

it needs for whatever future development wishes to come into the district, because Triview has taken steps over the last seven years to build up its “instantly available portfolio,” although it will take drilling more wells to be able to take advantage of those water rights.

That does not even count the 500 shares of FMIC renewable water, but the district does not have the physical infrastructure to import that water or store it here yet. See related Oct. 2 www.ocn.me/v17n10.htm#mbot1002 and the Oct. 9 and 16 Monument Board of Trustees article on page 19. See also www.ocn.me/v17n1.htm#tvmd, www.ocn.me/v17n3.htm#tvmd.

Cummins suggested that the board clarify its recent resolution outlining how much and what kind of water developers could provide to the district when working on a new development. When developers do not have sufficient water rights on the land within Triview, they must either bring other water rights to Triview that are “suitable” for the district to use, or they must pay in-lieu-of water fees so Triview can purchase more water.

The demand is calculated based on Town of Monument ordinances that allocate certain amounts of water for different types of development, Cummins said. He encouraged the new district manager, whoever that would be, to work with the town to make sure the ordinance makes sense, since there is some inequity in the current policy regarding multi-family homes. They use less water per dwelling unit than single-family homes do because of the smaller amount of turf grass being irrigated, he said. McGinn said, “an acre of turf grass sure uses up a bunch of water compared to apartments.”

Melville was concerned that if the criteria were too strict, it would discourage development that was needed sooner rather than later to help the district’s financial situation. Note: 60 percent of the General Fund and 47 percent of the water Enterprise Fund’s revenue go to debt payments. See expense pie charts at www.ocn.me/pdf/v17n9%2013.pdf.

The board consensus was to direct Cummins to draft revisions to the existing resolution. Each application would be considered on a case-by-case basis. “It has to be a water right that makes sense for the district,” he said.

Deep well needs repair

Water Superintendent Shawn Sexton’s biggest news for the board in the operations report was that the needed repairs to Well A-8 would cost about \$83,000. He said that this is a typical cost for this kind of repair and that all the district’s deep wells would be starting to have this type of problem. McGinn explained that putting a 200-horsepower motor at the bottom of a 2,000-foot-deep well was a high-maintenance element, and that fixing a deep well once a year will start to be a regular occurrence. He added it was good that there was time to get Well A8 repaired before the much higher pumping demands of the lawn irrigation season begin again.

Draft 2018 budget to be reviewed

Bolander said that CPA Cathy Fromm of Special District Solutions had just emailed the directors a very preliminary 2018 draft budget. The directors voted unanimously to acknowledge receipt of that draft, which was due by Oct. 15, review it this month, and discuss it at the Nov. 14 meeting.

Public comments

Seven members of the public spoke up, and their comments included:

- Questions about the district subcontracting certain jobs such as landscaping maintenance and snowplowing, and concern with how Triview could manage to add Sanctuary Pointe to its maintenance load in the future when it accepted those phases from Classic Homes.
- The status of the alfalfa taking over where grass should be growing on Midlands Way.
- Monument’s site plans for land use in Promontory Pointe and Sanctuary Pointe did not include places for snowplow drivers to push snow into cul-de-sacs without blocking drive-ways.
- Thank you for fixing the Oxbow “eyebrow” green space.
- Promontory Pointe Homeowners’ Association had a list of detailed questions that the board discussed.

Fiorito said, “We get handed the (land use planning) sandwich that Monument approves.”

Remington resigns; McGrady hired as interim district manager

At the end of the Oct. 10 meeting, the board went into executive session at 7:30 p.m. When they re-

turned to open session, Bolander and Shupp said the board had unanimously voted to accept Valerie Remington’s resignation and then to enter into a contract with Walker Schooler District Managers to provide management services to the district for a period of no less than six months. Jim McGrady of that firm will be Triview’s interim district manager.

Bolander said, “McGrady has a lot of experience, and we feel extremely fortunate to have him on board.”

Special meeting Oct. 18 includes optimism about some roads repairs this fall

McGrady called a special meeting of the Triview board on Oct. 18 so that the directors could make time-sensitive decisions about winter operations, including vehicles and operators, sooner than the regular Nov. 14 meeting. Fiorito and Barnhart were absent. McGrady consulted with the directors about how to handle a shortage of employees who could operate snowplows. There are three snowplows in place, but right now only Public Works Superintendent Gerry Shisler can drive one. Water Superintendent Shawn Sexton said that last year, water operators filled in that gap, but this year, the Water Department is separate from Public Works, and none of the directors pursued this angle further.

Two temporary employees’ contracts could be bought out for about \$7,000 total so they could become official Triview employees; this way, the district’s insurance would cover them, and they would be eligible to operate district vehicles, McGrady said. One other option for snowplowing was to hire a subcontractor who uses his own equipment, but the hourly charge for this was considerably more. The board voted to proceed with adding these two positions, and McGrady said he would post them.

McGrady said on Oct. 18 that he had met with several staff members from the Town of Monument, engineers from Terracon Consultants, and Avery Asphalt, the company doing the actual roads resurfacing contract. The current plan is to still try to complete concrete cross pan work, crack sealing, and repairs to “alligatored” damage this fall, spending \$300,000 and rolling the other \$600,000 into the 2018 budget. Avery, or perhaps a bigger company, will complete the rest of the 2017 work as soon as weather allows in 2018. McGrady wants to put the next phase of work planned for 2018 out to bid very soon so that work can also be completed in early 2018.

Other issues covered included:

- Triview approved the purchase of a \$39,000 specially-equipped truck already budgeted for the Water Department so that it could return the truck it had borrowed from the Public Works Department.
- Triview will try to do bid requests for road main-

tenance at same time as the Town of Monument to attract more serious bidders and capitalize on synergies.

- Parks and open spaces are being analyzed, custom fertilized, and winterized.
- McGrady is meeting with an irrigation control system company to take advantage of technology to make systems work more efficiently.
- Next year Triview must prepare to spend at

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SCREEN AGERS



Growing up in the digital age

November 13, 5:30 pm - 8:00 pm
Palmer Ridge High School, 19255 Monument Hill Rd 80132.
Dinner and games 5:30-6:00 pm; *SCREENAGERS*, student/parent panel, and give-aways to follow.

Lewis-Palmer School District #38, Superintendent Karen Brofft, and the Parent Community Technology Advisory Committee are thrilled to present *SCREENAGERS: Growing Up in the Digital Age*, a documentary about one of the biggest parenting issues of our time.

Are you watching kids scroll through life, with their rapid-fire thumbs and a six-second attention span? Physician and award-winning documentary filmmaker Delaney Ruston saw that happening with her own kids and began a quest to uncover how it might impact their development. Ruston takes a deeply personal approach as she probes into the vulnerable corners of family life, including her own, to explore struggles over social media, video games, academics and internet addiction.

SCREENAGERS reveals how tech time impacts kids’ development and also offers solutions on how adults can empower their kids to best navigate the digital world to find balance.

Recommended for 6th graders and older with their parents/guardians.

You may RSVP for this free event here: <https://impactflow.com/event/5170/checkout/tickets>.