

their roads.

- Any owner of a motor vehicle that is in violation may be issued up to two warnings per snow season. A third violation may result in a fine of \$25 and vehicle being towed, or a citation from the officer.
- The municipal court judge can impose a fine can as high as \$999 if warranted.

Residents with questions should contact the Town of Monument, not their homeowners association or metro district.

“A look at Triview Metropolitan District”

Triview District Manager Valerie Remington and board President Reid Bolander briefed the trustees about the current state of Triview as part of an effort to increase communication between the two entities. Triview is subject to the ordinances, police coverage, and land use planning of the town of Monument. Triview’s specific sovereign functions include water treatment and distribution, wastewater collection, storm drainage, parks, trails, and roads maintenance, and mosquito control to areas including Jackson Creek, Promontory Pointe, and Remington Hill, as well as the brand new Sanctuary

Pointe, and the anticipated Homeplace Ranch and other new developments south of Higby Road. See www.ocn.me/v16n7.htm#tmd-0614.

Note: Besides Triview, other metropolitan districts within the town of Monument include Village Center, Lake of the Rockies, and Pinon Pines 3 (the future commercial area that will be operated by Forest Lakes Metropolitan District). Other metro districts in the Tri-Lakes area that are not in Monument but in El Paso County include Misty Acres and Pinon Pines 1 and 2, which are operated by the Forest Lakes district.

Remington shared many statistics about the Triview political subdivision of Monument, including:

- Currently 4,770 residents and 1,590 taps
- Final buildout estimates almost double those figures
- Nine employees plus more to be hired in 2017
- Nine parks, 56 acres of open space, five miles of trails
- 3.7 million square feet of roads, eight wells, two water tanks
- 63 miles of sewer, water, and storm drain pipes



Above: On Jan. 6, the town of Monument announced that westbound Second Street between Highway 105 and Old Denver Road had been closed Jan. 4 and 5 to repair a water main leak first spotted the morning of Jan. 4. The town’s Water Department and Streets Department staff worked overnight in wind-chill as low as minus 22 degrees F to repair the leak by Thursday morning at 5 a.m. Public Works Director Tom Tharnish said the break and repair did not affect any water customers and that the excavation site would be paved when weather conditions allowed. Contact Tharnish at ttharnish@tomgov.org or call 719-481-2954 with questions. *Photo courtesy of the Town of Monument.*

- Annual expenditures \$7.7 million
- Annual debt service \$4.5 million
- Capital expenditures \$1.7 million in 2017
- \$53 million in debt

Recent refinancing of general obligation bonds will save \$800,000 in 2017 and \$10 million over the next 23 years, Remington said. Bolander said, “We don’t like debt. We have had some tight years in the past, but revenue is growing now, and growth can help pay off the debt. We hope to pay it off sooner than in 30 years.”

Remington described the water supply available to the district using a chart created by water attorney Chris Cummins of Monson, Cummins & Shohet LLC. The bottom line is that the district has enough water for 6,093 single-family equivalents (SFEs), which is twice what they anticipate needing by final buildout of about 3,500 SFEs, she said.

When inclusion of Homeplace Ranch eventually happens, it will deed its water to Triview. The district also owns water rights beneath Bent Tree subdivision north of Higby Road.

In December, Triview purchased 500 shares of renewable water (about 350-500 annual acre-feet) from the Fountain Mutual Irrigation Co. on Fountain Creek south of Colorado Springs. That water will eventually be delivered to the district through a Pikes Peak Regional Water Authority (PPRWA) infrastructure project or a similar project, she said. Meanwhile, Triview is earning revenue by leasing that “wet” water to entities that need it.

Remington said there is a plan to change the current landscaping profile of the district over time to conserve more water, and that watering restrictions and water rate structure changes should also encourage residents’ water conservation. See www.ocn.me/v17n1.htm#tvm and *Triview article on page 17.*

Remington said Triview is planning a reuse plant to generate non-potable water to be used for irrigation for the district’s parks. (Non-potable water will not be available to residents, because the infrastructure is not there.) It will withdraw water from alluvial wells along Monument Creek to reuse the treated effluent discharged into the Monument Creek by the Upper Monument Creek Regional Wastewater Treatment Facility (UMCRWWTF). She said this system should be online by summer 2018. Water reuse will extend the life of Denver Basin aquifers, which are not recharg-

ing, by reducing the amount of first-time pumping from them.

With Donala Water and Sanitation and Forest Lakes Metro District, Triview is one of three owners of UMCRWWTF. Due to population growth as well as changes in state regulations for dischargers, which have not yet been finalized, UMCRWWTF will be undergoing a major expansion and upgrade in the near future. See *related Tri-Lakes Wastewater Treatment Facility Joint Use Committee article on page 14.*

Remington said Triview is now using a running five-year plan for extensive road maintenance using pavement analysis from Terracon Consultants Inc. Bolander said he was not happy when the district hired an outside consultant to do another roads analysis after Tharnish had done one for free, but he now felt like it was worth the money for the scientific method Terracon used to assess the roads. See www.ocn.me/v15n12.htm#tmd-1110 and www.ocn.me/v16n3.htm#tvm 0209.

Jackson Creek Parkway is on the radar to receive funds from the Pikes Peak Regional Transportation Authority (PPRTA) to be widened in 2021, but the timing of that work will also depend on how fast the section of Triview south of Higby Road is developed, Bolander said.

Remington said the 20- to 30-million-gallon water leak in 2016, which took 36 days to find and fix, was “a cavalcade of a lot of exceptional things happening. It was a large leak, on pipes that were not on our maps, leaking into a federally-protected open space we did not have access to and into a beaver pond that made it hard to see.” She said they did an after-action report on all the lessons learned, and they did a survey that helped them to further update their maps. See www.ocn.me/v16n9.htm#tmd, www.ocn.me/v16n8.htm#tvm 0712.

She said another major leak later in 2016 was detected and fixed within 17 minutes.

She and Bolander both said Triview has a new set of operations staff who take preventive maintenance seriously. She said that planned work is reflected in more than just one budget line item and that the master plan for infrastructure is being updated and will be posted on the new district website.

One of Bolander’s suggestions to improve communication between the town and Triview was a shared help ticket system to reduce the amount of “ping-pong ball” treatment of residents who mistakenly call the town for help when they should call Triview, or vice-versa.



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