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changing the underlying investments to get a higher return, Shaffer said.

Shaffer mentioned he had met with Jason Akridge of Integrity Wealth and discussed moving the district's funds to U.S. Treasury bonds and other double-A rated bonds. Changing the investments would require the district to pay a management fee of 15 basis points on the district's \$10 million investment, Shaffer said, whereas previously there was no fee. The fee is standard or low, Shaffer said, and he asked the board to approve the monthly fee before proceeding with the new strategy. The new strategy would pay the district a higher rate of return, even after the new fee is paid, Shaffer said.

Director Jim Wyss recused himself from the decision to change the investment strategy. The board voted unanimously to authorize Shaffer to proceed.

Operational report highlights

- The financial report showed that St. Aubyn Homes

purchased 20 taps in one day.

- Repairs to the siphon at the Chilcott Ditch should be completed by the end of May.
- Phosphorus removal at the JUC is going well, and the level is half the legal limit.
- A half-mile section of pipe near Highway 105 has been isolated to help diagnose a loss of water.
- The Monument Creek diversion station is back in operation after repairs.
- The testing to determine if ozone treatment will improve the taste and odor of water drawn from Lake Woodmoor is going well.

The next meeting is scheduled for May 10 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.woodmoorwater.com or call 488-2525 to verify meeting times.

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

Triview Metropolitan District, April 11

Consultants recommend 2017 road maintenance options

By Jason Gross

At the public meeting held by Triview Metropolitan District on April 11, the board discussed road maintenance needs and reviewed options by Terracon Consultants Inc. on the best way ahead to improve road conditions within budget limitations. Other discussions included implementation of an emergency communication option on the district's website, water restrictions to go into effect soon, and the purchase of a "Weather Wire" subscription that may help save plowing expenses by increasing local weather prediction accuracy.

President Reid Bolander was absent.

Triview is a Title 32 special district within the town of Monument that provides roads and open space maintenance, water, and sanitation services to the residents of Jackson Creek, Promontory Pointe, and Sanctuary Pointe.

Terracon makes recommendations

In 2016, Triview hired Terracon Consultants to advise the district on the best options to maintain district roads. In October 2016, it presented a "network level study" that consisted of a random analysis of 20 percent of the district's roads to get a rough idea of the general condition and likely maintenance needs. See the October 2016 OCN article at www.ocn.me/v16n10.htm#tvmd for additional details.

During the April 11 board meeting, Terracon consultants Robert Hernandez and Ryan Feist presented the results of a full review of district's most vulnerable roads and two road maintenance and repair options for the board to

consider. The consultants indicated about \$1.5 million in maintenance and repair efforts were required. Both maintenance options took into account Triview's \$830,000 road repair budget for 2017 and noted what roads were the best candidates for immediate repair and which could be delayed until 2018.

Terracon recommended prioritizing preventive maintenance, such as filling potholes and cracks, and extending the life of the high traffic and moderately damaged roads with "global surface treatments." The consultants explained roads need to be maintained with a surface treatment (various types of tar and aggregate) every three to five years to preserve the rough texture providing road friction and to seal them against water damage. If left untouched for 20 years, due to ultra-violet (UV) radiation degrading the road tar and years of use, the aggregate surface becomes polished and slippery. This maintenance is less costly in the long run as well, because properly maintaining roads and extending their life is less expensive than having to completely replace (mill and overlay) neglected pavement that has failed, they said.

Much of the discussion focused on the west end of Lyon's Tail Road due to the ongoing construction of the Jackson Creek Townhomes development. Board members were concerned that if repairs and surface treatments were done too soon, road damage from construction traffic would waste the effort. Similarly, Creekside Drive near Bear Creek Elementary School was highlighted as a road very much in need of repairs, but the board wanted to ensure any repair work was planned around the school schedule and potential construction traffic if a new school is built next to Bear Creek Elementary.

The Terracon consultants also discussed the need to repair some of the concrete "pans" at road junctions. The board concluded that Terracon and District Manager Valerie Remington should finalize the options based on board recommendations and that Terracon could start working on preliminary design and bid packages for board approval.

Manager's report

Other items discussed included:

- Sale of an unused water tank
- Warm weather has led to early watering and higher than expected revenue
- Triview and Donala plan to put meters on the emergency water interconnection by the end of the year



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