

Replat A:

- “1. The booster pumps for the potable water distribution system in the upper portion of the development must be approved by the Triview Metropolitan District and operational prior to the issuance of the first land use permit for any home in phase 4 or 5. If existing water pressure problems in the Homestead at Jackson Creek subdivision are not remedied as part of the booster pump installation for Promontory Pointe, this must be addressed by the applicant before any other infrastructure development in Promontory Pointe can take place.
- “2. Approval is subject to any necessary technical corrections to be approved by staff.”

Kassawara reported changes in the required landscaping in the amended site plan would save 2.3 million gallons of irrigation water per year for Triview, primarily through reduction of turf areas and increased use of xeriscape plantings in landscaped common areas such as trails and open space that Triview has to maintain. The radius of cul-de-sacs was increased from the required 90 feet to 100 feet to facilitate access by snow plows and emergency apparatus.

There were no public comments during the open portion of this public hearing on the replat or the two conditions.

Kassawara also reported one significant issue for major amendment 2 to the PD site plan:

“The Triview Metropolitan District has had prior concerns about water infrastructure. The applicant met with Triview officials on several occasions prior to the first amendment in 2011 and developed a plan to address this issue. A series of booster pumps is planned to be installed at the Triview water storage tank site to provide the necessary water pressure to the upper portions of the Promontory Pointe development (including phases 4 and 5) and to a small pocket of existing homes in the Homestead at Jackson Creek neighborhood west of the development.

“A condition of approval for this amendment will be that the booster pump system must be accepted by Triview and operational before any land use permits for homes in phases 4 and 5 will be issued by the town.”

Kassawara also reported how this amendment was in conformance with the 14 PD site plan review and approval criteria in the town code.

A motion was made and seconded to approve the site plan amendment with four conditions:

- “1. The booster pumps for the potable water distribution system in the upper portion of the development must be approved by Triview and operational prior to the issuance of the first land use permit for any home in phase 4 or 5. If existing water pressure problems in the Homestead at Jackson Creek subdivision are not remedied as part of the booster pump installation for Promontory Pointe, this must be addressed by the applicant (Classic Homes) before any other infrastructure development in Promontory Pointe can take place.
- “2. Approval is subject to final approval of engineering plans by staff for the remainder of the development. This includes finalization of the drainage and grading plans, which must be approved prior to issuance of a certificate of occupancy for the first home in phases 4 or 5.
- “3. A site plan improvement agreement (SPIA) shall be approved by town staff and executed prior to recording of the final PD site plan amendment.
- “4. Approval is subject to any necessary technical corrections to be approved by staff.”

Jackson Creek resident Monica Harder stated that her home is one of the Homestead houses with “the water pressure issue.” She asked why Condition 1 for both the replat and site plan amendment holds “Classic accountable for our water pressure issue.”

Kassawara replied, “There’s an agreement between Classic and Triview regarding the booster pumps” from “a year and a half ago.” Classic President Joe Loidolt responded that there is no condition in Classic’s booster pump agreement with Triview that Classic must fix the Homestead problem. Kassawara said, “The condition is that it’s fixed. It’s not that you fix it. Triview will have to make sure that it works because it’s their booster pump system that you’re helping to pay for.” He added that Triview had acknowledged that it wants to fix the Homestead problem and Classic had offered to help with that as part of getting approval for this development from Triview.

Commissioner John Dick noted that Condition 1 states that the existing Homestead problem must be ad-

ressed by the applicant, Classic Homes. Kassawara replied that Classic has to go to Triview to get this fixed with the booster pump system that Triview is building.

Loidolt responded that this is not Classic’s responsibility and Classic will not be able to build homes even if Triview’s pump works for Promontory Pointe but does not solve the Homestead problem. Triview is the entity that has decided to try to fix Homestead’s problem with the Promontory Pointe booster pumps Classic is paying for, he said.

Kassawara then said the second sentence of Condition 1 should be deleted for both Replat A and amendment 2. “We pretty much know that the booster pumps will fix the pressure problems.” He noted that Triview has a booster pump system design that will help with Homestead pressure problems and was part of the decision factors used to administratively approve the first amendment after Classic took over the Promontory Pointe project from bankruptcy.

Harder told the commissioners that her husband Tom Harder is on the Triview board “so I know it’s their responsibility.” Loidolt added that the Promontory Pointe project has never been responsible for water pressure problems in Jackson Creek. Low pressure in Homestead existed before the first Promontory Pointe plat was approved for a previous developer. The fact that the Promontory Pointe booster pump system may improve water pressure in Jackson Creek is just a side benefit of ensuring adequate water pressure and fire flows to hydrants in phases 4 and 5, Loidolt said.

A motion for reconsideration to amend the prior motions for approvals, with conditions, for both the replat and site plan by deleting the second sentence of the first condition for each motion were unanimously approved. Loidolt thanked the commissioners for amending Condition 1.

Both the Town of Monument and Triview Metropolitan District approved all the potable water distribution infrastructure engineering designs for the Jackson Creek subdivisions that have always had insufficient water pressure, a problem for many years. Two engineering firms, Applegate Group Inc. and Merrick and Co., had previously promised the Triview board that they could design a viable booster pump system in Promontory Pointe that could also provide sufficient water pressure for all of Jackson Creek. On Aug. 9, 2011 Applegate proposed to design and build the booster pump station for about \$100,000.

The cost for the original Merrick design contract of Nov. 15, 2011, was \$38,800. The first change order cost was \$15,000 for supervision of the construction phase. The second change order cost \$47,000 and included an increase of \$32,000 for additional design work and an additional \$15,000 in time and materials for supervision of the construction contractor during the construction of the Promontory Pointe booster pump system, for a total of \$100,800.

In addition, Merrick’s estimated construction cost soared to \$350,000 for just the booster pump system plus \$90,000 for a backup generator system, well beyond the \$267,000 in additional house tap fees Classic agreed to contribute to Triview to ensure adequate water pressure and fire flows throughout Promontory Pointe.

On Feb. 12, 2013, the Triview board approved a motion to relocate the booster pump system to the Triview water tank site in northeast Promontory Pointe, to re-design the system to add sufficient additional pumping capacity to sustain fire flows throughout Promontory Pointe, and to also add any necessary additional pumping capacity to allow it to serve as a transfer pumping station for the new water tank in Sanctuary Pointe.

The Triview board also unanimously approved a second motion to terminate the amended consultant engineering contract for the booster station with Merrick & Co. It reassigned this engineering design work for the new Promontory Pointe booster pump and fire flow pump to the existing Sanctuary Pointe water tank design contract with JDS-Hydro Consulting Inc. of Colorado Springs with a change order.

For more information on the booster pump issue, see: www.ocn.me/v12n9.htm#tmd, www.ocn.me/v12n12.htm#tmd, www.ocn.me/v13n3.htm#tmd.

The meeting adjourned at 6:59 p.m.

The next meeting will be held at 6:30 p.m. on April 10 at Town Hall, 645 Beacon Lite Road. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or <http://www.townofmonument.net/>.

Jim Kendrick can be reached at jimkendrick@ocn.me.

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