

this issue by using lots in place of addresses.

Trustees Bob Mutu and Paul Banta expressed some reservations about the change from addresses to lots, arguing that addresses were more clearly defined than lots.

The council voted unanimously to approve the rewritten ordinance.

Audit report shows progress

David Green, of David Green & Associates, the company that performs the town's financial audits, reported to the council on the audit for 2016, which was recently completed. The town is "doing a pretty good job of managing your funds," Green said, pointing out that the town improved its finances in 2016, ending the year with a net position of \$1.8 million.

Green mentioned that the 2016 audit went more smoothly than the 2015 audit because of improvements the town has made to its processes and the addition of outside assistance. Some of the process deficiencies noted in previous audits have been addressed in calendar year 2017, Green said, but these improvements were not included in the 2016 audit.

Green said the town is in "pretty good shape," and that he would submit the audit report to the state on Aug. 25.

The council voted unanimously to accept the audit report.

Recreational and cooking fires still a concern

The Town Council continued its discussion of an updated ordinance restricting outdoor fires. Fire Chief Adam Colvin explained there are two types of fires that need to be addressed: "open burning," used to manage vegetation, and "recreational fires," which are outdoor fires used for cooking, warmth, or religious ceremonies.

The main issue to be addressed in the ordinance is how frequently inspections must be done to certify that recreational fires are safe, Colvin said. He recommended that an inspection be done for each recreational fire not used for cooking.

The council voted unanimously to table a vote on the ordinance until the language can be made more precise.

Town administrator suggests moratorium on new building permits
Green-Sinnard asked the council if they wanted to consider a moratorium on new building permits. The town needs to improve its requirements for granting a building permit, Green-Sinnard argued, mentioning that the town currently does not consider drainage and traffic considerations when reviewing new permits.

The council agreed to consider the issue. Mayor John Cressman pointed out that many of the remaining lots were steep and needed better engineering to build on. He added that the town would need to act quickly to put the moratorium in place.

The two meetings for September will be at 6:30 p.m. on Sept. 14 and 28 at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month. Information: 481-2953.

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Triview Metropolitan District, Aug. 8

Town solicits feedback on plans; board accepts road bid

By Jason Gross

The Triview Metropolitan District board meeting on Aug. 8 was a continuation of many topics from the special meeting held Aug. 1. The board received a presentation by Monument Planning Director Larry Manning on areas of mutual interest to the town and Triview. The board accepted a bid for repairs to district streets, answered questions from residents on road

repair, mosquito control, and landscaping, instituted a new policy on private sewage pump lifts, and made decisions improving landscaping and maintenance facilities. The board also discussed rates and fees, a gate policy for district-maintained fences, and objectives to guide district water efforts. Superintendent of Public Works Gerry Shisler gave a presentation on his team's work over the last month to improve irrigation and weed control.

District Manager Valerie Remington, Shisler, District Attorney Gary Shupp, Water Attorney Chris Cummins, President Reid Bolander, Vice President Mark Melville, Secretary/Treasurer Marco Fiorito, and Directors Jim Otis and James Barnhart were present. Monument Town Manager Chris Lowe and Manning attended part of the meeting. So did Monument Trustees Jeff Bornstein and Dennis Murphy, who are also Triview residents.

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.

Improving Jackson Creek Parkway and extending Gleneagle Drive

Manning gave a presentation on two areas of possible cooperation between the town and Triview. First, he discussed the Triview well site and Mountain View Electric Association (MVEA) sites along Jackson Creek Parkway. He indicated the area is starting to build up with residences and businesses, and it would be more aesthetic to have an attractive solid fence instead of the chain link currently in place. He said MVEA already has a plan in place for a solid wall but if MVEA could cooperate with Triview, they could save money and time.

The board consensus was that this was worth pursuing.

Then Manning explained the need to extend Gleneagle Drive north through Homeplace Ranch to Higby Road to provide Promontory Pointe an alternate exit from the neighborhood and to disperse the flow of traffic onto more roads as the volume continues to build up. Director Otis and Secretary/Treasurer Fiorito expressed concerns over increased traffic and high rates of speed possible in the residential area. Manning explained this road extension has been in planning documents since the 2006 timeframe, and as the residential areas build out it becomes increasingly necessary. Remington said that due to the way the road is planned to curve and the changes in elevation, the road speed limits would likely not be very high.

The Triview board also agreed to work with the town on the Gleneagle Drive extension.

Bid by Avery Asphalt accepted

Remington presented the board with the results of their road repair bid request. There were two bidders, one with a bid of \$1.3 million and the other \$968,783. The board voted 5-0 to accept the low bid from Avery Asphalt, even though that bid was higher than the engineer's estimate of about \$715,000. Remington said this was primarily due to higher than expected costs for the cape seal on the asphalt. The board discussed whether some of the road maintenance could be put off due to the higher expense but ultimately decided that further delay would only result in even higher total costs.

Melville requested that Remington inform residents in advance on which roads will receive maintenance so residents could plan their travels with the potential road work delay in mind. She said information will be posted on <https://colorado.gov/triview-metro> and on NextDoor.com.

Public comments

Bornstein asked about the status of mosquito control, because he has seen unusual number of mosquitos on his property. Bolander stated that mosquito control treatment was late this year due to personnel turnover, and that may have led to higher than normal number of mosquitos.

Resident Andrew McPherson requested grass be put in the Oxbow Drive "eyebrow" open space before winter snow arrives and also informed the board that the amount of woodchips was still low below

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Photo by Bonnie Nasser



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For information, contact Dave Wittman at 925-683-8291 or EmptyBowlsMHK@gmail.com.