TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

Regular Board Meeting Agenda

Thursday, August 20, 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
   - July 22, 2026, Regular Meeting minutes
   - Billing Summary Rate Code Report (enclosure)
   - Taps for July 2026 (enclosure)
   - Tax Transfer from Monument (enclosure)

7. Operations Reports

   a. Utility Department Operations Updates (enclosure Gary Potter)

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

   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:

    a. Review and Consider, an Intergovernmental Agreement between The Town of Monument Colorado and the Triview Metropolitan District to Develop a Joint Area Transportation Plan. (enclosure)

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. July 2026 Financials (enclosure)

11. Legal Comments (George Rowley, Chris Cummins)

12. Board Member Updates

    a. E-Bikes, Scooters, Minibikes on Public Streets operated by minors.

13. Update Board on Public Relation activities.

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 Town of Monument and 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 and the Town of Monument pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes. Discuss specialized details of security arrangements or investigations, including defenses against terrorism, both domestic and foreign, and including where disclosure of the matters discussed might reveal information that could be used for the purpose of committing, or avoiding prosecution for, a violation of the law pursuant to § 24-6-402(4)(d) Colorado Revised Statutes.

15. Adjournment

RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

July 22, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Wednesday, July 22, 2026, beginning at 5:30 p.m. The meeting was conducted at 1641 Baja Dr., Monument Colorado. This meeting was open to the public. The meeting was called to order at 5:30 PM.

ATTENDANCE:

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

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
Matt Rayno, Streets/Parks Superintendent
George Rowley, General Counsel
Chris Cummins, Water Counsel
Erin Poole, Our Community News
Cathy Fromm, Fromm & Co

DISCLOSURE OF CONFLICTS:

None.

AGENDA:

Mr. McGrady distributed, for the Board's approval, the proposed agenda. Mr. Gibbons made a motion to approve the agenda as presented. Ms. Carlton seconded the motion. A vote was taken and the motion passed unanimously.

PUBLIC HEARING REVISION TO 2025 TRIVIEW METROPOLITAN DISTRICT ANNUAL BUDGET

Ms. Jojola opened the meeting to public comment. There being no members of the public present, Ms. Jojola closed the meeting to public comment.

PUBLIC COMMENT:

There were no members of the public present.

CONSENT AGENDA:

a) Previous Minutes June 18, 2026, Meeting Minutes
b) Billing Summary Rate Code Report (enclosure)
c) Taps for June 2026 (enclosure)
d) Tax Transfer from Monument (enclosure)
A motion was made by Ms. Carlton to approve the consent agenda. Mr. Gibbons seconded the motion. A vote was taken and the motion passed unanimously.

Presentation by Ms. Christine McLeod, CPA. Partner Haynie and Company 2025 Triview Metropolitan District Audited Financial Statements.

Ms. McLeod gave a PowerPoint presentation covering the audited financials for the District, after which, there was some brief discussion and questions from the Board related to the presented materials.

OPERATIONS REPORTS:

Gary Potter, Utilities Superintendent

- Mr. Potter conveyed the issues that the District is having with the pump station at the South reservoir. A mitigation plan for the downed pump is in progress.
- Mr. Potter has started a well efficiency report that will be modified and presented to the Board at a later date.
- Well A-7 is running and can produce up to 320 GPM.
- The utility crew has been working on the valve and hydrant maintenance program.

Steve Sheffield, Operations Manager

- Mr. Sheffield updated the Board on the Higby Rd construction project. The first lift of asphalt has been completed in front of Lewis Palmer High School.
- The new water tank project is under way for the current phase. Materials have been ordered and submittals are being reviewed by the engineering team.
- The Legacy project is moving forward. Several water mains will have to be lowered to accommodate the new grades for the entrance from Blevins Buckle Wy.

- The ribbon cutting/open house has been scheduled for August 14th.

Sara Lamb, Finance Operations and Customer Service

- Ms. Lamb that fees in lieu of water have elevated due to large developments occurring.
- Ms. Lamb reported $4.6 million in revenue had been generated so far from tap fees.
- The TMD team has helped reduce the meter upgrade list from 45 in June to 3 currently.

Matt Rayno, Streets, Parks and Open Space Superintendent

- Mr. Rayno reported that due to heat and wind, the open space greens were a little stressed and does not look as good as he would like. He is working with the irrigation team to raise the amount of water being applied.
- Mr. Rayno reported that mowing had been reduced due to the extremely hot and dry weather. The grass is not growing as fast as it normally would.
- The crew is working with D-38 on irrigation along the Higby Rd corridor.
- The last Pine Beetle treatment has been applied for this year in the TMD forested areas.

Jim McGrady, District Manager

- Mr. McGrady expanded on the issues around the downed pump at the South reservoir. The team is working diligently and with urgency to come up with alternatives to moving water through the reservoir.
- The revenue bonds for the NMCI project were sold and the District has received the funds.
- The Higby Rd project is well ahead of schedule. A mid-October completion date is anticipated.
- Lost Island entertainment complex has now paid their fees to TMD. Building construction on the site has started.
- Panda Express restaurant opened on July 21st.

ACTION ITEMS:

- The Board was asked to review and consider approval of the Triview Metropolitan District's 2025 audited financial statements. Mr. Gibbons made a motion to approve the financial statements. Ms. Carlton seconded the motion. A vote was conducted and the motion passed unanimously.

- The Board was asked to review and consider approval of Resolution 2026-08, a Resolution of the Board of Directors of the Triview Metropolitan District amending the 2025 Budget. After some discussion and clarifications, Ms. Carlton made a motion to approve Resolution 2026-08. Mr. Gibbons seconded the motion. A vote was conducted and the motion passed unanimously.

- The Board was asked to review and consider approval of Resolution 2026-09, a Resolution of the Triview Metropolitan District Board of Directors, Adopting an Amendment to the Rules and Regulations of the Triview Metropolitan District-Water Service Enforcement Procedures. After some discussion and questions with Mr. McGrady, Ms. Carlton made a motion to approve Resolution 2026-09 as amended during conversation. Mr. Gibbons seconded the motion. A vote was conducted and the motion passed unanimously.

DISCUSSION ITEMS:

There were no discussion items.

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

a. Checks of $5,000 or more (enclosure)

A motion was made by Mr. Gibbons to approve the checks over $5,000. Ms. Carlton seconded the motion. a vote was taken and the motion passed unanimously.

b. June 2026 Financials (enclosure)

A motion was made by Ms. Carlton to accept the June 2026 Financials. The motion was seconded by Mr. Gibbons. a vote was taken and the motion passed unanimously.

LEGAL COMMENTS:

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

BOARD MEMBER UPDATES:

Ms. Jojola shared a phone app called Watch Duty that helps the user keep updated on wildfires and shares notifications related to said fires.

UPDATE THE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the ribbon cutting/open house for the new admin/utility building was scheduled for August 14th. Mr. Gross will open comments with a few prepared remarks and then turn the proceedings over to Mr. McGrady.

EXECUTIVE SESSION:

At 8:15 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 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, and the Town of Monument pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes. The Motion was seconded by Mr. Gibbons. 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 9:23 PM.

ADJOURNMENT:

There being no further business, and no decisions to make, Ms. Carlton made a motion to adjourn the meeting at 9:23 PM. Mr. Gibbons 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 - JULY MONTH END
Summary Financial Information - Board Packet
Base Fee Dates: 7-1 to 8-1-2026
Usage Dates: 5-29 to 6-30-2026

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	$165,286.84	2512
Rate Code 01Triview Metro - Res Sewer Use Rate	$61,943.34	2489
Rate Code 01 Triview Metro - Res Water Base Rate	$118,654.46	2517
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	$176,153.21	2456
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	$168,726.56	1655
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	$39,144.31	356
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	$16,246.35	71
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	$50,436.04	100
Usage Fee Triview Metro - Com Water Use Rate	$86,461.74	100
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"	$4,224.00	22
Rate Code 10 Triview Metro - Com Irr Water Base 2"	$6,528.00	17
Usage Fee Triview Metro - Com Irr Water Use	$148,422.52	66
Triview Metro - Valero Sewer	$1,000.00	1
Triview Metro - Metering & Billing Fee	$18,480.00	2640
Title Prep Fee Triview Metro - Title Request Fee	$1,450.00	29
Triview Metro - 5% Late Fee	$3,684.95	265
Special Impact Triview Metro - Special Impact Fee	$2,320.00	232
Triview Metro - Disconnect Fee		
Triview Metro - Reconnect Fee		
Triview Metro - NSF Fee	$50.00	2
Total Accounts	**$1,122,037.32**	15760

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2490
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	0
Total Accounts	**2668**

Aging Report as of: 6-30-2026	Amount
Amount Past Due 1-30 Days	$ 107,560.41
Amount Past Due 31-60 Days	$ 9,584.49
Amount Past Due 61-90 Days	$ 2,342.19
Amount Past Due 91-120 Days	$ 1,451.31
Amount Past Due 120+ Days	$ 2,877.60
Debits	**$ 123,816.00**
Credits	**$ (40,049.72)**
Total AR	**$ 83,766.28**

Receipts	Amount	Items
Payment - ACH	$708,035.04	1926
Payment - Vectra Bank	$144,393.59	344
Payment - On Site	$259,324.88	379
Refund CREDIT	($912.25)	4
REVERSE Payment	($1,112.79)	3
Transfer CREDIT In	$182.78	1
Transfer CREDIT Out	($182.78)	1
REVERSE Payment - NSF	($254.00)	1
Total Receipts	$1,109,474.47	2659
Checks versus Online Payments	**27.29% Checks**	**72.71% ACH's**

Water	Gallons	Accounts
Gallons sold 5-29 to 6-30-2026 =	**49,244,788**	**2668**
Gallons sold 6-30 to 7-31-2026 =	**54,198,041**	**2677**

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	4	276,003	0.56%
40,001 - 50,000	13	573,922	1.17%
30,001 - 40,000	50	1,690,915	3.43%
20,001 - 30,000	283	6,688,632	13.58%
10,001 - 20,000	1032	14,630,781	29.71%
8,001 - 10,000	267	2,411,442	4.90%
6,001 - 8,000	245	1,718,060	3.49%
4,001 - 6,000	214	1,068,504	2.17%
2,001 - 4,000	194	588,677	1.20%
1 - 2,000	142	150,719	0.31%
Zero Usage	46	0	0.00%
Total Meters	2490	29,797,655	60.51%

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	54	6,842,138	13.89%
40,001 - 50,000	5	226,685	0.46%
30,001 - 40,000	13	464,833	0.94%
20,001 - 30,000	6	153,775	0.31%
10,001 - 20,000	11	173,345	0.35%
8,001 - 10,000	3	26,875	0.05%
6,001 - 8,000	2	13,886	0.03%
4,001 - 6,000	3	15,658	0.03%
2,001 - 4,000	5	14,114	0.03%
1 - 2,000	7	6,824	0.01%
Zero Usage	0	0	0.00%
Total Meters	109	7,938,133	16.12%

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	34	10,954,597	22.25%
40,001 - 50,000	4	176,253	0.36%
30,001 - 40,000	3	110,203	0.22%
20,001 - 30,000	8	193,194	0.39%
10,001 - 20,000	3	42,790	0.09%
8,001 - 10,000	2	17,295	0.04%
6,001 - 8,000	1	7,358	0.01%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	1	2,655	0.01%
1 - 2,000	4	4,655	0.01%
Zero Usage	7	0	0.00%

July 2026 Tap Report

Triview Metropolitan District

August Board Meeting Report
2026

NEW TAPS	SFE	July 2026 TAPS PAID		
1	1	448 Grand Summit Dr	LOT 36 JACKSON CREEK NORTH FIL NO 6 L/MR	$ 49,891.00
1	1	319 Hardstone Drive	LOT 80 JACKSON CREEK NORTH FIL NO 5 L/MR	$ 49,891.00
1	1	728 Old Grotto Dr	LOT 8 JACKSON CREEK NORTH FIL NO 4 L/MR	$ 49,891.00
7	44.3	Tap fees (Legacy)	Phase 1, Lots 1, 2, and 3	$ 1,858,008.41
2	10	Tap fees (Lost Island)	17055 Old Denver Rd	$ 676,775.54
12	57.3			$ 2,684,456.95

August 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 $ 272,306.77 to the Triview Vectra account on or before August 31, 2026. The ACH details are as follows.

Sales Tax for June 2026	$	247,574.90
Regional Building Use Tax for July 2026	$	1,549.45
Motor Vehicle Tax for July 2026	$	23,182.42

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

Sincerely,

Madeline VanDenHoek
Town Manager

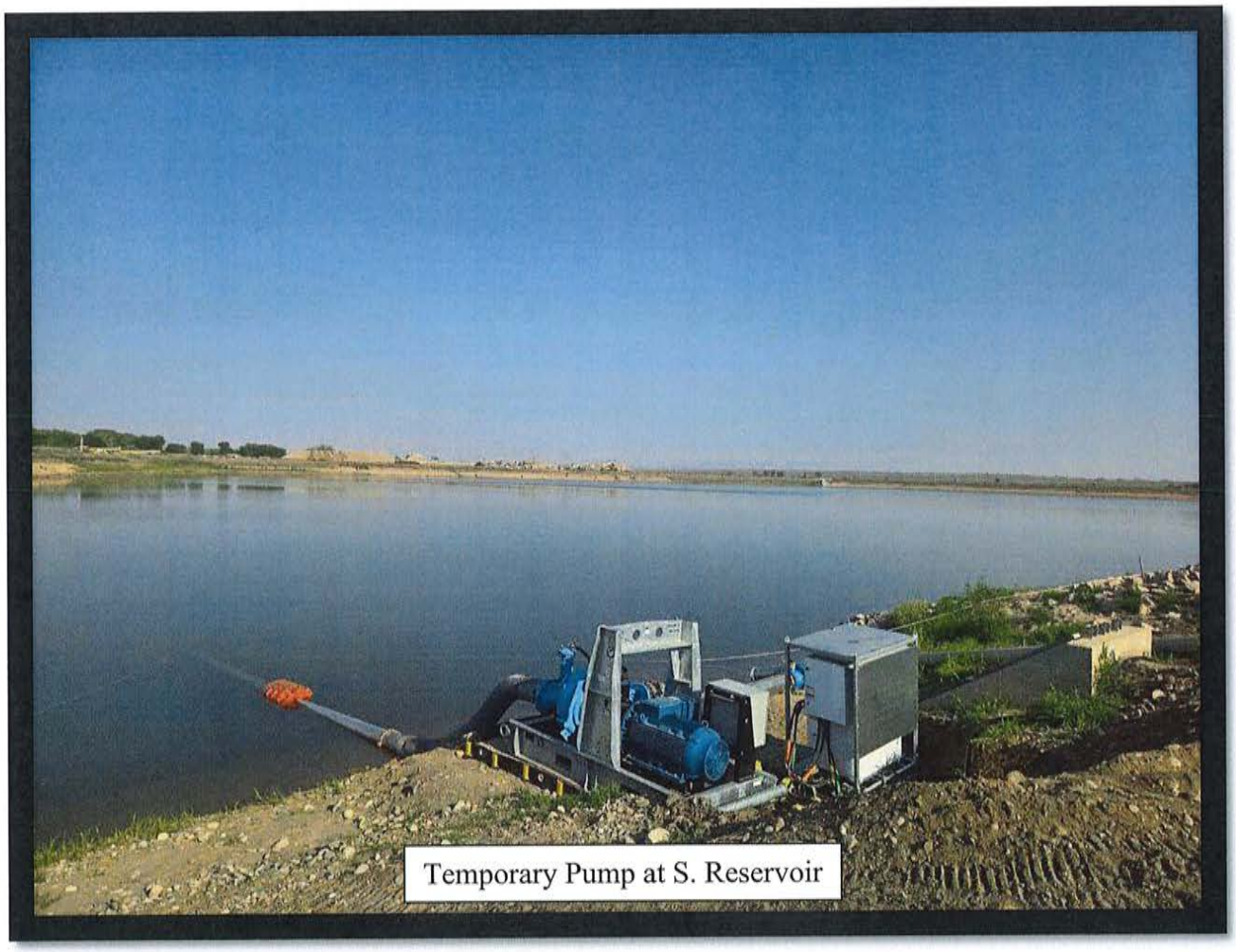
Triview Metropolitan District Utility Report
August 20th, 2026

- **Water Operations Updates:**
  - The discharge pump at the South Reservoir is faulted and needs to be removed for evaluation.
    - We have rented a temporary pump from Rain-for-Rent.
    - The pump is drawing down the reservoir at rate of 3,900gpm or ~9cfs.
    - At this flow rate we estimate it will take 45 days to draw the reservoir level down far enough to access the pump.
  - Water Resource Management
    - We continue to closely monitor our water demands and current surface water storage.
    - The goal is to have some surface water reserves going into the 2027 irrigation season, even if we have another low snowpack winter.
  - Bale Ditch
    - We had a flash flood on the Bale Ditch. The flood caused a large amount of sedimentation that blocked the head gate and moved some of the boulders on our dam. The sediment has been removed.
  - Water operations staff has continued our annual valve maintenance program.
    - The crew has completed maintenance and repairs on 371 valves in Triview so far.
    - The crew has completed maintenance on the valves in upper Promontory area.
  - Water operations staff continued our annual fire hydrant maintenance program.
    - The crew has completed maintenance and repairs of 105 fire hydrants in Triview so far, in addition to all 111 fire hydrants in Forest Lakes.
    - The crew will be working in the Commerial area near Wal-Mart and Home Depot.
  - NDS produced 68% of the water for the district during the month of July.
- **Collection Operations Updates:**
  - **Collections**
    - Continued routine collection system cleaning in the district.

- Had manhole with infiltration repaired
- Did potholing for Jim on Fountain Mutual Irrigation
- Maintenance and cleaning of both lift stations in Forest Lakes

- **Inspections**
  - Legacy has 90% of sewer and water completed
  - Maverick has completed water system installation and is working on finishing up sewer.
  - Conexus Lot 2 has all sewer installed and tested and the water mainlines are installed They are currently working on water service lines.
  - Inspected 10 water and sewer installations

- **Revenue Water/Non-Revenue Water**
  - Triview distributed a record 55,940,352 gallons in the July billing cycle. In the same cycle, we sold our customers 55,481,441 gallons, leaving 433,711 gallons of Non-Revenue Water.



Temporary Pump at S. Reservoir

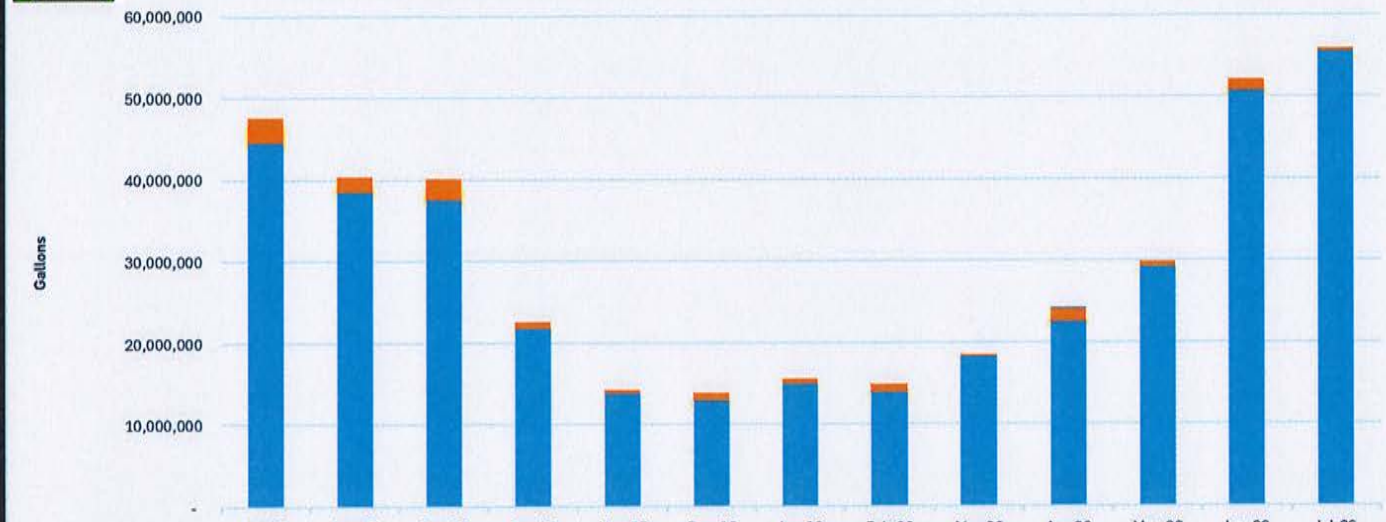
Triview Metropolitan District Monthly Water Report

July 2026
11:59 PM 6/30/26 to 11:59 PM 7/31/26

Water Production			
NDS	37,944,352	Gallons	68%
Wells	17,996,000	Gallons	32%
Total Water Produced	**55,940,352**	**Gallons**	
Metered Non-Billable Water			
Process Water	25,200	Gallons	
Hydrant Flush and Misc (metered non-billable)		Gallons	
Total Non-Billable Water	**25,200**	**Gallons**	
Water Distributed*	**55,915,152**	**Gallons**	
Water Billed			
Water billed to Customers	54,198,041	Gallons	
Hydrant Meter Billed	1,283,400	Gallons	
Metered but not billed -	0	Gallons	
Actual Billed Water Total	**55,481,441**	**Gallons**	
Non-Revenue Water	**433,711**	**Gallons**	
%Billed	**99.22%**		
Jul. 2026 % Non-Revenue Water	**0.78%**		
Jul. 2025 % Non-Revenue Water	**6.33%**		

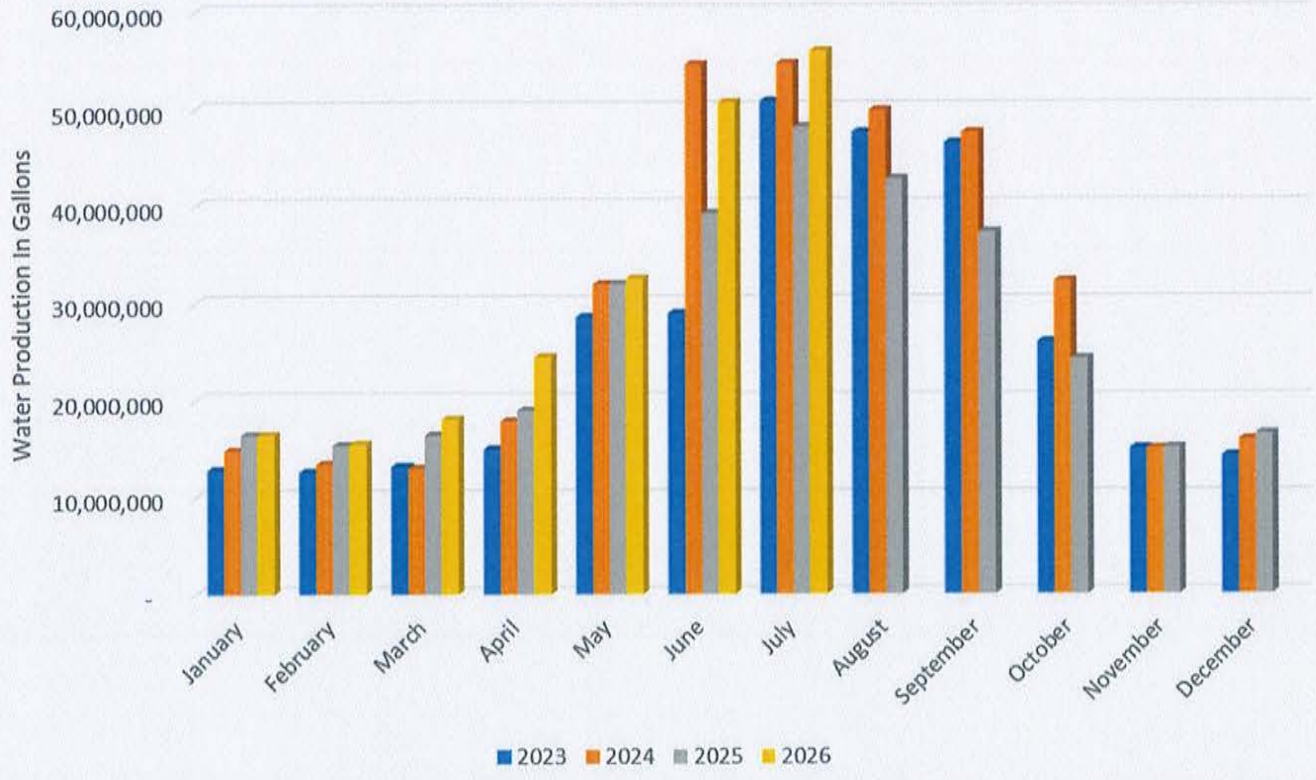
*Includes Production Minus Total Non-Billable Water

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



	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
% Unbilled	6.63%	4.64%	6.54%	3.57%	2.62%	7.09%	4.15%	6.30%	1.44%	6.35%	2.54%	2.74%	0.78%
Unbilled Water	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	1,431,509	433,711
Total Billed to Customers	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	50,767,788	55,481,441

Triview Metropolitn District Monthly Water Production Compasrion of 2023-2026

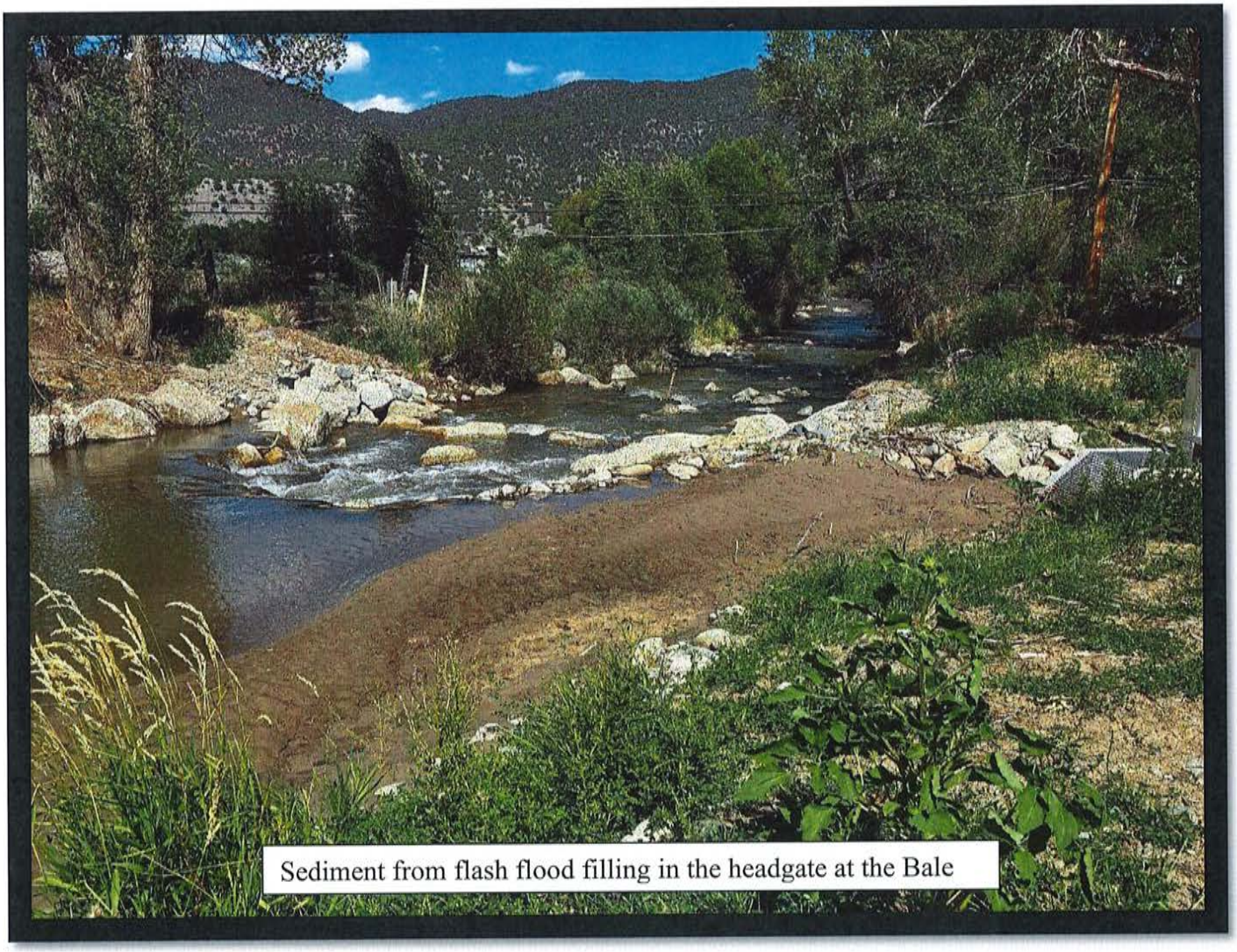


Triview 2026 Monthly Water Storage and Consumption (all number as of the end of each month)

	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						0	150	820	970	55	101	156
Jul							126	707	833	55	116	171
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
Jul-26						0	126	707	833	55	116	171
Jul-25			433		433	0	481	590	1071	57	74	131
Jul-24										150	3	153



Sediment from flash flood filling in the headgate at the Bale

Operations Manager/District Administrator Report
May/June 2026

- 8/5/26 Kicked off initial all hands Safety Meeting. We have implemented a safety committee and associated meetings. The goal is to increase employee safety and lower insurance premiums by participating in a program set up by SDA insurance pool.

- I have been working with Stepping Forward (IT provider) to set up a redundant means of having internet access in case of loss of primary provider. We are considering a cellular provider or Starlink. Speeds for the SCADA computer are a concern.

- We conducted a "managers meeting". We discussed multiple issues affecting the District and how to address them. This meeting gives the manager team a chance to catch up and get everyone "on the same page".

- I have participated in several meetings regarding both the South reservoir pump issues and the Central reservoir mining permit application.

- The TMD team has been working hard to make the new building presentable for the open house/ribbon cutting. Hanging pictures, cleaning, organizing and trying to make TMD look professional!

Triview Metropolitan District

August 2026 Report for July

Administrator and Billing Manager

1. **Tap Status**

   July Total of 12 Taps sold = 57.3 SFE, generated revenue $ $2,684,456.95

   YTD - Total of 104 Taps sold = 149.3 SFE, generated revenue $ $7,370,807.09

   July 2026, deposit into Developer Fund Account $56,490 Fee in Lieu of Water (Legacy) Target share to be paid in August.

2. **Billing**

   a. Continued seasonal review of irrigation accounts, monitoring monthly use, notifying customers of leaks, and investigating 0 usage reports from Beacon.

3. **Customer Support**

   Admin staff answered 590 inbound calls for a total duration of 22 hours and 35 minutes in July regarding meter change-outs, irrigation leaks, excessive water use questions, move in and move out questions, park reservations, accounts receivable, accounts payable, HOA questions, customer comments and questions.
   Report attached

4. **Open house and ribbon cutting preparations**

5. **Financials:**

   a. Prepared monthly invoices for residential tap quotes.
   b. Reconciled accounts receivable, reconciled tap deposits, reconciled issuance of
   c. new permits, and prepared and distributed monthly invoices via email and mail
   d. Issued 2nd QTR 2026 Reimbursement to Creekside Developers according to the Reimbursement agreement dated 7/17/2025. 38 Residential Taps in Jackson Creek North, total amount of $247,000.

GoTo Triview Metropolitan Distr...

Call volume - 800 calls

- Inbound: 590 calls
- Outbound: 168 calls
- Internal: 42 calls

Avg call duration - 2m 16s

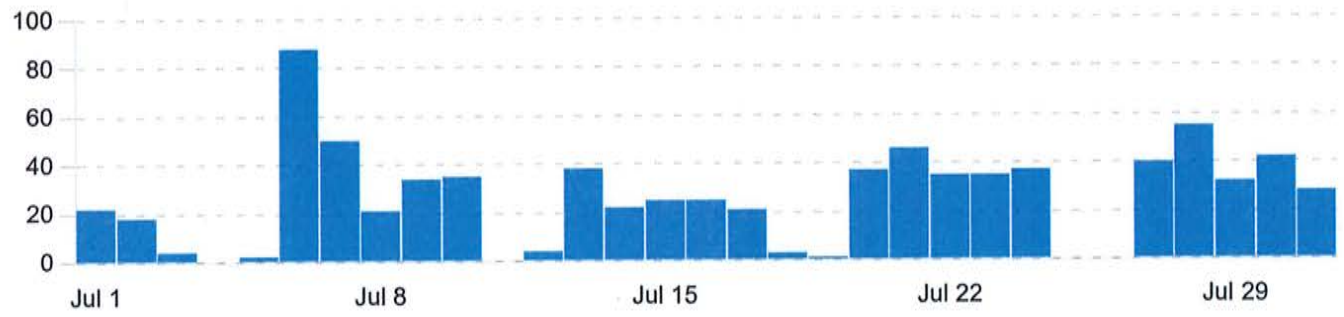
- Inbound: 2m 18s
- Outbound: 2m 27s
- Internal: 1m 17s

Total duration - 30h 19m 19s

- Inbound: 22h 35m 01s
- Outbound: 6h 50m 25s
- Internal: 53m 53s

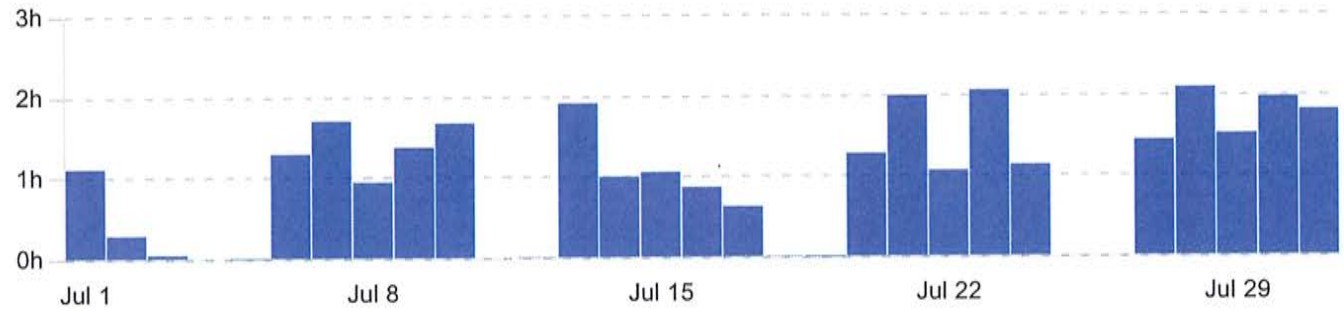
Total calls over time

800



Total call duration over time

30h 19m 19s



Triview Metro Public Works
August 2026 Report

List of August Projects:

- Tree and shrub pruning ongoing.

- Street sweeping mains

-Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations

- Continued irrigation repairs along Higby Road.

- Weed control throughout district.

- Train Park day out at the park was a big success on August 1st.

- Mow and trim all native in district.

- Trail repairs and maintenance on going.

- Register public works employees for the western snow and ice conference and National Snow Roadeo 9/30/2026-10/2/2026.

- Started Higby road roundabout #1 at Lewis Palmer

- Fleet maintenance (Eddie is running through all equipment complete PM. Getting everything ready for fall and winter.)

- 2ND and final Pine beetle spray completed for the whole district.

- Crews doing some forest clean up along Sanctuary Rim for the neighborhood chip day starting August 17th.

Focus for Sept:

- Tree and shrub pruning
- Shrub replacements
- District tree replacements
- Overseeing problem areas native and turf.
- Equipment prep for snow removal-continued
- Snow preparation meeting
- Fall aeration and overseeding
- Snow and Ice conference, training, and National snow roadeo.
- Crack and Curb weed spraying
- Work on final budget quotes for the 2027 season.
- Backflow/Irrigation system winterization schedule
- Trail Maintenance on going. We have received the "razor bars" from classic to install on erosion areas.
- Finial mows at end of season and clean and store equipment for winter.
- Irrigation install projects to start on Kitchner.
- Hire for new position in public works "District Gardener"
- 3rd and finial fertilizer application September 7th
- District concrete repairs to start mid to late September.
- get crack seal contractor set up for district crack sealing.

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE TOWN OF MONUMENT AND
TRIVIEW METROPOLITAN DISTRICT TO DEVELOP
A JOINT AREA TRANSPORTATION PLAN

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is executed this ____ day of _____, 20____, by THE TOWN OF MONUMENT, a home-rule municipality organized under the laws of the State of Colorado (the "Town") and TRIVIEW METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"). The Town and the District may hereinafter be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, pursuant to C.R.S. § 29-1-201 *et seq.*, governments may contract with one another to provide any function, service or facility lawfully authorized to each of the contracting entities and any such contract may provide for the joint exercise of the function, service or facility; and

WHEREAS, the Town is preparing its Transportation Master Plan that will ultimately be a component of the Monument 2040 Comprehensive Plan, and the development of the Town's Transportation Master Plan requires engineering information, technical detail and analysis from a qualified engineering firm; and

WHEREAS, the District has a Master Services Agreement for As-Needed District Engineering Support Services with HR Green, Inc. ("HR Green"), and HR Green is currently completing two corridor-specific transportation studies for the District and is anticipated to perform continued comprehensive study of the District's roadways and transportation corridors; and

WHEREAS, HR Green's scope of services can be reasonably expanded to include the needs of both the Town and the District, and such work within the Parties' overlapping and adjacent areas can be done jointly and for the benefit of both Parties for a shared expense; and

WHEREAS, the Parties seek to develop a joint Area Transportation Plan ("ATP") that will establish a comprehensive snapshot of existing and future transportation conditions, produce actionable recommendations across all modes of travel, and produce a prioritized implementation plan and capital improvement guide that will shape investment decisions for both entities in future years; and

WHEREAS, HR Green has provided a proposal and scope of services to develop a joint ATP for the Parties, and the Parties wish to work together collaboratively to obtain the critical information in such an ATP for a shared price rather than hire two separate engineering firms for the same purpose for an increased price to both Parties; and

WHEREAS, both the Town and the District have agreed to retain HR Green for the purpose of preparing a joint ATP as described in HR Green's scope of services, attached hereto as Exhibit A, and for the fees set forth in HR Green's Fee Proposal, attached hereto as Exhibit B; and

WHEREAS, the Parties acknowledge that the findings, analyses, recommendations, and capital improvement priorities developed through the joint Area Transportation Plan ("ATP") are intended to be incorporated into and support the Town of Monument's Transportation Master Plan, thereby promoting a coordinated and comprehensive approach to regional transportation planning and investment; and

WHEREAS, the joint ATP will serve a public purpose and will promote the health, safety, security and general welfare of both Parties' constituents, residents and visitors.

NOW THEREFORE, IN CONSIDERATION of the above recitals, the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties agree as follows:

AGREEMENT

1. Obligations of the Town.

    a. Designate the Planning Director as the project manager/primary point of contact representing the Town.

    b. Meet and coordinate with HR Green representatives and District project leadership on a bi-weekly basis to discuss the joint ATP.

    c. Work with HR Green representatives and project leadership for the District to develop a Technical Advisory Committee and engage appropriate Town personnel to be representative(s) on that committee.

    d. Provide available planning, traffic, GIS, and land use data.

    e. Facilitate public outreach and stakeholder engagement within the Town.

    f. Review and provide timely comments on draft deliverables.

    g. The Town agrees to work cooperatively with HR Green and the District so that the joint ATP may be completed by December 31, 2026.

2. Obligations of the District.

    a. Designate the District General Manager as the project manager/primary point of contact representing the District.

b. Meet and coordinate with HR Green representatives and Town project leadership on a bi-weekly basis to discuss the joint ATP.

c. Work with HR Green representatives and project leadership for the Town to develop a Technical Advisory Committee and engage appropriate District personnel to be representative(s) on that committee.

d. Provide available transportation, development, and draft data.

e. Participate in public and stakeholder meetings.

f. Review and provide timely comments on draft deliverables.

g. The District agrees to work cooperatively with HR Green and the Town so that the joint ATP may be completed by December 31, 2026.

3. Town Engineer. The Town's Engineer, IMEG, shall provide technical review, coordination, and quality assurance support to the Town in connection with the development of the joint Area Transportation Plan ("ATP"), as directed by the Town and pursuant to the Task Order attached hereto as Exhibit C. IMEG's role shall be limited to advising and supporting the Town with respect to the ATP and coordinating, as necessary, with HR Green and the Parties. IMEG shall not be responsible for, nor shall it assume any liability for, the preparation, content, accuracy, completeness, or professional work product produced by HR Green in connection with the ATP.

4. Costs. The respective costs for the joint ATP are set forth in HR Green's fee proposal, which is attached as Exhibit B. The Parties agree to split these costs evenly, except that the Town shall pay no more than $200,000 total for the completed joint ATP should there be change orders or modifications to the scope or fee schedule provided by HR Green. Each Party shall be responsible for its own costs incurred in the performance of its obligations under this Agreement, and except as otherwise agreed to in writing, shall not receive any reimbursement from the other Party to this Agreement.

5. Term. The term of this Agreement shall be from the date noted above through December 31, 2026. If this Agreement must be extended beyond the expiration of the original Term, both Parties must agree in writing to extend the Term and do so through amendment to this Agreement. All payment obligations pursuant to this Agreement are subject to the appropriation of funds by the governing bodies of the Parties in their sole discretion. This Agreement shall not be construed to create a multiple-fiscal-year obligation by any Party.

6. Termination of Agreement. Either Party may terminate this Agreement upon thirty (30) days written notice to the other Party for any reason or no reason. Upon termination, both Parties agree that the other is entitled to the work completed by HR Green as of the termination date related to the joint ATP, unless the requesting Party has failed to pay the fees invoiced as of that date by HR Green. If there are outstanding fees a Party owes HR Green as of the date of termination, that Party agrees to pay such fees within 30-days from the date of termination.

7. Legal Relationship. Neither Party nor any agents, officers, staff, volunteers or employees of the Parties shall be deemed to be an employee, agent or representative of the other Party to this Agreement. Each Party agrees to be responsible for its own liability incurred as a result of its participation in this Agreement.

8. Governmental Immunity. Nothing herein shall be construed or deemed to be a waiver of any provisions of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.* The Parties enter into this Agreement as separate, independent governmental entities and shall maintain such status throughout the term of this Agreement. Each Party shall be responsible only for its own acts and omissions and those of its officers, employees, agents, and contractors.

9. Notices. Any formal notice, demand or request pursuant to this Agreement shall be in writing and shall be deemed properly served, given or made, if delivered in person or sent by certified mail postage prepaid to the Parties at the following:

To the Town:

ATTN: Dan Ungerleider, Town Planning Director
Town of Monument
645 Beacon Lite Road
Monument, CO 80132

To the District:

ATTN: James McGrady, District General Manager
1641 Baja Drive
Monument, CO 80132

10. Amendments. This Agreement may be amended only by written document signed by both Parties.

11. Severability. In the event that any of the terms, covenants or conditions of this Agreement or their application shall be held invalid as to any person, entity or circumstance by any court having competent jurisdiction, the remainder of this Agreement and the application in effect of its terms, covenants or conditions to such persons, entities or circumstances shall not be affected thereby.

12. Waiver. The waiver by either Party of any breach by the other of any term, covenant or condition contained in this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or other term, covenant, or condition.

13. Entire Agreement. This Agreement embodies the complete agreement between the Parties regarding the subject matter herein and supersedes all prior agreements and understandings, if any.

14. Section Headings. The section headings in this Agreement are inserted for convenience and are not intended to indicate completely or accurately the contents of the Sections they introduce and shall have no bearing on the construction of the Sections they introduce.

15. No Third-Party Beneficiaries. The Parties to this Agreement do not intend to benefit any person not a party to this Agreement. No person or entity, other than the Parties to this Agreement, shall have any right, legal or equitable, to enforce any provision of this Agreement.

16. Applicable Law, Jurisdiction, and Venue. This Agreement is subject to and shall be interpreted under the laws of the State of Colorado. Venue for any dispute arising out of or relating to this Agreement shall be in the District Court for El Paso County, Colorado.

17. Duly Authorized Signatories. By execution of this Agreement, the undersigned each individually represent that he or she is duly authorized to execute and deliver this Agreement and the subject Party shall be bound by the signatory's execution of this Agreement.

18. Counterparts, Electronic Signatures and Electronic Records. This Agreement may be executed in two counterparts, each of which shall be an original, but all of which, together, shall constitute one and the same instrument. The Parties consent to the use of electronic signatures and agree that the transaction may be conducted electronically pursuant to the Uniform Electronic Transactions Act, § 24-71.3-101, et seq., C.R.S. The Agreement and any other documents requiring a signature may be signed electronically by either Party. The Parties agree not to deny the legal effect or enforceability of the Agreement, solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature on the grounds that it is an electronic record or an electronic signature or that it is not in its original form or is not an original.

EXECUTED as of the date first written above.

TRIVIEW METROPOLITAN DISTRICT

By _____
, Chairman

Address: 1641 Baja Drive
Monument, CO 80132

Attest:

_____
, Secretary

TOWN OF MONUMENT

By _____
Mitch LaKind, Mayor

Address: 645 Beacon Lite Road
Monument, CO 80132

Attest:

_____
Tina Erickson, Town Clerk

IGA EXHIBIT A

HRGreen.

1975 Research Parkway | Suite 160
Colorado Springs, CO 80920
Main 719-300-4140
HRGREEN.COM

July 15, 2026

Jim McGrady
General Manager
Triview Metropolitan District

Dan Ungerleider
Director of Planning
Town of Monument

Re: **Proposal for Area Transportation Plan — Town of Monument and Triview Metropolitan District**

Dear Jim and Dan,

HR Green, Inc. (HR Green) is pleased to submit this proposal to develop a joint Area Transportation Plan (ATP) for the Town of Monument and Triview Metropolitan District. We have truly enjoyed building our relationship with both organizations and are excited about the opportunity to help shape the long-term transportation future of this community.

The ATP will establish a comprehensive snapshot of existing and future transportation conditions, develop actionable recommendations across all modes of travel, and produce a prioritized implementation plan and Capital Improvement Program to guide investment decisions for years to come. The plan will emphasize coordination with El Paso County, CDOT, and PPACG and will be grounded in meaningful public and stakeholder engagement throughout the process.

It is worth noting that HR Green is currently completing two corridor-specific studies for Triview under our existing annual traffic engineering support task order — a Jackson Creek Parkway Corridor Study and a Roundabout Feasibility Study for the Baptist Road and Road A intersection just west of Jackson Creek Parkway. While these studies are being delivered separately and funded under that existing task order, their findings will be incorporated directly into the final ATP document, providing an added layer of technical depth and site-specific analysis that will strengthen the overall plan.

A detailed scope of services, project schedule, and fee proposal are attached for your review. All work will be performed on a not-to-exceed basis per the attached fee breakdown.

We are genuinely excited about this project and the opportunity to deliver a plan that will serve Monument and Triview well into the future. Please do not hesitate to reach out with any questions and we look forward to discussing next steps with you both soon.

Sincerely,

HR Green, Inc.

Chase Keys, PE
Group Leader – Municipal Services

Attachments: Detailed Scope of Services, Proposed Project Schedule, Detailed Fee Proposal

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Agreed and Accepted for the Triview Metropolitan District by:

Signature:_____ Date: _____

Jim McGrady, District Manager

HRGreen

Scope of Services

Background

The following scope outlines tasks to develop a joint Town of Monument and Triview Metropolitan District Area Transportation Plan. The purpose of the Area Transportation Plan (ATP) is to:

- **Establish a snapshot of baseline conditions**, which summarizes transportation issues and needs currently faced by the study area through data collection, analysis, and public and stakeholder input
- **Recommend future improvements**, and develop a plan to implement those improvements, to provide for a safe, efficient, and reliable transportation system that is accessible for all users and supports a growing community

The ATP will emphasize coordination with El Paso County, Colorado Department of Transportation, Pikes Peak Area Council of Governments (PPACG), other regional partners, community stakeholders, and the public. The four main components of the ATP will entail:

1. **Understanding**
    a. Public engagement
    b. Community profile
    c. Baseline conditions
    d. Transportation issues and needs
2. **Plan Development**
    a. Major Streets Plan
    b. Standards and Guidelines
    c. Active Transportation
    d. Pavement Management
3. **Implementation Plan**
    a. Transportation funding analysis
    b. Prioritized project recommendations
    c. Funding strategies and grant recommendations
4. **Roadway Network Capital Improvement Plan**

Interim memo deliverables are anticipated to include:

- Baseline Conditions
- Transportation Safety
- Public/Stakeholder Meeting Summary
- Major Streets Plan
- Active Transportation
- Pavement Management
- Potential Projects (brainstorming phase)
- Implementation Plan
- Project Summary Sheets

The final deliverables include a comprehensive Area Transportation Plan report with appendices, a Safety Action Plan report with appendices, and GIS database of mapping data.

HRGreen

Study Area

The ATP study area will include the Town of Monument plus an approximate 3-mile buffer to account for long-range growth. The study area will be confirmed at the kick-off meetings.

Other agencies with jurisdiction or long-range growth areas within, or adjacent to, the study area include El Paso County, Douglas County, Colorado Springs, Palmer Lake, Colorado Department of Transportation, and Pikes Peak Area Council of Governments.

Tasks

Task 1.0 Project Management

This tasks provides for:

- Progress reports and invoicing
- Internal team meetings and coordination
- Project setup and monitoring
- Implementation of the Quality Control Plan

Deliverables:

- Monthly progress reports and invoices

Task 2.0 Project Team Meetings

The consultant will meet with the Town of Monument and Triview Metropolitan District project leadership on a bi-weekly basis to discuss project status, work in progress, potential risks to project schedule and budget, and upcoming deliverables and engagement.

A Technical Advisory Committee (TAC) will be formed to help guide the project and review interim deliverables at key milestones. Up to four TAC meetings are anticipated. The consultant will work with the Town of Monument and Triview Metropolitan District project leadership to identify TAC representatives.

Meeting summary:

- Town of Monument and Triview Metropolitan District project leadership meetings (bi-weekly, assumed virtual or hybrid in-person with virtual option):
    - Kick-off meeting to confirm scope, schedule, and expectations and identify TAC membership
    - Bi-weekly project update and next steps meetings
        - A longer meeting may be scheduled in place of a bi-weekly project update when extensive discussion is anticipated (up to 4 extended meetings anticipated)
- TAC meetings (up to 3, assumed virtual or hybrid in-person with virtual option):
    - Kick-off meeting to introduce the project, review scope, schedule, and expectations, and gather feedback on transportation-related issues and needs to be addressed in the ATP
    - Interim deliverables review and discussion
    - Preliminary recommendations and pre-public open house

Deliverables:

- Agendas, minutes, and supporting meeting information

HRGreen.

Task 3.0 Stakeholder and Public Engagement

Stakeholder and public engagement will focus on 1) providing a foundation for development to the ATP and 2) gathering feedback on preliminary recommendations:

1. **Gather input** on community transportation visioning, developing study goals and objectives, and identifying transportation-related issues and needs to be addressed by the project. This input will be collected through an in-person open house, the study website, and a transportation survey.
2. **Present preliminary recommendations for feedback** at council/board meetings (where the public can attend and provide comments) and/or by making the draft report available for public review and comment

Public Involvement Plan

- Develop a Public Involvement Plan in accordance with Town of Monument and Triview Metropolitan District guidance and requirements.
    - The Public Involvement Plan will describe how participation rates will be monitored.

Public Open House

- Prepare for and facilitate one (1) public open house event
- Prepare meeting advertisement content for the project webpage, social media, and flyers. QR codes will be developed for the project webpage, online meeting content, and an online comment/question form.
- Develop activities, discussion prompts, interactive means of gathering feedback, presentation, and display materials

A static, online component of the in-person open house will also be made available for the public to review materials. This will include:

- In-person open-house materials (display boards, handouts, and presentation materials)
- A recording of the in-person open house presentation, if applicable. If the in-person open house does not include a presentation, a short presentation will be recorded to introduce the online materials.
- An opportunity to submit comments to the project team

Written comments will be collected for two weeks following the in-person open house.

Project Webpage and Online Activities

Develop and maintain a webpage for this project, to include:

- Project introduction text, contact information, a way for the public to submit comments and ask questions, an interactive map to submit comments and input, public open house information (date, time, and location), public open house materials, and final project deliverables
- A short transportation survey to gather broad feedback on transportation-related issues and needs for the study area, community priorities, and study direction

Recommendations Presentations

- Prepare and lead up to two (2) presentations of the final report, one for the Town of Monument and one for the Triview Metropolitan District.

HRGreen

Deliverables:

- Public Involvement Plan
- Social media graphics and content to advertise meetings
- Project webpage content
- Public open house activities, handouts/leave behinds, and presentation and display materials
- Public/Stakeholder Meeting Summary Report
- Thematic summary graphics for use on websites, social media posts, and other public-facing messaging

Task 4.0 Baseline Conditions Analysis

This task will assess the following existing and future-year conditions to establish a baseline and identify transportation-related issues and needs to be addressed by the study:

- Community profile
- General mapping
    - Obtain GIS data
    - Zoning and land use (including development review and available projections)
    - Parks/recreation, employment centers, schools, healthcare, community centers, major destinations, etc.
- Existing transportation infrastructure
    - Streets (including current classification and jurisdiction)
    - Traffic signal, roundabout, and all-way stop-control locations
    - Bridges (including current type, condition, and jurisdiction)
    - Pedestrian, bicycle, and trail facilities
    - Drainage-related transportation deficiencies (coordinate with Monument 2026 Stormwater Master Plan)
- Micromobility, transit, freight, and electric vehicles
    - Micromobility services and/or facilities
    - Public transportation
    - Freight and goods movement (e.g., truck routes, oversize vehicle routes, freight origin-destination movements, and industrial development impacts on existing and future facilities)
    - Electric vehicle infrastructure and policy
- Resiliency (extreme weather vulnerability related to the transportation system)
    - Includes a Resiliency Evaluation in coordination with the Monument Fire District identifying wildfire evacuation routes, emergency response access, and critical network links
- Traffic
    - Existing and future-year daily traffic volumes (using the MPO travel demand model)
    - Existing and future-year capacity needs (using MPO travel demand model daily volumes and segment LOS and v/c ratios)
    - Speed management corridors to include, at minimum: Jackson Creek Parkway, Baptist Road, Higby Road, Beacon Lite/Old Denver Road, and State Highway 105 East/West
- Crash history analysis that follows guidance established for the Safe Streets and Roads for All (SS4A) program, accounts for all modes of travel on the Town of Monument transportation network, and identifies the following:
    - High Injury Network (HIN)
    - Systemic Risk Network (SRN)
    - Emphasis Areas
    - Potential crash countermeasures, strategies, and policy and process changes

- School access and safety assessment
    - Includes desktop review of school access locations and vehicular traffic patterns, bicycle and pedestrian routes, and crossing locations. Coordinate with crash history analysis and public and stakeholder engagement tasks.

It is assumed that available information will be provided by the Town of Monument, Triview Metropolitan District, and other TAC agencies. While no field data collection by the consultant is anticipated, time for site visits to confirm conditions or address gaps in data has been included.

Deliverables:

- Baseline Conditions and Findings memo
- Transportation Safety memo (which will be the up-front components of a Safety Action Plan deliverable)
- Compiled GIS database of available information

Task 5.0 Standards, Guidelines, and Safety Strategies

Conduct a high-level review of existing Town of Monument and Triview Metropolitan District planning and design guidelines. Where gaps or opportunities for additional information are identified, work with project leadership and TAC representatives to develop recommendations for the following:

- Street and multimodal facility typical sections
- Street and multimodal design standards
- Complete streets
- Context-sensitive corridor speed management, gateway treatment, and traffic calming
- Access management
- Development plan and future land use processes (with regard to transportation facilities)
    - Industrial development (transportation) guidelines
- Jurisdictional transfer process (ownership and maintenance)
- Safety strategies
    - Safety policy and process guidance
    - Toolbox of feasible safety strategies

Deliverables:

- Standards and Guidelines memo
- Safety Strategy Toolkit memo (in conjunction with Task 7.0 deliverable)

Task 6.0 Major Streets Plan

Review and update local street classifications for the study area, working with project leadership and TAC representatives to refine and update where needed. Elements of the Major Street Plan are anticipated to include:

- Street classification (e.g., Arterial, Collector, Local, Private)
- Designated truck and oversize vehicle routes
- Street access classification
- Emergency response access and evacuation routes
- Speed management corridors
- Jurisdiction (ownership) and candidate segments for future jurisdiction transfer
- Street typical sections that correspond to each classification

HRGreen

It is understood that a local street classification and a federal functional classification correspond to separate classification systems. This task will also review the current federal functional classification and propose recommendations for future consideration where applicable.

Deliverables:

- Major Streets Plan memo

Task 7.0 Active Transportation

The active transportation task covers long-range planning for walking, biking, and rolling activities, with an initial objective of providing for safe and welcoming connections.

- Review active transportation planning completed to date, including the Town of Monument comprehensive plan update, Pikes Peak Area Council of Governments regional planning, and plans developed by other study area agencies. It is anticipated many of the Town of Monument elements will be carried forward from the comprehensive plan update.
- Develop an active transportation framework that centers on route connectivity and continuity, focusing on:
    - Completing network gaps,
    - Expanding the active transportation network and accessibility,
    - School accessibility and safety,
    - Providing safe crossing opportunities
        - Based on public feedback and crash history review findings, up to ten (10) crossing locations may be reviewed to provide modification recommendations
- Develop a toolbox of active transportation safety strategies
- Identify candidate active transportation safety projects

Deliverables:

- Active Transportation memo
- Safety Strategy Toolkit memo (in conjunction with Task 5.0 deliverable)

Taks 8.0 Pavement Management Plan

Data collection, analysis, and pavement management plan development. A subcontractor will collect all pavement condition data. Our team will use the pavement management software of the Town/District's choosing.

- Data collection
    - Work with the vendor for the initial setup of the GIS network and confirming street attributes such as pavement type, segment length, surface width, traffic volumes, and functional classification
    - Assumptions:
        - Current Town of Monument estimate is 58.824 centerline miles or 124.729 lane miles (HUTF report)
        - 1 pass for local streets
        - 1 pass in each direction for collector and arterial streets
- Analysis of existing conditions
    - Summarize existing pavement conditions, which may include descriptive statistics, maps/graphics, and commentary on unique conditions
- Rehabilitation strategies
    - Review current maintenance practices, expenditures, and project selection methods

- Customize a toolbox of treatments applicable to the project area, which will include estimated unit costs, PCI application and reset values, and service life expectancy
- Establish pavement condition thresholds for roadway classifications
- Develop pavement performance curves based on the collected data

- Determine improvements
  - Develop up to four budget-based scenarios to analyze varying budget amounts and pavement performance goals
    - Modeled scenarios will be performed for a minimum period of 15 years
- Pavement management plan
  - Develop a 10-year pavement rehabilitation plan. Projects will be grouped in three phases, with Years 1-3 in Phase 1, Years 4-6 in Phase 2, and Years 7-10 in Phase 3 (or as directed by the Town/District)
  - Recommend Capital Improvement Plan (CIP) projects separated between the Town and District
  - Develop summary statistics, graphs, charts, and figures of existing conditions and future conditions related to the recommendations

Deliverables:

- Pavement Management Plan memo

Taks 9.0 Recommendations, Prioritization, and Implementation

Develop an implementation plan, which includes summarizing findings and recommendations identified through prior tasks, identifying future funding, brainstorming potential projects, and developing an implementation plan framework to evaluate, screen, and prioritize projects.

- **Summarize overarching findings** from the Baseline Conditions (including the Safety Action Plan components), Stakeholder and Public Engagement, Major Streets Plan, Standards and Guidelines, Active Transportation, and Pavement Management tasks to establish a foundation for project recommendations, prioritization, and implementation
- **Evaluate historical transportation funding and expenditures, and identify grant opportunities and potential funding partnerships, and estimate future-year transportation funding levels** to guide fiscal constraint within the recommendations
- **Identify potential projects** to address transportation needs.
  - Present and discuss with Town of Monument and Triview Metropolitan District project leadership through a workshop type meeting
  - Develop high-level project information describe the project and identify a planning-level cost
- **Develop an implementation plan** that identifies recommended projects in terms of short-term, mid-term, and long-term timelines. It is anticipated that the short-term and mid-term timeframes will be fiscally-constrained based on estimated transportation funding. The long-term timeframe will include long-range and illustrative type projects.
  - Evaluate, screen, and prioritize projects
  - Develop project summary sheets for recommended projects, which will include:
    - Project description and limits,
    - Project champions and partners,
    - Implementation timeline(s),
    - Planning-level cost estimates, and
    - Funding opportunities
  - Identify grant funding or partnership opportunities for the recommended projects

- Identify which recommended projects that are applicable to specific grants and would improve grant readiness and competitiveness

Deliverables:

- Potential Projects memo
- Implementation Plan memo
- Project summary sheets

Taks 10.0 Final Reports

- Develop the following final reports that are user-friendly and visually rich to be the public facing deliverable of the project:
  - Area Transportation Plan (ATP) report
  - Safety Action Plan report – standalone report (will be included as an appendix in the final ATP report)
    - Report will include a section summarizing Safety Action Plan components and alignment with the current (at the time of the report) SS4A self-certification checklist
- Up to three (3) review iterations are anticipated with the Town of Monument, Triview Metropolitan District, and TAC representatives:
  - Draft report review
  - Revised Draft report review
  - Pre-final report review

Deliverables:

- Final report with appendices
- GIS database of data and mapping for the interim memos and final report

Task 11.0 Capital Improvement Plan (Town of Monument)

Develop a Roadway Network Capital Improvement Plan (CIP) for the Town of Monument. The Roadway Network CIP will be a multi-year, prioritized program of projects and funding that preserves, upgrades, and expands a community's transportation assets. This CIP will be a 5-year fiscally constrained plan.

The Roadway Network CIP will build upon the ATP, and include:

- Roadway network goals and performance outcomes summary
- Projected funding summary
- Project evaluation, scoring, and prioritization summary
- Project lists and maps
- Supporting project information (description, project limits, phasing, champions, timeline, planning-level cost estimates, and anticipated funding)

Projects will be grouped into categories and may include:

- Street preservation
- Street rehabilitation / reconstruction
- Safety
- Traffic operations / congestion management
- Complete streets / multimodal

- Drainage / stormwater
- New capacity / network expansion

Projects will be scored and selected through coordination with the Town of Monument. Scoring criteria and weighting may include:

- Asset conditions and risk of failure
- Safety benefit and injury severity reduction potential
- Multimodal/ADA compliance and connectivity
- Traffic volume, freight significance, and emergency response routes
- Equity and access outcomes
- Cost effectiveness / benefit-cost
- Readiness
- Opportunity coordination

The Roadway Network CIP will prioritize projects for the next five (5 years) on an annual basis.

Deliverables:

Roadway Network CIP with the following sections:

- Roadway network goals and performance outcomes
- Projected funding
- Project evaluation, scoring, and prioritization
- 5-year project list and maps (organized on a year-by-year basis)
- Project information
- Performance tracking

ber	November					December					January			
12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25
Interim Deliverables		*Potential Projects Workshop*				*Preliminary Recommendations*									
X			X		X		X		X		X	X			

nos
no
nos
memos

memos
DRAFT
FINAL

DRAFT
FINAL

					Pavement Management			Public Involvement			Admin						
64	72	8	16	8	32	130	128	32	68	40	18	8	1812				
$ 177.00	$ 150.00	$ 225.00	$ 271.00	$ 260.00	$ 235.00	$ 170.00	$ 175.00	$ 150.00	$ 120.00	$ 203.00	$ 125.00	$ 125.00					
$ 11,328.00	$ 10,800.00	$ 1,800.00	$ 4,336.00	$ 2,080.00	$ 7,520.00	$22,100.00	$22,400.00	$ 4,800.00	$ 8,160.00	$ 8,120.00	$ 2,250.00	$ 1,000.00					
3.5%	3.4%	0.6%	1.4%	0.7%	2.4%	6.9%	7.0%	1.5%	2.6%	2.5%	0.7%	0.3%	$ 0.73	10%	10%		
Liska	Procaccio	Osborn / Horejsi	Waghray	Bolk	Stevens	Jansen	Mantemach	Liljegren	Lietzke	Whitver			EXPENSES				
GIS	Concepts / Costs	Resiliency	Drainage	Planner / Interim QC Reviews	Advisor / QA/QC	Analyst	Analyst	Coordinator (Local)	Graphics and Materials	Website	ACCOUNTING	ADM ASST	Mileage Auto		Reimbursables	Subs	
													Unit	Total	Total	Total	Subs
0	0	0	0	0	0	0	0	0	0	0	18	8	-	-	-	-	
											12	4					
											6	4					
				8													
0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	
0	0	0	0	0	0	0	0	32	44	40	0	0	300.00	217.50	4,800.00	-	
								8	2								
								16	24						500.00		
								8	16	40					300.00		
									2								
													300	$ 217.50	4,000.00		
24	12	8	8	0	0	0	0	0	0	0	0	0	-	-	-	-	
2																	
2																	
4	12		8														
2																	
2		8															
2																	
8																	
2																	
8	20	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	
1	8																
1	8																
1																	
4																	
1																	
	4																
4	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	
4																	
2	8	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	
2	8																
4	0	0	0	0	32	130	128	0	0	0	0	0				26,100.00	
4					2	2	2									26,100.00	IMS
					8	28	26										
					22	100	100										
4	24	0	0	0	0	0	0	0	0	0	0	0		-		-	
	4																
4	20																
10	0	0	0	0	0	0	0	0	24	0	0	0		-		-	
8									16								
2									8								
8	8	0	8	0	0	0	0	0	0	0	0	0	-	-		-	
4			4														
	8		4														
4																	

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

DISBURSEMENTS OVER $5,000 from July 23, 2026 – August 20, 2026

Paid Invoices Over $5,000 For 2026

1. **Colorado Springs Utilities** **$394,616.50**
   Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and Deliver (CTD)

2. **Creekside Development Inc.** **$247,000.00**
   Reimbursement for JCN Infrastructure Agreement dated May 2020
   (2nd Quarter 2026 Tap Fee Credits)

3. **Donala Water & Sanitation District** **$93,635.16**
   Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater – TF/Donala/IGA

4. **White Bear Ankele Tanaka & Waldron** **$11,362.14**
   General Fund – Professional Services – Legal Fees

5. **Hydro Resources Rocky Mountain** **$87,900.00**
   Capital Project – Enterprise – Water Improvements – A-7/D-7 Wells

6. **RESPEC Company LLC** **$32,002.05**
   General/Enterprise Funds – Professional Services – Professional Services - Engineering (2 Invoices –General Engineering & System Mapping)

7. **RESPEC Company LLC** **$6,542.50**
   Capital Project –Enterprise – Water Improvements – Tank Design

8. **Kiewit Infrastructure CO** **$4,399,393.24**
   Capital Project –General – Park & Street Improvements – Higby Rd Design & Construction (2 Invoices) **(2026 Bond Proceeds)**

9. **Native Sun Construction** **$21,738.46**
Capital Project –Enterprise – Water & Wastewater Improvements – Sunny Shore/Jackson Creek Parkway PRV Project -(Installation of PRV)

10. **Vivid Engineering Group** **$20,121.25**
Capital Project –General – Park & Street Improvements – Higby Rd Design & Construction

11. **Ten Point Sales & Marketing, LLC** **$5,335.08**
Enterprise Fund – Water System – Repairs & Maintenance

12. **Riders Construction** **$6,350.00**
General Fund – Traffic Control – Repairs & Maintenance - Striping

13. **Rocky Mountain Access Controls** **$15,962.50**
Capital Project –Enterprise – Water Improvements – Tank Design

14. **Derksen Concrete Fences** **$7,500.00**
General Fund – Parks & Open Space – Sanctuary Park

15. **Ground Floor Media** **$7,636.52**
General/Enterprise Fund – Professional Services – Public Relations

16. **Haynie & Company** **$9,000.00**
General/Enterprise Funds – Administrative – Audit Fees

17. **HR Green, Inc.** **$13,138.50**
Capital Projects – General – Park & Street Improvements – Train Park/Lyons Tail Roundabout

18. **Treatment Technology** **$5,768.65**
Enterprise Fund – Water System – Bulk Chemical Supplies

Total Over $5,000.00 = $5,452,402.55

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