

signs and lights.

The board directed Remington to find out if the retention ponds in Phases 2 and 3 of Promontory Pointe are still the responsibility of Classic Homes to repair or not, and she said she would check with Town of Monument Engineering Assistant Tom Martinez.

**New ways of communicating with residents planned**

President Reid Bolander said that the district is doing a lot to remedy the perception that it is not responsive or communicating openly enough or in a timely manner with residents. He faced the people at the meeting and said, "We are working on a mindset change." Changes include:

- The district website, [www.colorado.gov/triviewmetro](http://www.colorado.gov/triviewmetro), now includes more information.
- Facebook page, "Triview Metropolitan District"
- [Twitter.com/@TriviewMetro](https://twitter.com/TriviewMetro)
- A district presence on NextDoor.com is in the works.
- The district is collecting residents' emails for a "push" notification system.
- Directors' email addresses will be added to the website. They cannot answer technical questions, but they will address procedural questions.
- The front office will let residents know when to expect a response, and procedures for sharing feedback from residents with staff will be determined.
- A survey of residents will be coming soon, after changes have been instituted.

"My apologies for the last couple of months. It's been a little bit messy, for all of you, and we hope to really make some good inroads here," Bolander said.

**Public comments**

Five residents attended the August meeting. Their comments included:

- There is no mechanism in the office for what they do when we have an issue.
- Telling us "I don't know" would be better than, "the problem is in your house."
- The board meeting minutes on the website are out of date and contain no meaningful details or action items.
- What higher authority in Colorado holds individuals within Triview accountable?
- Is there a long-term plan to dissolve Triview and stop duplicating the functions of the Town of Monument? (See [www.colorado.gov/pacific/triviewmetro/more-info](http://www.colorado.gov/pacific/triviewmetro/more-info) for general information on mergers).
- Wasn't Nolte engineering contracted to make a comprehensive district map a few years ago? (See [www.ocn.me/v12n1.htm#tmd](http://www.ocn.me/v12n1.htm#tmd), and [www.ocn.me/v13n1.htm#tmd](http://www.ocn.me/v13n1.htm#tmd).)

**Checks over \$5,000**

The directors unanimously approved the following disbursements over \$5,000:

- JDS-Hydro Consultants Inc., Sanctuary Pointe pump station – \$9,989
- DN Tanks, Sanctuary Pointe 1.1 MG tank, June – \$64,337
- DN Tanks, Sanctuary Pointe 1.1 MG tank, July – \$95,402
- Monson, Cummins & Shohet LLC, legal counsel – \$7,212
- Wildcat Construction Co. Inc. I-25 potable crossing, March 2015 – \$47,689

However, they voted to remove the \$151,943 payment to Donala Water & Sanitation from this list. This would have paid for the 112 hours of emergency water provided by Donala in July. Remington told

the directors that Donala had offered to let Triview spread out the payments over a few years. Water attorney Chris Cummins of Monson, Cummins & Shohet LLC said that Donala offered to help Triview on a good faith basis and that the official inter-governmental agreement between the two districts regarding emergency water was almost complete.

The consensus of the board was to direct Remington to see if Donala would accept a two-year cash payment plan or to pay Donala back in actual water. Bolander said they would have a special meeting to approve whatever cash payment that Donala General Manager Kip Petersen asked of Triview. See Donala article on page 14 to see Petersen's three-month payment plan counter offer that was accepted by the Donala board of directors on Aug. 18.

**Financial reports and TABOR measure**

Remington presented the district financial reports as of June 30 (50 percent through year):

- General Fund revenue –70 percent of budget
- General Fund expenditures for Legislative, Administration, and Operations – 44 percent
- General Fund debt service – 33 percent
- Enterprise Fund revenue (Water, Wastewater and Reuse) – 36 percent (short on water revenue)
- Enterprise Fund expenditures for Administration and Operations – 38 percent
- Enterprise Fund debt service – 28 percent
- Capital Projects Fund revenue – 6 percent (short on tap fees)
- Capital Projects Fund expenditures –17 percent (short on park and street projects, and Sanctuary Pointe)

Remington's comments included:

- Tap fees will come in for Sanctuary Pointe, but not until they start occupying houses next year, so there is a gap there.
- Increasing tap fees ought to occur at the same time you increase water rates, so Jan. 1 is the date to aim for.
- Several big park and streets improvements projects are still planned for this fall.
- The district pays \$3.2 million each year in debt, and the money comes from taxes, but taxes are \$500,000 short of that each year.
- This is primarily refinanced debt from the 1980s. The first principal payment we made was in 2013. (The loans refinanced in 2009 were negotiated with Wells Fargo Bank by former Triview board treasurer Steve Remington. See [www.ocn.me/v9n10.htm#tmd](http://www.ocn.me/v9n10.htm#tmd).)
- In development, you have to make the investment up-front before you get the tax revenue, totally opposite of most things.
- If we obtain permission from residents on the TABOR waiver measure in November, that would help greatly.

Remington has explained at past meetings that property tax revenue has increased due to district growth, but TABOR rules would require that any monies over the "revenue cap" would be returned to residents instead of being used by the district, unless district voters vote in favor of a TABOR waiver in November to let the district collect, retain, and spend that revenue.

Vice President Mark Melville said the November TABOR measure would not be a tax increase. The district cannot borrow any more money, nor can it increase its mill levy rate above the current 35 mills. Cum-

mins and District Attorney Gary Shupp both said the district is not allowed to campaign for or against the proposed TABOR ballot measure, but it can present the facts to voters who will decide its fate, and this will be part of a community presentation for district residents coming up this fall.

The directors also voted unanimously to approve an intergovernmental agreement with El Paso County and pay \$4,020 for the district's share to have the district's TABOR measure included on the November coordinated election. Remington will be the district's Designated Election Official.

**2017 budget, water rates increase, TABOR waiver presentation coming soon**

Upcoming topics tentatively scheduled, according to Remington:

- Sept. 13 – update on district roads study (types and locations of maintenance needed)
- Oct. 11– preliminary 2017 budget presented to board
- Nov. 8 – public hearing on 2017 budget
- Nov. 8 – mail-in ballots due by election day to decide TABOR measure
- Dec. 13 – 2017 budget approved; mill levy certified

Topics discussed at Aug. 9 meeting but not yet scheduled for action:

- Extra community meeting to make public presentation about the rationale for the TABOR waiver measure on the November ballot, path for decisions on the 2017 budget (bond payments, capital improvements, etc.), and potential water rates increases
- Water rates and tap fees increase discussions and hearings

- As soon as Jan. 1– target date for potential new water rates and fees to take effect

**Monument's Comprehensive Plan update**

Fiorito volunteered to be Triview's representative on the Advisory Committee guiding the Town of Monument's Comprehensive Plan update. The current version was adopted around 2003, and it establishes land use guidelines for the Town of Monument, which includes Triview.

It is intended to provide guidance on issues such as zoning, transportation, and infrastructure, but not dictate specific changes. The update will be coordinated by Town Planner Larry Manning and contractor Community Matters Inc.

Manning told OCN that when the long public input process is over—which will use surveys, meetings, and social media to generate consensus—then the Monument Planning Commission will vote on it. See [www.ocn.me/v16n7.htm#mbot-0606](http://www.ocn.me/v16n7.htm#mbot-0606).

At 9 p.m., the meeting went into executive session to have a conference with the district's attorney regarding legal advice on specific legal questions. Remington told OCN that no announcements were

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