TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

Regular Board Meeting Agenda

Thursday, June 18, 2026

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

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
   - May 21, 2026, Regular Meeting minutes
   - Billing Summary Rate Code Report (enclosure)
   - Taps for May 2026 (enclosure)
   - Tax Transfer from Monument (enclosure)

7. Operations Reports

   a. Operations Manager/District Administrator Monthly Report (enclosure Steve Sheffield)

   b. Utility Department Operations Updates (enclosure Gary Potter)

   c. Financial Operations and Customer Service Administrator Monthly Report (enclosure Sara Lamb)

   d. Public Works and Parks and Open Space Updates (enclosure Matt Rayno)

   e. District Manager Monthly Report (enclosure Jim McGrady)

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. May 2026 Financials (enclosure)

11. Legal Comments (George Rowley, Chris Cummins)

12. Board Member Updates

13. Update Board on Public Relation activities.

    - Ribbon Cutting Open House Triview Metropolitan District Administration and Utility Operations Building
    - Possible Date for Board and Staff Photos

14. Executive session of the Board of Directors

    a. Receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to intergovernmental agreements with the Donala Water and Sanitation, and determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to intergovernmental agreements with the Donala Water and Sanitation, pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes, and discuss purchase acquisition, transfer, or sale of real property pursuant to 24-6-402(4)(a).

15. Adjournment

RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

May 21, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, May 21, 2026, beginning at 5:30 p.m. The meeting was conducted at 1641 Baja Dr., Monument Colorado and available via Zoom. This meeting was open to the public. The meeting was called to order at 5:30 PM.

ATTENDANCE:

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

Also, in attendance were on roll call:

James McGrady, District Manager
Steve Sheffield, Operations Manager
Sara Lamb, District Administrator
Gary Potter, Utilities Superintendent
Rob Lewis, Distribution Superintendent
George Rowley, General Counsel
Chris Cummins, Water Counsel
Erin Poole, Our Community News
Andrew Ma, Piper Sandler
Tom Peltz, Kutak Rock
Laura Kronick, resident

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 switch of items 7 and 8 on the agenda. The motion was seconded by Mr. Gibbons. A vote was taken, and the motion passed unanimously.

PUBLIC COMMENT:

There were no comments from the public. The Board had a few questions regarding changes to the budget.

PUBLIC HEARING 2026 BUDGET REVISION

There were no comments from the public. The Board had a few questions regarding the changes to the budget.

CONSENT AGENDA:

a) Previous Minutes April 23, 2026, Meeting Minutes (enclosure)
b) Billing Summary Rate Code Report (enclosure)
c) Taps for April 2026 (enclosure)
d) Tax Transfer from Monument (enclosure)

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

ACTION ITEMS:

A. Review and Consider Resolution 2026-07, a Resolution of the Triview Metropolitan District, Amending and Restating Resolution 2026-06 Authorizing the Issuance and Sale of Water and Wastewater Enterprise Revenue Bonds, Second Lien Series 2026, for the Purpose of Funding Allocable Costs of the Northern Monument Creek Interceptor Project, Providing for Sources of Payment for the Bonds, and Other Details Concerning the Bonds.

After some discussion and questions from the Board to Mr. McGrady, Andrew Ma from Piper Sandler, and Tom Peltz from Kutak Rock, Ms. Carlton made a motion to approve Resolution 2026-07. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

OPERATIONS REPORTS:

Steve Sheffield, Assistant District Manager

- Mr. Sheffield reported that the final reimbursement request for the $1 Million grant had been submitted to El Paso County.
- Mr. Sheffield reported that the Higby Rd project was on schedule for completion in the fall of 2026.
- Mr. Sheffield continues to work with Crossland Construction to work through various issues with the new office/admin building.

Gary Potter, Utilities Superintendent

- Mr. Potter reported to the Board that Triview had run water through the Bale and AVIC ditches to store in Pueblo Reservoir for the first time. This is the culmination of years of hard work by the TMD team.
- Mr. Potter also provided the Board with details of a "water trade" with AGRA that moved TMD water from Big Johnson reservoir to Pueblo Reservoir.

- The District CCR report has been submitted to the State.

- Well A-7 is being refitted with new motor and pump and should be usable soon.

Sara Lamb, Finance Operations and Customer Service

- Ms. Lamb reported that 12 residential taps had been sold in the last month.

- Ms. Lamb reported that a second letter will be going out to customers for meter replacements. There are still 48 on the list.

Matt Rayno, Streets, Parks and Open Space Superintendent

- Mr. Rayno reported that mowing operations are behind due to the recent inclement weather. Crews should catch up in the next few days.

- Mr. Rayno also reported the crews are working with D-38 staff on the irrigation systems along the Higby Rd project.

- Sidewalk improvements continue in Paiute Park, and fencing backstops will be installed in Sanctuary Pointe Park.

Jim McGrady, District Manager

- Mr. McGrady reported that there was a productive NMCI pre-construction meeting held with all parties. Construction to begin around June 15, 2026.

- Mr. McGrady reported that Jenny Bishop with CSU called and reported that the agreement with SECD had been approved which paves the way to renegotiate the Convey Treat and Deliver contract between TMD and CSU.

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)

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

April 2026 Financials

Ms. Carlton moved to approve the April 2026 financials. Mr. Demkowicz 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. Gibbons conveyed to TMD staff that he would like to start a "ride along" program with Lewis Palmer High School to bring students in the trades and engineering programs to Triview to ride along with staff. This idea was supported by the rest of the Board.

UPDATE THE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that he had contacted Alicia with Willow Creek photography to provide services for the District staff and Board members. Mr. McGrady will move forward with scheduling.

EXECUTIVE SESSION:

At 7:37 PM a motion was made by Ms. Carlton to Receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to intergovernmental agreements with the Town of Monument, and determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to intergovernmental agreements with the Town and economic development discussions, pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes. The Motion was seconded by Mr. Demkowicz. A vote was taken and the Board voted unanimously to enter executive session. After a discussion and some questions, the Board exited executive session and returned to regular session at 8:28 PM.

ADJOURNMENT:

There being no further business, and no decisions to make, Mr. Gibbons made a motion to adjourn the meeting at 8:28 PM. Mr. Demkowicz 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

DRAFT

Triview Metropolitan District - MAY MONTH END
Summary Financial Information - Board Packet
Base Fee Dates: 5-1 to 6-1-2026
Usage Dates: 3-31 to 4-30-2026

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	$163,346.00	2478
Rate Code 01Triview Metro - Res Sewer Use Rate	$61,777.28	2452
Rate Code 01 Triview Metro - Res Water Base Rate	$117,264.00	2483
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	$120,694.16	2434
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	$24,992.04	478
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	$2,320.42	20
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	$1,237.28	4
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"	$12,864.00	48
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	$9,216.00	48
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	$8,576.00	16
Rate Code 07 Triview Metro - Com Water Base Rate 2"	$6,144.00	16
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	$33,924.70	97
Usage Fee Triview Metro - Com Water Use Rate	$58,156.63	97
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"	$4,199.23	22
Rate Code 10 Triview Metro - Com Irr Water Base 2"	$6,528.00	17
Usage Fee Triview Metro - Com Irr Water Use	$33,984.85	47
Triview Metro - Valero Sewer	$1,000.00	1
Triview Metro - Metering & Billing Fee	$18,284.00	2612
Title Prep Fee Triview Metro - Title Request Fee	$1,300.00	28
Triview Metro - 5% Late Fee	$2,407.62	204
Special Impact Triview Metro - Special Impact Fee	$2,320.00	232
Triview Metro - Disconnect Fee		
Triview Metro - Reconnect Fee	$300.00	4
Triview Metro - NSF Fee	$25.00	1
Total Accounts	**$706,886.21**	13941

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2464
Rate Code 02 - Commercial Account 1"	36
Rate Code 03 - Irrigation Account 1"	31
Rate Code 04 - Commercial Account 1 1/2"	53
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	17
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	
Total Accounts	**2642**

Aging Report	Amount
Amount Past Due 1-30 Days	$ 80,454.70
Amount Past Due 31-60 Days	$ 15,313.56
Amount Past Due 61-90 Days	$ 1,875.23
Amount Past Due 91-120 Days	$ 659.00
Amount Past Due 120+ Days	$ 2,119.45
Debits	**$ 100,421.94**
Credits	**$ (32,708.61)**
Total AR	**$ 67,713.33**

Receipts	Amount	Items
Payment - ACH	$478,392.01	1837
Payment - Vectra Bank	$95,621.52	358
Payment - On Site	$124,626.56	352
Refund CREDIT	($474.31)	7
REVERSE Payment		
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF	($100.00)	1
Total Receipts	$698,065.78	2555
Checks versus Online Payments	**27.88% Checks**	**72.12% ACH's**

Water	Gallons	Accounts
Gallons sold 3-31 to 4-30-2026 =	**20,712,552**	**2640**
Gallons sold 4-30 to 5-29-2026 =	**26,967,180**	**2651**

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	1	54,719	0.26%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	3	101,144	0.49%
20,001 - 30,000	16	380,888	1.84%
10,001 - 20,000	246	3,150,652	15.21%
8,001 - 10,000	211	1,876,510	9.06%
6,001 - 8,000	367	2,529,436	12.21%
4,001 - 6,000	556	2,735,404	13.21%
2,001 - 4,000	648	1,969,870	9.51%
1 - 2,000	382	426,014	2.06%
Zero Usage	34	0	0.00%
Total Meters	2464	13,224,637	63.85%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	40	4,098,084	19.79%
40,001 - 50,000	4	174,953	0.84%
30,001 - 40,000	4	135,293	0.65%
20,001 - 30,000	11	276,934	1.34%
10,001 - 20,000	7	98,500	0.48%
8,001 - 10,000	4	36,009	0.17%
6,001 - 8,000	2	13,368	0.06%
4,001 - 6,000	8	39,911	0.19%
2,001 - 4,000	8	23,407	0.11%
1 - 2,000	13	14,387	0.07%
Zero Usage	8	0	0.00%
Total Meters	109	4,910,846	23.71%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	18	2,242,274	10.83%
40,001 - 50,000	0	0	0.00%
30,001 - 40,000	3	99,638	0.48%
20,001 - 30,000	4	110,518	0.53%
10,001 - 20,000	4	56,405	0.27%
8,001 - 10,000	3	26,565	0.13%
6,001 - 8,000	2	13,273	0.06%
4,001 - 6,000	4	18,714	0.09%
2,001 - 4,000	2	7,232	0.03%
1 - 2,000	4	2,450	0.01%
Zero Usage	23	0	0.00%

May 2026 Tap Report

Triview Metropolitan District

June Board Meeting Report
2026

NEW TAPS	SFE	May 2026 TAPS PAID		
1	1	16255 Cattle Creek Ct	LOT 39 HOME PLACE RANCH FIL NO 2	$ 52,778.71
1	1	16258 Basset Mill Way	LOT 22 HOME PLACE RANCH FIL NO 2	$ 52,778.71
1	1	16276 Basset Mill Way	LOT 23 HOME PLACE RANCH FIL NO 2	$ 52,778.71
1	1	16294 Basset Mill Way	LOT 24 HOME PLACE RANCH FIL NO 2	$ 52,778.71
1	1	568 Old Grotto Dr	LOT 29 JACKSON CREEK NORTH FIL NO 4 L/MR	$ 49,891.00
1	1	16715 Starfall Dr	LOT 76 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	16723 Mystic Canyon Dr	LOT 40 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	428 Grand Summit Dr	LOT 38 JACKSON CREEK NORTH FIL NO 6 L/MR	$ 49,891.00
1	1	367 Grand Summit Dr	LOT 22 JACKSON CREEK NORTH FIL NO 6 L/MR	$ 49,891.00
1	1	16701 Grand Summit Dr	LOT 75 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	438 Grand Summit Dr	LOT 37 JACKSON CREEK NORTH FIL NO 6 L/MR	$ 49,891.00
1	1	16743 Mystic Canyon Dr	LOT 42 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	16733 Mystic Canyon Dr	LOT 41 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	16799 Timbercrest Dr	LOT 83 JACKSON CREEK NORTH FIL NO 6 L/MR	$ 49,891.00
1	1	16213 Cattle Creek Ct	LOT 42 HOME PLACE RANCH FIL NO 2	$ 52,778.71
1	1	16227 Cattle Creek Ct	LOT 41 HOME PLACE RANCH FIL NO 2	$ 52,778.71
1	1	16241 Bassett Mill Way	LOT 16 HOME PLACE RANCH FIL NO 2	$ 52,778.71
1	1	16754 Mystic Canyon Dr	LOT 32 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	16703 Mystic Canyon Dr	LOT 38 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	16713 Mystic Canyon Dr	LOT 39 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	16764 Mystic Canyon Dr	LOT 31 JACKSON CREEK NORTH FIL NO 3 L/MR	$ 49,891.00
1	1	538 Old Grotto Dr	LOT 32 JACKSON CREEK NORTH FIL NO 4 L/MR	$ 49,891.00
1	1	16789 Timbercrest Drive	LOT 84 JACKSON CREEK NORTH FIL NO 6 L/MR	$ 49,891.00
23	23	Total SFE	**MARCH 2026 TOTAL**	**$ 1,167,706.97**

June 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 $241,814.13 to the Triview Vectra account on or before June 30, 2026. The ACH details are as follows.

Sales Tax for April 2026	$	223,602.04
Regional Building Use Tax for May 2026	$	1,335.41
Motor Vehicle Tax for May 2026	$	16,876.68

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

Sincerely,

Madeline VanDenHoek
Town Manager

Operations Report

Steve Sheffield

Train Park New Sidewalks

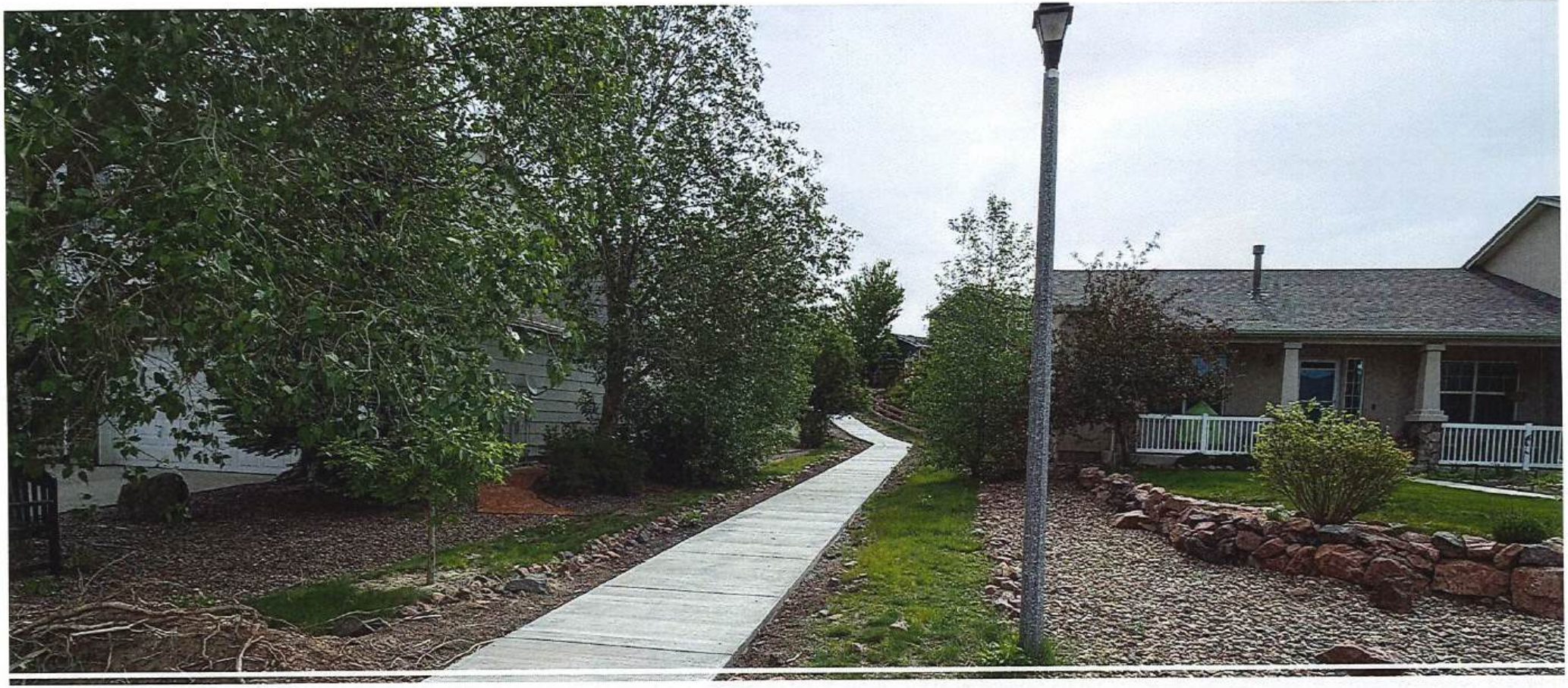
- 2026 Budget: $25,500
- Expenditures: $25,500
- Project Completed Spring 2026.




Train Park New Sidewalks.



Train Park with new sidewalks
and recently installed pavilion.



James Gate Trail Improvements.



James Gate Trail Improvements

- Budgeted for 2026: $30,000.00
- Expenditures: $28,765.00
- Project Status: in progress. Landscaping along new sidewalks to be installed. No irrigation or vegetation.




James Gate Trail Improvements


James Gate Trail Improvements

Higby Rd.-Design and Construction

- Budgeted for 2026: $12,000,000
- Expended YTD 2026: $2,365,403.24
- Project Status: Ongoing. Projected completion is fall 2026.




Higby Road Improvements


Higby Road Improvements

Other Highlights

- Wendy Brown "onboarded" 3 summer hires (2 for streets/parks, 1 for utilities).
- Wendy Brown met with SportsKey to work on refund issue for Sanctuary Park.
- Met with ToM Planning Director to discuss warranty issues for JC North Filing 4-6.
- Trilby D115 water storage tank tour.
- Collected water quality samples for quarterly sampling at Central Reservoir.

Triview Metropolitan District Utility Report
June 18th, 2026

- **Water Operations Updates:**
  - We have delivered our first water to the AVIC Recharge Pond.
    - We only got to run the system for a few days, but we got to test the recharge pond which operated as intended.
  - The discharge pump at the South Reservoir is faulted and needs to be removed for evaluation.
    - We have talked to a couple of contractors; we are waiting for some quotes.
  - Well A-7 got pushed back. They are supposed to be installing the pump and motor the week of June 8th.
  - Water operations staff has begun our annual valve maintenance program.
    - They have cleaned, exercised, and inspected 150 valves so far.
    - Our vac trailer that we use for valve maintenance had the high-pressure pump has failed; we have ordered a new pump.
  - Water operations staff have moved all of the equipment and tools out of the shipping containers at B-Plant. All of the containers have been removed from the yard.
  - NDS produced 55% of the water for the District during the month of May.
  - I was elected chairman of the Transit-Loss Model Technical Review Committee at the last quarterly meeting.
    - The Transit-loss Model is an important element for proper administration of water rights on Fountain Creek
- **Collection Operations Updates:**
  - CCTV inspection of approximately 3,739 linear feet of sanitary sewer main.
  - Cleaning and restoration of 10 sanitary sewer manhole lids that were impacted by roadway chip seal operations on Mesa Top Drive.
  - Entry into and cleaning of 2 sanitary sewer manholes containing accumulated dirt, debris, and sediment.
  - Raising and adjustment of 1 sanitary sewer manhole located within an easement area.

- Removal of rocks, debris, and accumulated material from sewer mains during pre-cleaning operations.
- Identification and documentation of maintenance concerns affecting access and operation within the project area

- **Revenue Water/Non-Revenue Water**
  - Triview distributed 29,995,119 gallons in the May billing cycle. In the same cycle, we sold our customers 29,232,021 gallons, leaving 763,098 gallons of Non-Revenue Water.

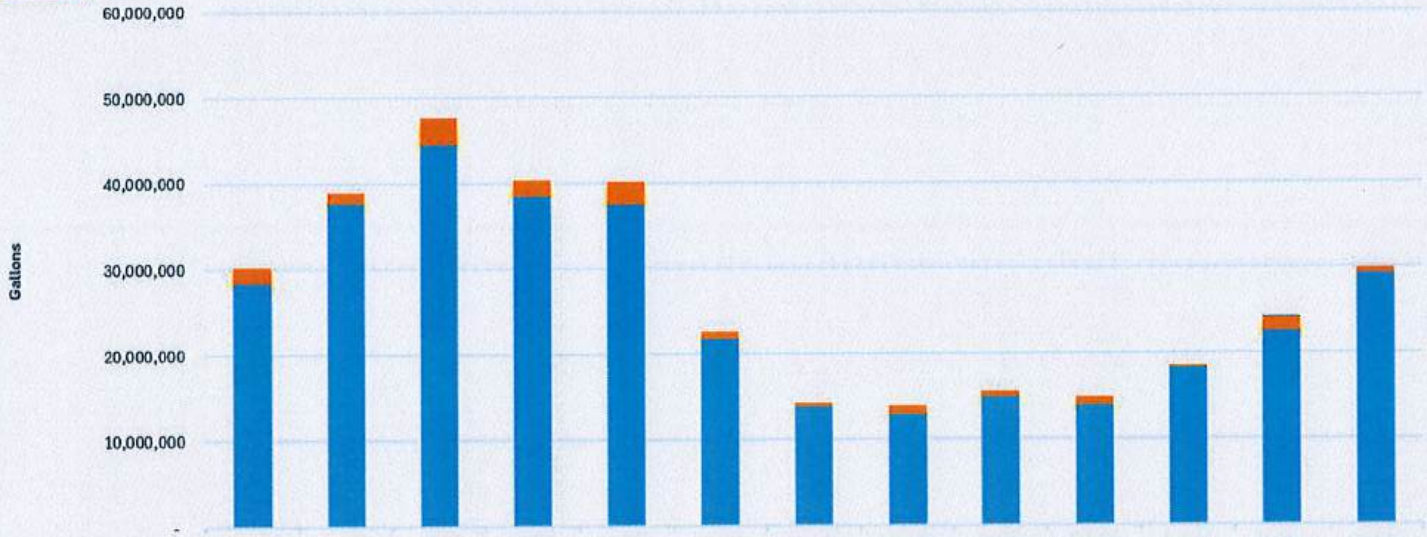
Triview Metropolitan District Monthly Water Report

May 2026
11:59 PM 4/30/26 to 11:59 PM 4/29/26

Water Production			
NDS	16,504,002	Gallons	55%
Wells	13,517,317	Gallons	45%
Total Water Produced	**30,021,319**	**Gallons**	
Metered Non-Billable Water			
Process Water	25,200	Gallons	
Hydrant Flush and Misc (metered non-billable)	1,000	Gallons	
Total Non-Billable Water	**26,200**	**Gallons**	
Water Distributed*	**29,995,119**	**Gallons**	
Water Billed			
Water billed to Customers	27,278,621	Gallons	
Hydrant Meter Billed	1,953,400	Gallons	
Metered but not billed -	0	Gallons	
Actual Billed Water Total	**29,232,021**	**Gallons**	
Unbilled water	**763,098**	**Gallons**	
%Billed	**97.46%**		
May. 2026 % Unbilled	**2.54%**		
May. 2025 % Unbilled			

*Includes Production Minus Total Non-Billable Water

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



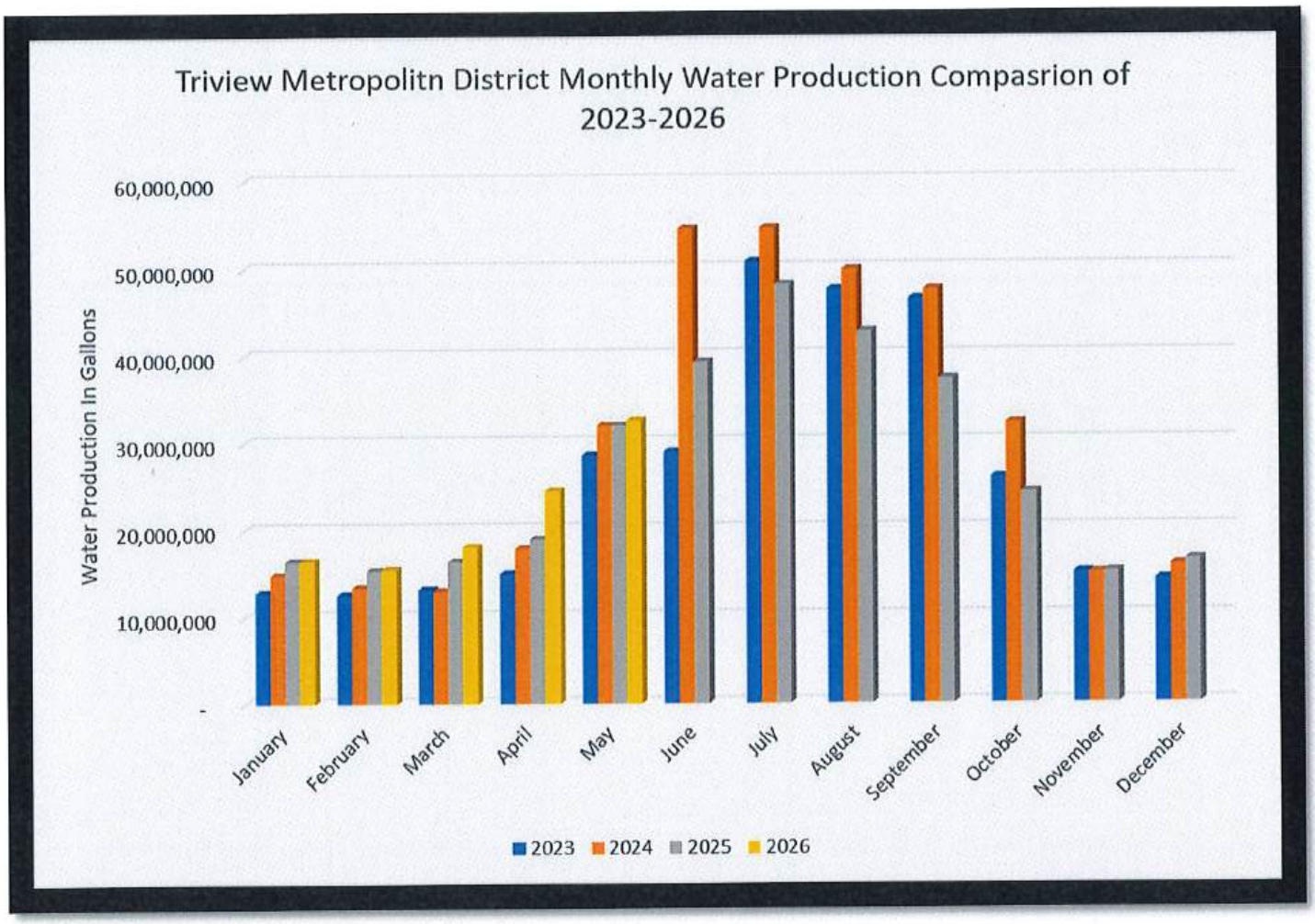
	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26
% Unbilled	6.35%	3.46%	6.63%	4.64%	6.54%	3.57%	2.62%	7.09%	4.15%	6.30%	1.44%	6.35%	2.54%
Unbilled Water	1,922,339	1,345,703	3,163,112	1,878,609	2,627,532	807,960	373,847	985,953	649,047	941,841	268,521	1,530,892	763,098
Total Billed to Customers	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	18,318,194	22,591,693	29,232,021

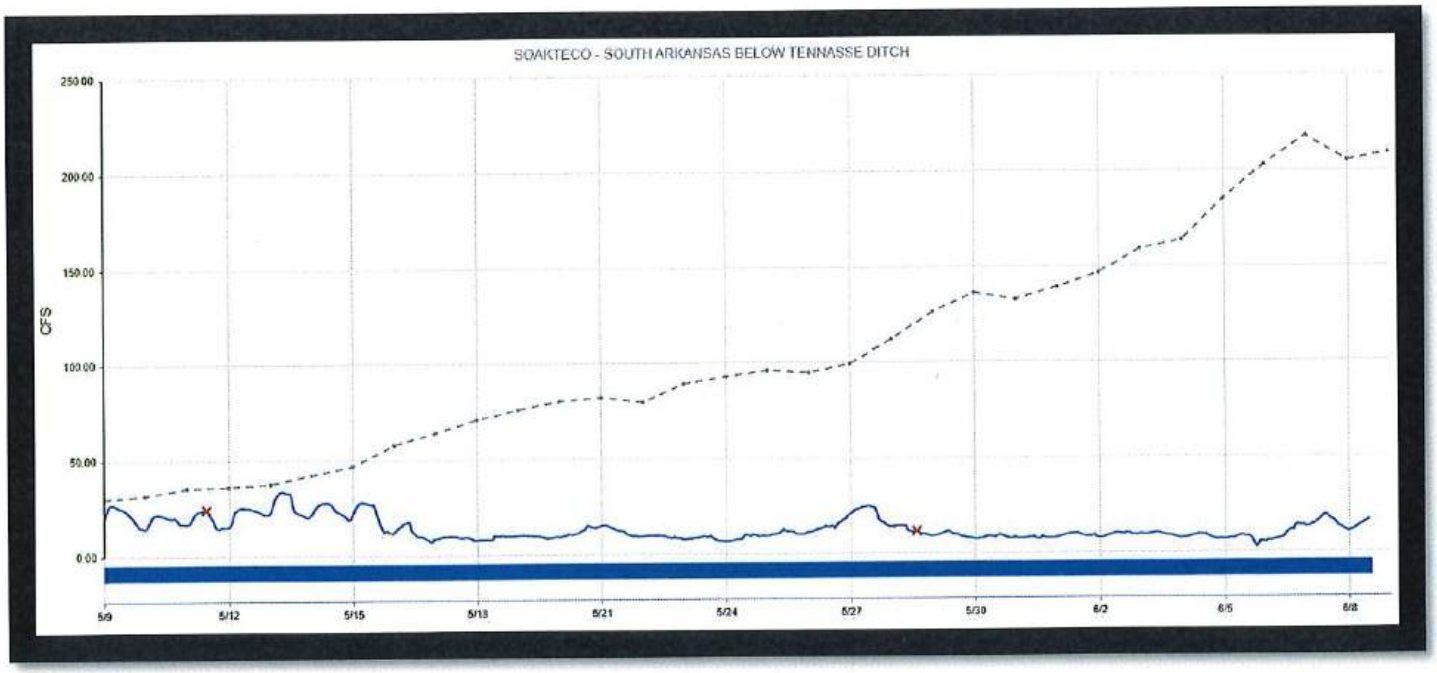
Triview 2026 Monthly Water Storage and Consumption (all number as of the end of each month)

	Water Diverted/ Released (AF)					Water in Storage (AF)				Monthly Water Consumption (AF)		
	AVIC	Bale	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservior	Pueblo Reservior	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption
Jan							636	378	1,014	28	22	50
Feb						688	627	355	1,670	25	22	47
Mar						688	627	334	1,649	25	30	55
Apr		1.35				0	500	934	1,434	26	48	74
May		3.23				0	150	890	1,040	42	58	100
Jun												
Jul												
Aug												
Sep												
Oct												
Nov												
Dec												
Total	-	5	-	-	-							

Triview Water Storage and Consumption Comparision

	Water Divierted (AF)					Water In Storage (AF)				Monthly Water Consumption (AF)		
	AVIC	Bale	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservior	Pueblo Reservior	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption
May-26						0	150	890	1,040	42	58	100
May-25				74	74	0	0	594	662	18	78	96
May-24										55		98


Triview Metropolitn District Monthly Water Production Compasrion of 2023-2026
Water Production In Gallons
60,000,000
50,000,000
40,000,000
30,000,000
20,000,000
10,000,000
-
January
February
March
April
May
June
July
August
September
October
November
December
2023
2024
2025
2026


SOAKTECO - SOUTH ARKANSAS BELOW TENNASSE DITCH
CFS
250.00
200.00
150.00
100.00
50.00
0.00
5/9
5/12
5/15
5/18
5/21
5/24
5/27
5/30
6/2
6/5
6/8

June 2026

Administrator and Billing Manager

1. **Tap Status**

   May - Total of 23 Taps sold = 23 SFE, generated revenue $1,167,706.97

   YTD - Total of 62 Taps sold = 62 SFE, generated revenue $3,143,416.78

   May deposit into Developer Fund Account $11,004.00
   for fee in lieu of water at 790 Sky Vista Point (Oral Surgery Clinic)

2. **Hydrant Billing Program**

   a. 100% readings for May usage.

3. **Update for Meter/Endpoint change outs for Residential Accounts**

   a. 45 remaining residential accounts on AMR Reading System
   b. Customer notification letters mailed in April. Blue tag notices to be hand delivered in the week of June 15th.

4. **Billing**

   a. Continued seasonal review of irrigation accounts, monitoring monthly use, notifying customers of leaks, and investigating 0 usage reports from Beacon. Noteworthy discovery of one irrigation account with zero read, discovered usage at 351,234 gallons. Meter not reading due to lack of cell signal through meter lid. New type of meter lid has been ordered.

5. **Financials:**

   a. Prepared monthly invoices for residential tap quotes.
   b. Reconciled accounts receivable, reconciled tap deposits, reconciled issuance of new permits, and prepared and distributed monthly invoices via email and mail. Due to increased permit activity, more time allocated for tap processing and reconciliation in the month of May.
   c. Updated commercial tap quotes as needed and provided wiring instructions for anticipated payments of fee in lieu of water and tap payments.
   d. Audit preparation in May, Auditors on site June 2, 3, and 4. Audit presentation planned for July by Haynie and Company.

Triview Metro Public Works
June 2026 Report

List of June Projects:

- Sanctuary Rim Park turf restoration project completed
- Dead tree and shrub count and plan for replacements.
-Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations
- Grade trails, Trail repairs, and trail weed control
- Crack and curb weeds
- Irrigation repairs and maintenance on going
- Turf repairs throughout district. Seed bare spots.
- Native & Dentition Pond mow and trim
- Higby road project. Irrigation mainline move and laterals installed at Lewis Palmer H.S.
- Street sweeping District mains.
- Fleet maintenance
- Install dogs must be on leash signs on most major tail heads.
- Round #2 fertilizer and broadleaf spray district turf to start June 15th
- Completion of Piute trail system enhancements.

Focus for July:

- Higby Road irrigation repairs
- District Concrete repairs.
- Irrigation repairs and maintence ongoing.
- Dead tree and shrub replacements
- 2nd Round ornamental beds pre/post application
- Trail repairs
- District concrete repairs mid-month.
- Pruning trees and shrubs
- Street Sweeping residential roads
- Weed control.
- Enhancement projects Leather Chaps.

TRIVIEW METROPOLITAN
DISTRICT


STOP


Bobcat
S590



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

DISBURSEMENTS OVER $5,000
June 18
, 2026

Paid Invoices Over $5,000 For 2026

1. **Colorado Springs Utilities** **$189,539.30**
   Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and Deliver (CTD)

2. **Colorado Springs Utilities** **$59,093.38**
   Capital Project – Enterprise – Water Improvements – NMCI/Wastewater Design & Permitting

3. **Monson, Cummins & Shohet, LLC** **$9,707.04**
   Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shohet

4. **White Bear Ankele Tanaka & Waldron** **$21,666.66**
   General Fund – Professional Services – Legal Fees (**Wastewater Revenue Bonds NMCI**)

5. **RESPEC Company LLC** **$16,048.05**
   General/Enterprise Funds – Professional Services – Professional Services - Engineering (2 Invoices –General Engineering & Master Planning)

6. **Hydro Resources Rocky Mountain** **$12,505.00**
   Capital Project –Enterprise – Water Improvements – D-7 & A-7

7. **Kiewit Infrastructure CO** **$2,016,293.05**
   Capital Project –General – Park & Street Improvements – Higby Rd Design & Construction **(2026 Bond Proceeds)**

8. **Haynie & Company** **$14,000.00**
   General/Enterprise Funds – Administrative – Audit Fees

9. **Vivid Engineering Group** **$29,415.00**
Capital Project –General – Park & Street Improvements – Higby Rd Design & Construction

10. **Creekside Development Inc.** **$122,600.00**
Reimbursement for JCN Infrastructure Agreement dated May 2020
(1st Quarter 2026 Reimbursement for Commercial & Irrigation Taps)

11. **Schnabel Engineering** **$5,791.50**
Enterprise Fund – Water System – Water/Accounting-Engineering

12. **PFM Consulting LLC** **$7,868.15**
Capital Project –Enterprise – Water Improvements -Central Reservoir

13. **Flow Technology Support** **$7,746.00**
Capital Project– Enterprise – Water & Wastewater Improvements – Lidar Meters

14. **Front Range Arborists** **$6,921.00**
General Fund – Parks & Open Space – Repair & Maintenance

15. **Timber Line Electric & Control** **$14,000.00**
Capital Project – Enterprise – Water & Wastewater Improvements – SCADA

16. **Pipestone Equipment** **$7,624.00**
Enterprise Fund – Water System – Repair and Maintenance

17. **Radiation Pros, LLC** **$5,000.00**
Enterprise Fund – Water System – Repair and Maintenance

Total Over $5,000.00 = $2,545,818.13