

**TRIVIEW METROPOLITAN DISTRICT WATER AND
WASTEWATER FEES/RATES
RESOLUTION
2021-14**

A RESOLUTION REGARDING THE ESTABLISHMENT OF RATES AND FEES FOR THE PROVISION OF WATER AND WASTEWATER SERVICES FOR THE TRIVIEW METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO.

WHEREAS, the Triview Metropolitan District (the "District") is a duly organized and existing special district operating under the provisions of the Special District Act, Section 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, the District is governed by a Board of Directors (the "Board"), charged with the power to fix and from time to time increase fees, tolls, rates, and charges for services provided by the District to properties both within and without the District's boundaries; and

WHEREAS, the Board has determined that the rates currently charged for water and wastewater service to customers of the District are insufficient to defray the actual costs of such service, and that the District must establish such rates that cover the District's actual operating costs to remain economically viable; and

WHEREAS, the Board has determined that the Water Tap Fees, the Renewable Water and Transmission Fee, and the Wastewater Connection Charge are currently insufficient to cover the Projected capital expenditures of the District going and that the District must establish such fees that cover the District's projected Capital Expenditures, including Debt Service payments; and

WHEREAS, this resolution was considered at a public meeting of the District following notice provided pursuant to Colorado Revised Statutes; and

WHEREAS, the District's provision of services to its constituents and customers confers a benefit, and the continued provision of such services is necessary to the health, safety, and wellbeing of its constituents and customers.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall, and hereby does order that the fees charged for water and wastewater services provided by the District to be established to an amount sufficient to offset the cost of service as reflected in the Attached Schedule which is hereby amended to reflect the rates in the attached Schedule hereto as adopted by this Resolution effective as of January 1, 2022.

RESOLUTION adopted on the 14th day of December 2021



TRIVIEW METROPOLITAN DISTRICT

By: Mark Melville
Its: President

ATTEST:

Jan Bonhuf

2022 Residential Water and Wastewater Rates

Water

Base Rate per month (Renewable Water Fee)	\$ 28.50
Metering and Billing Charge per month	\$ 4.50

Volume Rates per 1000 gallons

Tier 1	0 to 8,000	\$ 6.20
Tier 2	8,001 to 20,000	\$ 9.54
Tier 3	20,001 to 30,000	\$ 16.90
Tier 4	30,001 to 40,000	\$ 22.07
Tier 5	Over 40,000	\$ 32.70

Wastewater

Base rate per Month	\$ 47.67
Avg. Nov - Feb Volume Use Uniform Rate	\$ 4.70

Rates effective January 1, 2022.

2022 Commercial Water and Wastewater Rates (1)

Water

Base Rate per month (Renewable Water Fee)

Meter Size

Base Rate	1-inch and less	\$	57.00
Base Rate	1 1/2-inch	\$	114.00
Base Rate	2-inch	\$	228.00
Base Rate	3-inch	\$	456.00

Volume Rates

Per 1,000 gallons

Uniform Rate Water Charge per thousand gallons	\$	7.00
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Metering and Billing Charge per month	\$	4.50
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Wastewater

Base Rate per month

Meter Size

Base Rate	1-inch and less	\$	95.34
Base Rate	1 1/2-inch	\$	190.68
Base Rate	2-inch	\$	381.36
Base Rate	3-inch	\$	762.72

Volume Rates

Per 1,000 gallons

Uniform Wastewater Rate Based on Monthly Water useage	\$	4.70
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Rates effective January 1, 2022.

2022 Irrigation Only Rates

Water

Base Rate per month (Renewable Water Fee)

Meter Size

Base Rate	1-inch and less	\$ 57.00
Base Rate	1 1/2-inch	\$ 114.00
Base Rate	2-inch	\$ 228.00
Base Rate	3-inch	\$ 456.00

<u>Metering and Billing Charge per month</u>	\$ 4.50
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Volume Rates

Per 1,000 gallons

Uniform Rate	\$ 7.00
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Rates effective January 1, 2022.

TRIVIEW METROPOLITAN DISTRICT TAP/IMPACT FEES SCHEDULE

RESIDENTIAL FEES

RESIDENTIAL:	WATER TAP FEE	SEWER TAP FEE	RENEWABLE WATER/TRANSMISSION FEE	DRAINAGE IMPACT FEE	PARK, REC & LNDSC FEE	ROAD & BRIDGE FEE	Review and Comment Fee	SEWER IMPACT FEE	Water Meter Fee	Total
APARTMENT	\$6,020.00	\$3,500.00	\$7,201.00	\$687.50	\$1,686.50	\$541.00	\$500.00	\$500.00	\$500.00	\$21,136.00
ATTACHED SINGLE FAMILY	\$9,030.00	\$5,250.00	\$10,801.50	\$1,031.25	\$2,529.75	\$811.50	\$500.00	\$500.00	\$500.00	\$30,954.00
SINGLE FAMILY	\$12,040.00	\$7,000.00	\$14,402.00	\$1,375.00	\$3,373.00	\$1,082.00	\$500.00	\$500.00	\$500.00	\$40,772.00

NOTE 1: Attached Single Family means Townhome or Condominiums with individual or sub-meters.

Triview Metropolitan District requires that attached Single Family Units be supplied by individual taps and meters or a common tap with a sub-meter for each unit

Effective January 1, 2022

TRIVIEW METROPOLITAN DISTRICT TAP/IMPACT FEES SCHEDULE
CREEKSIDE DEVELOPMENT / JACKSON CREEK NORTH / RESIDENTIAL

RESIDENTIAL:	WATER TAP FEE	SEWER TAP FEE	RENEWABLE WATER/TRANSMISSION FEE	DRAINAGE IMPACT FEE	PARK, REC & LANDSCAPE FEE	ROAD & BRIDGE FEE	Review and Comment Fee	Water Meter Fee	Sewer Impact Fee	DEVELOPER ADMIN. FEE	Total
APARTMENT	\$6,020.00	\$3,500.00	\$7,201.00	\$687.50	\$1,686.50	\$541.00	\$500.00	\$500.00	\$500.00	\$750.00	\$21,886.00
ATTACHED SINGLE FAMILY	\$9,030.00	\$5,250.00	\$10,801.50	\$1,031.25	\$2,529.75	\$811.50	\$500.00	\$500.00	\$500.00	\$750.00	\$31,704.00
SINGLE FAMILY	\$12,040.00	\$7,000.00	\$14,402.00	\$1,375.00	\$3,373.00	\$1,082.00	\$500.00	\$500.00	\$500.00	\$1,500.00	\$42,272.00

NOTE 1: Attached Single Family means Townhome or Condominiums with individual or sub-meters.
 Triview Metropolitan District requires that attached Single Family Units be supplied by individual taps and meters or a common tap with a sub-meter for each unit

Effective Date January 1, 2022

TRIVIEW METROPOLITAN DISTRICT TAP/IMPACT FEES SCHEDULE

PROMONTORY POINTE RESIDENTIAL

RESIDENTIAL:	WATER TAP FEE	SEWER TAP FEE	RENEWABLE WATER/TRANSM SSION FEE	DRAINAGE IMPACT FEE	PARK, REC & LNDSC FEE	ROAD & BRIDGE FEE	Review and Comment Fee	SEWER IMPACT FEE	Water Meter Fee	Total
APARTMENT	\$6,020.00	\$3,500.00	\$7,201.00	687.50	\$1,686.50	\$541.00	\$500.00	\$500.00	\$500.00	\$21,136.00
ATTACHED SINGLE FAMILY	\$9,030.00	\$5,250.00	\$10,801.50	1,031.25	\$2,529.75	\$811.50	\$500.00	\$500.00	\$500.00	\$30,954.00
SINGLE FAMILY	\$12,040.00	\$7,000.00	\$14,402.00	1,375.00	\$3,373.00	\$1,082.00	\$500.00	\$500.00	\$500.00	\$40,772.00

NOTE 1: Attached Single Family means Townhome or Condominiums with individual or sub-meters.

Triview Metropolitan District requires that attached Single Family Units be supplied by individual taps and meters or a common tap with a sub-meter for each unit

Effective Date January 1, 2022

SANCTUARY POINTE RESIDENTIAL

	WATER TAP FEE	SEWER TAP FEE	RENEWABLE WATER/TRANSMISSION FEE	DRAINAGE IMPACT FEE	PARK, REC & LANDSCAPE FEE	ROAD & BRIDGE FEE	Review and Comment Fee	SEWER IMPACT FEE	Water Meter Fee	WATER IMPACT FEE	Total	IN LIEU OF FEES	Total
RESIDENTIAL:													
APARTMENT	\$6,020.00	\$3,500.00	\$7,201.00	\$687.50	\$1,696.50	\$541.00	\$500.00	\$500.00	\$500.00	\$3,000.00	\$24,136.00		\$24,136.00
PATIO HOMES	\$12,040.00	\$7,000.00	\$14,402.00	\$1,375.00	\$3,373.00	\$1,082.00	\$500.00	\$500.00	\$500.00			\$2,094.75	\$42,866.75
ATTACHED SINGLE FAMILY	\$9,030.00	\$5,250.00	\$10,801.50	\$1,031.25	\$2,529.75	\$811.50	\$500.00	\$500.00	\$500.00	\$3,000.00	\$33,954.00		
SINGLE FAMILY	\$12,040.00	\$7,000.00	\$14,402.00	\$1,375.00	\$3,373.00	\$1,082.00	\$500.00	\$500.00	\$500.00	\$3,000.00	\$43,772.00	\$2,793.00	\$38,538.00
												In LIEU OF FEES Fee only on Yellow section of map below	

NOTE 1: Attached Single Family means Townhome or Condominiums with individual or sub-meters. Triview Metropolitan District requires that attached Single Family Units be supplied by individual taps and meters or a common tap with a sub-meter for each unit

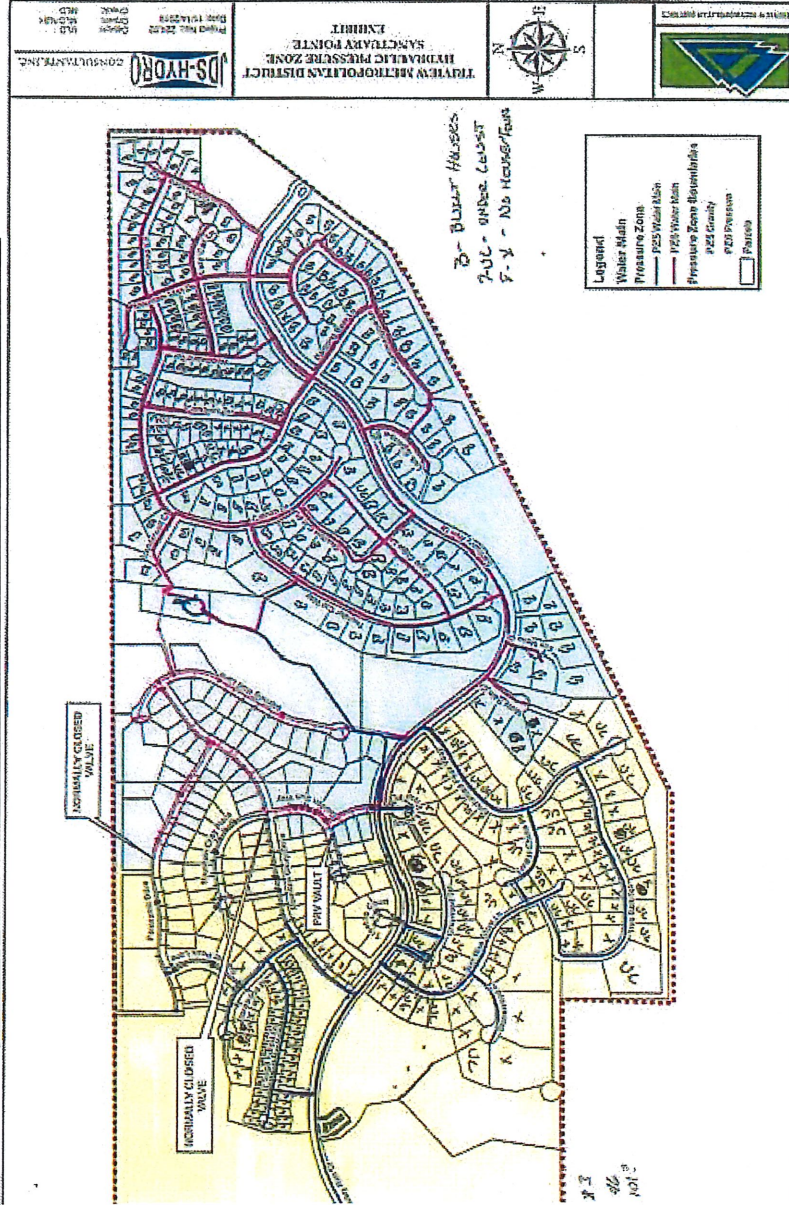
Effective January 1, 2022

Terminology change on Renewable Water description Oct. 23, 2019

WATER IMPACT FEE SECTION **BLUE ON MAP**

WATER IMPACT FEE SECTION BLUE ON MAP
IN LIEU OF FEES SECTION YELLOW ON MAP, Patio Homes (Sage Forest) = \$2,094.75

Single Family in Section Yellow = \$2,793.00



TRIVIEW METROPOLITAN DISTRICT											
2022 COMMERCIAL, OFFICE & INDUSTRIAL TAP/IMPACT FEES											
NAME OF PROJECT:		COI:	TOTALS								
TAP SIZE		SFE'S	WATER TAP FEE	SEWER TAP FEE	RENEWABLE WATER TRANSMISSION FEE	DRAINAGE IMPACT FEE	ROAD & BRIDGE FEE	LOT INSPECTION FEE	SEWER IMPACT FEE	REVIEW FEE	TOTALS
			Per SFE /Based Upon Tap Size	Per SFE /Based Upon Tap Size	Per SFE /Based Upon Tap Size	Base on Total Lot Size	Base on Type and Square Footage of Building	Per SFE /Based Upon Tap Size	Per SFE/Based Upon Tap Size	Based upon building square feet	
1		1.9	\$12,040.00	\$7,000.00	\$14,402.00	*	*	\$500.00	\$500.00	*	\$65,439.80
1.5		4.4	\$22,876.00	\$13,300.00	\$27,363.80	*	*	\$950.00	\$950.00	*	\$151,544.80
2		8.1	\$52,976.00	\$30,800.00	\$63,368.80	*	*	\$2,200.00	\$2,200.00	*	\$278,980.20
2.5		13.25	\$97,524.00	\$56,700.00	\$116,656.20	*	*	\$4,050.00	\$4,050.00	*	\$456,356.50
3		19	\$159,530.00	\$92,750.00	\$190,826.50	*	*	\$6,625.00	\$6,625.00	*	\$654,398.00
4		35	\$228,760.00	\$133,000.00	\$273,638.00	*	*	\$9,500.00	\$9,500.00	*	\$1,205,470.00
6		84	\$421,400.00	\$245,000.00	\$504,070.00	*	*	\$17,500.00	\$17,500.00	*	\$2,893,128.00
8		154	\$1,011,360.00	\$588,000.00	\$1,209,768.00	*	*	\$42,000.00	\$42,000.00	*	\$5,304,068.00
10		250	\$1,854,160.00	\$1,078,000.00	\$2,217,908.00	*	*	\$77,000.00	\$77,000.00	*	\$8,610,500.00
12		368	\$3,010,000.00	\$1,750,000.00	\$3,600,500.00	*	*	\$125,000.00	\$125,000.00	*	\$12,674,656.00
12		368	\$4,430,720.00	\$2,576,000.00	\$5,299,936.00	*	*	\$184,000.00	\$184,000.00	*	
NOTE 1: SFE means single family equivalent											
NOTE 2: The equivalency chart for the tap size is based upon data from the Denver Water Board											
NOTE 3: The minimum tap for a commercial, office or Industrial use is 1"											
and the minimum amount of Tap/Impact Fees is \$38,000.00											
NOTE 4: NAATT means "Not Available At This Time"											
NOTE 5: Irrigation taps for Commercial, Office or Industrial fees are the same as tap fees, however NO sewer fee is charged											

Categories	Impact Fees	Commercial/sqft	Office/sqft	Industrial/sqft
Drainage	\$	0.23	\$ 0.23	\$ 0.23
Roads & Bridges				
1 Shopping Center	\$	0.89		
2 Specialty Retail	\$	1.18		
3 Electronics Superstore	\$	1.07		
4 Free-Standing Discount Store	\$	1.32		
5 Building Materials Lumber Store	\$	1.23		
6 Home Improvement Super Store	\$	0.92		
7 Supermarket	\$	2.87		
8 Hardware/Paint Store	\$	1.13		
9 Convenience Market	\$	10.62		
10 High Turnover (sit down) Restaurant	\$	4.63		
11 Fast Food Restaurant	\$	11.79		
12 Gas Station/Car Wash	\$	23.20		
13 Video Rental	\$	3.25		
14 Bank	\$	10.04		
15 Pharmacy	\$	2.06		
16 General Commercial	\$	5.08		
17 Hotel/Motel	\$	1.35		
18 Office	\$		0.36	
19 Industrial	\$			0.23

Fee In Lieu of Water \$21,000 per Acre foot

Effective January 1, 2022

COMMERCIAL-OFFICE-INDUSTRIAL REVIEW & COMMENT FEES:	
Building Sq. Ft. Range	Engineering/ Offsite Costs
1-25,000	\$0.30
25,001-50,000	\$0.24
50,001-250,000	\$0.19
Over 250,001	\$0.14

Building Sq.Ft. Rate	
	\$0.00

Commercial Road & Bridge Fees

Lot Size	Square Ft. Bldg.	Rate
0.23		\$0.00
		\$0.00

Office Road & Bridge Fees

Lot Size	Square Ft. Bldg.	Rate
0.23		\$0.00
		\$0.00

Industrial Road & Bridge Fees

Lot Size	Square Ft. Bldg.	Rate
0.23		\$0.00
		\$0.00

TOTAL

RATE COMPARISON FOR RESIDENTIAL AND COMMERCIAL TAP FEES									
	Triview	Woodmoor Water	Town of Monument	Monument Sanitation	Castle Pines North Metro. Dist.	Town of Castle Rock	Parker Water & Sanitation	Triview Proposed	
Water Tap Size									
3/4"	\$21,540.00	\$25,162	\$23,080	N/A	\$43,825	\$22,534	\$34,000	\$26,442	
2"	\$174,474.00	\$178,902	\$123,090	N/A	350,600	\$150,335	\$238,000	\$211,536	
Wastewater									
3/4"	\$6,875.00	\$9,050		\$8,000	\$7,417	\$2,695	\$4,023	7,875.00	
2"	\$55,687.00	Woodmoor only sells taps based on Fixture equivalents Each Fixture Equivalent greater than 25 is \$362.00 each.		Note: \$300.00 Increase after 30 Fixtures	59,336	\$26,833	\$26,833	63,000.00	