

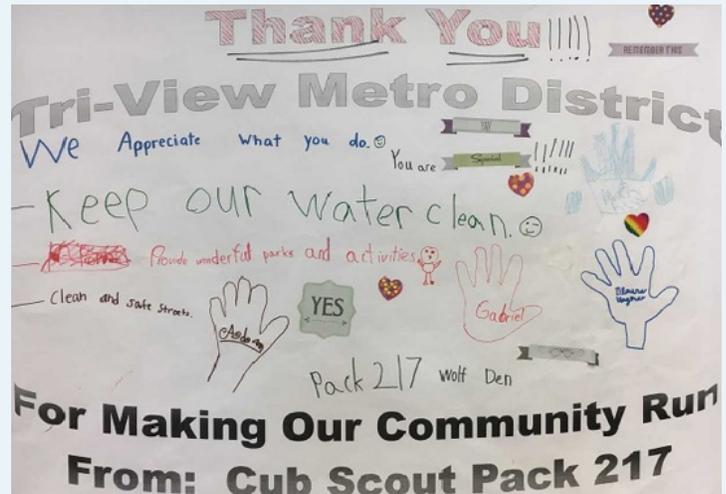


Triview Metropolitan District

Welcome to the 2018 year-end edition of the Triview Metro District newsletter.

In this issue, we want to provide an overview of everything that was done this year in the District related to our streets, parks, open spaces and water. Also, we have big plans for 2019 that we're excited to share. As always, we welcome any feedback or suggestions on future newsletter topics. If you have any, please send us an email: info@triviewmetro.com.

We received a nice surprise from Cub Scout Pack 217. Thank you! The poster made our day ▶



2018 Highlights

Paving and Asphalt Overlay

We know that well-maintained roads are important to our residents, which is why the Triview board approved a plan to spend \$1.9 million to repair and re-pave the District's streets in 2018. Work began in January with the repair of damaged curb and gutters along with some sidewalk sections. In April Schmidt Construction began repairing large cracks, milling the street surfaces, and installing asphalt overlays, including the use of state-of-the-art materials such as glass grid and fiber asphalt. In all, we installed nearly 1 million square-feet of new asphalt – which translated to about 5.25 miles of roads.

Irrigation System

The District also made a significant investment this year in an irrigation system to help improve water usage and efficiency. The system includes more than 25 clocks or sensors, each of which manages up to 48 zones. To give you a sense of the scale, there are more than 300 zones and 4,000 sprinkler heads in our 60 acres of parks and open space. As the summer wore on, we made adjustments to optimize the system, which included adjusting spray patterns and timing, as well as repairing and replacing low-or non-functioning sprinkler heads. New sod was added to two parks that has suffered the most winter kill and some areas were re-seeded. We're committed to responsible water use, while balancing the need to ensure our parks and streetscapes remain aesthetically pleasing.

Acquisition of Additional Water Rights

Water is one of the most pressing issues in communities across our state, and Triview is no different. To help ensure that residents will have the water they need in the coming years, in 2018 the District's board of directors approved the acquisition of additional water rights that increase our overall rights by 12.4 percent – from 350 acre-feet of water per year to 393 acre-feet.

Triview Welcomed New Board Members

The Triview Metro District is managed by a five-member board of directors composed of District residents, and three board members were sworn in at the May meeting for four-year terms.

- James Barnhart is an incumbent member and serves as the secretary/treasurer.
- Mark Melville, also an incumbent member, is the president.
- Anthony Sexton is new to the board but has been an active participant in previous board proceedings.

The two other board members are Marco Fiorito, vice president, and James Otis. The five-member board of directors plays an important role in guiding our organization, and we are grateful for their expertise and willingness to invest the time and energy to make the District a better place for all of us who live and work here.

Financial Updates

We wanted to update you on a recent financial transaction that not only allowed the District to acquire additional renewable water, the District's proposed water and wastewater rate increases were minimized. Triview had a large balloon payment of \$3.45 million due in 12 years and was able to issue a new 30-year bond at a rate of 4.03%. By extending the term and reducing the interest rate, the District was able to lower its payments thereby minimizing future rate increases.

During the District's revenue bond issuance, Moody's Investors Service reviewed the District's financials and assigned an overall District rating of A1 and an A3 revenue bond rating. According to Moody's these ratings were a result of the District's "strong financial position relative to the size of operations, above-average resident income levels, a moderately low debt to revenues ratio, and healthy debt service coverage post-sale from non-tap fee operating revenues." What these ratings mean for our residents and businesses is that the district is in a strong financial position and has the wherewithal to execute on a number of major initiatives, including regional water and wastewater projects and has the ability to acquire additional renewable water rights.

Triview Board Votes to Evaluate Participation in Regional Wastewater Project

The Triview Board of Directors voted unanimously this month to evaluate the opportunity to join other local communities in a regional wastewater project known as the North Monument Creek Interceptor (NMCI). Triview staff and consultants will determine whether the NMCI project would offer Triview Metro District residents and businesses a more reliable and affordable wastewater system.

Colorado Springs Utilities has proposed the NMCI wastewater project and has retained the engineering firm Blue & Silver to conduct a design and routing study to determine its viability. That study will further identify the costs, proposed timing and environmental permitting needed to design and build the project.

In addition to Triview, other entities that are considering joining the NMCI project are the U.S. Air Force Academy Visitor's Center Complex, Woodmoor Water and Sanitation District, Monument Sanitation District, Palmer Lake Sanitation District, Donala Water and Sanitation District, Forest Lakes Metropolitan District, and the U.S. Air Force Academy.

It is expected that the NMCI would secure easements through the U.S. Air Force Academy that would allow Colorado Springs Utilities to build a gravity-wastewater interceptor that would consolidate multiple wastewater treatment facilities, reduce the number of wastewater discharge points into Monument Creek, and increase the economy of scale when upgrading facilities to comply with latest regulations.

Colorado Springs Utilities expects to share the results of the design and routing study in spring 2019. Based on those results, it will develop contract terms for any entities, including Triview Metro District, that want to participate in the NMCI project. The Triview board would then be expected to make a final decision whether to participate in this project in the spring 2019. Construction would then begin in the fall of 2019.

At the Dec. 11, 2018 meeting, the Triview board adopted a resolution of support for the study, design and potential construction of this project in cooperation with Colorado Springs Utilities.

2019 Budget

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

Revenue

District General Fund	\$3,951,500
District General fund Debt Service	\$2,926,435
Utility Enterprise Water and Wastewater	\$2,796,960
Utility Enterprise Debt Service	\$1,524,550
Total	\$11,199,445

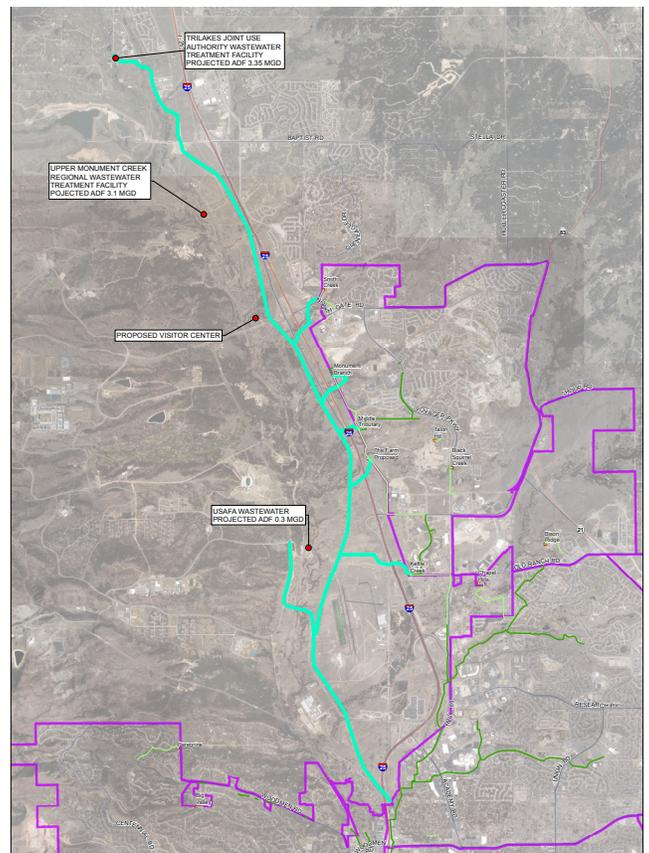
Expenses

District General Fund	\$1,590,671
District General fund Debt Service	\$2,528,113
Utility Enterprise Water and Wastewater	\$2,060,245
Utility Enterprise Debt Service	\$ 665,812
Total	\$6,844,841

Capital Expenditures

District General Fund	\$7,153,150*
Utility Enterprise Water and Wastewater	\$2,449,751

*Includes Jackson Creek Parkway widening and 2019 overlay program



North Monument Creek Interceptor (NMCI) project

2019 Projects

The board and management of the District are looking ahead to 2019 with plans for additional improvements. Among the projects that are being considered:

- Widening Jackson Creek Parkway – Relieve congestion on Jackson Creek Parkway by widening it from the end of the four-lane section north of Leather Chaps Drive to just north of Higby Road. Construction is expected to begin in spring 2019.
- Continued Beautification Efforts – Areas being considered include the intersection of Baptist Road and Leather Chaps Drive; Kitchener Way between James Gate Place and Chesapeake Avenue; the median on Creekside Drive; and Lyons Tail Road between Lacuna Drive and Leather Chaps Drive; and the Jackson Creek median.
- Installation of trees – Continue to add and replace trees and other landscaping elements throughout the District.
- Repaving Projects – In 2019, we will continue our initiative to repair and restore our streets to their original condition. In 2019 the District's draft budget calls for overlaying approximately 948,384-square feet of road or approximately 5.9 centerline miles of road. More information will be provided in the January newsletter.
- Continued Acquisition of Renewable Water – We have purchased 47 shares of renewable water in 2018 and additional shares will be purchased in 2019.
- Western Interceptor Project – The Western Interceptor Project is poised to make a significant improvement to our District. It received a green light from the Triview Metro District board, and work has begun to extend District water services from the north end of Jackson Creek Parkway southwest to allow for future development of property on the west side of I-25. The \$1.4 million project is being funded by the current landowners and developers, and future development will add to the District's commercial tax base.

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Triview Metropolitan District

*For more information go to the
Triview Metropolitan District website:*

triviewmetro.com

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