



Above: Triview Metropolitan District's interim district manager, Jim McGrady, demonstrates the Geographic Information Systems map that provided accurate repair and cost analysis for the district's 2018 budget. *Photo by Jennifer Kaylor.*

police, and general governance for Triview property owners.

Public abstains as 2018 budget approved

Interim District Manager Jim McGrady presented Triview's 2018 budget. No residents were present to comment or ask questions during the public hearing. Because McGrady had presented a summary of revenue and expenses at the Nov. 14 Board meeting, budget questions and comments were minimal (see www.ocn.me/v17n12.htm#tvmd).

President Reid Bolander, who was excused from the November meeting, stated that McGrady had addressed his questions and concerns. Director Jim Otis cautioned that the board must remain fiscally diligent and "strike a balance" of input since the responsibility for budget preparation had changed from the board to the district manager. McGrady stated that he provided additional explanation on certain line items, i.e., the number, type, and reason for trucks in the Vehicles line item.

McGrady addressed the higher-than-anticipated road repair expense line item by identifying areas on a Geographic Information Systems (GIS) map where work had been completed in 2017 and will be completed in 2018. The map provided an exact measure of a road's square footage, which allowed for accurate cost estimation. The proposed budget included mill and overlay (removing the existing asphalt pavement, then replacing it with a new layer to strengthen and extend the life of the road) on Lyons Tail and older areas of the district. McGrady explained that a comprehensive assessment revealed that some streets may be better served with an edge mill, which is cheaper and likely to provide savings. He also mentioned the possibility of seal coating (applying a mix of emulsion and aggregate to seal rough pavement, fill minor cracks, protect against the environment, and provide a smooth finish) on the roads in Promontory Pointe.

McGrady also enlisted an expert's assessment of the district's current insurance coverage. The evaluation revealed a need to adjust coverage in some areas. As of Dec. 19, the Special District Association (SDA), a pool from which Triview purchases insurance, will have assessed all areas. McGrady stated that SDA would further modify insurance coverage as a result of the assessment. Otis noted that workers' compensation for road construction workers is significantly more expensive than the same level of coverage for road maintenance workers and that the budget needed to reflect the correct insurance code.

The board approved resolution 10-2017 summarizing, adopting, and appropriating revenues and expenditures for the 2018 budget and certifying the General Fund mill levy for the 2018 calendar year.

To review Triview's 2018 approved budget, see <https://www.colorado.gov/pacific/sites/default/files/Triview%20Adopted%202018%20Budget.pdf>. Note that the budget is separated into three funds: the General Fund; the Water, Waste Water and Reuse Enterprise Fund; and the Capital Projects Fund.

New directors to be elected

The board discussed and passed resolution 09-2017 concerning the regular election of Triview's Board of Directors to be held May 8. Three Triview director positions will be open. Secretary/Treasurer Marco Fiorito suggested hosting a meet-and-greet gathering and posting biographical information of nominees on the district's website. McGrady confirmed that Kurt Schlegel, CEO of Special District Solutions, will be Triview's designated election official (DEO).

Triview's Special District Transparency Information states, "Any eligible elector of the special district who desires to be a candidate for the office of special district director must file a self-nomination and acceptance form or letter with the designated election official." Self-nomination forms will be available on the district's website at www.colorado.gov/triviewmetro.

Proposal by utilities consultants

Although the Raftelis Financial Consultants Inc. proposal—a cost of \$29,386—was included in the 2018 budget, McGrady requested official approval from the board. The Raftelis website states, "We provide the tools and expertise to help utilities function as sustainable organizations while providing the public with clean water at an affordable price" (see <http://www.raftelis.com>). Bolander expressed enthusiasm for the proposal, which provides a means to create a long-term water plan; tie a cost-to-service study with revenue requirements; determine major projects; and evaluate cost, payment options, and debt service. Concurrently, McGrady requested approval of the ETwater centralized landscape irrigation proposal (see www.ocn.me/v17n12.htm#tvmd) that had been presented in November. The board granted approval for McGrady to initiate the two proposals.

Public absent for commentary

Residents remained absent during the public comments session. But Fiorito donned two resident "hats"—Promontory Pointe Home Owners' Association (HOA) representative and Neighborhood Watch representative.

Fiorito revisited Promontory Pointe's request to install a privacy fence in the neighborhood, which had been approved at a prior meeting. The board required a plan—and that the HOA's manager coordinate with the district. Fiorito also inquired about curfew signs in the parks that allow for additional citations against violators and may consequently reduce vandalism (Note: If a sign is not posted, violators can only be cited for breaking curfew. If a sign is posted, violators can be cited for trespass in addition to breaking curfew). The board decided to include the issue on January's meeting agenda and vote at that time. Fiorito reminded the board that split-rail fence repairs are needed throughout the district.

End-of-year business items approved and recognized

The board approved the audit proposal from Stockman, Kast, Ryan and Co. LLP to perform Triview's 2017 financial audit.

Engineer John McGinn of JDS Hydro Consultants Inc. informed McGrady and the board that engineering is outpacing the financing regarding the western interceptor—a significant sewer link that potentially opens the northern and western parts of Triview to new construction (use link www.ocn.me/v17n7.htm#tvmd or www.ocn.me/v17n8.htm#tvmd if you want to know more about that project). Four developers have entered into a reimbursement agreement to fund the interceptor. McGinn reminded McGrady and the directors that Triview needed to finalize and administer the funding.

Water attorney Chris Cummins requested and received board approval for McGrady to send the annually renewable lease for treated effluent to the Arkansas Groundwater Users Association. The lease provides a source of revenue to Triview for water that has the potential to be reused but is currently unsupported by the district's infrastructure. Cummins

stated that rates had been updated to reflect Triview's standard cost acceleration.

Referring to a discussion about plowing around mailboxes from the Nov. 14 meeting, the board concluded that Triview is responsible for plowing around the communal mailboxes, and residents are responsible for shoveling if they have a mailbox specific to their home.

Progress reports

Water Superintendent Shawn Sexton reported that his crew was feverishly preparing for the Dec. 13 Sanitary Survey. Sexton expressed confidence that he and his staff were ready for the state evaluation. Additional water-related updates included:

- Well A8 had been completely reassembled, and the department is completing a new telemetry system, which is part of the Culver Contract for Supervisory Control and Data Acquisition (SCADA) upgrades.
- Well D1 had been inspected.
- Booster pump 2 had been reinstalled, restoring the district to 100 percent on the booster station. All three pumps now run automatically, which allows for greater efficiency.
- Sexton was researching the purchase of a used diesel, noise-attenuated-container generator for C-plant.

Public Works Superintendent Gerry Shisler announced that two Public Works employees were hired on Nov. 20. Shisler praised new hires Drew Perry and Ron Ross for their breadth of knowledge and experience, as well as their confidence and eagerness in tackling the district's challenges. Additional Public Works updates included:

- Weekly snowplow readiness activities.
- Regular park inspections.
- Timely submission of the \$25,000 Great Outdoors Colorado grant application.

Specializing in Residential Cleaning *A Gift of Time*

Overwhelmed?
Want your home spic and span?

Call Stacy today!
(719) 930-2178
www.agiftoftime.us

Weekly • Bi-weekly • Monthly • Move-outs • Move-ins.

SNOW PLOWING

Licensed and Insured

(719) 640-5751
(719) 650-7252
1-719-568-2957

FACINELLI MOTORS

\$3 OFF Oil Change
\$10 OFF \$100 Service
Good through 1/31/18.

QUALITY AUTO REPAIR
SUBARU • HONDA • TOYOTA
CALL TODAY 488-6729
Visit us at our
NEW LOCATION!
706 Westward Lane, Palmer Lake
Mon.-Fri. 7:30 am-6:00 pm
Sat. by appointment