

Triview Metropolitan District, May 15

# Board transitions and continues work

By Jennifer Kaylor

At the May 15 Triview Metropolitan District board meeting, directors bade farewell to President Reid Bolander, welcomed new Director Anthony Sexton, and established board officers. Water Manager and Independent Conservation Consultant Evan Miles of Conservative Waters Inc. reported on the centralized irrigation system's installation progress. The board considered seeking Firewise Communities/USA certification and finding an evapotranspiration program for residents to learn efficient watering techniques. District Manager Jim McGrady and Water Superintendent Shawn Sexton updated the board on operations, the road rehabilitation project, utilities, and public relations efforts.

Board packets for 2018, including the May 15 board meeting packet, are posted on the district's website at <https://triviewmetro.com/boardDocuments>. In response to resident and former Director Steve Remington's request, board packets will be posted online prior to board meetings.

District General Counsel Gary Shupp and district Water Attorney Chris Cummins also attended.

Triview is a Title 32 special district in Monument that provides roads, landscaping, open space maintenance, and water and sanitation services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas. However, Monument provides land use planning, police, and general governance for the district's property owners.

The Town of Monument (organized under Colorado Revised Statutes Title 30) provides land use planning, police, and general governance for residents and in the whole town, which includes Triview. Residents of Triview should call the town with questions on those topics.

### Leadership transitions, president receives honor

President Reid Bolander swore in Directors Mark Melville and Anthony Sexton for four-year terms "to faithfully support the Constitution of the United States ... Colorado and ... to faithfully perform the duties of the office of Director of the Triview Metropolitan District." The new board elected Melville as president, and he similarly swore in James Barnhart for a four-year term. Barnhart arrived later due to an anticipated delay. The board elected Director Marco Fiorito as vice president and Barnhart as secretary/treasurer.

Prior to Bolander's departure, Melville presented a gift to him commemorating his leadership and wisdom in serving Triview. Bolander credited previous directors and previous District Manager Valerie Remington for building the district's strong foundation over many years.

### Unexpected inventory problems delay irrigation system improvements

Miles stated that the process of documenting an inventory of the district's current landscape irrigation system has taken much longer than anticipated. Crews discovered five additional controllers that required extra time for staff to gather data, synchronize clocks, and make system adjustments. Miles also found inoperable or inaccessible hardware that exacerbated the delay. He stated that his priority is to activate all controllers to get the entire irrigation system running and address dry spots in the district's landscaping—slit-seeding in park areas has already produced results. Once the initial greening efforts have taken root, he will finely tune the system to maximize watering efficiency. Due to the unforeseen delays, Miles pushed the completion date of late April or early May to late May or early June.

The centralized irrigation control system is a cloud-based system that provides sophisticated monitoring of landscaping needs. Moisture and temperature sensors adjust watering times according to weather conditions, and flow sensors notify work crews of system malfunctions and automatically shut off watering to prevent excessive water loss.

### Directors consider progressive measures

Fiorito proposed that Triview pursue a Firewise Communities/USA designation to reduce fire risk in the district and possibly reduce homeowners' insurance rates. He speculated that collaboration between Triview and the Town of Monument might increase the likelihood of receiving a U.S. Forest Service grant to fund efforts in obtaining and maintaining the designation. McGrady agreed to explore the requirements. For more information about the Firewise Commu-



**Above:** The new Triview Metropolitan District Board of Directors as of May 15 is, from front left, Vice President Marco Fiorito and Director James Otis; from back left, Secretary/Treasurer James Barnhart, President Mark Melville, and Director Anthony Sexton. *Photo by Jennifer Kaylor.*

nities/USA program in Colorado, see <https://csfs.colostate.edu/wildfire-mitigation/colorado-firewise-communities>.

Dovetailing from Miles' irrigation status report, the directors noted that some communities promote highly efficient residential watering methods through ET, or evapotranspiration, programs. Evapotranspiration refers to moisture lost through soil evaporation and plant transpiration. The programs teach the most efficient times and frequencies for watering that may conserve water better than current watering restrictions and schedules. The district currently follows level two water restrictions whereby irrigation is permitted from midnight to 9 a.m. and 6 p.m. to midnight. Odd-numbered addresses can irrigate Monday, Wednesday, Friday and even-numbered addresses can irrigate Tuesday, Thursday, and Saturday. Additional information regarding hand watering and new sod permits is available at <https://triviewmetro.com/conservation/waterRestrictions>. McGrady will research ET programs in other communities.

### Infrastructure steps move along

West Interceptor negotiations—discussions about building and financing a regional wastewater pipeline west of Interstate 25—progressed more positively in recent weeks. The cost recovery agreement between participating developers and Triview is closer to materializing. Triview, the managing entity for building the west interceptor, may carry interest-earning costs for at least one developer, Challenger Homes, due to the anticipated two-year Town of Monument approval process.

McGrady confirmed that Schmidt Construction Co. was slightly behind schedule on the road rehabilitation project, but crews expected to complete remaining work by the second week of June. During public comments, Remington requested an opportunity for conversation prior to future road repairs being made.

### Other activities and resident input

Water Superintendent Shawn Sexton reported on several utilities issues that included:

- Installation and testing of the C-plant emergency generator that supports specific homes in Sanctuary Pointe during power outages are complete.
- The A-plant Supervisory Control and Data Acquisition project should be complete by the end of May to mid-June. Sexton invited the board to "come and see."
- Crews are working on the district's water distribution system to isolate regulators into pressure zones, check valves, and decrease regulator deterioration.

Additional district manager and board discussions included:

- Triview, Woodmoor, and Donala met recently to discuss possible Colorado Springs Utilities water and wastewater regionalization.
- The Raftelis rate study report was postponed until the June board meeting.
- McGrady suggested that Sanctuary Rim's design provides an opportunity for Triview to "upsized" the water pipe when the road is built.
- Triview and Mountain View Electric Association finalized arrangements for building the A-yard wall, which will provide an aesthetic screen around the substation on Jackson Creek Parkway.
- Design is complete for the Donala-Triview inter-

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