



April 2019

Triview Metropolitan District

Welcome to the April edition of the Triview Metropolitan District newsletter.

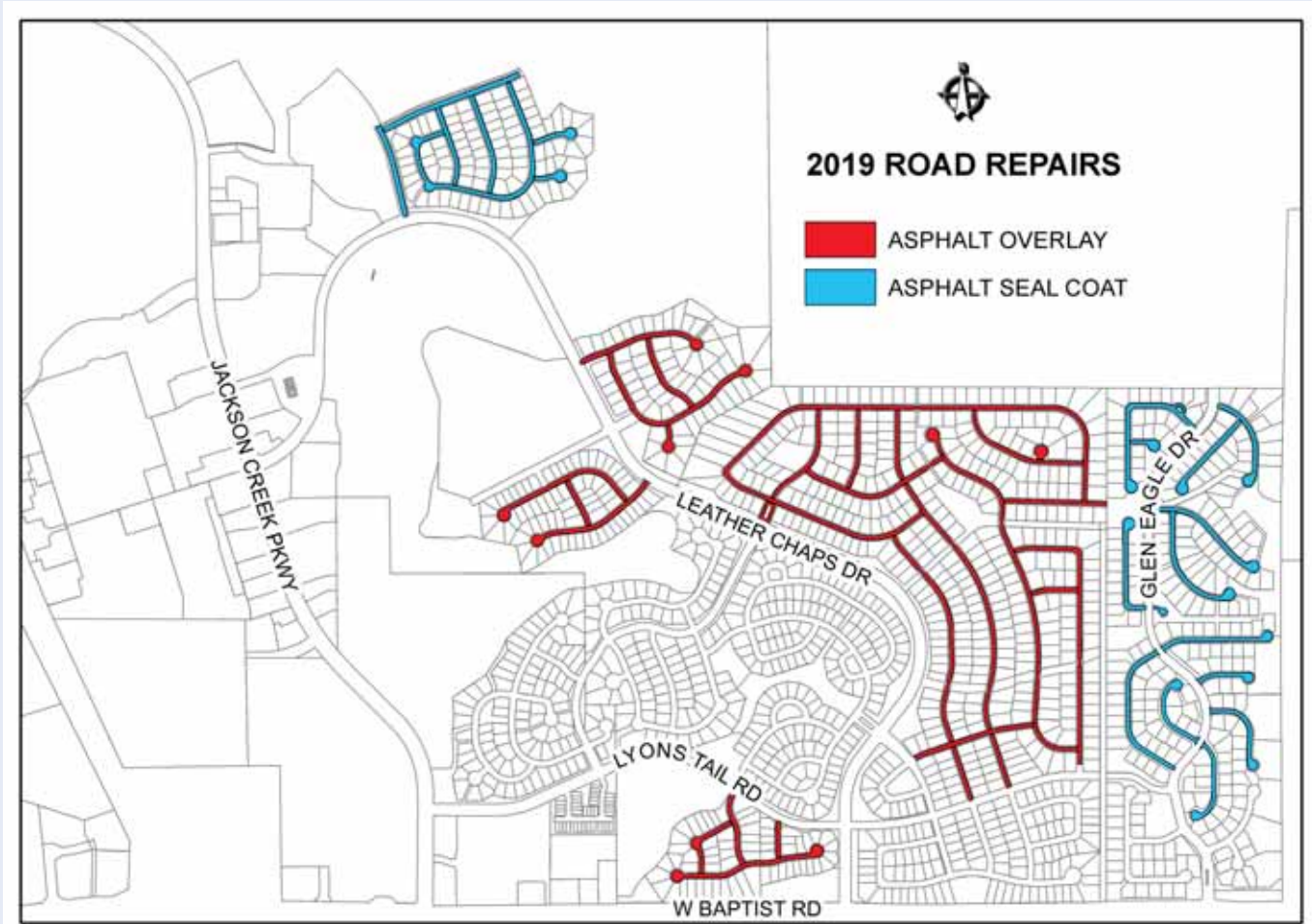
Our goal with this newsletter is to improve communication and inform our residents of important news happening in the District. We will be transitioning to an electronic newsletter that can be sent to residents via email, so if you would like to receive this newsletter electronically, simply send us an email: info@triviewmetro.com. We welcome any feedback or suggestions on future newsletter topics.



Spring in Colorado Means Road Repairs

The Colorado Rockies home opener was last week, which means that spring is in the air. And that means road repairs will soon begin all over Colorado, including in our District. We will begin repairing transverse cracks on District-maintained roads in mid-April, and then in May we will begin an asphalt overlay process. Also, the District will be applying a high-density mineral bond material that extends the life of the asphalt. It is an important strategy to lowering our total cost of street ownership by preserving the integrity of the existing asphalt. As a result, our streets will last longer and cost us less to maintain. In fact, the American Association of State Highway and Transportation Officials estimates that every \$1 spent maintaining a good road reduces spending between \$6 and \$14 on that road later.

This map shows which streets will be repaired this year:



In addition, this past winter has been particularly unkind to street markings on many of the District's streets. AA Accurate and Affordable Striping have been hired to refresh the lane markings on Jackson Creek Parkway, Leather Chaps Drive and Kitchener Way over the next two weeks. They will also be refreshing crosswalks, stop bars and turn lane markings. New parking lot striping at two of the District's parks located within the Promontory Point Subdivision will also take place. Once the District's 2019 road overlay program is complete, additional crosswalks and stop bars will be added to the overlaid streets. As always, please use caution around the work crews.

Meet Jim McGrady, General Manager

The Triview Metropolitan District is a terrific place to live and work, and part of that is due to all of the people working hard behind the scenes to keep things running smoothly and efficiently. And leading that high-performing team is its general manager, Jim McGrady.

Jim took the helm of the District in the fall of 2017. As the general manager, he oversees administration, parks, open space and streets, as well as the District's utility department, which includes water, wastewater, and storm water services.

Since Jim joined the District, he's been working closely with the five members of the District board of directors on five key priorities:

- Repairing and repaving District roads
- Investing in a new state-of-the-art irrigation system for the District's 60 acres of parks and open space
- Acquiring additional water rights for all the District's residents and businesses
- Working with regional partners to develop a partnership with Colorado Springs Utilities to construct a 12-mile wastewater pipeline that will ultimately tie into Colorado Springs Utilities' Phillips Water reclamation plant. In the end, this partnership will help reduce wastewater bills.
- Improving the District's overall financial position



The positive results are already showing. Moody's Investors Service has assigned an overall District rating of A1 and an A3 revenue bond rating. That is the special district equivalent of a very high credit score, meaning that financial institutions are more willing to loan us money and at much more competitive rates. Last year, Triview Metro District also increased its water rights by nearly 30 percent, protecting the living standards and future growth of the district. Additionally, in 2018 the District installed more than 904,698 square feet of new asphalt – the equivalent of about 5.25 miles of roads.

Prior to joining the District, Jim worked as a special district manager, city manager, and utility director in various communities around Colorado. In addition to serving in these executive level positions, Jim spent more than 20 years working for Colorado Springs Utilities and the City of Aurora in various positions primarily focused on water resources planning, acquisition of water supply and storage, and water rights administration and accounting, among other duties.

Jim brings deep financial management skills to the district, having been personally involved with the issuance of over \$150 million in new bonds, including certificates of participation, and the refinancing of existing debt, along with the establishment of rates and fees sufficient to support debt service obligations, operation and maintenance, and long-term capital projects.

Jim earned a bachelor's degree in business administration from the University of Notre Dame and an MBA from Regis University.

Please Keep Your Pets Safe While We Fertilize Common Areas

One of the District's goals is to ensure that all our common areas are well-tended and attractive. As part of that effort, we will be spreading grass seed and top soil in certain areas along Leather Chaps Drive to make the grass thicker, healthier, and more attractive. We'll also be using a broadleaf herbicide on the grass in the parks and along the roadways to combat weeds such as dandelions and clover. Once the herbicide is applied, we will place flags to mark the areas that were treated. For their safety, please keep your pets off the grass while the flags are in place (approximately seven days).

Also, testing will begin this month on the sprinklers throughout the District to ensure that everything is working properly before they are turned on for the season in May.

We Survived the “Bomb Cyclone” Snowstorm

While last month’s “bomb cyclone” snowstorm may seem like a distant (and unpleasant) memory, we wanted to send a note of thanks to all of our residents and businesses for your patience. Triview’s crews worked around the clock and did everything possible to clear the 13 inches of wind-driven snow using District equipment. The District brought in our subcontractor, Sprinklers Inc., to assist with the monumental task of clearing the streets. We also rented a large loader to dig out certain streets that had snow drifts three to five feet deep, and to move large piles of snow in and around intersections. As you can imagine, the closure of I-25



made it difficult to relieve our staff members who were plowing the snow. Our focus was on making sure everyone could get in and out of their subdivisions. In the future we want to remind residents to move their cars off the street when there are snowstorms, as it is difficult for our plows to maneuver around cars. Fortunately, there were no accidents.

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Triview Metropolitan District

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