



December 2019

Happy Holidays!

## Triview Metropolitan District

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*Welcome to the December edition of the Triview Metropolitan District newsletter.*

Our goal with this newsletter is to improve communication and inform our residents of important news happening in the District. We will be transitioning to an electronic newsletter that can be sent to residents via email, so if you would like to receive this newsletter electronically, simply send us an email: [info@triviewmetro.com](mailto:info@triviewmetro.com). We welcome any feedback or suggestions on future newsletter topics.



## Water and Wastewater Rates to Increase Slightly in 2020 While Property Taxes Will Drop

Over the past several years, the Triview Metropolitan District has taken a number of steps to ensure that residents have access to a steady supply of renewable water. Those steps have included everything from acquiring additional water rights to working with neighboring communities to build the North Monument Creek Interceptor (NMCI) project, an 11-mile pipeline that will reduce costs to District residents by consolidating multiple wastewater treatment facilities.

With these forward-looking steps, Triview Metropolitan District's water and wastewater rates have remained competitive with other districts in the area. The District has been able to keep its rates low in part by using "tap fees" charged to builders who need to connect new homes to water and sewer systems.

However, the combination of some investments we have made to acquire water rights and a desire to reduce the District's dependency on using one-time charges, such as tap fees to service our debt service payments on our revenue bonds that were used to purchase renewable water rights and build water and wastewater infrastructure, is impacting the rates we charge for water and sewer services. As a result, we will institute a modest increase to water and wastewater rates starting in January 2020.

The typical District household (using an average of about 5,000 gallons of water per month in the winter months) should expect to see a wintertime increase of \$14.25 per month. The District has also adjusted the cost for water in the upper tiers. Please be aware of this and use water judiciously during the summer. Below is a snapshot of rates for the area based on a monthly usage of 10,000 gallons.

Triview*	Colo. Springs	Donala	Monument	Woodmen Hills	Woodmoor
\$96.50	\$90.21	\$95.40	\$106.25	\$87.65	\$123.63

*\*Note: Triview's estimate is for 2020; the others, with the exception of Colorado Springs, are based on 2019 figures.*

### ***District Board Votes to Lower Property Taxes***

While water and wastewater rates will increase slightly in 2020, some of that increase will be offset by a property tax reduction approved by the District board of directors. The board voted to temporarily reduce the District mill levy from 35 to 32 mills, which will lower property taxes by approximately \$21 per year for every \$100,000 in home value. A resident with a \$500,000 home, for example, would see a \$105 reduction in their property tax bill.

## 2020 District Budget

For the full, adopted budget, please visit our website.

### Revenue

District General Fund	\$4,208,050
District General fund Debt Service	\$3,045,416
Utility Enterprise Water and Wastewater	\$3,531,362
Utility Enterprise Debt Service	\$712,000
<b>Total</b>	<b>\$11,496,828</b>

### Expenses

District General Fund	\$2,220,829
2A money transferred to utilities enterprise	\$400,000
District General fund Debt Service	\$2,529,613
Utility Enterprise Water and Wastewater	\$3,612,208
Utility Enterprise Debt Service	\$ 664,350
<b>Total</b>	<b>\$9,427,000</b>

### Capital Expenditures

District General Fund	\$3,873,000
Utility Enterprise Water and Wastewater	\$4,790,486
<b>Total</b>	<b>\$8,663,486</b>

## Jackson Creek Parkway Nearing Completion

By the end of this month, two northbound and two southbound lanes of Jackson Creek Parkway will be open. This marks the near-completion of a 6-month project that began earlier this year. The only remaining work to be done will be a final asphalt overlay from the Walmart to Higby Road, which will take about a week and will be scheduled in April or May depending on weather. Due to heavy, unexpected snow and cold temperatures in October and November, the final paving could not be completed. Temperatures need to be 50 degrees or more for a sustained period of time or the asphalt and concrete could crack, be subject to potholing, or have other issues. We will provide updates on our website to alert everyone as to when the final paving will take place.



## Snow Removal Reminder

With winter in full swing, we want to remind residents to remove any cars parked on our streets when there is snow in the forecast. Clear streets make it much easier for plow drivers to clear the roads and minimize the risk of plowing in cars, or worse, accidentally hitting a car during snow removal.

While the District is responsible for snowplowing the streets, residents must clear their own driveways and sidewalks. You can visit our website (click on "District Policies") for the detailed snow removal plan, but the general details are:

- Less than 2 inches of snow or slush – no plowing takes place.
- 2 – 4 inches of snow or slush – primary streets are plowed; secondary streets are plowed at intervals; all streets are plowed once the storm is complete.
- 4 – 8 inches of snow or slush – primary streets are plowed; secondary streets are plowed at intervals; all streets are plowed once the storm is complete; district-maintained sidewalks and other areas will be cleared.
- 8 inches or more of snow or slush is considered a major snowstorm – concentration is focused on major streets and secondary streets are plowed and sanded as soon as possible.



## Contact Us

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### Office Hours

8 a.m. through 5 p.m.  
Monday - Friday

*Emergency Water/Wastewater  
after hours number:  
(719) 499-3895*

### District Manager

Jim McGrady  
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**Triview Metropolitan District**

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Triview Metropolitan District website:*

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