

es. "We would be able to do our operations, but would not be able to do a lot more than that," he said.

"Should this initiative not pass, it's possible that we may never catch up in some areas

to what we need to reliably maintain services or... we will need multiple mill levy initiatives over multiple years if we do think we want to catch up... We can't continue to just let things slide," Truty said.

Residents of TLMFPD who have questions should contact the district or attend the Oct. 25 board meeting. Truty said ballots would be mailed to voters starting Oct. 16.

The meeting adjourned at

7:53 p.m.

\*\*\*\*\*

Meetings are usually held the fourth Wednesday of each month. The next meeting is scheduled for 6:30 p.m. Oct. 25 at TLMFPD Station 1, 18650

Highway 105. For information, contact Jennifer Martin at 484-0911. For upcoming agendas, see <http://tlmfire.org/board>.

Lisa Hatfield can be reached at [lisahatfield@ocn.me](mailto:lisahatfield@ocn.me).

Triview Metropolitan District, Sept. 11 and Sept. 21

# Multiple rate and fee increases on the horizon for Triview

By Lisa Hatfield

At the Triview Metropolitan District Board's Sept. 11 meeting, the directors made plans to discuss and enact necessary tap fee increases, water rate increases, and a fee to pay for new renewable surface water rights purchased last December. They also heard a detailed technical presentation about its wastewater treatment plant and regulatory changes that will cost the district money and result in a wastewater rate increase.

Later, at a special meeting on Sept. 21, the board confirmed that District Manager Valerie Remington was on administrative leave.

Triview is a Title 32 special district in Monument that provides roads, landscaping, open space maintenance, and water and sanitation services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas. However, Monument provides land use planning, police, and general governance for the district's property owners.

### Increased tap fees coming

Secretary Mark Melville reported on his quarterly visit to the Housing and Building Association (HBA) meeting. He said builders have questions and concerns about Triview's tap fees, which will rise in January. The consensus was to meet with developers to clarify Triview's service agreement with them and discuss how their tap fees compare favorably to neighboring districts in northern El Paso County.

### Vote coming soon on renewable water fee

Melville showed the directors a first draft of a renewable water fee schedule that would take about 15 years to pay the \$6.5 million in principal and \$2 million in interest owed on the Fountain Mutual Irrigation Company (FMIC) renewable water shares purchased in December. See [www.ocn.me/v17n1.htm#tvmd](http://www.ocn.me/v17n1.htm#tvmd), [www.ocn.me/v17n3.htm#tvmd](http://www.ocn.me/v17n3.htm#tvmd).

While Triview wants to start paying off this loan as soon as possible, the directors and Triview's water attorney, Chris Cummins of Monson, Cummins & Shohet LLC, agreed that it was vital to educate all district residents about the purpose of this fee, estimated to be around \$28 a month, as well as the importance of using renewable surface water instead of well water.

### Reservoir discussion continues

The Preliminary Engineering Report for Area 3, the northern one-third of the Pikes

Peak Regional Water Authority (PPRWA), has been briefed by water engineers Will Koger and Jonathan Moore of Forsgren Associates to the boards of Triview Metro, Donala and Woodmoor Water and Sanitation Districts, and Monument Board of Trustees. This Area 3 report includes the idea of building a possible renewable water storage reservoir within Triview's boundaries and creating a co-ownership with other local water providers. See [www.ocn.me/v17n7.htm#tvmd](http://www.ocn.me/v17n7.htm#tvmd), [www.ocn.me/v17n8.htm#mbot](http://www.ocn.me/v17n8.htm#mbot), [www.ocn.me/v17n9.htm#wwsd](http://www.ocn.me/v17n9.htm#wwsd).

Remington said that discussions are continuing within the northern group, and that Triview and other entities met recently to go over the next steps such as hiring a negotiator to deal with the landowner.

Representatives from Challenger Homes at the June 13 Triview meeting had indicated that they would be purchasing the land soon. However, Cummins said on Sept. 11 that the El Paso County Assessor map did not yet show any recent

transaction.

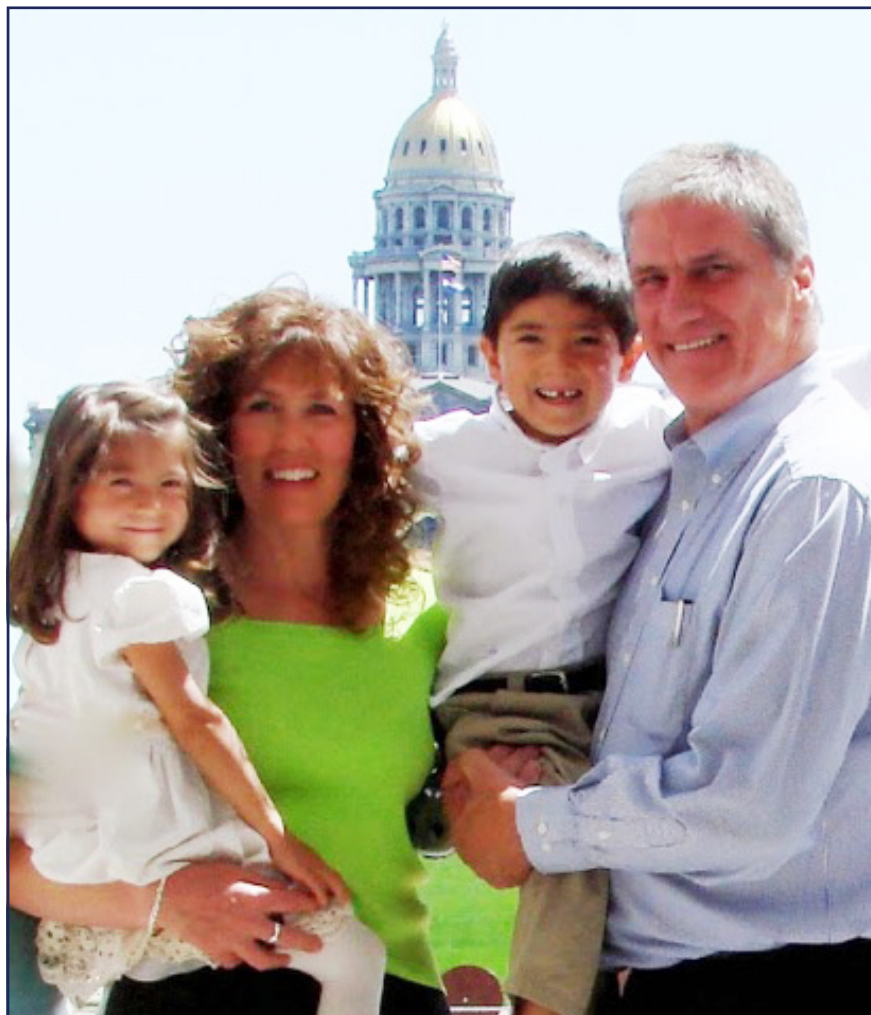
**Note:** Anyone can check <http://gis2.asr.elpasoco.com/> to see ownership and other details about all parcels owned in El Paso County.

### Water rate increase in the works for January

Base and volumetric water consumption rates also will be increasing soon, with board discussions scheduled at a special Sept. 29 public workshop (which will then go into executive session to discuss personnel matters) and at the

Oct. 10 board meeting. The public hearing and time for resident comments will be Nov. 14. The board is scheduled to vote on the new rates at the Dec. 12 meeting so that new rates can take effect in January.

Board President Reid Bolander said that last November, the board voted for a placeholder increase "just to keep the lights on" and planned to develop and enact a five-year schedule of water rate increases in 2017 to reach self-sufficiency in the water enter-



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