

Triview Metropolitan District, May 21

Town and district seek commercial expansion together

By Jennifer Kaylor

The Triview Metropolitan District board met May 21 and voted on action items pertaining to a proposal with Buxton—a retail site and market analysis company that helps communities leverage desired retail expansion; the construction manager/general contractor contract award for the widening of Jackson Creek Parkway; and district policies regarding replacement of curbs, gutters, and sidewalks. Actions taken after an executive session also expanded water rights and positioned the district to construct part of a new water line if circumstances deem it necessary.

Monument Town Manager Mike Foreman attended the Triview meeting because the Monument Board of Trustees voted to approve the Buxton proposal at its May 20 meeting. If signed by Triview, the proposal creates a partnership between Monument and the district in seeking to develop the area's economy. See Monument Board of Trustees, May 20 article on page 20.

All directors, District Water Attorney Chris Cummins and District General Counsel Gary Shupp were present. The two-part board meeting packet is available at https://triviewmetro.com/assets/documents/board/agenda/2019/BoardPacket_2015-05-21_1.pdf and https://triviewmetro.com/assets/documents/board/agenda/2019/BoardPacket_2015-05-21_2.pdf. The Buxton proposal begins on pdf page 45 in part 1 of the packet.

Resident registers dissent, district and town managers encourage retail expansion tool

During public comments, Jackson Creek resident Ann Howe expressed dissent in the use of the district's tax revenue to purchase Buxton's services and said she was concerned that her taxes would increase.

District Manager Jim McGrady outlined the reasons for seeking Buxton's services. Foremost was the attraction of new businesses to generate additional sources of sales tax revenue and to "put Monument on the map." Triview's general fund projects—roads, parks, and open space—are funded solely by sales tax revenue. The current wave of residential growth will progressively spread that revenue thinner if the number of the area's businesses does not grow in tandem. McGrady emphasized the need to create a plan for business closures and to "jumpstart" the economic development process.

Foreman discussed Buxton's network of 4,000-plus business relationships. Triview and Monument can benefit from that network as well as Buxton's data analytics to match and attract retail and other commercial entities that fit the Monument community and visitor profile. Referring to almost 10 years of working with Buxton, Foreman confirmed that Buxton representatives advocate for their customers throughout the recruitment process to maximize the data and tools provided. He explained that staff and board members from both Monument and Triview would attend conferences such as the International Conference of Shopping Centers to market Monument's unique story and sell its highlights.

Director James Otis voiced many concerns. He cited Monument's history of rejecting medium to large businesses; its potential unwillingness to pay incentives or provide initial tax breaks that attract the larger, anchor-style businesses; the Monument Board of Trustees' lackluster reputation over the past few years; and—a repeated complaint—the absence of a written agreement that guides how Triview and Monument will collaborate in using the Buxton tools and information as well as some assurance of common goals. Otis moved to table the Buxton proposal discussion until the June board meeting. His motion was not seconded.

Vice President Marco Fiorito spoke in support of the proposal. He forecast a need for hotels, recreation opportunities, and other services once the U.S. Air Force Academy visitors center is open. He added that the Monument Board of Trustees shows signs of improved cooperation, noting its full approval of the Monument portion of the Buxton proposal.

McGrady lamented the lost opportunities of numerous businesses that chose to establish roots just a few miles south of Monument. He emphasized

that Triview and Monument are in competition with many other communities and asked, "Can we afford to wait?"

Fiorito moved to "approve the agreement between Triview Metro and Buxton for the development of retail recruitment and mobile visitor insights solution." Four directors—Secretary/Treasurer James Barnhart, Fiorito, President Mark Melville and Director Anthony Sexton—voted in favor of the motion. Otis abstained.

Buxton's services will be divided in a 70/30 split. Triview will pay \$35,000 and Monument will pay \$15,000. The extra cost to Triview compensates Monument for the staff time and other expense the town will incur. Monument's Community Relations Specialist Madeline VanDenHoek will organize and administer the recruitment process for both entities.

Kiewit to widen Jackson Creek Parkway

McGrady explained that Jackson Creek Parkway's (JCP) widening design was about 60 percent complete but had met delays due to drainage concerns from a large detention pond north of Jackson Creek Senior Living. He added that two Construction Manager/General Contractor (CM/GC) proposals had been received. According to McGrady and the proposal evaluation, Kiewit Infrastructure Co. was deemed superior due to its thorough knowledge of the CM/GC process. Kiewit's proposal included credit to Triview for the use of dirt and millings from prior projects, a goal to bring the design plan to 90 percent complete and a guaranteed maximum price by July 3, and a construction start date of July 15 and completion by mid-October.

Triview is responsible for maintaining and repairing the section of JCP from Baptist Road to Higby Road. Triview's widening project will extend from the Leather Chaps Drive/JCP intersection to the JCP/Higby Road intersection.

Fiorito moved to award the contract to Kiewit for construction management services and for the district manager to sign the contract. The motion was approved unanimously.

Sidewalk repairs, past and future

McGrady and the directors discussed sidewalk repair policies in neighboring communities to help define the district's formative policy. Considerations for the potential policy included a 50 percent cost-share for the homeowner and an annual cap on the district's sidewalk repair costs. The directors approved a motion that McGrady develop the curb, gutter, and sidewalk policies for further resolutions.

In reference to a reimbursement request made by resident Don Smith at the April board meeting, directors discussed Smith's refusal of the district's offer to reimburse only the cost of the sidewalk section deemed in need of repair. Current district policy stipulates that the district will replace sidewalks only when curb and gutter damage exists or if the district caused the sidewalk damage. Smith confirmed that no curb and gutter damage existed. The directors voted to deny Smith's request for partial and full payment.

The meeting ended at 7:44 p.m. The board entered executive session §24-6-402(4)(b)(e) Legal Advice, Negotiations.

McGrady confirmed later that the board voted on two decisions following the executive session. Directors approved the purchase of an additional 100 Fountain Mutual Irrigation Co. (FMIC) shares, which brings the district's total number of FMIC shares to 1,057. In anticipation of the northern El Paso County water delivery pipeline route, the board authorized McGrady to contract with Kempton Construction to lay a 1,700-foot, 24-inch water pipeline for \$260,000 before the final construction of Sanctuary Rim Drive.

The next Triview board meeting will be held at 5:30 p.m. June 18. Board meetings are generally scheduled on the third Tuesday of the month at the district of-

ice, 16055 Old Forest Point, Suite 300, Monument. Information: 488-6868 or visit www.triviewmetro.com. See also "Triview Metropolitan District" on Facebook, or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro).

Jennifer Kaylor can be reached at jenniferkaylor@ocn.me.

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.



No Claims? No Tickets? Great Credit?

And you're STILL paying too much for auto and homeowners insurance?

Call Monument Insurance Agency
or request a quote online.




(719) 650-7002
Patrick@alink2ins.com
www.trilakesinsured.com

Shana's Place Assisted Living



Loving Care in a Real Home
shanasplaceal.co (719) 418-5097

FACINELLI MOTORS

\$3 OFF Oil Change
\$10 OFF \$100 Service
Good through 6/30/19.

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



Support Our Community.
Shop Tri-Lakes and Black Forest!

CONCRETE WORK

All types of concrete work
25 Years Experience • Insured
www.sharpestcut.com
Sharpest Cut 719-491-4811