

# TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

## Regular Board Meeting Agenda

Thursday, March 19, 2026

Triview Metropolitan District Office  
1641 Baja Drive  
Monument, CO 80132  
5:30 p.m. – 9:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/88475651530?pwd=5OL2uVDn6rOYxF07OCf6ogLsCC5qBw.1>

Meeting ID: 884 7565 1530  
Passcode: 449304

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## AGENDA

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Disclosure of Conflicts
4. Approval of Agenda
5. Public Comment
6. Approval of Consent Agenda
  - February 19, 2026, Regular Meeting minutes
  - Billing Summary Rate Code Report (enclosure)
  - Taps for February 2026 (enclosure)
  - Tax Transfer from Monument (enclosure)
7. Operations Reports
  - a. Operations Manager/District Administrator Monthly Report (enclosure Steve Sheffield)
  - b. Financial Operations and Customer Service Administrator Monthly Report (enclosure Sara Lamb)
  - c. Public Works and Parks and Open Space Updates (enclosure Matt Rayno)

- d. Utility Department Operations Updates (enclosure Gary Potter)
- e. District Manager Monthly Report (enclosure)

8. Action Items:

9. Discussion Items: None

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

- a. Checks of \$5,000.00 or more (enclosure)
- b. February 2026 Financials (enclosure)

11. Legal Comments (George Rowley, Chris Cummins)

12. Board Member Updates

13. Update Board on Public Relation activities.

- Newsletter distribution and Topics

14. Executive session of the Board of Directors pursuant to Sections 24-6-402(4)(e), Colorado Revised Statutes, for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to potential participation in the Northern Monument Creek Interceptor and the acquisition of property for open space and parks and for the purpose of discussing the purchase, acquisition, lease, transfer or sale of real, personal, or other property interest for parks and open space pursuant to Section 24-6-402(4)(a), Colorado Revised Statutes.

15. Adjournment

# RECORD OF PROCEEDINGS

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## MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

**February 19, 2026**

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, February 19, 2026, 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:

President	Jason Gross, present
Vice President	Ann-Marie Jojola, present
Secretary/Treasurer	Amanda Carlton, present
Director	John Gibbons, Absent
Director	Erik Demkowicz, Absent

Also, in attendance were on roll call:

James McGrady, District Manager  
Steve Sheffield, Assistant District Manager  
Sara Lamb, District Administrator  
George Rowley, General Counsel  
Chris Cummins, Water Counsel  
Natalie Barszcz, Our Community News

### DISCLOSURE OF CONFLICTS:

None.

### AGENDA:

Mr. McGrady distributed, for the Board's approval, the proposed agenda. A motion was made by Mr. Demkowicz for approval of the proposed agenda with the addition of a minor change to the order of staff reports. Mr. McGrady would report last instead of first. The motion was seconded by Ms. Jojola. A vote was taken, and the motion passed unanimously.

### PUBLIC COMMENT:

Ms. Natalie Barszcz gave a compliment to Matt Rayno and the open space crew for their trail improvement work on the trail near Split Creek Dr. Ms. Barszcz also informed the Board that she would not be reporting future meetings for Our Community News starting in the spring of 2026.

## RECORD OF PROCEEDINGS

### CONSENT AGENDA:

- a) Previous regular meeting Minutes January 22, 2025, (enclosure)
- b) Special meeting minutes February 11, 2026, (enclosure)
- c) Billing Summary Rate Code Report (enclosure)
- d) Taps for January 2026 (enclosure)
- e) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Demkowicz to approve the consent agenda as presented. The motion was seconded by Ms. Jojola. A vote was taken, and the motion passed unanimously.

### OPERATIONS REPORTS:

Gary Potter, Water Treatment and Conveyance Superintendent

- Mr. Potter gave a detailed explanation of the influent and effluent discrepancies at the wastewater treatment plant that have existed for several years. He explained how he and his team have worked with new measuring devices to mitigate the discrepancies. Mr. Potter believes that we now have reliable numbers and data from our devices at the plant.
- The utility department continues to work with the decommissioning of WTPA, and the modifications required to make a utility storage facility.
- Mr. Potter and team continue to work with DWR to ensure that Triview can utilize surface water rights (AVIC and Bale Ditches) come spring 2026.
- Mr. Potter reported that unaccounted for water was 4.15% for January 2026. This represents significant progress in reducing that amount of water unaccounted for.

Steve Sheffield, Assistant District Manager

- Mr. Sheffield led a discussion regarding the use of water storage tank C for cellular service devices. Dish network was the previous user, now AT&T is utilizing the tank. Dish equipment will be removed and stored for their retrieval.
- The bidding process for modifications to the large detention pond in Sanctuary Pointe is ongoing.
- The TMD team met with Monument FD to discuss the Higby Rd improvement project and the related road closures and detours necessary to complete the project.
- Mr. Sheffield gave the Board an update on the new admin/utility building. Staff plans to occupy the building in the second week of March as of now.

## RECORD OF PROCEEDINGS

Sara Lamb, District Administrator

- Ms. Lamb shared with the Board how development funds are collected and used as well as collecting deeds from developers for water underneath properties.
- Ms. Lamb informed the Board that 3 taps had been sold for January 2026.
- Ms. Lamb informed the Board about a staff meeting with the Vectra Bank team. The meeting resulted in efficiencies for the Triview team and an increase in interest on several TMD bank accounts.

Matt Rayno, Superintendent of Parks and Open Space

- Mr. Rayno reported that his crew is working on winter landscaping and cleanup projects due to the mild weather.
- The team has been working on a trail erosion mitigation project near Split Creek Dr.
- Mr. Rayno is working with various professionals to implement a new fertilizing process in hopes of improving the appearance of the District for 2026 growing season.

Jim McGrady, District Manager

- Mr. McGrady spent his report updating the Board on the upcoming Higby Rd improvement project. Schedule, public relations/communications, and signage were discussed. Text alerts were suggested as a more urgent form of communication.

### ACTION ITEMS:

- a. Review and Consider Resolution 2026-04, a Resolution of the Board of Directors of the Triview Metropolitan District, to Approve an Addendum to the Intergovernmental Agreement with Colorado Springs Utilities and the Forest Lakes Metropolitan District for Construction Cost Sharing for the Northern Monument Creek Interceptor and to Approve the Wastewater Service Agreement with Colorado Springs Utilities for the Provision of Long-Term Wastewater Services to the Triview Metropolitan District. Mr. McGrady and Mr. Cummins refreshed the Board on the NMCI process and the urgency and necessity of moving forward with the project.

After a question and answer session with District Manager James McGrady, Special Counsel Chris Cummins, and General Counsel George Rowley, Director Jojola made a motion to approve resolution 2026-04, a Resolution of the Triview Metropolitan Board of Directors, to continue to cooperate and Participate with Colorado Springs Utilities and Forest Lakes Metropolitan District in the Construction of the Northern Monument Creek Interceptor (NMCI) project based upon a Guaranteed Maximum Price and the Terms and Conditions contained in the IGA Agendum, and be it Further Moved that the Triview Metropolitan District is in Agreement with the Provisions Terms, and Conditions of the Wastewater Service Agreement as written, and be it Moved that the District Manager is authorized to execute, on behalf of the Triview Metropolitan District, said

## **RECORD OF PROCEEDINGS**

agreements and Documents, Evidencing Triview's Continuing Commitment to Participate in the NMCI Project. The Motion was duly seconded by Director Demkowicz. A vote was taken. The motion carried unanimously.

### DISCUSSION ITEMS:

There were no discussion items.

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

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

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

January 2026 Financials

Mr. Demkowicz moved to approve the January financials. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.

### LEGAL COMMENTS:

There were no comments from Mr. Rowley or Mr. Cummins.

### BOARD MEMBER UPDATES:

Mr. Gross informed the Board that he had attended the Fountain Creek Watershed Authority meeting. He briefed the Board on the purpose of the Authority and the work they do.

### UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the latest District newsletter was approved and deliveries would begin 2/19/2026.

### EXECUTIVE SESSION:

At 8:42 PM a motion was made by Mr. Demkowicz to Receive legal advice pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to potential participation in the Northern Monument Creek Interceptor. The Motion was seconded by Ms. Jojola. A vote was taken and the Board voted unanimously to enter executive session. After a discussion and some questions, a motion was made by Mr. Gross to exit executive session and re-enter regular session. Ms. Carlton seconded the motion. A vote was taken and the motion passed unanimously. The Board exited executive session and returned to regular session at 9:11 PM.

## RECORD OF PROCEEDINGS

### ADJOURNMENT:

There being no further business, Mr. Gibbons made a motion to adjourn the meeting at 9:11 PM. Ms. Jojola seconded the motion. A vote was taken and the motion passed unanimously.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting

**Triview Metropolitan District - FEBRUARY MONTH END**  
**Summary Financial Information - Board Packet**  
**Base Fee Dates: 2-1 to 3-1-2026**  
**Usage Dates: 12-30 to 1-30-2026**

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$161,537.00	2435
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$60,681.38	2416
Rate Code 01 Triview Metro - Res Water Base Rate	\$115,842.86	2437
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$95,454.56	2380
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$4,488.93	125
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$201.67	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"	\$4,556.00	34
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$3,264.00	34
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$12,596.00	47
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$9,024.00	47
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$8,040.00	15
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$5,760.00	15
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$3,216.00	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$2,301.00	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$29,771.54	95
Usage Fee Triview Metro - Com Water Use Rate	\$51,036.99	95
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$2,688.00	28
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$4,032.00	21
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$6,528.00	17
Usage Fee Triview Metro - Com Irr Water Use	\$22.56	2
Triview Metro - Quik Way Sewer		
Triview Metro - Metering & Billing Fee	\$18,042.00	2584
Title Prep Fee Triview Metro - Title Request Fee	\$800.00	18
Triview Metro - 5% Late Fee	\$2,657.34	247
Special Impact Triview Metro - Special Impact Fee	\$2,450.00	245
Triview Metro - Disconnect Fee	\$75.00	1
Triview Metro - Reconnect Fee	\$75.00	1
Triview Metro - NSF Fee	\$50.00	2
<b>Total Accounts</b>	<b>\$605,191.83</b>	<b>13349</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2411
Rate Code 02 - Commercial Account 1"	36
Rate Code 03 - Irrigation Account 1"	31
Rate Code 04 - Commercial Account 1 1/2"	52
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	16
Rate Code 08 - Triview No Charge	1
Rate Code 09 - Commercial Account 3"	3
Rate Code 10 - Irrigation Account 2"	16
Rate Code 11 - Irrigation Account 1 1/2"	20
Rate Code 12 - Permitted	
<b>Total Accounts</b>	<b>2587</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 72,252.95
Amount Past Due 31-60 Days	\$ 6,661.44
Amount Past Due 61-90 Days	\$ (2,825.92)
Amount Past Due 91-120 Days	\$ (1,388.96)
Amount Past Due 120+ Days	\$ (8,228.78)
<b>Total AR</b>	<b>\$66,470.73</b>

Receipts	Amount	Items
Payment - ACH	\$444,487.29	1805
Payment - Vectra Bank	\$92,018.93	322
Payment - On Site	\$71,818.05	319
Refund CREDIT		
REVERSE Payment	(\$6,872.62)	2
Transfer CREDIT In	\$630.58	4
Transfer CREDIT Out	(\$630.58)	1
REVERSE Payment - NSF	(\$385.16)	2
<b>Total Receipts</b>	\$601,066.49	2455
<b>Checks versus Online Payments</b>	<b>26.21%</b>	<b>73.79%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 12-30 to 1-30-2026 =	13,630,540	2585
Gallons sold 1-30 to 2-27-2026 =	12,595,910	2594

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	0	0	0.00%
40,001 - 50,000	1	44,921	0.33%
30,001 - 40,000	0	0	0.00%
20,001 - 30,000	0	0	0.00%
10,001 - 20,000	55	663,991	4.87%
8,001 - 10,000	68	601,169	4.41%
6,001 - 8,000	237	1,619,704	11.88%
4,001 - 6,000	637	3,115,882	22.86%
2,001 - 4,000	947	2,850,575	20.91%
1 - 2,000	418	496,266	3.64%
Zero Usage	48	0	0.00%
<b>Total Meters</b>	2411	9,392,508	68.91%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	33	3,469,921	25.46%
40,001 - 50,000	4	177,483	1.30%
30,001 - 40,000	5	183,075	1.34%
20,001 - 30,000	9	217,956	1.60%
10,001 - 20,000	4	60,421	0.44%
8,001 - 10,000	2	17,934	0.13%
6,001 - 8,000	3	20,933	0.15%
4,001 - 6,000	5	25,261	0.19%
2,001 - 4,000	13	39,209	0.29%
1 - 2,000	16	19,228	0.14%
Zero Usage	13	0	0.00%
<b>Total Meters</b>	107	4,231,421	31.04%

Usage Breakout in Gallons for Irrigation	# 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	0	0	0.00%
10,001 - 20,000	0	0	0.00%
8,001 - 10,000	0	0	0.00%
6,001 - 8,000	0	0	0.00%
4,001 - 6,000	1	4,731	0.03%
2,001 - 4,000	0	0	0.00%
1 - 2,000	2	1,880	0.01%
Zero Usage	64	0	0.00%



February 2026 Tap  
Report

Triview Metropolitan District

<b>NEW TAPS</b>	<b>SFE</b>	<b>February 2026 TAPS PAID</b>		
1	1	16896 Starfall Dr	LOT 68 JACKSON CREEK NORTH FIL NO 3 L/MR	\$ 49,440.00
1	1	579 Old Grotto Drive	LOT 92 JACKSON CREEK NORTH FIL NO 3 L/MR***PARCEL C	\$ 49,440.00
1	1	16865 Greenfield Drive	LOT 64 JACKSON CREEK NORTH FIL NO 3 L/MR	\$ 49,891.00
1	1	16324 Cattle Creek Ct	LOT 49 HOME PLACE RANCH FIL NO 2	\$ 52,778.71
4	4	Total SFE	<b>FEBRUARY 2026 TOTAL</b>	<b>\$ 201,549.71</b>



March 15, 2026

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 \$208,890.67 to the Triview Vectra account on or before March 31, 2026. The ACH details are as follows.

Sales Tax for January 2026	\$	186,913.74
Regional Building Use Tax for February 2026	\$	1,428.51
Motor Vehicle Tax for February 2026	\$	20,548.42

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

Sincerely,

Madeline VanDenHoek  
Town Manager



## Assistant Manager Report February/March 2026

- The MOVE, The MOVE, The MOVE! I have spent the past few weeks assisting with the office move to the new building. We continue to mitigate some minor issues before full functionality for staff at the new facility.
- Gary Potter and I attended our first Special Districts Association Leadership Academy Conference in Denver. We will both be attending an additional 3 conferences throughout the year.
- I have been involved in several “pre” project meetings regarding the Higby Rd improvements. Initial phase 1 work begins March 23<sup>rd</sup>.
- Gary Potter and I collected the 1<sup>st</sup> quarter water quality sampling to keep the Central Reservoir slurry wall construction project on schedule.
- **As always, I am happy to take any Board members on a tour of any of our facilities!**



**March 2026**

## Financial Operations and Customer Service Administrator Report

### 1. **Tap Status**

February - Total of 4 Taps sold = 4 SFE, generated revenue \$201,549.71

YTD - Total of 11 Taps sold = 11 SFE, generated revenue \$552,772.42

### 2. **Billing Review**

- a. 2594 Accounts as of Feb 28, 2026
- b. Quality Control – Corrected all service addresses uploaded in Billing and Beacon Meter Reading file to reflect the complete street address, correct spelling and Street abbreviations.
- c. Corrected 186 addresses
- d. Investigated and corrected customer payment posting errors.

### 3. **Hydrant Billing Program**

- a. In the beginning stages of evaluating the Hydrant Billing Program to create an improved process in obtaining monthly reads and invoices for contractors.

### 4. **Reviewed Meter/Endpoint change outs for Residential Accounts**

- a. 48 remaining residential accounts on AMR Reading System
- b. Assessed last meter/endpoint equipment change dates for all 49 accounts. (Most in between 2000 and 2003 dates, with a few in late 1999.)
- c. Drafting customer notification letters regarding antiquated meter equipment and request for appointments for installation of new equipment.

### 5. **Continued participation with Administration staff for the preparation for the final move to the new administration building.**

### 6. **Financials:**

- a. Prepared monthly invoices for residential tap quotes, and various Triview agreements and contracts.
- b. Reconciled accounts receivable, reconciled tap deposits, reconciled issuance of new permits, and prepared monthly invoices.
- c. Updated commercial tap quotes as needed



## Triview Metropolitan Public Works March 2026 Report

### List of March Projects:

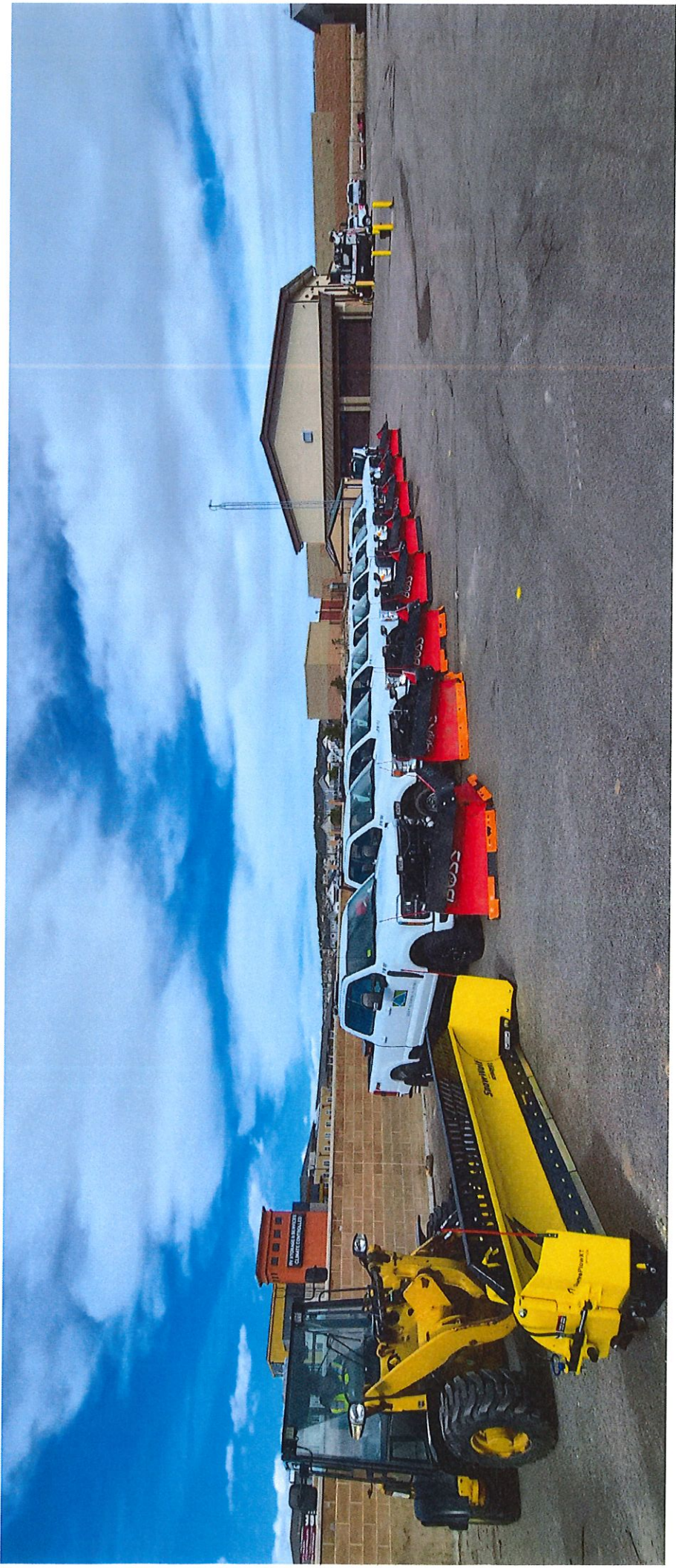
- Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations
- Mulching ornamental beds on Jackson Creek and throughout district.
- Street sign repairs
- Aeration / overseeding started and will be completed by end of month.
- Post Emergent application started on Jackson creek beds continued throughout district on all rock and landscape beds.
- Winter watering trees and shrubs
- Snow reports: 1 storm on 3/6/26 6"-10" throughout the district.
- Fleet maintenance (Post snow work on multiple trucks and other equipment) All mowers serviced, and repairs made. All trailers serviced. Next up servicing 2-cycle equipment.
- Finish up and cutbacks on shrubs, perennials, and tree pruning
- Trail enhancements and repairs on going.
- Venison Creek Park is well underway. On schedule for completion April 1<sup>st</sup>.
- Finish district concrete audits.
- District street sweeping on all Mains Jackson Creek, Leather Chaps, Lyons Tail, Kitchener, Glen Eagle, and Sanctuary Rim.
- Irrigation systems are being charged and run through watering during the day.



**Focus for April:**

- 1<sup>st</sup> round of pine beetle spray scheduled.
- . Tree replacement counts
- Shrub and plant replacements.
- District street sweeping inner district roads.
- Irrigation start up around the district (weather permitting)
- Fertilize on lawn turf throughout district starting April 6<sup>th</sup>.
- Fertilize all ornamental shrub/perennial beds
- Finish application of granular pre-emergent
- District trail conditioning and repairs “ongoing”
- Bid out concrete repairs for 2026
- Spot mow areas in the district
- Set up irrigation and landscape enhancements for the season
- Sidewalk and curb edging throughout district
- Mow and maintenance schedules set for the season
- District crack sealing
- Clean and store all snow equipment.







## Triview Metropolitan District Utility Report March 19<sup>th</sup>, 2026

- **Operations Updates:**

- A-Plant renovation is completed!
- We are working hard to make sure we are ready to take water on the AVIC and Bale ditches by April 15<sup>th</sup>.
- We Completed first quarter 2026 water quality sampling for the Central Reservoir.
- We are working on the 2025 Consumer Confidence Report. The report will be published on our website in the next couple of weeks.
- We are working on a Risk and Resiliency Assessment that is required by the EPA. The deadline for submission is June 30<sup>th</sup>, 2026.
- We had a scheduled outage on the NDS for 5 days. We were able to fill the tanks and maintain water using our wells. We also got to exercise some equipment that has not operated since the NDS was put in service.
- Well D-7's pump and motor have been replaced, and the well is fully operational.
- Well A-7 is scheduled to be pulled in the next couple of weeks.
- NDS produced 46% of the water for the District in February.
- The snowpack in the Arkansas River Basin has not improved since my last report. We are still 44% below the median. The chart estimates we are 21 days from peak snowpack.

- **Revenue Water/Non-Revenue Water**

- Triview distributed 14,946,982 gallons in the February billing cycle. In the same cycle we sold our customers 14,005,141 gallons, leaving 941,841 gallons of Non-Revenue Water.



## Triview Metropolitan District Monthly Water Report

**February 2026**

**( 11:59 pm 1/30/25 to 11:59 2/27/25)**

**Water Production**

NDS	7,163,991	Gallons	48%
Wells	7,823,191	Gallons	52%
<b>Total Water Produced</b>	<b>14,987,182</b>	<b>Gallons</b>	

**Metered Non-Billable Water**

Process Water	25,200	Gallons
Hydrant Flush and Misc (metered non-billable)	15,000	Gallons
<b>Total Non-Billable Water</b>	<b>40,200</b>	<b>Gallons</b>

**Water Distributed\*** **14,946,982 Gallons**

**Water Billed**

Water billed to Customers	12,703,541	Gallons
Hydrant Meter Billed	1,301,600	Gallons
Metered but not billed -	0	Gallons
<b>Actual Billed Water Total</b>	<b>14,005,141</b>	<b>Gallons</b>

**Unbilled water** **941,841 Gallons**

**%Billed** **93.70%**

**Feb. 2026 % Unbilled** **6.30%**

**Feb. 2025 % Unbilled** **18.50%**

\*Includes Production Minus Total Non-Billable Water

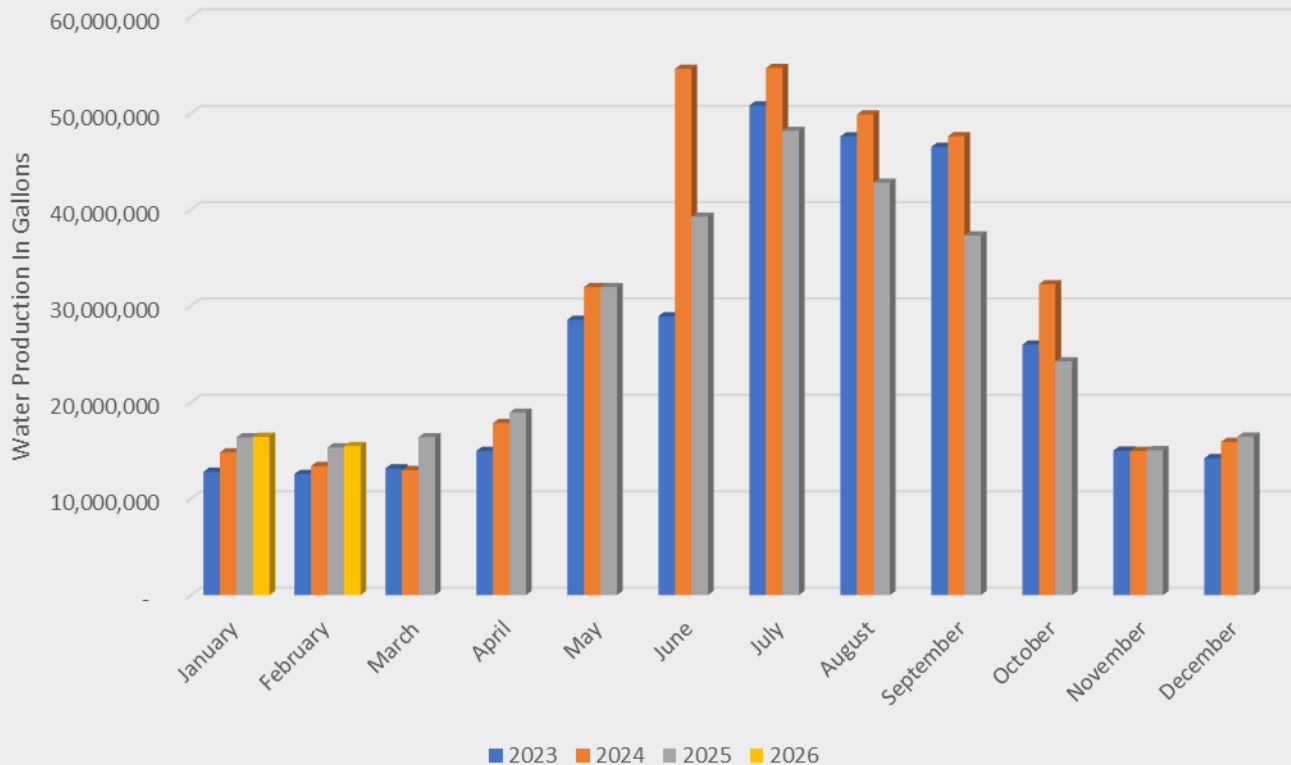
Triview 2026 Monthly Water Storage and Consumption (all number as of the end of each month)

	Water Diverted/ Released (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
Jan							636	378	1014	28	22	50
Feb						688	627	355	1670	25	22	47
Mar												
Apr												
May												
Jun												
Jul												
Aug												
Sep												
Oct												
Nov												
Dec												
Total	-	-	-	-	-							

Triview Water Storage and Consumption Comparision

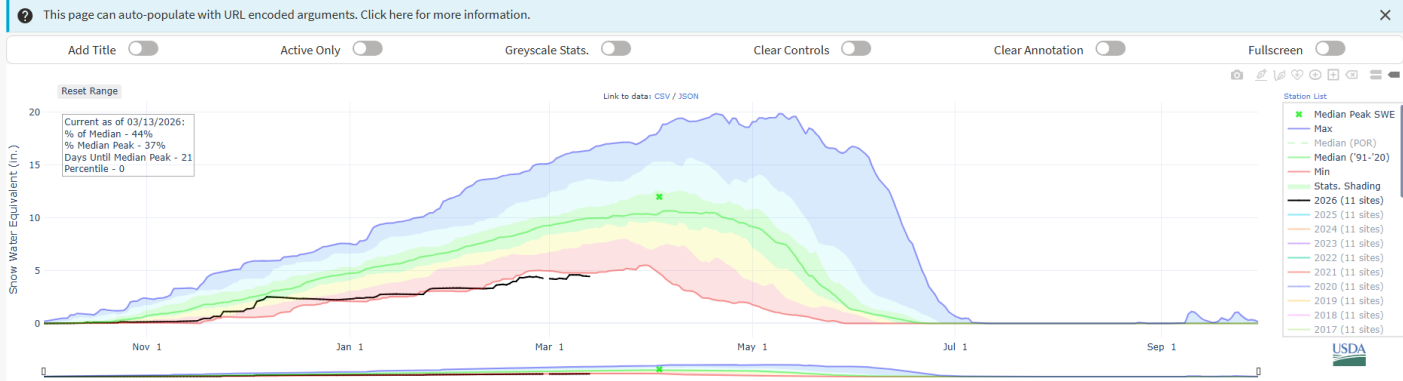
	Water Diverted (AF)					Water in Storage (AF)				Monthly Water Consumption (AF)		
	AVIC	Bale	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservoir	Pueblo Reservoir	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption
Feb-26										25	22	47
Feb-25										1	46	47
Feb-24										39		39

Triview Metropolitan District Monthly Water Production Comparison of 2023-2026



# AWS Plot | SNOW WATER EQUIVALENT IN ARKANSAS

NWCC Home Interactive Map Site Plots Site Tools Basin Plots Basin Tools Water Supply Webservices Contact Us



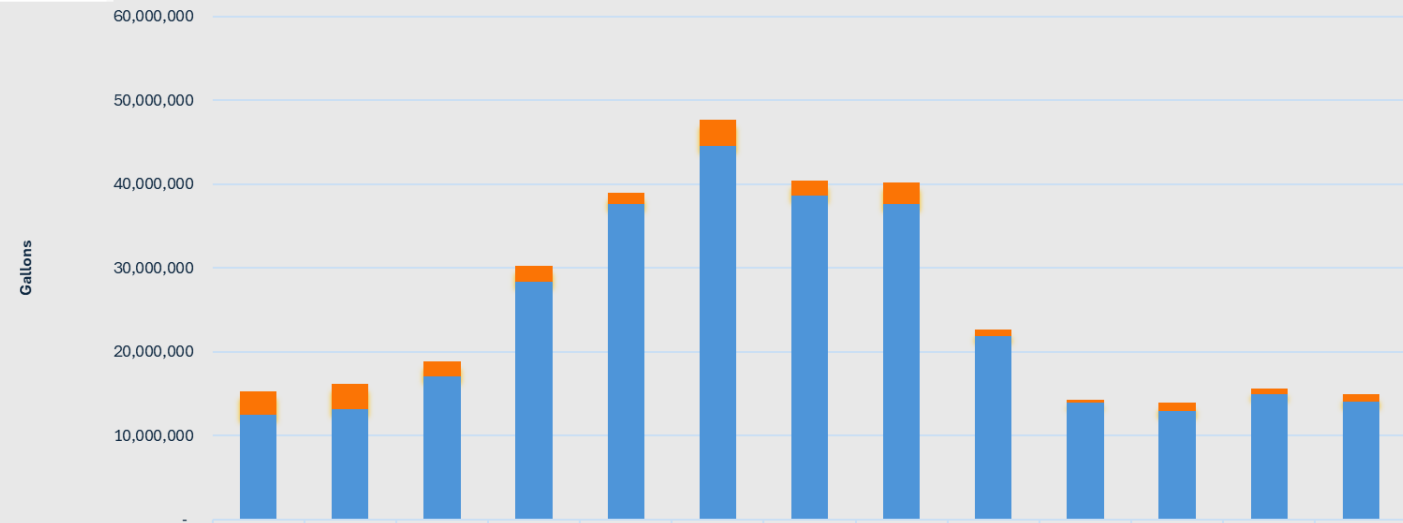
Statistical shading percentiles are calculated from period of record (POR) data, excluding the current water year. Percentile categories range from: minimum to 10th percentile, 10th - 30th, 30th - 70th, 70th - 90th, and 90th - maximum.

For more information visit: [30-Year Hydroclimatic Normals](#)

Updated: Friday, Mar 13, 2026 07 AM CST



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



	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26
<b>% Unbilled</b>	18.53%	18.73%	9.83%	6.35%	3.46%	6.63%	4.64%	6.54%	3.57%	2.62%	7.09%	4.15%	6.30%
<b>Unbilled Water</b>	2,830,933	3,034,704	1,856,076	1,922,339	1,345,703	3,163,112	1,878,609	2,627,532	807,960	373,847	985,953	649,047	941,841
<b>Total Billed to Customers</b>	12,446,803	13,167,712	17,025,031	28,354,261	37,597,804	44,539,708	38,578,169	37,564,589	21,830,033	13,883,693	12,924,158	14,990,069	14,005,141



TRIVIEW METROPOLITAN DISTRICT  
1641 Baja Drive  
P.O. Box 849  
Monument, CO 80132  
(719) 488-6868 Fax: (719) 488-6565

**DISBURSEMENTS OVER \$5,000**  
**March 19, 2026**

**Paid Invoices Over \$5,000 For 2026**

- 1. Colorado Springs Utilities** **\$9,706.13**

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Capital Project – Enterprise – Water Improvements – NMCI/Wastewater Design & Permitting
  
- 2. Colorado Springs Utilities** **\$74,225.70**

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Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and Deliver (CTD)
  
- 3. Donala Water & Sanitation District** **\$114,383.94**

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Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater – TF/Donala/IGA
  
- 4. Monson, Cummins & Shohet, LLC** **\$7,882.60**

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Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shohet
  
- 5. White Bear Ankele Tanaka & Waldron** **\$19,587.06**

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General Fund – Professional Services – Legal Fees
  
- 6. RESPEC Company LLC** **\$19,000.00**

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General/Enterprise Funds – Professional Services – Professional Services - Engineering (2 Invoices –General Engineering & Master Planning)
  
- 7. RESPEC Company LLC** **\$7,007.50**

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Capital Project –Enterprise – Water Improvements – Tank Design
  
- 8. Kiewit Infrastructure CO** **\$109,582.50**

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Capital Project –General – Park & Street Improvements – Higby Rd Design & Construction
  
- 9. Ground Floor Media** **\$6,073.72**

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General /Enterprise Fund – Professional Services - Public Relations

- 10. Native Sun Construction** **\$67,292.50**  
Capital Project –Enterprise – Water & Wastewater Improvements –  
Sunny Shore/Jackson Creek Parkway PRV Project -(Installation of PRV)
- 11. Staples** **\$5,647.76**  
Capital Project– General – Land, Vehicles & Equipment– Admin Building Construction
- 12. Control Solutions Inc.** **\$11,875.00**  
Enterprise Fund – Water System – Repair and Maintenance
- 13. Hydro Resources Rocky Mt** **\$46,067.00**  
Capital Project –Enterprise – Water & Wastewater Improvements – D-7 & A-7
- 14. Rush Truck Centers** **\$10,319.72**  
General Fund – Streets Operations & Maintenance – Vehicle Maintenance
- 15. True Value Trailers** **\$7,668.99**  
Capital Project –General – Land, Vehicles & Equipment – Vehicles & Equipment –  
Public Works New Truck
- 16. Buena Vista Recreation** **\$38,000.00**  
Enterprise Fund- Water System – Buena Vista Land Misc Expense
- 17. Cedar Creek Associates Inc** **\$5,820.00**  
Capital Project –Enterprise – Water & Wastewater Improvements –  
AVIC Augmentation Station/Diversion Structure/Recharge Pond
- 18. Fountain Mutual Irrigation Company** **\$110,985.00**  
Capital Project – Enterprise – Water System – Transit Loss, Ditch Assessments,  
Carriage Agreement
- 19. Delta Edge, LLC.** **\$17,177.00**  
Enterprise Fund – Water System – Repair and Maintenance

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

- 1. RESPEC Company LLC** **\$5,705.00**

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Enterprise Fund – Professional Services – Professional Services Engineering
  
- 2. RESPEC Company LLC** **\$15,428.75**

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Enterprise Fund – Professional Services – Professional Services Engineering
  
- 3. Tall Timbers** **\$8,170.00**

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General Fund – Parks & Open Space – Repair & Maintenance

**Total Over \$5,000.00 = \$717,605.87**

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