

ditional discussion the board moved to approve several resolutions that set the financial framework for the coming year.

The water and wastewater rates resolution established the residential water base rate at \$26 per month and a higher volume rate of \$5.25 per 1,000 gallons for the first 6,000 gallons and parsed a separate charge of \$4 per month for billing and metering. The residential base wastewater rate bumped to \$46.28 per month and the per-1,000 flow average rose to \$4.56. *For the full table of 2020 residential and commercial water and wastewater rates see <https://triviewmetro.com/rates>.*

District Manager Jim McGrady explained the district's need to ensure that revenue covers future expenses. In a comparison between Triview's 2020 rates and 2019 rates of neighboring water and sanitation districts, he demonstrated that Triview's rates would, on average, be lower or equivalent. President Mark Melville added that the district can no longer subsidize water and wastewater operations with commercial tap fees that are intended to fund infrastruc-

ture. For a 2019 rate comparison chart see <https://bit.ly/2SkQ8Ub>.

Directors adopted the 2020 budget resolution after McGrady identified shifts from the proposed budget presented in November. Despite higher-than-anticipated expenses for the A-yard building and a metering station at Baptist Road and Gleneagle Drive—it will be used to measure Triview's anticipated flows of renewable Fountain Mutual Irrigation Co. water to be delivered via Donala's delivery infrastructure—savings on the 2020 road rehabilitation plans broadened to include Leather Chaps—from Lyons Tail to slightly north of Larimer Creek Drive—and the southern portion of Promontory Pointe. *For more information about the potential intergovernmental agreement between Donala and Triview, see <https://www.ocn.me/v19n11.htm#dwdsd>.*

The budget resolution included a temporary reduction in the 35 mills collected from property taxes to 32 mills. The temporary reduction was made possible by the increase in the number of homes in the district. Because the district's debt service payments would



**Above (L to R):** Triview Metropolitan District Board President Mark Melville and District Manager Jim McGrady present a certificate of appreciation to Town of Monument's Civil Engineering Inspector Tom Martinez. McGrady and the Triview board recognized Martinez's tireless efforts in ensuring the success of the Jackson Creek Parkway widening project. *Photo by Jennifer Kaylor.*

essentially stay the same, the larger tax base translated to a lower tax contribution per household. See <https://www.ocn.me/v19n7.htm#tvmd>. McGrady estimated a rough calculation of \$20 in savings per \$100,000 in home valuation for the 2020 tax year. He confirmed the 32 mills would provide the district with enough revenue to meet its debt retirement expenses for the new year and set aside a little extra for future debt service. The reduction will be reassessed annually.

Two final resolutions stipulated the district's administrative function and repurposed a commercial reuse water fee into a renewable water fee.

#### Collaboration and innovation recognized

McGrady led a ceremony and presented a certificate of appreciation recognizing Martinez's hard work, innovative ideas, and steadfast presence from the beginning of the JCP widening project. McGrady extolled Martinez's efforts to streamline traffic flow, conserve resources, save money, and finish with an outstanding product. Director James Otis commended Martinez for being instrumental in easing

tensions between the Town of Monument and the district. Martinez expressed his gratitude for the recognition.

#### Buildout demand discussed

Colorado Springs Utilities (CSU) and some northern El Paso County water and wastewater districts, including Triview, are exploring regionalization possibilities. The primary focus has been on wastewater regionalization, but the possibility of some type of regional renewable water collaboration has also been getting attention. In reference to a Nov. 20 presentation in which CSU's regionalization study group relied on assumed water demand data from its potential regionalization partners, Melville suggested that Triview determine a buildout water demand to provide CSU with more substantiated information. See <https://www.ocn.me/v19n11.htm#tvmd>.

Using a JDS Hydro projected future total water demand dated March 2019, directors discussed additional parameters that might impact water needs such as the varying types, sizes, and "densities" (water demand in proportion to the size of a building) of economic development

as well as challenges specific to renewable water that include drought, surface water evaporation, and transit loss. If Triview's renewable water resource becomes part of a regional plan, McGrady introduced the goal to create a fully conjunctive system in which Triview would have water storage, senior and junior water rights, and wells to bolster its surface water supply.

The board and McGrady calculated a conservative estimate of 2,400 acre-feet per year of water consumption to provide to CSU.

#### Resident presents landscaping commentary

Promontory Pointe resident Ken Kimple praised Triview's road crews for their hard work and willingness to go "above and beyond" in helping the community. He also presented concerns from some of the neighborhood's residents regarding landscaping replacement needs. Melville confirmed that supplies and tree replacement were a budget line item for 2020 but cautioned that some areas have been defying the district's replacements efforts; despite replanting, the trees just do not survive. Kimple emphasized that residents want to prevent water waste and assist with the area's beautification. Parks and Open Space Superintendent Jay Bateman affirmed the concerns and indicated that he would collaborate with Kimple.

At 7:10 p.m., the board entered executive session §24-6-402(4)(b)(e)(f) legal advice, negotiations, personnel. McGrady confirmed later that no additional actions were taken as a result of the executive session.

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The next Triview board meeting is scheduled for 5:30 p.m. Jan. 15, 2020. Check the district's event calendar at [www.triviewmetro.com/home](http://www.triviewmetro.com/home) or call 488-6868 for meeting schedule updates. Board meetings are held at the district office, 16055 Old Forest Point, Suite 300, Monument. See also "Triview Metropolitan District" on Facebook, or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro). Jennifer Kaylor can be reached at [jenniferkaylor@ocn.me](mailto:jenniferkaylor@ocn.me)

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