

that could reduce the well's efficiency. LRE suggested drilling a new well rather than trying to re-equip the existing well because "the mechanical integrity of the weld at 732 feet is extremely compromised."

Houle asked if the district needs the well and suggested renewable wa-

ter should be a high priority, but board member Ed Miller said he would oppose that, preferring to get water from wells. Hodge said it has no radio nuclides and produces good water.

The board entered an executive session to discuss the general manager's review at 4 p.m. and adjourned with no

decisions upon re-entering open session afterward.

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The next meeting is scheduled for June 17. Generally, board meetings are held the third Thursday of the month and include online access due to coronavirus restrictions; call (719)488-3603 or access

[www.donalawater.org](http://www.donalawater.org) to receive up-to-date meeting information. The district office is located at 15850 Holbein Drive, Colorado Springs. See <https://www.donalawater.org> for more information about the district.

Allison Robenstein may be reached at [allisonrobenstein@ocn.me](mailto:allisonrobenstein@ocn.me).

### Triview Metropolitan District, April 29 and May 20

## Big summer project: boring under I-25

By Jennifer Kaylor

The Triview Metropolitan District postponed its April meeting to the fourth Thursday of the month, which was after OCN's publication deadline, therefore this article combines the April 29 and May 20 Board of Directors meetings. Directors received operational reports and considered in-house steps pertaining to private data management and financial reporting.

All board directors attended the meetings either online or in person except Director Marco Fiorito was absent from the May meeting. General counsel George Rowley and water attorney Chris Cummins participated in both meetings.

The April 29 and May 20 agendas and board meeting packets may be accessed via <https://triviewmetro.com/wp-content/uploads/2021/04/Agenda-4-29-21-Triview-Draft.pdf>, <https://triviewmetro.com/wp-content/uploads/2021/05/Agenda-5-20-21-Triview.pdf>, <https://triviewmetro.com/wp-content/uploads/2021/04/Triview-Board-Packet-for-4.29.2021-web.pdf>, and <https://triviewmetro.com/wp-content/uploads/2021/05/Triview-Board-Packet-for-5.20.2021-compressed.pdf>, respectively.

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

### Pipelines proceed

"The bore is officially out to bid," announced District Manager Jim McGrady. Referring to the significant step of boring a path under I-25 to install a regional water pipeline called the Northern Delivery System, he described a two-phase bidding schedule. The first phase involved drilling underground from Jackson Creek Parkway to I-25, and the second phase continued the path from I-25 to Old Denver Road. The purpose of the two phases was to secure firm costs should entities west of I-25, such as the developer Conexus or the Town of Monument, choose to participate in the second phase of the project.

Conexus is a potential partner due to its plan to develop large warehouse-style businesses in the district's narrow strip west of the highway. The Town of Monument might also benefit from the connection to create a redundant water source for its customers. McGrady antici-

pated opening bids on June 9 and deciding the contract award at the June board meeting.

In an April 29 public comment, resident Ken Kimple called to ask whether the section of the Northern Delivery System's pipeline coming from Sanctuary Pointe would lead into Triview property. McGrady confirmed that the pipe would cut straight into district territory and a separate section of pipe would go north behind Kimple's house. In response to Kimple's question about a start date, McGrady estimated construction in the open space area to occur in 2022 or 2023 and explained that the bore phase of the project needed to be completed first.

Switching to a different pipeline topic, the North Monument Creek Interceptor (NMCI), which is intended for regional wastewater transport from the Tri-Lakes area service providers to a Colorado Springs Utilities (CSU) treatment plant, McGrady confirmed that the project's momentum continued. He conveyed that CSU anticipated completing its required environmental assessment (EA), a step mandated by the National Environmental Policy Act, by the end of October, thus regional partners would need to make a firm commitment by late 2021 or early 2022. The EA, not to be confused with the more complex and lengthier environmental impact study, must be completed before the pipeline's design can begin. McGrady alerted the board that Triview's 2022 budget would reflect an approximate \$200,000 expense for the district's share of the NMCI's design.

### Open space matters examined

Kimple also inquired about Promontory Pointe irrigation system reparations that had been identified in the past. Parks and Open Space Superintendent Matt Rayno expressed his concern about replacement trees dying. He confirmed that the area along Gleneagle Drive was slated to be redesigned to incorporate more xeriscaping but that a crew would be addressing exposed irrigation lines and mulching needs in June and July.

Following Rayno's report, directors discussed a strategy for maintaining landscaping in which the district did not have design input. Balancing water resources and financial expectations, the district must be mindful not to direct excessive effort to tree and shrub replacement. Acknowledging that developers often overplant with the notion that some of the landscape elements will die, discussion centered on reserving the right to maintain open spaces as the district deems appropriate and achieving greater input as landscape plans enter the development process.

### Financial report changed

At the April meeting, McGrady described the current system for gathering and reporting disbursements over \$5,000 as tedious and time-consuming. He proposed the possible alternative of collecting the information from the district's CPA, Cathy Fromm, via her accounting software. Fromm's check register could likely be sorted to suit the district's reporting needs, he stated.

Directors discussed the original purpose of the "Checks over \$5,000" report and the board's fiduciary responsibility. Rowley confirmed that the dollar limit is up to the district, and the board's responsibility is to ensure that the district is spending its funds wisely. Director James Otis expressed confidence in McGrady

and Triview's support staff but also cautioned about personnel changes that will inevitably occur. Director James Barnhart also dispelled the notion that the checks were held for the board's review before being sent to the respective payees.

McGrady concurred about not holding payments for board review, stating that he was unwilling to jeopardize the district's reputation by not paying its invoices punctually. Invoices are scrutinized to ensure that the district is paying only for the goods or services provided and, in many cases, oversight of contractual work is provided by the engineers associated with the respective projects, he said.

All directors agreed to simplify the process and to keep review of checks in the public forum with the caveat that expenses be explained with brief notations. At the May board meeting, McGrady presented the report in a slightly different format that included all expenses over \$5,000. The board approved the new format unanimously. The district's other financial statements such as cash position, fund summary, cost allocations, and capital projects fund remained unchanged.

### Policies adopted

Anticipating that the district might need to collect private data from customers in the future, Rowley recommended adoption of resolution 2021-04. The resolution's Exhibit A, the Personal Data Privacy Policy, spells out the definitions, security procedures and practices, records management and destruction, open records disclosure, and notification of security breach practices for paper and electronic documents that contain personal identifying information. Rowley stated that the district's current policy needed to be expanded and confirmed that it would be rare for Triview to collect such data since it relies on a third party to receive customer payments.

A second resolution, 2021-05, established a public records request policy for Triview and its subdistricts A and B. The policy articulated the means by which the district would provide access to and protect its custodial public records and establish standardized fees in compliance with the Colorado Open Records Act.

The directors adopted both resolutions unanimously.

### Additional reports and actions

- Rayno and McGrady confirmed that work on the district's A-Yard building had accelerated after overcoming weather and supply delays.
- Rayno discussed recent repairs to a portion of Sanctuary Pointe's irrigation system. Substantial damage caused during the winter by a private utility boring company destroyed about 130 feet of irrigation line along with its connected monitors and clocks. He confirmed that the boring company would be billed accordingly.
- Water Superintendent Shawn Sexton reported that water pumped during April 2021 was lower than the same month in 2020, which he attributed to this spring's heavier precipitation. He outlined the repairs and rehabilitative work completed or planned for the district's wells and associated water plants to improve efficiency, expand pump use, and extend equipment life.

TRIVIEW (Cont. on 20)

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