

wise and reduce some of the actions that the EPA that have been achieved solely through executive orders.

Kendrick said that when he, Wicklund, and other Fountain Creek watershed wastewater plant operators first started AF CURE, the original mission statement was to aggregate specific data for advocacy concerning Reg. 85 to have the Colorado Data Sharing network forward to both CDPHE and EPA. He said mission creep has occurred since then, but more and more data is now needed "to know how to defend ourselves" against arbitrary decisions from CDPHE and the EPA. However, some members of AFCURE are balking at spending

more money on additional studies as the data requirements increase every year, and there is now a discussion about whether to turn AF CURE into a 501c3 and hire someone to manage its numerous additional programs.

The meeting adjourned at 11:46 a.m.

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The next meeting will be held Jan. 10 at 10 a.m. at the Tri-Lakes Wastewater Treatment Facility, 16510 Mitch-

ell Ave. Meetings are normally held on the second Tuesday of the month and are open to the public. For information, call Bill Burks at 719-481-4053 or see www.tlwastewater.com.

If you would like to help OCN cover the TLWWTF JUC by recording meetings or writing articles, please contact Lisa Hatfield at lisahatfield@ocn.me.

Triview Metropolitan District, Dec. 13

# Plans for capital improvements and new water rates and fees summarized

By Lisa Hatfield

On Dec. 13, the Triview Metropolitan District Board of Directors approved the 2017 budget, which includes plans for roads maintenance starting this spring and continuing planning and investment in a non-potable water reuse plant. They also increased the fee charged of developers when they do not have sufficient water rights on the land they are developing. They summarized the increases in residential and commercial water and wastewater rates and in the one-time fees charged to developers for residential and commercial tap/impact fees that will take effect soon.

A large portion of the meeting included questions and answers from Town of Monument Public Works Director Tom Tharnish and a list of updates on current Triview capital projects from Engineer John McGinn of JDS-Hydro.

After this meeting, a Dec. 16 Triview press release stated that Triview acquired 500 shares of renewable water in the Fountain Mutual Irrigation Co. (FMIC) for \$6.5 million.

Director James Barnhardt was excused.

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.

### 2017 budget approved

At the public hearing for 2017 budget, resident Jason Gross asked what moved lower on the priority list in order to balance the 2017 budget. The answer was that a generator, two new wells, and some other items have been postponed. Also, cash was taken from reserve funds (savings) to pay for over \$1 million of capital improvement projects in 2017, Cathy Fromm of Special District Solutions, the district's accountant, explained.

Capital expenditures planned for 2017 include \$830,000 in street improvements and at least \$570,000 in water system improvements. The cost of the non-potable water reuse system will be determined this spring. The 2017 budget also includes two new full-time employees who will be starting in operations in March.

After briefly going into executive session in the middle of the meeting to confer with the district's attorney, the directors brought the meeting back into public session and unanimously approved a resolution summarizing the revenues and expenditures for each fund, adopting the 2017 budget, and appropriating sums of money to the funds and certifying the general fund property tax mill levy of 35 mills.

Estimated for 2017:

- General fund revenue – \$5.2 million
- General fund expenditures – \$4.4 million
- Transfers to enterprise fund and capital projects fund – \$1.3 million
- Water, Wastewater and Reuse Enterprise Fund revenue – \$3.0 million
- Water, Wastewater and Reuse Enterprise Fund expenditures – \$3.4 million
- Capital projects fund revenue – \$845,000
- Capital projects fund expenditures – \$1.7 million

### Water development requirements modified

The directors unanimously approved a resolution modifying the water development requirements and the "in-lieu-of fee" that is paid by developers when they do not have sufficient water rights on the land within Triview

that they are developing, said Water Attorney Chris Cummins of Monson, Cummins & Shohet LLC. The fee had been \$6,500 per single-family equivalent (SFE), or \$13,000 per acre-foot, which was substantially below market value. The new one-time fee will now be \$8,500 per SFE, or \$19,000 an acre-foot, which is more reasonably close to the costs for renewable water, Cummins said.

### New 2017 water, wastewater rates and tap/impact fees outlined

In the manager's report, District Manager Valerie Remington and the directors reviewed the new district tap fees and water rates that were already approved at several board meetings in 2016 and will go into effect in 2017. Here is just a summary:

On Feb. 1, new base rates and volumetric water rates for residential, commercial, and commercial irrigation and new wastewater rates for residential and commercial entities will take effect. The consensus of the directors was that conservation of water was very important as the district is still working on new sources of water besides well water from aquifers. McGinn said the rates "will have the number one impact on water use, so continuing to ratchet the rates will help user characteristics change in hopes that the demand curve will flatten out over next few years."

On May 1, new residential tap/impact fees that will only apply to new development will go into effect. They include water tap fee, sewer tap fee, renewable water fee, reuse tap fee, drainage impact tap fee, landscaping fee, road and bridge fee, review and comment fee, water meter fee, and sewer impact fee starting at about \$19,000 for each apartment and \$35,745 for each single-family home. Fees in Sanctuary Pointe and in the Creekside development off Leather Chaps Road (still in planning phases) are slightly higher.

New commercial, office, and industrial tap fees that will only apply to new development will go into effect May 1 also. They include water tap fee, sewer tap fee, renewable water fee, reuse tap fee, and a lot inspection fee. These fees are calculated based on water tap size, beginning at \$55,000 for a 1-inch tap and range up to \$1 million for a 4-inch tap, but then more fees are added for drainage impact, road and bridge, and review, with those calculations based on the type of business and the square footage of the building.

For more details and exact calculations for any tap fees, impact fees, or water rates, contact Remington for the complete set of five charts that show all the residential and commercial figures for the different sections of Triview.

**Town public works director asks questions**  
Tharnish attended the meeting, as he has before, but this time he also brought a list of questions about operations in Triview.

**Note:** Employees of the town of Monument took over daily operations for Triview, and Triview's employees became town employees, from 2009 to 2012 in order to save money for Triview. See www.ocn.me/v9n1.htm#tmd , www.ocn.me/v9n6.htm#tmd.

Remington will be presenting a more detailed "State of Triview" to the Monument Board of Trustees on Tuesday, Jan. 17 in an effort to increase transparency and communication between the two government entities. Meanwhile, some of the staff's and board's answers to Tharnish's questions included:

- JDS-Hydro is doing preliminary planning for using non-potable reuse water for irrigation in eight of the district's nine parks east of I-25. See details below.
- By Jan. 16 the district hoped to make an announcement about purchasing renewable water. See details below.
- The district is working on a detailed five-year capital project plan including water, wastewater, stormwater, and roads.
- Water Superintendent Josh Cichocki performs



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