



March 2018

Triview Metropolitan District

Welcome to the first edition of the Triview Metro District monthly newsletter.

Our goal with the newsletter is to improve communication and inform our residents of major news happening in the District. Later this year, we will transition to an electronic newsletter (it will also be posted on our website), so please share your email address with us. We look forward to your feedback and welcome your questions and comments.

Please email us: info@triviewmetro.com



District Finalizing Spring Paving Plan

Triview Metro District residents share with us often that the quality of our local roads is important to them. To ensure that our roads are maintained to the standards that residents expect, the Triview board of directors has approved a plan to spend \$1.6 million for paving and seal coating to be completed in 2018. As part of the improvements, the district has already spent \$87,000 to improve curbs and gutters, work that must be done prior to the paving and seal coating work.

At the November meeting, the board of directors selected Schmidt Construction, who has asphalt plants in both Castle Rock and Colorado Springs, to oversee the roadway improvements for the area. The firm was selected based on its track record and the fact that Schmidt provided the highest and best value among all the bidders.

“At this time, we are finalizing the exact streets that will be paved or seal coated, but we’re targeting mid-April for the milling process to begin and then paving in May and June,” said Jim McGrady, the District’s Manager. “We will have a more detailed schedule, including a map of the streets where the work will be done, on our website in April. The map will be color coded to show which streets will receive asphalt overlay and which ones will be seal coated. You can also look for updates on Twitter and our Facebook page, as well as on NextDoor.”

In another piece of news, El Paso County and Schmidt Construction, along with Wildcat Construction, won the 2018 Best in Colorado award in the Rural Highway New or Reconstruction Category. The County was honored for the Marksheffel Road South Improvement Project by the Colorado Asphalt Pavement Association.



Triview to Swear in Three Board Members

The Triview Metropolitan District board members guide our organization, and we are pleased to announce that we will swear in three board members for four-year terms on Tuesday, May 8.

James Barnhart is an incumbent member of the Triview Metropolitan District board of directors. He has lived in the District with his wife and child for nearly five years. James is a Colorado native who was born in Black Forest. He graduated from Colorado State University with a degree in Mechanical Engineering and works as a Technical Product Manager at Skyline Products.

Col. Mark Melville, retired, also is an incumbent member of the board and is returning for another term. He is a 1983 graduate of the U.S. Air Force Academy, and former Commander of the 22nd Air Refueling Squadron, 366th Wing, Mountain Home Air Force Base, Idaho and the 92nd Operations Group Fairchild Air Force Base, Washington. He also served a joint assignment as Transportation Plans Officer, U.S. Central Command area specialist, at U.S. Transportation Command, Scott Air Force Base, Ill.

Anthony Sexton is a Triview Metropolitan District resident and the owner of a small business, Greener Grass Lawn Care, Inc. He has been an active participant in previous board proceedings as a resident and will now join the board as a member.

An election was originally scheduled to select the board members but is no longer necessary because the District did not receive more nominations than openings. By cancelling the election, the District will save thousands of dollars.

Wastewater Cost Calculations for 2018 and 2019

We occasionally get questions about how residents' wastewater bills are calculated. The Triview Metropolitan District uses a standard method called "Winter Water Averaging" to calculate residents' bills. We measure water usage for all residents during the months of November, December, January and February, and then use that data to calculate a per-month average that we apply to bills for the next 12 months.

Using "Winter Water Averaging" gives residents a more stable bill, and calculating it during those winter months ensures that landscaping water that does not flow into the District's wastewater systems are not included in the calculation.

District Invests in Irrigation System to Improve Water Usage & Efficiency

The Triview Metropolitan District has made a significant investment in an irrigation system that will vastly improve its water usage and efficiency. It will also help the 60 acres the District manages, which include streetscapes, walkways, parks and open space.

The District has selected Conservative Waters of Peyton, Colo., to implement the project. Evan Miles, the company's owner, delivered a presentation on the proposed irrigation system at the District's November board meeting. Three Irrigation Control Systems were evaluated and the system known as ET Water was selected.

The irrigation system uses the most sophisticated smart technology available to ensure that water is used efficiently and effectively. Currently, they are mapping all of the areas before they install the irrigation clocks, flow valves and master sensors. Once the mapping is completed, they will begin a complete irrigation audit, which should begin in April if the weather cooperates. They will audit each zone to ensure the system is working as it should be. The system will include more than 20 clocks or sensors, each of which manages between six to 48 stations or zones. There are more than 300 zones

and 4,000 sprinkler heads in the 60-acre area.

The master sensor will tell us how much water per minute is being used for every zone. Using flow-sensing equipment, the system will detect if there's a broken head or leak, and it sends a notice of the problem area and shuts it down immediately. What's more, the system is so sophisticated that it takes into account the concept of "evapotranspiration," or how much water a plant loses through evaporation and breathing based on variables such as temperature, sun, soil conditions and humidity. All of that information is calculated and entered into the system so that plants always receive the right amount of water. The system also takes into account current and future weather – if a 100-percent chance of rain is predicted for a number of days, it won't water.

After the installation is completed, the company will train the District's employees, who will eventually take over management of the system.



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Triview Metropolitan District

*For more information go to the
Triview Metropolitan District website:*

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*All photos by
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