

Triview's stormwater and grease trap inspections.

Tharnish also shared with the directors some future capital plans the town has for its water system west of I-25, including:

- The town has a water master plan approved in concept through projected full build-out in 2035 that drives the capital projects.
- The town plans to have a potable reuse plant operating by summer 2020, which it will share with Woodmoor Water and Sanitation (WWSD). The town's reuse system will also include a new tertiary treatment plant on land owned by the Tri-Lakes Wastewater Treatment Facility that will pump this treated town of Monument wastewater effluent up to Monument Lake before it is subsequently withdrawn from Monument Creek downstream by the existing WWSD pumping station at the Arnold Avenue bridge and pumped back into town for further town drinking water plant treatment to meet state drinking water standards.
- In the end, when Triview is built out and debt is paid off, its systems will become the responsibility of the town (if both boards agree to dissolve the district).
- We have a vested interest as citizens in your capital development.
- Maybe down the road the town could assist Triview on infrastructure or from an operations standpoint.
- The town is working on a five-year parks improvement plan for the four parks west of I-25. Triview's nine parks east of I-25 are not the town's responsibility.

Note: Construction of a new town-owned treatment facility within the special district-owned Tri-Lakes Wastewater Treatment Facility property has never been brought up to the Tri-Lakes Joint Use Committee. See related TLWWTF JUC article on page 12.

While this discussion cleared up a lot of basic questions between the two entities, the consensus was that some other issues still need further communication, including:

- The town Planning Department approves applications for development within Triview, such as roads, parks, and housing developments, but Triview does not know what is planned until it is all built and takes over maintenance. The need for collaborative planning was expressed by both entities.
- Town Engineer Tom Martinez is the one Tharnish holds accountable for all inspections on new construction, but Triview Water Superintendent Josh Cichocki does other inspections. Better communication is needed between Tharnish and Remington so he can

submit annual inspections reports to the state.

- Tharnish mentioned a grading problem near the new storage unit business on Jackson Creek Parkway. McGinn said a natural drainage point had been cut off and that the problem originated with errors in the planning drawings approved by the town.
- Tharnish gained consensus from the Triview board to participate with the town in a matching-grant money project to widen Jackson Creek Parkway to four lanes from Baptist Road north to Highway 105 around 2020. Triview maintains the road from Baptist Road to Higby Road, and the town maintains the section from Higby to 105.
- Two of the town's water operators, Steve Sheffield and Nick Harris, spent time working on Triview's water system from 2009 to 2012 and have input they could share about its operation. President Reid Bolander was receptive to inviting town staff and the Board of Trustees on tours of the current facilities and the idea of mutual assistance between the town and Triview.

Bolander suggested creating a document to guide all town and Triview staff in giving correct answers to residents with questions about which entity is in charge of what. In the case of plowing Baptist Road, Higby Road, and Highway 105, it is neither Monument nor Triview but actually El Paso County that is responsible.

Water tank, reuse, and other projects

McGinn presented an update on a few of the projects JDS-Hydro is working on with Triview. His comments included:

- After two years of work, the new 1.1-million-gallon water tank in Sanctuary Pointe is online now and is well within budget.
- Finishing the upper Sanctuary zone will allow construction in all of Sanctuary Pointe Phase 1 and portions of Phase 2.
- Well 9 will be the next well to be drilled, but it has been delayed beyond 2017 due to the district's budget.
- Using reuse water would make less impact on aquifers and help the district meet peak demands by giving it more capacity in your potable system. By moving forward with reuse, we postpone the need to drill a new well.
- Triview already has some of the infrastructure it would need for doing non-potable water reuse at the Upper Monument Creek Regional Wastewater Treatment Facility (UMCRWWTF). (It had been used for non-potable irrigation of Gleneagle golf course that is now closed.)
- Triview needs to do either

reuse or a new well in 2017. You can't not do something.

- With change to water base rates and volumetric rates, in the next three or four years, you will start seeing the demand curve flatten as people conserve water to save money.
- Supervisory Control and Data Acquisition (SCADA) upgrades for the existing potable (drinking) water system are going out to request for proposal. A bid just based on lowest cost is not suitable for this project.
- State-mandated upgrades must be made to the UMCRWWTF wastewater treatment plant in the next few years.

The non-potable reuse water would only be used to irrigate the district's parks, but due to the infrastructure, that water would not be available for residential irrigation.

McGinn said the second phase of the reuse plant could potentially add to irrigation for the elementary school. It might also include potable water, but the limitation right now was the district did not have a place to store the water. He said two possible pond locations were being considered.

Tharnish made several pointed suggestions to McGinn about specific technical requirements for the upcoming SCADA upgrade. Several times McGinn said to Tharnish, "I am way ahead of you." Monument Town Manager Chris Lowe interjected, "That would be a first! Sorry I shouldn't have said that, but it's true." He left the meeting soon after this exchange. See related Dec. 5 Monument Board of Trustees article on page 1.

The consensus of the board was that this spring, they needed to finalize the details of their five-year capital plan. It

will include two to four wells, modifications and extensions to the existing non-potable water reuse plant, and upgrades to the wastewater treatment plant to meet new state standards. A multi-year roads maintenance plan will also be included using the input from Terracon Consultants Inc.

Checks over \$5,000

The directors unanimously approved the following checks over \$5,000:

- JDS-Hydro, Sanctuary Pointe pump station – \$9,853
- Kempton Construction, Sanctuary Pointe transmission line – \$18,455
- Schmueser & Associates, Sanctuary Point pump station, October – \$254,556
- Schmueser & Associates, Sanctuary Point pump station, November – \$108,825

- Colorado Special Districts Property & Liability Pool – \$38,335
- Applied Ingenuity LLC, Well A-4 pull and video – \$6,812
- Mech One, replacement heater – \$6,240
- Bradley Excavating Inc., Agate Creek Drive and Saber Creek Drive stormwater projects – \$54,288
- Terracon Consultants Inc., geotechnical engineering services – \$19,600
- Monson, Cummins & Shohet LLC – \$5,340

Operations report

Remington's report included:

- Drainage pipe installation is complete at Agate Creek Drainage.
- Detention pond clearing is complete.
- District operators recently earned one Class D water

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