

planning. Due to tax revenue restrictions, McGrady promoted greater funding support for the Parks and Open Space Department, which is currently funded by 25 percent of the district's revenue from taxes and impact fees. Calculations show the department would likely suffer diminishing revenue over the long term, especially for capital projects, and McGrady recommended a 34 percent share with the other 66 percent going to the Streets Department.

The board also concurred that attracting commercial business—a substantial source of tax revenue—would carry benefits for residents, the district, and business owners alike. McGrady proposed that the district not pay ahead on debt service but consider temporarily and gradually collecting on fewer mills than Triview's current cap of 35, thereby triggering a lower tax burden for commercial enterprises as well as residents. He confirmed that debt service payments are locked in and will not change for the dura-

tion of the bond.

Using 2018 residential and commercial assessed valuation statistics and an assumed growth rate of 50 additional homes per year, McGrady calculated that the number of mills collected could reach 10 mills or fewer by 2031. Ultimately, while there is continued growth, Triview could scale back on the mills collected to attract commercial development. See https://triviewmetro.com/assets/documents/board/agenda/2019/BoardPacket_attachment_2019-02-19_pt2.pdf for the complete financial projection spreadsheet.

Director creates primer on water

Vice President Marco Fiorito explained that he often receives questions or encounters misunderstandings about the district and water issues. In response, he drafted a "broad and general description of water in Colorado" to educate readers about issues locally, regionally, and statewide called A Primer on Water. Fiorito's primer defines terms such as surface or renewable water, non-renewable water, return flows, acre-feet, and aquifer, to name a few. He addresses Colorado's water rights, the rivers that supply Colorado and neighboring states, and the final share received by residents and commerce.

Narrowing the discussion to the Front Range, Fiorito explains the Denver Basin Aquifer System, its range, and the challenge of quantifying its supply. He provides an overview of how some districts in El Paso

County obtain their water and regulations pertaining to development, i.e., the 100-year and 300-year rules.

Dropping down to the specifics affecting Triview and other water providers north of Colorado Springs, Fiorito describes their various water sources and, more important, their access to those sources.

Fiorito closes with a discussion about wastewater and the potential collaboration with Colorado Springs to not only improve wastewater treatment efficiency, but eventually develop an arrangement for potable water "return flows." To read A Primer on Water by Marco Fiorito, see pdf pages 29-33 at https://triviewmetro.com/assets/documents/board/agenda/2019/BoardPacket_2019-02-19_pt1.pdf

The meeting adjourned at 7:59 p.m. Directors entered an executive session §24-6-402(4)(b)(e) Legal Advice, Negotiations.

The board made no additional decisions or actions following the executive session.

The next Triview board meeting will be held at 5:30 p.m. March 19. Board meetings are generally scheduled on the third Tuesday of the month at the district office, 16055 Old Forest Point, Suite 300, Monument. Information: 488-6868 or visit www.triviewmetro.com. See also "Triview Metropolitan District" on Facebook, or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro).

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Woodmoor Water and Sanitation District, Feb. 11

Board finalizes changes to benefits platform

By James Howald

The Woodmoor Water and Sanitation District (WWSD) completed its transition to a new platform to administer employee benefits at its February meet-

ing. County Commissioner Holly Williams paid the board a courtesy visit, and the board heard operational reports from staff.

Board wraps up benefits updates with Lincoln Alliance

District Manager Jessie Shaffer characterized the final round of changes to the benefit administration platform that Lincoln Alliance provides to the district as "technical corrections." The board began work on this transition to a new benefits platform in 2018. The new platform provides the district with a wider range of investment options for employees and reduces the fees the district pays.


Erin Smith, the district's lawyer, completed a review of the documents that make up the agreement the district has with Lincoln Alliance, Shaffer said.

The board voted unanimously to approve the changes and corrections as presented by Shaffer.

Commissioner Williams visits board

Holly Williams, elected to Board of County Commis-

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