

Triview Metropolitan District, June 18

Discussions reveal efforts to expand water resources portfolio

By Jennifer Kaylor

The Triview Metropolitan District Board of Directors focused much of its attention on water-related discussions at the June 18 meeting. District Manager Jim McGrady updated directors on the status of the Jackson Creek Parkway widening project, which is progressing well.

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

All directors, District Water Attorney Chris Cummins and District General Counsel Gary Shupp were present.

The June 18, 2019 board packet may be accessed via www.triviewmetro.com/boardDocuments. For an explanation of water terminology, access www.triviewmetro.com/waterSourcePrimer.

Steps to enhance water services, resources
District Manager Jim McGrady and Water Superintendent Shawn Sexton presented historic data showing the “annual rebound” of water pumped by Triview’s Well A7 from the Arapahoe Aquifer. They interpreted the findings to show that water drawn from the aquifer was slightly less than previous estimations. Once all of the district’s seven wells are outfitted with the necessary equipment, it will be able to more fully track water consumption trends and gauge water resources.

Cummins confirmed completion of the May 21 board-authorized contract to purchase 100 additional Fountain Mutual Irrigation Co. (FMIC) shares. The next step is to establish certificates for the entities involved, about a 60-day process.

McGrady stated that Triview had dispatched Global Underground, Inc. to begin work on a 4,000-foot drinking water line in the district’s territory west of I-25. This new water line will serve incoming development east of Old Denver Road.

Cummins explained that the district is also assessing how it might augment—reclaim ownership of—20 to 60 additional acre-feet of its Denver Basin Aquifer water by measuring how much lawn water irrigation return flows (LIRFs) percolate back into the soil in certain areas.

During board discussion, President Mark Melville encouraged directors to consider future water rate options to help balance responsible customer water consumption with adequate revenue.

Melville addressed a second water-related issue, water storage. Anticipating that a northern El Paso County renewable drinking water pipeline is a potential reality—as part of the regionalization negotiations with Colorado Springs Utilities (CSU)—a wise step is for the district to consider water storage opportunities. Those with junior water rights need to pump more water in the off-season and store it “somewhere” until demand is high in the summer.

The board discussed several factors involved in their research such as determining appropriate storage capacity, assessing the ease of getting water into and out of storage, and measuring water loss from natural impacts like evaporation and percolation. These questions, McGrady explained, are parts of a greater whole that should be incorporated into the district’s Integrated Water Resources Plan (IWRP). The variables—demand, how to meet demand, renewable/non-renewable water resources, storage—are all connected and need to be integrated.

However, the priority is for CSU to finalize its proposed regionalization so that the other pieces of the puzzle can fall into place.

Jackson Creek Parkway widening

McGrady expressed high praise for Kiewit Infrastruc-

ture Co. and its recommendations after an analysis of stormwater infrastructure that is part of the Jackson Creek Parkway widening project. Kiewit’s reconfigured design will save the district substantial costs compared to HR Green’s initial design, McGrady projected. Kiewit remains committed to provide a guaranteed maximum price on July 13, after which construction may begin, as well as a project completion by October 2019. McGrady noted that with oil prices and trucking expenses rapidly on the rise, locking in these costs is imperative to staying on or under budget.

Property taxes, possible extra funds

Melville introduced the topic of potential excess property tax revenue, saying due to the influx of many new residents to the district, Triview will likely receive more revenue than what its bond repayment will require.

Revenue generated by the current 35-mill property tax may only be spent on debt service and the district has not passed the 10-year mark when it can make advance payments without penalty.

Directors considered two options; a temporary residential and commercial property tax reduction for 2020 or placing the additional revenue in escrow for an advance payment after the district’s 10-year bond anniversary. The board did not make a final decision.

Metering system becoming outdated

Current water meters throughout Triview require that the district contract for monthly meter reading services. McGrady explained advanced technology exists that provides water consumption information to service providers and their individual customers via cell phone connection. The cellular technology would allow Triview and its customers to establish alerts for leak detection and monitor water consumption in real time.

Anticipating that current system components will eventually fail and necessary replacement parts are not likely to be available due to discontinuation, McGrady proposed that the board consider including costs for 5G cellular technology water meter upgrades in the 2020 budget and inviting the district’s meter provider to conduct a presentation about its upgrade options. See the article on page 14 covering the June 17 Monument Board of Trustees meeting. Directors indicated interest and requested a breakdown of costs versus savings.

Video recording, sidewalk repair, habitat

The directors voted on three action items. The first, a policy concerning the audio and video recording of meetings by private citizens, was discussed in executive session. McGrady confirmed later that the board adopted a policy not to permit video recordings of meetings by private citizens and that the policy did not pertain to audio recordings.

A second resolution established a discretionary fund and accompanying policy designed to assist homeowners with sidewalk repair in specific circumstances. The policy capped the district’s expenditure per homeowner to \$1,000 and the fund’s annual appropriation to be determined at the board’s discretion. See “Sidewalk repairs, past and future”; www.ocn.me/v19n6.htm#tvmd

The third item, directors considered for adoption a Permit Co-Applicant Agreement between the district and the Jackson Creek Land Co. (JCLC) to complete enhancements to Preble’s meadow jumping mouse (PMJM) habitat and wetlands area to fulfill remaining Clean Water Act and Endangered Species Act obligations. Enhancements in an area west of Jackson Creek Parkway and slightly north of Jackson Creek Senior Living—referred to as the Teachout Creek Riparian Enhancement Area — will cost an estimated \$115,000 for Triview and the same for JCLC. The meeting ended at 7:27 p.m.

The next Triview board meeting will be held at 5:30 p.m. July 16. Board meetings are generally scheduled

on the third Tuesday of the month at the district office, 16055 Old Forest Point, Suite 300, Monument. Information: 488-6868 or visit www.triviewmetro.com. See also “Triview Metropolitan District” on Facebook, or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro).

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Above: Triview Metropolitan District contracted with Martin Marietta to fulfill overlay work in specific neighborhoods as part of its 2019 road overlay project. The expected completion date for the entire project was June 27. Photo by Natalie Barszcz.

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