representatives who recently completed a rate study are scheduled to present their preliminary findings and financial recommendations at the district's July 10 board meeting, at which time rates will be discussed in greater detail.

McGrady indicated that some preliminary meetings to gauge interest have occurred and, if regionalization is supported, a next step is to request time from state authorities to develop a plan.

## Traffic concerns presented and addressed

In response to speeding complaints in Promontory Pointe, Triview contracted with HR Green to conduct a traffic study at the Kansas Pacific Drive and Ann Arbor Way Drive intersections along Gleagle Drive. The study performed two directional traffic counts taken for 24 continuous hours during the midweek. HR Green determined that the speed limit should remain at 30 miles per hour and recommended pedestrian warning signs in crosswalks, rumble strips, and other costlier alternatives.

Promontory Pointe resident Adrian Limon acknowledged the value of the HR Green speed study but added that speed determinations must also consider factors such as topography, landscaping, houses, and other obstructions. Limon stated that he would address his concerns with Planning Director Larry Manning but would also continue work on his petition.

During public comments, Lisa Hatfield, an El Paso County resident, promoted Baptist Road as a more viable alternative to Higby Road as a route for the Home Place Ranch development construction traffic, citing Baptist Road's traffic lights, turning lanes, sidewalks, gentler grades, and easier access to Interstate 25.

The directors also received an HR Green proposal to complete original design plans for Jackson Creek Parkway north of Leather Chaps Drive through the intersection at Higby Road. The plans included a four-lane divided highway with two 12-foot lanes in each direction, 2-foot paved shoulders with curb and gutter, and a 21-foot barrier median from Lyons Tail Road to SH 105. Triview amended the plan to include a 4-foot bike lane in each direction and a narrower median, and to coordinate completion of Jackson Creek Parkway from Higby Road to SH 105 with the Town of Monument.

McGrady confirmed that the structure of the district's recent road rehabilitation project provides financing for the design expense. The board approved the start of a 60 percent design phase and contract, and expenditures of about \$220,000.

## Solutions sought for mouse habitat trespassing

During public comments, resident Rob Urban, representing a corps of homeowners in the Creekside neighborhood of Jackson Creek whose homes about the protected Preble's jumping mouse habitat, reported a significant increase in habitat trespassers who create various disturbances, including building campfires and a shack, dirt biking, and partying. Urban requested that Triview post

signs or install a fence because his complaints to Monument police have produced disappointing results. Due to lack of district authority, Director James Otis stated that the best course of action may be to contact Town of Monument Code Enforcement, 303-422-4473.

## Loan refinancing pursued

Senior Vice President Brandon DeBenedet of D.A. Davidson and Co., an investment firm, presented an overview of financing options for the board to consider in response to tax reform. DeBenedet identified lowering annual debt service, removing covenants such as no additional debt provisions, and removing balloon maturity as goals for the district to pursue. The benefits of refinancing have the potential to reduce annual debt service from \$900,000 to about \$600,000, increase cash flow, improve flexibility with future loan needs, and avoid balloon payments, but would incur a loan interest rate of 4.03 percent. The directors instructed McGrady to proceed in negotiating new loan terms to prepare for future financial opportunities.

Additional updates included:

- The 2018 road rehabilitation project is complete except for minor striping and crack milling. Resident Sue Pepin collected photos and other documentation of road repair needs in her neighborhood, Homestead Ranch. McGrady assured Pepin that the 2019 budget will include additional road repairs and that the recent project followed a "worst first" policy.
- The landscape irrigation system continues to present problems. Crews are working to fix wiring problems, correct electrical grounding issues, and accurately document watering zones. The district is prioritizing specific areas to maintain throughout the summer.
- Utilities for May revealed a larger than anticipated discrepancy between water pumped versus water sold. Water Superintendent Shawn Sexton speculated that the irrigation system is involved.
- Water attorney Chris Cummins reviewed the district's purchase and sale agreement for up to 131 additional water shares in the Fountain

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**Above:** Residents of the Creekside neighborhood report that increased trespassing in the protected Preble's mouse habitat along Jackson Creek is creating public safety hazards and that calling the police has not produced satisfactory results. Photo by Jennifer Kaylor.