Triview’s stormwater and grease trap inspections. Tharnish also shared with the di-
rectors several capital projects the town has for its water system west of I-25, including:
- The town has a water mas-
ter plan update in the con-
tcept stage projected full build-out in 2035 that will be
- The town plans to have a potable water reuse plant ope-

rating by summer 2020, which will share with Woodmoor Water and Sanitation (WWSD). The town’s reuse system will also have a new treatment system on land

owned by the Tri-Lakes Water Reuse Treatment Fac-

cility that will pump this treated town of Monument wastewater effluent up to
Monument Lake before it is subsequently withdrawn from Monument Creek due to Army Corps of Engineers existing WWSD pumping station at the Arnold Avenue bridge and pumped back into town for use. The project is a drinking water plant treatment to meet state drinking water

standards.
- In the end, when Triview is built out and debt is paid off, its systems will become the tr


town responsibility of the town (if both boards agree to dissolve the district).
- We have a vested interest as county you are in capital de-

velopment.
- Maybe down the road the town could assist Triview on infrastructure or from an operations standpoint.
- The town is working on a five-year parks improve-

ment plan for the four parks west of I-25. Triview’s nine parks east of I-25 are not under the town’s responsibility.

Note: Construction of a new town-owned treatment facil-
ity within the special district-

owners Tri-Lakes Wastewater Treatment Facility property has never been brought up to the Tri-

Lakes Joint Use Committee. See

related TLWTF JUC JUC article on page 12.

While this discussion cleared up a lot of basic ques-
tions between the two entities, the consensus was that some other issues still need further

communication, including:
- The town Planning Depart-

ment approves applications for new developments within Triview, such as roads, parks, and housing develop-

ments, but Triview does not know what is planned until it is all built and takes over maintenance.

The need for communication was expressed by both entities.
- Town Engineer Tom Mar-


tinez is the one Tharnish holds accountable for all inspec-
tions on new construction,

but Triview Water Super-

intendent Josh Cichocki does other inspections. Better communication is needed between Tharnish and Remington so he can

submit annual inspections reports to the state.
- Tharnish mentioned a grading problem near the new wastewater treatment plant on Jackson Creek Park-

way. McGinn said a natural drainage point had been cut off and that the town originated with errors in the planning drawings ap-

proved by the town.
- Tharnish gained consensus from the Triview board to participate in the town in a matching-grant water project to widen Jackson Creek Parkway to four lanes and maintain the road from Baptist Road north to Highway 105 around 2020. Triview maintains the road from Baptist Road to Highway 105, and the town main-
tains the section from Hwy, 105.
- Two of the town’s water operators, Steve Sheflfield and Nick Harris, spent time working on Triview’s water system from 2009 to 2012 and have input they could share about its operation. President Reid Bolander was receptive to inviting town staff and the Board of Trustees on tours of the current facilities and the idea of mutual assistance between the town and Triv-

iew.

Bolander suggested creating a document to guide all town and Triview staff in giving correct answers to residents with ques-
tions about which entity is in charge of what. In the case of plowing Baptist Road, Highway 105, and Highway 105, it is neither Monument nor Tharnish, but actually El Paso County that is responsible.

Water tank, reuse, and other projects McGinn presented an update on a few of the projects JDS-Hydro is working on with Triview. His comments included:
- After two years of work, the new 1.1-million-gallon water tank in Sanctuary Pointe is online now and is well within budget.
- Finishing the upper Sanctu-

ary zone will allow con-

struction in all of Sanctu-

ary Pointe Phase 1 and por-

tions of Phase 2.
- Well 8 will be the next well to be drilled, but it has been delayed beyond 2017 due to the district’s budget.
- Using reuse water would make less impact on aqui-

fers and help the district meet peak demands by mov-

ing more capacity in your potable system. By mov-

ing forward with reuse, we postpone the need to drill a new well.
- Triview already has some of the infrastructure in place for doing non-potable water reuse at the Upper Monument Creek Regional Wastewater Treatment Fa-

cility (UMCRWWTF). (It had been used for non-po-

table irrigation of Glenae-

gle golf course that is now

closed.)
- Triview needs to do either

reuse or a new well in 2017. You can’t do both something.
- With change to water base rates and volumetric rates, in the next three or four years, you will start seeing the demand curve flatten as people conserve water to save money.
- Supervisory Control and Data Acquisition (SCADA) upgrades for the potable drinking (drinking) water system are going out to re-

quest for proposal. A bid just based on lowest cost is not suitable for this project.
- State-mandated upgrades must be made to the UMC-

RWWTF wastewater treatment plant in the next few years.
- The non-potable water would only be used to irrigate the district’s parks, but due to the infrastructure, that water would not be available for resi-

dential irrigation.
- McGinn said the second phase of the six potable water system has been potentially added to irrigation for the elementary school. It might also include potable water, but the limitation right now was the district did not have a place to store the water. He said two possible pond locations were being considered.

Tharnish made several pointed suggestions to McGin-

n about specific technical requirements for the upcoming SCADA upgrade. Several times McGinn said to Tharnish, “I am way ahead of you.” Monument Town Manager Chris Lowe in-
terjected, “That would be a first! Sorry I shouldn’t have said that, but it’s true.” He left the meeting soon after this exchange. See related Dec. 5 Monument Board of Trustees article on page 1.

The consensus of the board was that this spring, they

needed to finalize the details of their five-year capital plan. It

will include two to four wells, modifications and extensions to the existing non-potable wa-

ter reuse plant, and upgrades to the wastewater treatment plant to meet new state standards. A multi-year roads maintenance plan will also be included using the input from Terracon Consultant Inc.

Checks over $5,000 The directors unanimously ap-

proved the following checks over $5,000:
- JDS-Hydro, Sanctuary Pointe pump station $9,853
- Kempston Construction, Sanctuary Pointe transmis-

sion line – $18,455
- Schmueser & Associates, Sanctuary Point pump sta-

tion, October – $254,556
- Schmueser & Associates, Sanctuary Point pump sta-

tion, November – $198,825

Colorado Special Districts Property & Liability Pool – $38,335
- Applied Ingenuity LLC, Well A-4 pull and video – $6,812
- Mech One, replacement heater – $6,240
- Bradley Excavating Inc., Agate Creek Drive and Sa-

ber Creek Drive stormwa-

ter projects – $54,288
- Terracon Consultants Inc., geotechnical engineering services – $19,600
- Monson, Cummins & Shohet LLC – $5,340

Operations report Remington’s report included:
- Drainage pipe installation is complete at Agate Creek Drainage. The reporting section is complete.

- Detention pond clearing is complete.
- District operators recently earned one Class D water