

hearing at the upcoming Nov. 8 meeting that would be posted on the district website about a week prior to the meeting.

Triview, on the east side of I-25, includes two-thirds of the population of Monument and is still growing at a rapid rate. Triview was created as one of the first Colorado Title 32 developer special metropolitan districts within the Regency Park development. Regency Park was annexed into the town in 1987. Triview provides roads, parks, and drainage maintenance, as well as water and sanitation utility services, to the residents of Jackson Creek, Promontory Pointe, and Sanctuary Pointe. Triview's water system is wholly independent of Monument's Public Works water system located on the west side of I-25. The Town of Monument provides land use planning, police, and general governance for the district's property owners.

Financial overview of district and 2017 draft budget

Treasurer Marco Fiorito presented a "30,000-foot view" of the district's finances, based on the 2015 audit, as a precursor to deliberating on the 2017 budget. Bolander invited the public to ask questions during the presentation. Fiorito's comments included:

- District valuation is \$56 million in capital assets, infrastructure, water rights, etc.
- Triview has \$53 million in total liabilities. This is mostly debt and accrued interest from late 1980s and early 1990s from what the audit called the "inactive period" when 12 percent interest was accruing but the district did not do anything about it.
- Due to recent refinancing, Triview now pays about \$4.2 million in debt service each year at 2 percent interest.
- The 2015 audit said that the district's financial situation has improved a lot in the last two years.
- Nine individuals plus the board support 4,200 residents, 1,400 residential and commercial taps, nine parks, 56 acres of open space, five miles of trails, 50 lane-miles of road, eight wells, a 1.5-million-gallon tank, a second 1.1-million-gallon tank going into Sanctuary Pointe now, and 105 miles of sewer, water, and storm drainage pipes.
- By improving infrastructure, the district can provide more revenue to service the debt and make living in the area even more desirable.
- The five-year plan includes manpower growth for the district, capital investment, and infrastructure improvements.
- Residents should expect that water rates for all customers and tap fees for new development will steadily rise and be adjusted properly so that the district won't get behind like the Town of Monument water enterprise fund did.

Director James Otis commented that Triview's tap fees and rates are much lower compared to everyone else in the area. Vice President Mark Melville summarized by saying, "We need to keep the district healthy and find ways to pay for it," since the lifespan of road and water infrastructure is coming due and needs maintenance.

Bolander and District Manager Valerie Remington said this month's draft of the 2017 budget included "everything on the wish lists" only so that it would be clear to everyone how much it would all cost and that it can't all be done right now. The task for the directors in October, including a work session on Oct. 25, was to balance between doing the work that needs to be done while still staying in the black.

Gary Shupp, the district's attorney, answered a ques-

tion from a resident who wanted to understand the meaning of the TABOR ballot measure on Triview residents' ballots. Shupp said if the measure does not pass, and there are refunds that must be made because of "excess—as TABOR defines it" revenues, that would negatively affect the district's ability to meet its obligations.

Checks over \$5,000

- JDS-Hydro, Sanctuary Pointe storage tank – \$5,960
- JDS-Hydro, Sanctuary Pointe booster pump station – \$25,409
- JDS-Hydro, Sanctuary Pointe 1.1-million-gallon tank, DN Tanks – \$313,611
- JDS-Hydro, Forest Lakes Metro District interconnect — \$26,620
- Monson, Cummins & Shohet LLC, water attorney, August and September – \$16,800
- Northgate Co., second of three annual payments for water rights – \$481,500
- Donala Water & Sanitation, UMCRRWTF quarterly – \$102,201
- Terracon Consultants Inc., roads study – \$45,300

Tap fees discussion coming soon

Melville presented a first draft of a proposed new multi-year increase in tap fees for brand new residential and commercial development. This fee is paid by new homes and business construction to get connected to Triview's water and sanitation infrastructure.

Water connection with Monument?

Regarding the possibility of building an emergency water interconnection with the Town of Monument, Remington said she had called Monument Public Works Director Tom Tharnish and the town's engineer but had not heard back from either of them as of Oct. 13.

However, she said, after she read one account of the Oct. 3 Monument Board of Trustees meeting in the Oct. 12 *Tri-Lakes Tribune*, she interpreted it as a "no" from Monument about wanting to build a water interconnection.

Note: To read OCN's summary of that same controversial meeting, see related Oct. 3 Monument Board of Trustees meeting article on page 1. Or listen to the recording at <http://monumenttownco.minutesondemand.com/>.

More decisions made

The following items, each with its own discussion, were unanimously approved by the directors:

- Utility billing contract with AmCoBi (American Conservation & Billing Solutions Inc.) starting Jan. 1, pending legal review. Remington said Triview Billing Manager Joyce Levad will be managing this contract.
- Final version of the intergovernmental agreement

with Donala Water and Sanitation District regarding the emergency water interconnection between the two districts and how and when it could be used and metered in the future.

- Month-to-month contract with The Hudson Firm for social media services including Facebook and Twitter accounts and a customer e-mail platform, a complete customer emergency distribution list, website redevelopment, customer outreach, NextDoor.com, and regular updating all social media.

At 7:42 p.m., the meeting went into executive session for conferring with the district's attorney regarding legal advice on specific questions and personnel matters. Remington told OCN after the meeting that no votes or announcements were made after the board came out of executive session.

The next Triview meeting will be held Nov. 8 at 5 p.m.

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