

# TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

## **Regular Board Meeting Agenda**

Thursday, May 22, 2025

Triview Metropolitan District Office  
16055 Old Forest Point Suite 302  
Monument, CO 80132  
5:30 p.m. – 9:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/86041662311?pwd=MQWiGvqmKdWIRG18VaLGo9A8zl7E9b.1>

Meeting ID: 860 4166 2311

Passcode: 894625

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## **AGENDA**

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Swearing in of New Board members
  - Eric Demkowicz
  - John Gibbons
  - Ann-Marie Jojola
4. Presentation of Thank you Gifts for Current Board Members for the 8 years of dedicated service to the District.
5. Waiver of Conflicts
6. Approval of Agenda
7. Public Comment

8. Approval of Consent Agenda

- April 17, 2025, Meeting minutes.
- Billing Summary Rate Code Report (enclosure)
- Taps for Sold April 2025. (enclosure)
- Tax Transfer from Monument (enclosure)

9. Operations Reports

- a. District Manager Monthly Report (enclosure)
- b. Assistant Manager Monthly Report Steve Sheffield (enclosure)
- c. Public Works and Parks and Open Space Updates Matt Rayno (enclosure)
- d. Utility Department Operations Updates Gary Potter (enclosure)

10. Action Items:

- a. Review and Consider approval of Resolution 2025-06 a Resolution of the Board of Directors of the Triview Metropolitan District Declaring its Official Intent to Reimburse itself with the Proceeds of Tax-Exempt Bonds for certain Capital Expenditures undertaken or to be undertaken by the District, Generally Identifying the Capital Expenditures; and Providing Certain Other Matters in Connection therewith. (enclosure)

11. Discussion Items:

- a. Board Officers and description of duties for each of the three officer positions, President, Vice President, Secretary Treasurer.

12. Review and Consider approval or ratification of the Triview Metropolitan District Financials and Payables

- Checks of \$5,000.00 or more (enclosure)
- April 2025 Financials (enclosure)

13. Legal Comments (George Rowley and Chris Cummins)

14. Board Member Updates

- Monument 2040 (Jason Gross)

15. Update Board on Public Relation activities.

- Newsletter distribution and Topics

16. Executive session of the Board of Directors pursuant to discuss the purchase, acquisition, lease, transfer or sale of real, personal, or other property interests needed by the District pursuant to Section 24-6-402(a), Colorado Revised Statutes. Receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to water matters and including agreements with the Town, other governmental and private entities. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to the purchase and sale of water and land, economic incentive agreements, and agreements with the Town, and other governmental and private entities pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

17. Adjournment

## RECORD OF PROCEEDINGS

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### MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

APRIL 17, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, April 17, 2025, beginning at 5:30 p.m. The meeting was conducted via Zoom. This meeting was open to the public. The meeting was called to order at 5:31 PM.

#### ATTENDANCE

In attendance were Directors:

President	Mark Melville, present
Vice President	Anthony Sexton, present
Secretary/Treasurer	James Barnhart, present
Director	Jason Gross, present
Director	Amanda Carlton, present

Also, in attendance were on roll call:

James McGrady, District Manager  
Steve Sheffield, Assistant District Manager  
Sara Lamb, District Administrator  
Chris Cummins, Triview Water Attorney  
George Rowley, District Attorney  
Natalie Barszcz, Our Community News  
Ann-Marie Jojola, resident  
Erik Demkowicz, resident  
Christopher Hake, Legacy Development Partners  
Gary Potter, Triview Metro. District  
Rob Lewis, Triview Metro. District

#### DISCLOSURE OF CONFLICTS

None.

Agenda – Mr. McGrady distributed, for the Board's approval, the proposed agenda. A motion was made by Mr. Sexton for approval of the proposed agenda. The motion was seconded by Mr. Melville. A vote was taken, and the motion passed unanimously.



## RECORD OF PROCEEDINGS

### PUBLIC COMMENT

**There were no comments from the public.**

#### Consent Agenda

- a) Previous Minutes  
March 20, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for March 2025/Total taps sold 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Sexton to approve the consent agenda with the change of the minutes from “special” meeting to “regular” meeting. The motion was duly seconded by Mr. Melville. A vote was taken, and the motion passed unanimously.

### ACTION ITEMS:

- a. Review and Consider Approval of an Economic Development Incentive Agreement for Legacy Development Partners LLC. And authorize the District Manager to sign the agreement. After a brief discussion and some questions for Mr. Hake, a motion was made by Mrs. Carlton to approve the agreement. The motion was seconded by Mr. Sexton. The motion passed unanimously.
- b. Review and Consider award of a contract to Construct the Triview Administration Building and Utility Operations Center to Crossland Construction Company Inc. in the amount of \$ 3,382,211 and authorize the District Manager to sign the contract. After a brief report by Mr. McGrady and some discussion, a motion was made by Mr. Sexton to approve the Contract and authorize the District Manager to sign it. Mr. Barnhart seconded the motion. A vote was taken and the motion passed unanimously.
- c. Review and Consider CM/GC Agreement Between the Triview Metropolitan District and Kiewit Infrastructure for Phase 2 Construction Services for the Construction of a 1.5 million Gallon Storage Tank located in Monument, Colorado El Paso County in the amount of \$971,800 and authorization for the District Manager to sign the agreement. After a brief discussion and some questions, Mr. Barnhart made a motion to approve the agreement. Mr. Sexton seconded the motion. A vote was taken and the motion passed unanimously.

### OPERATIONS REPORTS

- a) District Managers Monthly Report  
Mr. McGrady reported to the Board that the District is still receiving roughly 98% NDS water. The District is currently releasing water from Big Johnson Reservoir as

## RECORD OF PROCEEDINGS

part of the FMIC shares. The Spring Creek Augmentation Station construction project is now complete. Work continues for permitting the Central Reservoir for mining aggregate. The AVIC recharge pond is now almost finished. The Headgate project is continuing. The NMCI is moving forward as planned. Final design is anticipated fall of 2025.

b) District Asst Manager Monthly Report

Mr. Sheffield reported that work continues on the Triview Engineering Standards and Specifications manual. The TMD agronomist met with Steve and Matt on site to begin the revegetation plan for AVIC and Chicago Ranch. Nick Pallisco has replaced 23 commercial water meters. The 6" insert was removed from the waste plant influent flume.

c) Public Works and Parks and Open Space Mr. Matt Rayno

Mr. Rayno reported that snow removal is still a top priority. Spring preparation work is nearly complete. Aeration and fertilization is in progress. Paiute Park enhancements are also in progress. The new dump/plow truck has been delivered and will be outfitted with TMD decals.

d) Utility Department Monthly Report Mr. Gary Potter

Mr. Potter reported to the Board that work continues on the gap between "water produced and water billed". A plan to investigate and resolve the issue is being implemented. The wells will start to be utilized more with the coming warm weather demand. Irrigation leaks have been identified and are being repaired.

### DISCUSSION ITEMS:

Mr. Gross had some concerns and comments regarding the new Legacy development detention pond and how it could be utilized for more than one purpose. Mr. Gross also voiced concern for the traffic impacts on Jackson Creek Parkway and Baptist Rd from newly approved development.

### REVIEW AND CONSIDER APPROVAL OR RATIFICATION OF THE TRIVIEW METROPOLITAN DISTRICT FINANCIALS AND PAYABLES

Checks of \$5,000 or more (enclosure)

Mr. Barnhart made a motion to approve the Checks over \$5,000. Mr. Sexton seconded the motion. A vote was taken and the measure passed unanimously.

March 2025 Financials (enclosure)

Mr. Barnhart made a motion to approve the March 2025 Financials. The motion was seconded by Mr. Sexton. A vote was taken and the motion passed unanimously.



## RECORD OF PROCEEDINGS

LEGAL COMMENTS: None

UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the latest edition of the district's newsletter would be going out to residents after the upcoming election.

EXECUTIVE SESSION:

A motion was made by Mr. Melville under "Executive session of the Board of Directors pursuant to discuss the purchase, acquisition, lease, transfer or sale of real, personal, or other property interests needed by the District pursuant to Section 24-6-402(a) Colorado Revised Statutes. Receive legal advice pursuant to Section 24-6-402(4)(b) Colorado Revised Statutes as it relates to water matters and including agreements with the Town, other governmental and private entities. Determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to the purchase and sale of water and land, economic incentive agreements, and agreements with the Town, and other governmental and private entities pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes to enter executive session". The motion was seconded by Mr. Barnhart. A vote was made and the motion passed unanimously. The Board left the executive session at 8:31 and returned to normal session.

ADJOURNMENT:

There being no further business, Mr. Barnhart made a motion to adjourn the meeting at 8:32 PM. Mr. Sexton seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting

Triview Metropolitan District - APRIL MONTH END  
Summary Financial Information - Board Packet  
Base Fee Dates: 4-1 to 5-1-2025  
Usage Dates: 2-28 to 3-31-2025

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$145,921.27	2355
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$55,367.86	2323
Rate Code 01 Triview Metro - Res Water Base Rate	\$104,580.00	2358
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$82,203.68	2300
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$3,319.82	101
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$76.71	2
Rate Code 01 Triview Metro - Res Water Use Rate Tier4		
Rate Code 01 Triview Metro - Res Water Use Rate Tier5		
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$4,275.16	34
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$3,060.00	34
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$11,820.50	47
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$8,460.00	47
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$7,041.72	14
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$5,040.00	14
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$3,017.85	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$2,160.00	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$26,068.50	94
Usage Fee Triview Metro - Com Water Use Rate	\$47,427.89	94
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$2,160.00	24
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$3,780.00	21
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$6,480.00	18
Usage Fee Triview Metro - Com Irr Water Use	\$2,883.20	17
Triview Metro - Quik Way Sewer		
Triview Metro - Metering & Billing Fee	\$14,910.00	2485
Title Prep Fee Triview Metro - Title Request Fee	\$850.00	17
Triview Metro - 5% Late Fee	\$2,429.48	206
Special Impact Triview Metro - Special Impact Fee	\$2,390.00	239
Triview Metro - Disconnect Fee		
Triview Metro - Reconnect Fee		
Triview Metro - NSF Fee	\$25.00	1
<b>Total Accounts</b>	<b>\$545,748.64</b>	<b>12851</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2321
Rate Code 02 - Commercial Account 1"	36
Rate Code 03 - Irrigation Account 1"	25
Rate Code 04 - Commercial Account 1 1/2"	50
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	15
Rate Code 08 - Triview No Charge	4
Rate Code 09 - Commercial Account 3"	3
Rate Code 10 - Irrigation Account 2"	17
Rate Code 11 - Irrigation Account 1 1/2"	18
Rate Code 12 - Permitted	
<b>Total Accounts</b>	<b>2490</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 65,506.82
Amount Past Due 31-60 Days	\$ 11,397.40
Amount Past Due 61-90 Days	\$ (271.23)
Amount Past Due 91-120 Days	\$ (4,193.44)
Amount Past Due 120+ Days	\$ (3,884.94)
<b>Total AR</b>	<b>\$68,554.61</b>



Receipts	Amount	Items
Payment - ACH	\$371,189.80	1694
Payment - Vectra Bank	\$127,867.99	569
Payment - On Site	\$30,718.82	144
Refund CREDIT		
REVERSE Payment	(\$831.64)	5
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	(\$200.00)	1
<b>Total Receipts</b>	<b>\$528,744.97</b>	<b>2413</b>
<b>Checks versus Online Payments</b>	<b>29.62%</b>	<b>70.38%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 2-28 to 3-31-2025 =	13,167,433	2485
Gallons sold 3-31 to 4-30-2025 =	16,910,416	2493

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	2	43,558	0.33%
10,001 - 20,000	33	411,516	3.13%
8,001 - 10,000	66	584,649	4.44%
6,001 - 8,000	204	1,376,988	10.46%
4,001 - 6,000	606	2,948,125	22.39%
2,001 - 4,000	946	2,837,463	21.55%
1 - 2,000	434	504,366	3.83%
Zero Usage	30	0	0.00%
<b>Total Meters</b>	<b>2321</b>	<b>8,706,665</b>	<b>66.12%</b>

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	32	3,416,956	25.95%
40,001 - 50,000	6	270,905	2.06%
30,001 - 40,000	3	97,508	0.74%
20,001 - 30,000	8	202,281	1.54%
10,001 - 20,000	7	94,333	0.72%
8,001 - 10,000	1	8,402	0.06%
6,001 - 8,000	4	28,406	0.22%
4,001 - 6,000	6	30,047	0.23%
2,001 - 4,000	12	33,773	0.26%
1 - 2,000	16	18,370	0.14%
Zero Usage	9	0	0.00%
<b>Total Meters</b>	<b>104</b>	<b>4,200,981</b>	<b>31.90%</b>

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	1	52,756	0.40%
40,001 - 50,000	1	44,331	0.34%
30,001 - 40,000	2	74,226	0.56%
20,001 - 30,000	2	43,019	0.33%
10,001 - 20,000	1	16,112	0.12%
8,001 - 10,000	2	19,037	0.14%
6,001 - 8,000	0	0	0.00%
4,001 - 6,000	1	4,185	0.03%
2,001 - 4,000	1	2,579	0.02%
1 - 2,000	6	3,542	0.03%
Zero Usage	43	0	0.00%



## Triview Metropolitan District

NEW TAPS REPORT	APRIL 2025 TAPS PAID		
1		HPR Irrigation TAP	\$ 51,489.80
		April 2025 TOTAL	\$ 51,489.80

Note: Several Tap payments were delivered April 30th and processed and checks deposited May 1st. As of 5/19/25 Triview has received 13 tap payments.



May. 15, 2025

Triview Metropolitan District  
P. O. Box 849  
Monument, CO 80132

Per the current Intergovernmental Agreement (IGA) between the Town of Monument and Triview Metropolitan District, the Town will transfer \$229,161.31 to the Triview Vectra account on or before May 31, 2025. The ACH details are as follows and documentation is enclosed.

Sales Tax for March 2025	\$	206,123.37
Regional Building Use Tax for April 2025	\$	785.65
Motor Vehicle Tax for April 2025	\$	22,252.29

If you have questions or need additional information, please do not hesitate to contact me.

Sincerely,

Madeline VanDenHoek  
Town Manager





## Assistant Manager Training Report April/May 2025

- I attended multiple meetings regarding the AVIC project. Work continues at the headgate and augmentation station. We are pushing to finish up any work in the creek bottom, as runoff flows may prevent work from occurring for an extended period. We hope to utilize flows from Cottonwood Creek to store water in the TMD Pueblo Reservoir account this year for use in the District.
- I attended CPR/First Aid class with field staff for certification. All TMD field staff are now certified in CPR/First Aid. We felt this was a good certification for our crews who interact with the public. A big “thank you”, Matt Rayno for setting this up!
- I attended the April 21<sup>st</sup> Town of Monument Council meeting. TMD was approved to construct a new waters storage tank. Town Council approved the construction unanimously. Work began on April 22<sup>nd</sup>. We have started weekly on-site meetings to coordinate with RESPEC (engineer), Kiewit (contractor), and Triview. The work is phased, and the current phase is expected to be completed late June 2025. We will pick up the next phase early 2026.
- Met with Corebridge Financial, staff and Fromm and Co. to discuss issues with staff retirement accounts. Several issues were raised. Working with Wendy Brown to mitigate issues. We also are considering moving to another provider if problems persist.
- Nick Pallisco has replaced 12 commercial meters since the last Board meeting. We continue to replace the outstanding meters. We hope the meter replacements will shrink the amount of unbilled water.
- I continue to work through the latest version of Triview’s engineering standards and specifications for infrastructure construction in the District with Kevin Fackerell (Triview’s inspector). The updated standards will allow us to stay current in construction materials and practices.
- I participated in various staff engagement activities.
- I have included photos of the AVIC headgate construction as well as the large hole for constructing the augmentation station.
- I attended a meeting with Jim McGrady and Kimley Horn engineering team to discuss and strategize a possible roundabout intersection at Lyons Tail and JCP. An initial study will be conducted for traffic counts and other related data to determine what traffic control method will improve safety and traffic flow (roundabout vs signal light).

- The Triview team held a “kickoff” meeting with Crossland Construction Company to initiate the building of the TMD Admin/Utilities project. On site work to begin week of June 1, the goal is to have the building complete by early 2026.
- I participated in a meeting with the RESPEC team to discuss updating the Triview Water and Sewer Master Plan. The plan looks at projections for both water and sewer and how we as staff can plan accordingly for future growth. The plan contains data regarding pipe size, pressures, pipe capacities, and delivery capabilities. The goal is to have the plans completed by the end of 2025.





















## Triview Metropolitan Public Works May 2025 Report

### List of May Projects:

- Weekly/Daily: Daily trash pick-up around the District and bi-weekly cleaning of trash cans and doggie pot stations
- Completed Paiute Park Enhancements.
- First mow for the district was May 5<sup>th</sup> 2025.
- First mow Forest Lakes was April 28<sup>th</sup> 2025.
- Finish mulching landscape beds
- First round of Native mowing in district
- Irrigation repairs on going. Repairs to leaking valves, broken or plugged heads, leaks in drip lines.
- Fleet maintenance (Trucks, Mowers, and small equipment) Wheel loader down needs multiple repairs. FL80 engine problems.
- First round of sidewalk and curb edging completed using the new Ventrac edger. We are looking to do this every month. Huge time saving with this new attachment.
- Irrigation and Mow schedule set for the season.
- Spot spray off lawn weeds in rock and landscape beds.
- Public Works will be fully staffed on May 28<sup>th</sup> for the summer season.
- Turf repairs and seeding where needed.
- Back in the B Plant trail project looking to completed by end of may.
- Volunteer for the Triview Pikes Peak soap box derby 30<sup>th</sup>-2<sup>nd</sup>.



**Focus for June:**

- Landscape bed enhancement throughout the district. We are going to replace dead or missing shrubs, and design some that need it with demolition, fix irrigation, replant, paper and rock instead of mulch.
- District tree replacement planting.
- Irrigation system upgrades to leather chaps. Coverage issues on tops of hills.
- Seeding bare spots throughout district turf.
- Trail Maintenance
- Continued Off lawn weed control
- Constriction of shade structure Train Park.
- District street Striping Jackson Creek Parkway, Leather Chaps, Lyons Tail.
- soil sampling on turf around new field in sanctuary.
- Street sweeping district roads.
- Monthly edging of walks and curbs.
- Early June trip up to B/V to spray for Canada Thistle.
- District detention pond repairs and maintenance.
- Mid June second round of lawn fertilizer and broad leaf spray.











## Triview Metropolitan District Utility Report May 22<sup>nd</sup>, 2025

- **Operations Updates:**

- Continued Preparation for Sanitary Survey.
  - Forest lakes sanitary survey inspection was completed in early May.
  - We anticipate Triview's Sanitary survey later this summer.
- Sending out of Consumer Confidence Report.
  - This year's report will include a copy of CSU's report
- Wastewater flume has been recalibrated and appears to be reading accurately.
  - We will be installing a Laser flow meter upstream of the flume to verify accuracy.
- NDS produced 91% of the water for the District in April.

- **Unaccounted/Unbilled Water**

- Triview produced 18,881,107 gallons in the April billing cycle. In the same cycle we sold our customers 16,940,776 gallons leaving 1,940,776 gallons unaccounted.

- **What we are doing**

- We are trying to determine if the loss is perceived loss or actual loss.
- We verified the accuracy of our production meters.
- We are working on completing the meter replacement program to verify the accuracy of our customer meters.
- We worked with Timber Line Electric and Control to integrate some additional meters into our SCADA reporting. May's water loss report will include the new calculations for water loss by pressure zone.
- We have started some targeted leak detection.
  - One good sized leak was discovered and repaired on an irrigation service line.
  - We are surveying the rest of our irrigation service lines for leaks.
  - We have found two additional leaks on irrigation service lines so far.



## Triview Metropolitan District Monthly Water Report

April 2025

### Water Production

NDS	17,278,307	Gallons	91%
Wells	1,641,000	Gallons	9%
<b>Total Water Produced</b>	<b>18,919,307</b>	<b>Gallons</b>	

### Metered Non-Billable Water

Process Water	25,200	Gallons
Change in Tank Level	0	Gallons
Hydrant Flush and Misc (metered non-billable)	13,000	Gallons
<b>Total Non-Billable Water</b>	<b>38,200</b>	<b>Gallons</b>

Water Distributed\* **18,881,107** Gallons

### Water Billed

Water billed to Customers	16,940,331	Gallons
Hydrant Meter Billed	84,700	Gallons
Metered but not billed -	0	Gallons
<b>Actual Billed Water Total</b>	<b>17,025,031</b>	<b>Gallons</b>

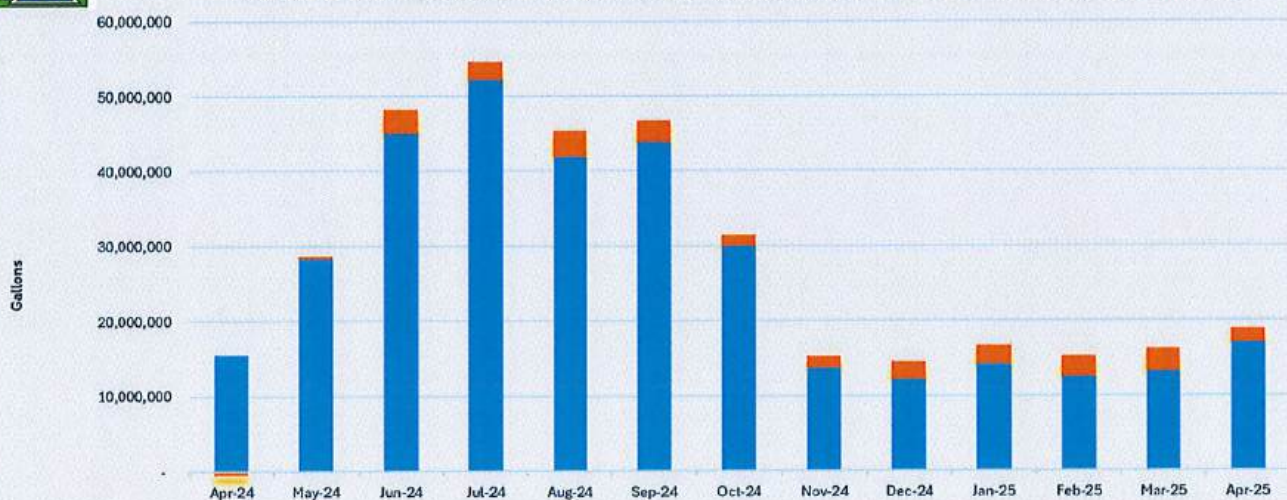
**Unbilled water** **1,856,076** Gallons  
**%Billed** **90.17%**

**Apr. 2025 % Unbilled** **9.83%**  
**Apr. 2024 % Unbilled** **0.04%**

\*Includes Production Minus Total Non-Billable Water



Triview Metropolitan District Monthly Water Production Water Billed vs. Water Unbilled



(10,000,000)													
	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25
■ % Unbilled	-3.66%	1.22%	6.62%	4.46%	7.53%	6.25%	5.05%	10.66%	16.13%	15.72%	18.53%	18.73%	9.83%
■ Unbilled Water	(548,000)	349,738	3,194,000	2,438,000	3,418,865	2,926,164	1,594,135	1,628,134	2,332,548	2,622,651	2,830,933	3,034,704	1,856,076
■ Total Billed to Customers	15,511,000	28,376,262	45,036,000	52,241,000	41,954,809	43,862,917	29,941,919	13,651,903	12,126,105	14,061,151	12,446,803	13,167,712	17,025,031

Triview 2025 Monthly Water Storage and Consumption

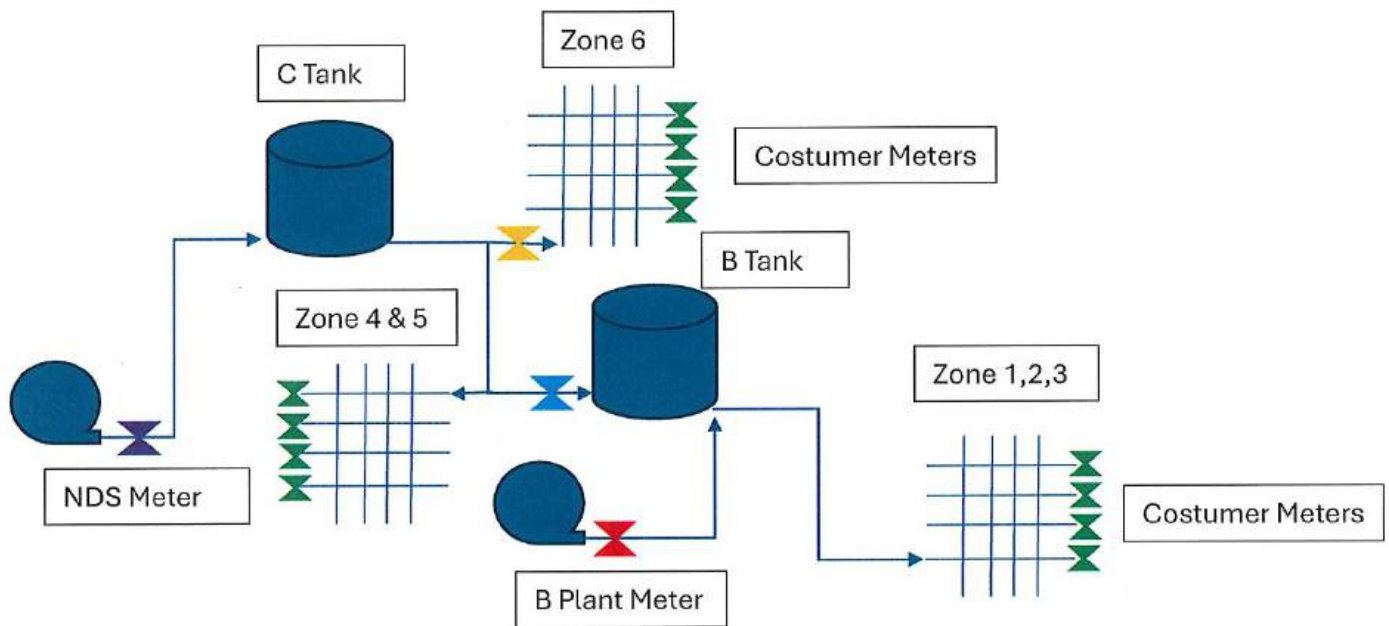
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Triview Water Storage and Consumption Comparison

	Water Diverted (AF)					Water in Storage (AF)				Monthly Water Consumption (AF)		
	AVIC	Bale	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservoir	Pueblo Reservoir	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption
Apr-25						575	300		875	5	53	5
Apr-24										55	0	5
Apr-23										46	0	4



## How Water Loss is Calculated



$$\text{Zone 6 Production Meter} \text{ (Yellow X)} - \text{Zone 6 Customer Meters} \text{ (Green X)} = \text{Zone 6 water loss}$$

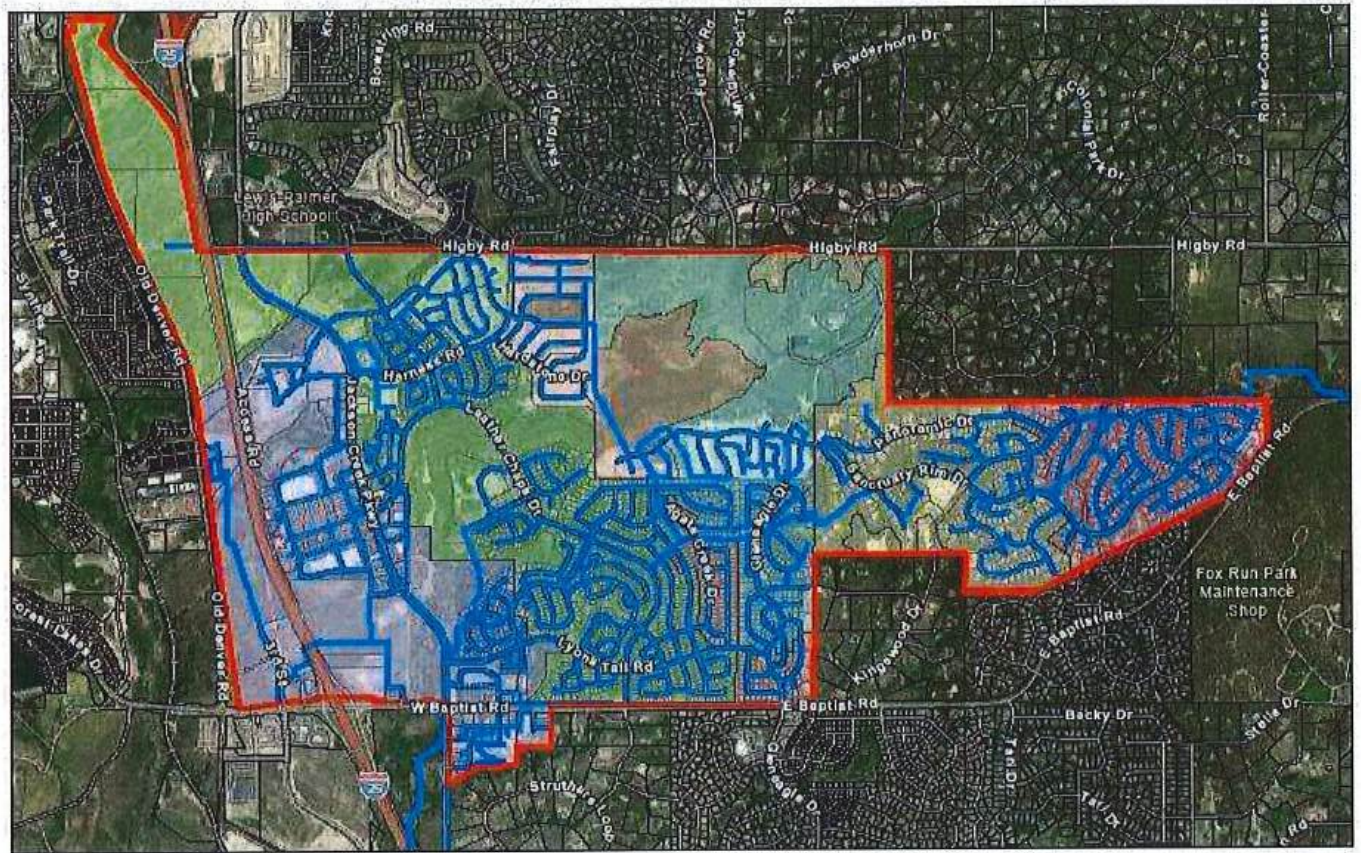
$$\text{NDS Meter} \text{ (Purple X)} - \text{Zone 6 Production Meter} \text{ (Yellow X)} = \text{Cla Val Meter} \text{ (Blue X)}$$

$$\text{Change in C Tank Level} - \text{Zone 4,5 Customer Meters} \text{ (Green X)} = \text{Zone 4,5 water loss}$$

$$\text{Cla Val Meter} \text{ (Blue X)} + \text{B Plant Meter} \text{ (Red X)} = \text{Change in B Tank Level}$$

$$\text{Change in B Tank Level} - \text{Zone 1,2,3 Customer Meters} \text{ (Green X)} = \text{Zone 1,2,3 water loss}$$

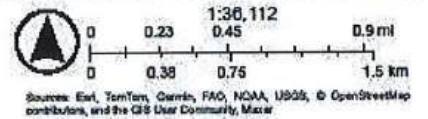
## Triview Metropolitan District Pressure Zones



4/10/2025

- |   |  |  |
|---|--|--|
| <span style="border: 2px solid red; padding: 2px;"> </span> Service Boundary                            | <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;"> </span> PZ2 | <span style="background-color: #f4cccc; border: 1px solid black; padding: 2px;"> </span> PZ6 |
| <span style="border-bottom: 2px solid blue; width: 20px; display: inline-block;"> </span> Water - Mains | <span style="background-color: #fce4d6; border: 1px solid black; padding: 2px;"> </span> PZ3 | <span style="border: 1px solid black; padding: 2px;"> </span> Parcels - El Paso County       |
| Water - Pressure Zones  | <span style="background-color: #f4cccc; border: 1px solid black; padding: 2px;"> </span> PZ4 | World Imagery  |
| <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;"> </span> PZ1            | <span style="background-color: #fce4d6; border: 1px solid black; padding: 2px;"> </span> PZ5 | Low Resolution 15m Imagery   |

High Resolution 60cm Imagery  
 High Resolution 30cm Imagery  
 Citations  
 9.6m Resolution Metadata





## RESOLUTION 2025-06

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH THE PROCEEDS OF TAX-EXEMPT BONDS FOR CERTAIN CAPITAL EXPENDITURES UNDERTAKEN OR TO BE UNDERTAKEN BY THE DISTRICT; GENERALLY IDENTIFYING THE CAPITAL EXPENDITURES; AND PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH.**

WHEREAS, the Triview Metropolitan District (the "District"), located in El Paso County in the State of Colorado (the "State"), is a political subdivision duly organized and existing pursuant to the constitution and laws of the State; and

WHEREAS, at the election held on May 6, 2025, a majority of District voters approved Ballot Issue A, authorizing the District to issue limited tax general obligation bonds (the "Bonds"), the proceeds of which are to be used for the purpose of financing the costs of widening and improving Higby Road to address safety concerns and increased traffic flows (collectively, the "Capital Project"); and

WHEREAS, the Board of Directors of the District (the "Board") has determined that it is in the best interest of the District to make certain capital expenditures related to the Capital Project; and

WHEREAS, the Board currently intends and reasonably expects to issue the Bonds or otherwise participate in a tax-exempt financing, in an amount which shall not exceed \$12,600,000 (the "Financed Amount"), to reimburse the District for design and engineering costs and related capital expenditures incurred or to be incurred subsequent to a period commencing 60 days prior to the date hereof, and ending prior to the later of 18 months of the date of such capital expenditures or the placing in service of the Capital Project (but in no event more than 3 years after the date of the original expenditure of such moneys); and

WHEREAS, the Board hereby desires to declare its official intent, pursuant to 26 C.F.R. § 1.150-2, to reimburse the District for design and engineering costs paid during the current calendar year and such other related capital expenditures with the proceeds of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT AS FOLLOWS:

Section 1. ***Declaration of Official Intent.*** The District shall, presently intends, and reasonably expects to finance a portion of the Capital Project with legally available funds.

Section 2. ***Dates of Capital Expenditures.*** All of the capital expenditures covered by this Resolution were for design and engineering costs paid during the current calendar year or will be made on and after the date which is 60 days prior to the effective date of this Resolution.

Section 3. ***Bond Issuance.*** The District presently intends and reasonably expects to issue the Bonds within 18 months of the date of the expenditure of moneys on the Capital Project or the



date upon which the Capital Project is placed in service, whichever is later (but in no event more than 3 years after the date of the original expenditure of such moneys), and to allocate from said financing an amount not to exceed the Financed Amount to reimburse the District for its expenditures in connection with the Capital Project.

Section 4. ***Confirmation of Prior Acts.*** All prior acts and doings of the officials, agents and employees of the District which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Capital Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 5. ***Effective Date of Resolution.*** This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting this 22nd day of May, 2025.

[SEAL]

TRIVIEW METROPOLITAN DISTRICT

By: \_\_\_\_\_  
President, Board of Directors

Attest:

By: \_\_\_\_\_  
Secretary, Board of Directors



TRIVIEW METROPOLITAN DISTRICT  
16055 Old Forest Point  
Suite 302  
P.O. Box 849  
Monument, CO 80132  
(719) 488-6868 Fax: (719) 488-6565

**DISBURSEMENTS OVER \$5,000**  
**May 22, 2025**

**Paid Invoices Over \$5,000 For 2025**

- 1. Donala Water & Sanitation District \$87,913.48**  
Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater –  
TF/Donala/IGA
- 2. Ferguson Waterworks \$121,156.23**  
Capital Project –Enterprise – Water Improvements -Teachout Creek Escrow  
(6 Invoices)
- 3. Transwest Truck Trailer RV \$21,498.23**  
Capital Project – General – Vehicles & Equipment – 2024 Freightliner  
Dump Truck/Plow Truck
- 4. Matrix \$6,593.75**  
Capital Project –Enterprise – Water Improvements – AVIC Augmentation  
Station/Diversion Structure/Recharge Pond
- 5. Colorado Springs Utilities \$161,587.00**  
Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and  
Deliver (CTD)
- 6. Key & Lauer \$7,677.39**  
Capital Project –General – Vehicles & Equipment – Land & Design for Office Building
- 7. Summit Water Engineers, Inc. \$9,138.00**  
Capital Project –Enterprise – Water Improvements – AVIC Augmentation  
Station/Diversion Structure/Recharge Pond



- 8. Site One Landscape Supply** **\$5,774.66**  
General Fund – Parks & Open Space O & M – Repair & Maintenance (15 Invoices)
- 9. JR Engineering, LLC** **\$13,322.00**  
Capital Project –General – Vehicles & Equipment – Land & Design for Office Building
- 10. Monson, Cummins & Shohet, LLC** **\$20,896.00**  
Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shohet
- 11. White Bear Ankele Tanaka & Waldron** **\$25,462.91**  
General Fund – Professional Services – Legal Fees
- 12. RESPEC Company LLC** **\$21,525.00**  
General/Enterprise Fund – Professional Services – Professional Services Engineering
- 13. RESPEC Company LLC** **\$11,321.25**  
Capital Project –Enterprise – Water Improvements – Tank Design
- 14. Summit Water Engineers, Inc.** **\$13,015.00**  
Enterprise Fund – Water System – FMIC Accounting
- 15. Badger Meter** **\$13,351.32**  
Enterprise Fund – Water System – Repair and Maintenance
- 16. Schnabel Engineering** **\$25,835.56**  
Capital Project – Enterprise – Water Improvements -Central Reservoir (2 Invoices)
- 17. T-Bone Construction Inc.** **\$627,922.45**  
Capital Project –Enterprise – Water Improvements – AVIC Augmentation  
Station/Diversion Structure/Recharge Pond
- 18. Board of Water Works of Pueblo, Colorado** **\$31,371.55**  
Enterprise Fund -Water Systems – Leased Pueblo Reservoir Lease & Outlet

<b>19. HydroGeo Designs, Inc.</b>	<b>\$7,461.60</b>
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Capital Project –Enterprise – Water Improvements – AVIC Augmentation Station/Diversion Structure/Recharge Pond	

<b>20. Gordon Construction Company</b>	<b>\$110,944.37</b>
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Capital Project –Enterprise – Water Improvements -Teachout Creek Escrow	

**Total Over \$5,000.00 = \$1,343,767.75**



**Financials will be sent  
out as soon as they are received.**