

Triview Metropolitan District, Oct. 16

## Jackson Creek Parkway widening project: Good news continues

By Jennifer Kaylor

Working from an agenda absent of action items Oct. 16, the board received an update on the Jackson Creek Parkway (JCP) widening project from Kiewit Project Manager Joe Houtz and progress reports from staff.

Triview is a Title 32 special district within Monument that provides road, landscaping, and open space maintenance, and water and wastewater services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas.

The Oct. 16 board packet may be accessed via [www.triviewmetro.com/boardDocuments](http://www.triviewmetro.com/boardDocuments).

### Ahead of schedule and under budget

Houtz reported that, except for minor median work and the addition of a sidewalk northbound from Lyons Tail Road to Blevins Buckle Trail, the south section of JCP—from Leather Chaps Drive to Baptist Road—was completed. He confirmed a request from Director James Otis for Kiewit to paint a solid line at the right turn-lane line from southbound JCP onto eastbound Baptist Road to alert drivers to the dedicated “right turn only” lane. For all intents and purposes, the eastern side of the JCP north section—from Leather Chaps Drive to Higby Road—was also done, evidenced by the redirection of traffic to the east lanes and completion of the sidewalk and other concrete

work on the east side of the road.

Kiewit crews had commenced shoulder work and drainage pipe installation on the west side of this section. Houtz emphasized the value of completing the concrete work prior to the onset of quality-degrading cold temperatures. He estimated that construction was about a week ahead of schedule.

The Construction Manager/General Contractor (CMGC) contract model chosen by the district was running smoothly, Houtz said. He attributed much of the project’s success to the sound and timely decision-making on field adjustments, or “tweaks,” by District Manager Jim McGrady and Monument Planning Department Engineering Assistant Tom Martinez. If cost certainty continues to hold steady, the project may conclude with a savings of about \$45,000. The contract sum dated Oct. 11 was \$6.8 million.

Houtz and McGrady continue to refine the aesthetics of the median. McGrady commented that establishing preliminary landscape work during the winter may save some expense prior to the spring planting. Seasonal lighting for median landscaping would likely be included in the 2020 budget, he added.

Houtz stated that Kiewit has a tradition of offering community service in each of its projects and would install four public benches along the north section of the parkway between Harness Drive and the north entrance of

Jackson Creek Senior Living.

The district has tentatively scheduled an end-of-project ribbon-cutting ceremony for mid-morning of Dec. 11 at the JCP-Higby Road juncture.

### Manager’s report incorporates resident’s questions

Triview resident Ann Howe posed questions that dovetailed well with McGrady’s monthly manager’s report. In response to her request for an update on Home Place Ranch, he explained that because the Monument Board of Trustees did not vote on the Home Place

Ranch preliminary/final PD site plan, the development’s hearing was continued. See Monument Board of Trustees, Oct. 7, on page 6.

Howe asked about progress on the northern water delivery system. McGrady explained that the potential northern water delivery project was separate from the wastewater transport and treatment project known as the North Monument Creek Interceptor (NMCI). Colorado Springs Utilities (CSU), the lead organization for both projects, has chosen to address the projects consecutively, rather than simultaneously, to avoid unnecessarily complicating the National Environmental Policy Act (NEPA) process because the water delivery system—essentially a pipeline to transport drinking water—would not be subject to the NEPA process. CSU is addressing the wastewater NMCI project first, and the required NEPA process is expected to take two to three years. During the next few months, McGrady explained, CSU plans to educate its Board of Directors regarding the wisdom of providing regional water service with the goal of having clear direction by May 2020.

Another question from Howe pertained to justification of the district’s rule of no video-recording of board meetings. District General Counsel Gary Shupp requested Howe’s phone number.

McGrady reported on his meet-

ing with Hydro Resources, a groundwater exploration company, in preparation for drilling wells A-9 and D-9. See <https://www.ocn.me/v19n10.htm#tvmd>. Once the requisite easement is obtained, McGrady expected to apply for a drilling permit with the goal to begin drilling in January 2020. Triview sold over 41.5 million gallons of water in September—an “all-time record” estimated McGrady. Referring to the district’s recent water sales statistic, he added, “We need the wells [A-9 and D-9], there’s no question.”

### Directors discuss high-consumption customers, sales tax decline

District water consumption reports revealed that a small number of residential consumers are using more than 40,000 gallons of water per month. The average Triview resident consumes 10,000 to 20,000 gallons per month, depending on the season. Discussion centered on how the district should work with residents to assess potential leaks and other sources of water loss. McGrady advocated for the 5G cellular technology that provides customers with real-time data transmission, a subject he had broached at the June 18 board meeting (see [www.ocn.me/v19n7.htm#tvmd](http://www.ocn.me/v19n7.htm#tvmd)).

Concerns over an overall trend in declining tax revenue continued to pester the district. Recent receipts confirmed that local purchasing by residents might not keep up with the district’s growing responsibilities and expenses. The district relies solely on tax revenue to support its maintenance of roads, parks, and open space. New development within district boundaries added to the Public Works Department’s maintenance burden. The simultaneous dip in anticipated tax revenue pinches maintenance pennies even more.

The full scope of the district’s online sales revenue, however, is not yet

TRIVIEW (Cont. on 16)



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from Monument!



Michael G. Haas, M.D. David Davis, M.D., FACS  
Board-Certified Ophthalmologists

## November is Diabetes Awareness Month

### Did you know that diabetes:

- is the leading cause of blindness in working-age Americans?
- is the fourth most common cause of visual loss in people over age 55?
- is responsible for 7% of legal blindness in those over age 65?

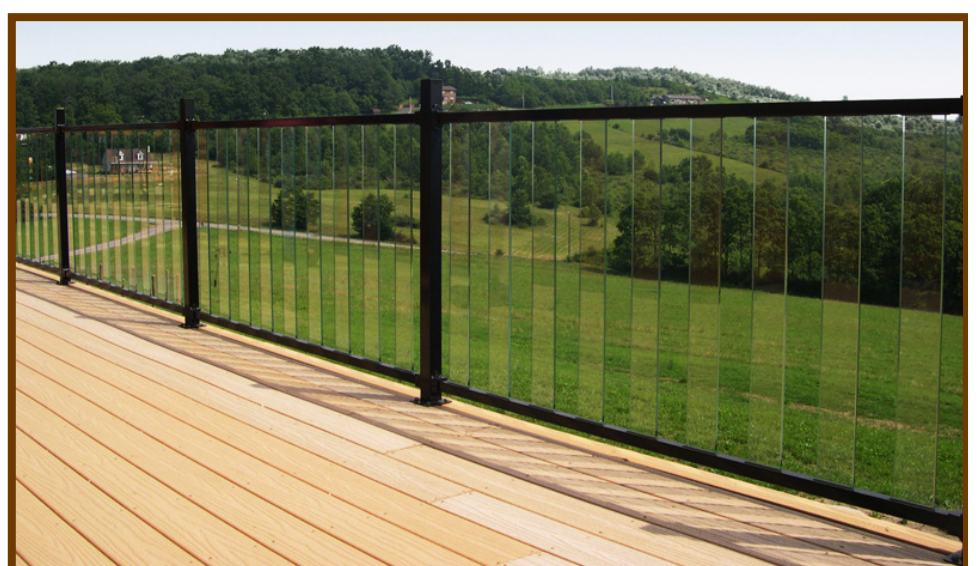
Diabetic retinopathy changes can often be improved if the damage is not severe. But, if left untreated and unchecked, diabetic retinopathy can lead to total and complete blindness.

Managing your diabetes — by staying physically active, eating healthy, and taking your medicine — can also help you prevent or delay vision loss. Your family doctor and the American Academy of Ophthalmology recommend having your eyes examined with dilation at least once yearly.

Call us today to schedule your next diabetic examination.

You won’t leave until all of your questions  
have been answered!

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