

## TRIVIEW (Cont. from 14)

may be accessed via <https://triviewmetro.com/wp-content/uploads/2021/12/Triview-Board-Packet-for-12.14.2021-Part-1.pdf> and <https://triviewmetro.com/wp-content/uploads/2021/12/Triview-Board-Packet-for-12.14.2021-Part-2.pdf>.

Triview is a Title 32 special district in Monument that provides road, park, and open space maintenance, as well as water, stormwater, and wastewater services to Jackson Creek, Promontory Pointe, Sanctuary Pointe, and several commercial areas.

### Neighboring district requests support

Among the many action items presented to the directors, McGrady explained the potential agreement between Triview and FLMD. Having received notice from Donala Water and Sanitation District (DWSD)—FLMD's then-current provider of operator services—that it was no longer in a position to provide its services, FLMD requested that Triview fill the void.

Characterizing the request as a good opportunity, McGrady spoke of the potential for Triview to increase its revenue, provide service to another district without incurring additional costs, and possibly gain operational efficiencies. He described Triview's current public works personnel as numerically and expertly capable of absorbing the additional responsibilities.

Having received DWSD's detailed records pertaining to its former service to FLMD, McGrady calculated an annual revenue of \$198,000 to pay for Triview's staff hours devoted to its potential operator services which he included in Triview's proposed 2022 budget. Personnel time would be tracked via individual crew member's day books to assess monthly hours charged and accuracy of the budget estimate. He confirmed that costs of materials, meters, equipment, infrastructure, and other improvements would be borne by FLMD. Ann Nichols, FLMD district manager, would continue in her role and work closely with McGrady to ensure strong communication between the districts and their respective boards.

McGrady commented that FLMD used the same metering system as Triview, so the systems would be highly compatible, plus both districts engaged American Conservation and Billing Solutions (AmCoBi) for billing. AmCoBi would keep separate accounting for the two districts, so Triview would pay both invoices and subsequently bill FLMD according to the AmCoBi invoice. McGrady emphasized the positive relationship that Triview had been developing with FLMD and expressed enthusiasm for the long term. The FLMD Board of Directors had already unanimously approved the agreement, he added.

In response to a director's question, McGrady commented that the supervisory control and data acquisition (SCADA) systems—essentially the brains of water and wastewater systems—would not likely be integrated. FLMD would build its own stand-alone system to save the greater expense of attempting to integrate with Triview's SCADA system.

Water attorney Chris Cummins explained that

the agreement is perpetual but written with "easy-to-get-out terms" requiring a 120-day advance written notice by either party. He described the meetings with FLMD as "really good" and the contract as good and reasonable for the services that Triview would provide.

Directors voiced support for Triview to provide water and wastewater operation, maintenance, and administrative services to FLMD and voted unanimously to authorize board President Mark Melville to sign the agreement.

### Fewer mills, expanded capital

Melville opened public hearings on the 2022 budgets for Triview Metropolitan District and Triview sub-districts A and B.

McGrady stated that a rise in property values and growth within the district allowed a mill levy decrease from the 27 mills collected in 2021 to the 24 mills proposed for 2022. The budget reflected that 21.5 mills would be directed toward debt service and 2.5 mills would go toward operations and maintenance; in the November 2020 election, voters approved a measure that allows Triview to direct up to 7 mills of its 35-mill maximum toward operations and maintenance.

One of the capital expenses listed was a second Ventrac 4500 tractor for an estimated \$53,000. McGrady praised the versatility, maneuverability, enclosed cab, and snow-throwing capabilities of this vehicle and deemed it essential for snow removal on the district's ever-expanding sidewalks. Among other vehicles included as line items, McGrady discussed the possibility of purchasing a vac truck for cleaning sewer lines, an estimated \$180,000. This is currently a contracted annual service for which the district would pay about \$180,000 in 2022. The agreement with FLMD may enable Triview to purchase the vac truck and service wastewater pipelines in both districts.

Two of the more significant anticipated expenses were the segment C installation of the Northern Delivery System (NDS) and south reservoir improvements, budgeted at \$1 million and \$950,000, respectively. In summer 2021, a portion of the NDS—the potential regional drinking water delivery system for northern El Paso County water providers—was installed under I-25, see <https://www.ocn.me/v21n12.htm#tvmd> for more information. Segment C would extend the pipeline from Agate Park, across Home Place Ranch, under the Preble's meadow jumping mouse habitat, and along the far eastern border of Jackson Creek fillings three through six. Construction of infrastructure at the south reservoir, which is part of the Stonewall Springs Reservoir Complex, would create the final piece of the puzzle to allow the district to move water from the reservoir and put it into the Arkansas River for exchange.

Neither of the Triview sub-districts' budgets projected any revenue or expenses and thus carried zero balances. After all hearings were closed, directors unanimously approved Resolutions 2021-15, 2021-16, and 2021-17, accepting all budgets.

### Residential water rates increase ... mostly

During the public hearing for Triview's 2022 proposed utility rates and fees, McGrady provided a summary of the 2022 proposed residential rate adjustments. The 2021 tier one rate was \$5.25 per 1,000 gallons up to 6,000 gallons. The 2022 schedule showed a tier one rate of \$6.20 per 1,000 gallons with a tier maximum

of 8,000 gallons. Tier two, beginning at 8,001 gallons, would charge \$9.54 per 1,000 gallons up to 20,000 gallons. Comparing 2021 and 2022 tier rates, McGrady calculated a 10,000 gallon water bill, including base rate and billing charges, to be \$96.50 in 2021. The same volume would cost \$95.00 in 2022, a decrease of 1.55%. This is because of the expanded volume of tier one which allows customers to use more water at the lower per-1,000-gallon cost of tier one, McGrady explained.

A 20,000-gallon comparison revealed a 7.11% increase from \$184.00 in 2021 to \$197.08 in 2022; however, this cost was lower than Donala's proposed 2022 cost of \$229 for the same volume, he reported. Wastewater costs increased by about 3% primarily to keep pace with inflation and district growth.

The largest commercial rate increase was in the renewable water/transmission fee, which rose from \$9,000 to \$14,402; a necessary increase for supporting capital projects associated with the NDS. Water tap fees remained the same at \$12,040 and sewer tap fees rose slightly to \$7,000.

After the public hearing was closed and the meeting advanced to action items, directors considered and unanimously approved Resolution 2021-14, establishment of 2022 rates and fees for the provision of water and wastewater services for Triview.

### Additional actions and reports noted

- Directors authorized McGrady to file an application to change Triview's Excelsior Ditch Co. shares from Pueblo County land irrigation rights to rights that can be used for municipal purposes. Cummins explained that it had the potential to be an Excelsior Ditch-wide application, but he would hold firmly to a Dec. 31, 2021 deadline.
- McGrady reported that Triview had received its long-term contract at the Pueblo Reservoir as well as a subcontract to use the north outlet works. These contracts are additional pieces of the puzzle that will allow Triview to access its renewable water resources.
- The board approved a 2021 audit proposal from Haynie and Co. not to exceed \$21,600.
- GroundFloor Media substantiated that the district had increased its website traffic by 37% and links pertaining to renewable water and economic development were being accessed regularly.

The district's public meeting ended at 7:22 p.m. The board entered executive session per Colorado Revised Statute §24-6-402(4)(a),(b),(e), acquisitions, legal advice, and negotiations, regarding the following topics: negotiations associated with water delivery infrastructure, water court filing Bale water rights, and negotiations regarding an intergovernmental agreement with the Town of Monument.

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Triview board meetings are generally held on the third Thursday of the month. The next meeting is scheduled for 5:30 p.m. on Thursday, Jan. 20. The district office is located at 16055 Old Forest Point, Suite 302. Check the district's website, <https://triviewmetro.com/>, or call 488-6868 for meeting updates. See also "Triview Metropolitan District" on Facebook or [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro).

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## Forest Lakes Metropolitan District and Pinon Pines Metropolitan Districts 1, 2, and 3, Dec. 6

# Rate increases for residents; 2022 budgets and mill levies adopted

By Natalie Barszcz

The Pinon Pines Metropolitan District (PPMD) 1 board met via teleconference on Dec. 6 to adopt and approve the 2022 budget and set the mill levy. The PPMD 1 meeting was followed by the Forest Lakes Metropolitan District (FLMD) and Pinon Pines Metropolitan Districts 2 and 3 meeting where the board approved rate increases for water, wastewater, and landscape services and a new contract for services, and adopted the 2022 budgets and mill levies for each district. Multiple updates were provided.

PPMD 1 board members are: Board President Mike Hitchcock, Vice President Mike Slavick, Secretary Chris Paulene and Director AJ Slavick. One board vacancy exists on this all-resident board.

FLMD and PPMD 2 and 3 board members are: President George Lenz, executive vice president of finance or Classic Homes; Secretary James Boulton,

vice president/project manager of Classic Homes; Assistant Secretary Joe Loidolt, president of Classic Homes, and Treasurer Doug Stimple, CEO of Classic Homes. One board vacancy exists in all three of these districts.

Ann Nichols is the manager for all four districts. **Note:** FLMD, located west of I-25 at the end of West Baptist Road, is a Title 32 service district in El Paso County established in 1985. FLMD is the half-acre operating district responsible for the public infrastructure and utility and general government services for the residents of PPMD 1 and 2, and the commercial property in PPMD 3. FLMD collects the residential property taxes from PPMD 1 and 2 and receives a public improvement fee from sales taxes collected in PPMD 3. PPMD 1 and 2 are in unincorporated El Paso County, but the commercial section, PPMD 3, is within Monument town limits.





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