

is available for the public to rent. It is free for nonprofits and Chamber members, but there is a charge for for-profit events.

- The Chamber has recently merged with the all-volunteer Tri-Lakes Economic Development Commission, which focuses on supporting

“primary” employers with nationwide influence.

- The big events organized by the Chamber include the July 4 Street Fair & Beer Festival, summer concerts in Limbach Park, the annual community awards dinner, and Bines and Brews. See related photos of the Sept. 17 Bines and Brews event on page 23..
- They are assisting with the town’s current Comprehensive Plan Update.
- New “wayfinding signs” are coming soon downtown.
- An updated town brochure

will be distributed from Denver to Pueblo in 2017, Town Treasurer Pamela Smith said.

Checks over \$5,000

- Triview Metro District—sales tax July, motor vehicle August, Regional Building use tax August \$133,398
- Community Matters—preliminary work on comprehensive plan \$11,975
- A-One Chipseal—asphalt road work \$63,687
- CIRSA—deductible for liability insurance claim \$5,000
- Common Knowledge Tech-

nology—replace seven 2011 computer towers \$6,262

- Forsgren Associates Inc.—work on Well 9 treatment plant \$6,755

The trustees voted to go into executive session at 9:06 p.m. to receive legal advice on specific legal questions (business license ordinance and potential litigation). Town Clerk Cynthia Sirochman told OCN that no announcements or votes were made after the executive session.

The Monument Board of Trustees usually meets at 6:30 p.m. on the first and third Mondays of

each month at Monument Town Hall, 645 Beacon Lite Road. The next meeting is scheduled for Oct. 3. Call 884-8014 or see www.townofmonument.org for information. To see upcoming agendas and complete board packets for the Monument Board of Trustees or to download audio recordings of past meetings, see <http://monumenttownco.minute-sondemand.com> and click on Board of Trustees. To search all of Monument’s ordinances, see <https://www.municode.com/library/co/monument/>.

Lisa Hatfield can be reached at lisahatfield@ocn.me.

Woodmoor Water and Sanitation District, Sept. 1

Board hears operational reports

By James Howald

The Woodmoor Water and Sanitation District (WWSD) board met on Sept. 1 to hear operational reports from district staff.

Typically, the board meets on the second Thursday of each month, but in September the meeting was held a week early to accommodate the schedules of board members and staff.

Board members tour JV Ranch

Director at Large Brian Bush told the board he found his recent trip to the JV Ranch helpful to his understanding of the ranch’s operations, and said he felt the district should do more to educate consumers about the value the ranch provides them. In response to a question from Bush, District Manager Jessie Shaffer said the ranch potentially provides the district 2,500 acre-feet of water annually. Additional water is used on revegetation to prevent erosion on the ranch, according to Shaffer.

District finances are strong

In his financial report, Treasurer Jim Wyss said that the district’s finances are “very strong,” citing the \$21 million that the district has in cash on hand. That amount is up from \$19 million for the previous year, Wyss reported.

Operational reports show no surprises

Assistant District Manager Randy Gillette said that due to heavy rains the Chilcott ditch was facing issues with sand accumulation, which were being addressed.

Demand for water is low at present and cooler temperatures have improved the quality of the water in Woodmoor Lake, Gillette added.

Shaffer said results from a taste and odor study should be

ready by December.

Well 15 is out of service, Gillette said, but wells 7, 16, and 18 are in service.

Village Center Filing 4A has received its conditional acceptance certificate, Shaffer said, resulting in increased tap fees for the district. The district has received 93 tap fee applications, Shaffer said.

The next meeting is scheduled for Oct. 13 at 1 p.m. Meetings are usually held at the district office at 1845 Woodmoor Drive on the second Thursday of each month at 1 p.m. See www.woodmoor-water.com or call 488-2525 to verify meeting times.

James Howald can be reached at jameshowald@ocn.me.

Triview Metropolitan District, Sept. 13

Roads maintenance approved

By Lisa Hatfield

At the Sept. 13 Triview Metropolitan District board meeting, the directors voted to begin a roads maintenance plan starting this fall and finalized its winter street standards policy for residents’ reference during blizzards.

Triview, on the east side of I-25, includes two-thirds of the population of Monument and is still growing at a rapid rate. Triview was created as one of the first Colorado Title 32 developer special metropolitan districts within the Regency Park development and was annexed into the town in 1987. Triview provides roads, parks, and drainage maintenance, as well as water and sanitation utility services, to the residents of Jackson Creek, Promontory Pointe, and Sanctuary Pointe. Triview’s water system is wholly independent of Monument’s Public Works water system located on the west side of I-25. There is no emergency pipe connection between these two water systems. The Town of Monument provides land use planning, police, and general governance for the district.

Initial roads study complete; work planned

Alex Vega, senior staff geotechnical engineer, and Ryan Feist, P.E. Geotechnical Services manager of Terracon Consultants Inc., presented the directors with their initial broad analysis of Triview pavement conditions and management recommendations for the Triview board. The \$55,000 study sampled 20 percent of the portion of Jackson Creek Parkway between Higby Road and Baptist Road and 20 percent of each road in Jackson Creek. (Jackson Creek Parkway north of Higby Road is in Monument.) The Terracon study also outlined the costs of performing Triview road repair work over the next six years. The primary goal is keeping the good roads in good shape so they will last longer, Feist said.

Feist said 90 percent of roads will fail if water gets into them, so it is most important to seal cracks in the roads that are still in good condition. Maintenance costs four to five times more if it is delayed until a road is already beginning to fail, as portions of a number of roads in Jackson Creek are. Feist said failure symptoms include alligator cracking, patches, potholes, rutting, and depressions caused by

either poor construction or heavy traffic, including longitudinal cracking, edge cracking, lane/shoulder drop-off, and weathering.

Vega and Feist said that some roads in Jackson Creek, such as Talus Road, have clay “bubbling up through the asphalt” because it appeared that they were originally constructed incorrectly, with no road base used, and asphalt was applied directly to clay soil.

The priorities they recommended were, in this order:


1. Preventive maintenance—crack sealing in selected spots on all pavements in better condition.
2. Safety maintenance—pot-hole repairs and patching on pavements that are failing, but reconstruction is not affordable.
3. Global treatment—crack sealing plus curb-to-curb slurry seal, chip seal (aggregate applied over tar layer), or cape seal (chip seal with an extra layer of oil on top), on pavements in better condition.
4. Reconstruction—only for failing pavements, starting with digging down six inch-



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