

Triview Metropolitan District, Jan. 10

Roads and other maintenance scheduled

By Lisa Hatfield

The Triview Metropolitan District Board of Directors discussed ongoing maintenance and operations and leasing and selling water, and they held a hearing on increases in residential volumetric water rates at the Jan. 10 meeting. They also heard and responded to public comments about district operations.

Director James Barnhardt was excused.

Triview, on the east side of I-25, includes two-thirds of the population of Monument and is 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. Regency Park 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. The Town of Monument provides land use planning, police, and general governance for the district's property owners.

Road work in the works

During the manager's report, Valerie Remington, Triview's district manager, got consensus from the directors to direct Terracon Consultants Inc. to do detailed pavement analysis of a subsection of the district's roads and create a request for proposal (RFP) for the maintenance and repair work to be done this year. Remington wanted to send out the RFP no later than May 1 so as not to miss the road maintenance weather window.

The district has budgeted about \$825,000 for roads maintenance this year, along with \$25,000 for this analysis to pinpoint the most efficient way to spend the funds and protect the most roads for the longest amount of time. See detailed explanation at www.ocn.me/v16n10.htm#vmd.

The board agreed that the controller for the traffic signal at Jackson Creek Parkway and Leather Chaps Drive should be repaired, and the timing for the whole intersection will be re-evaluated.

President Reid Bolander said he would follow up with Monument Police Chief Jake Shirk about commercial vehicles using engine braking ("Jake brakes") coming down Gleneagle Drive, since those brakes are not allowed under town ordinance. The consensus of the directors was that Classic Homes was almost done with construction at the top of Promontory Pointe, but if other developments north of there, such as Homeplace Ranch, begin construction, it would be good to have a plan for what to do about that construction-related noise.

Operations report

Josh Cichocki, Triview's water superintendent, presented information about operations and maintenance work around the district, including:

- Closed-circuit filming of 20 percent of the sewer lines is complete, and he will analyze that video looking for problems needing repair.
- Raw water analysis data will be compiled soon as the district sets up its new water treatment plant.
- Start-up went beautifully for new pumps, control valves, and

- pressure reducing valves.
- The new water tank and distribution system in Sanctuary Pointe are still being tested and assessed. Some pressure issues required attention, but they have been fixed.
- Triview has hired a new water operator with three decades of technical experience.
- District operators currently hold a total of 12 professional water and wastewater certifications, which is six more than last year.
- The focus has been to get more efficient on sanding and snowplowing and following the new street standards policy.
- When there are 4 or more inches of snow, contractors are called in to help, but otherwise water operators run the snowplows.

Water to be leased for revenue

Remington said the district had purchased 500 shares of renewable water rights in December from Fountain Mutual Irrigation Co. for \$6.5 million. Since there is no way to transport that water from Fountain up to Triview yet, Chris Cummins of Monson, Cummins & Shohet LLC drafted a letter to be sent to entities who might be interested in bidding on leasing that water for short-term (one- to five-year) leases.

No formal vote would be needed by the directors until a formal agreement is ready to be signed, Remington said.

Jackson Creek Market Village needs water

A new townhome development called Jackson Creek Market Village, proposed for an area northeast of King Soopers on Lyons Tail Road, has been going through the land use approval process with the Town of Monument. See related Jan. 3 Monument Board of Trustees article on page 8.

Part of this approval process includes verification that Triview can provide adequate water and sanitation service to the site for its proposed use. This is confirmed in a "will-serve" letter from the district that Triview could not issue to the town until the water in-lieu-of fee was paid. Jackson Creek Market Village got an in-lieu-of fee estimate of \$195,000 to buy 15 acre-feet of water from Triview in

September. Triview raised this fee in December. In February, the cost would have been \$255,000 for that fee, which still has not been paid.

Remington said the developer also asked if Triview could also finance the cost of that water for them so that they could buy the water and proceed with the development. Director Jim Otis summarized the viewpoints of the directors, saying, "We can't afford to accept risk on

behalf of a metro district."

Increase to volumetric water rates discussed

The district held a public hearing on the volumetric water rates increase to be voted on in March. The proposed new structure provides that all per-thousand-gallon water rates would increase at least 3 percent, and any gallons used above 20,000 gallons per month would increase 15 percent. No member of the public spoke for

Now Open!

MVEA BOARD NOMINATIONS

During the Annual Meeting on June 8, 2017, at Limon Public Schools in Limon, two directors will be elected to Mountain View Electric Association, Inc.'s (MVEA) Board of Directors from the following districts:

District 2: Simla, Matheson and a portion of the surrounding areas
(Incumbent Rick L. Gordon)

District 7: Monument, Woodmoor and a portion of the surrounding areas
(Incumbent Donna Andersen-Van Ness)

The "Procedure for Director Elections and Member Voting" is available on MVEA's website at www.mvea.coop by clicking on "Community" and then "Community Events" and selecting "Annual Meeting."

Are you interested in being a candidate? Please contact a member of the nominating committee or contact the MVEA Board Nomination Information Line via phone message or email. (Contact information is listed below.) A candidate must be a MVEA member and reside in the district where there is a vacancy. For additional candidate requirements, visit the Annual Meeting webpage at www.mvea.coop by clicking on "Community" and then "Community Events" and selecting "Annual Meeting." Click on "Bylaws," and go to "Article III, Section 2." Before applying, please contact either MVEA office at (719) 775-2861 or (719) 495-2283 to verify your district. A member may also petition for nomination. Petitions and procedures are available at the Limon Headquarters, 1655 5th St., Limon; or at the Falcon Operations Center, 11140 E. Woodmen Rd, Falcon, or online at the Annual Meeting webpage listed above. Petitions must be signed by 15 members of MVEA and returned to either MVEA office by 5:30 p.m., Monday, April 24, 2017. A candidate questionnaire must be completed for either nomination by the committee or nomination by petition. This questionnaire can be found on MVEA's website or you can pick one up at either office. If you have questions, please contact a member of the nominating committee or contact the MVEA Board Nomination Information Line. Candidate questionnaires must be received by the nominating committee or submitted to candidate@mvea.org by 5:30 p.m., Thursday, April 6, 2017, for the committee's consideration. If you are petitioning for nomination, the candidate questionnaire must be submitted to either MVEA office with your petition no later than 5:30 p.m., Monday, April 24, 2017.

Nominating Committee

District 2: Allan Moore • 13217 County Road 141 • Simla, CO 80835 • (719) 541-2180
District 7: Erik Stensland • 310 Tam O Shanter Way • Monument, CO 80132 • (719) 963-2285

MVEA Board Nomination Information Line
Tel: (719) 494-2528
Email: candidate@mvea.org

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
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