#### **RESOLUTION NO. 2020-03**

# RESOLUTION OF THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT

### DECLARING EMERGENCY PROCEDURES AND AUTHORIZING TELECONFERENCING FOR REGULAR AND SPECIAL MEETINGS

WHEREAS, Triview Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado (the "State") organized to serve a public use and promote the health, safety, prosperity, security and general welfare of the residents of the District and the State of Colorado; and

WHEREAS, pursuant to § 32-1-903, C.R.S., all official business of the Board of Directors of the District (the "**Board**") shall be conducted only during regular and special meetings at which a quorum is present, and all said meetings shall be open to the public; and

WHEREAS, § 32-1-1001(1)(h) C.R.S., provides the Board with the management, control and supervision of all the business and affairs of the District; and

WHEREAS, the Governor of the State (the "Governor") declared a state of emergency on March 10, 2020 (the "Emergency") due to the threat that COVID-19 coronavirus ("COVID-19") poses to the health, safety and welfare of the citizens of the State; and

WHEREAS, on March 18, 2020, the Governor issued Public Health Order 20-23 (the "Order") limiting all gatherings to no more than ten people, effective 12:01 A.M. on March 19, 2020. Gatherings subject to the Order include, but are not limited to community, civic, public, leisure, faith-based events, and any similar event or activity that brings together ten or more persons in a single room or space at the same time in a venue such as an auditorium, stadium, arena, large conference room, meeting hall, private club, or any other confined indoor or outdoor space; and

WHEREAS, the Colorado Department of Public Health and Environment and Centers for Disease Control and Prevention recommend certain precautions in order to attempt to slow the spread of COVID-19, including minimizing close contact with large numbers of people; and

WHEREAS, in order to attempt to protect the health and safety of the residents of the District from COVID-19 and in order to comply with the Order, while at the same time continuing with the required business of the District, the Board wishes to have the ability to hold regular and special meetings *via* teleconferencing until such time that the Emergency is lifted by the State, the Order is repealed, or sooner as otherwise determined by the Board; and

WHEREAS, the Board wishes to establish certain procedures and requirements for when the District determines to hold regular and special meetings *via* teleconferencing during the Emergency and the time when the Order is in effect.

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

- 1. <u>Teleconferencing for Regular and Special Meetings</u>. The Board hereby authorizes the holding of regular and special meetings for the District by teleconferencing methods until such time that the Emergency and Order is lifted, or sooner as otherwise determined by the Board.
- 2. Quorum of the Board for Teleconferenced Regular and Special Meetings. A quorum of the Board for attendance and voting purposes at regular and special meetings shall be established by the attendance of a majority of the members of the Board on the teleconferencing platform. Each Board member must be able to clearly hear and participate in any teleconferenced meetings.
- 3. <u>Posting of Regular and Special Meeting Notices</u>. The District shall continue to post notice of all regular and special meetings pursuant to the District's previously adopted policies and State law.
- 4. <u>Public Attendance at Teleconferenced Regular and Special Meetings</u>. The District shall arrange for a dial-in-number for members of the public and the Board to utilize in order to attend the teleconferenced regular and special meetings of the District. Members of the public may be excluded from executive sessions that are held by the Board in accordance with State law. The dial-in number shall be included on the agenda for the meeting.
- 5. <u>Ratification of Actions</u>. Any actions, including, but not limited to the adoption of this Resolution, taken at a regular or special meeting held by teleconference platform shall be ratified at the first regular or special in-person Board meeting that takes place after adoption of this Resolution.
- 6. <u>Term.</u> This Resolution shall remain in full force and effect until such time as the Board determines that the Emergency conditions necessitating its adoption no longer exist, including the repeal of the Order.

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ADOPTED THISDAY OF	APRIL, 2020.
	TRIVIEW METROPOLITAN DISTRICT, a quasi municipal corporation and political subdivision of the State of Colorado
ATTEST:	Officer of the District
ATTLOT.	
APPROVED AS TO FORM:	
WHITE BEAR ANKELE TANAKA & WAAttorneys at Law	ALDRON
General Counsel to the District	<u> </u>
General Counsel to the District	
	gency Procedures Authorizing Teleconferencing for Regular

#### **RESOLUTION NO. 2020-04**

## RESOLUTION TO APPROVE THE AMENDED AND RESTATED SERVICE PLAN FOR TRIVIEW METROPOLITAN DISTRICT

WHEREAS, Triview Metropolitan District ("District") has been operating under a service approved by El Paso County in October 1984 ("Original Service Plan"); and

WHEREAS, the Original Service Plan has not been amended or updated and contains outdated financial plans, development assumptions, and cost estimates that are no longer accurate or reasonable; and

WHEREAS, the Board of Directors of the District ("Board") has determined that it is necessary to update and amend the service plan to reflect the current conditions and to allow flexibility in the future; and

WHEREAS, the Amended and Restated Service Plan was submitted to El Paso County, which has jurisdiction over the District; and

WHEREAS, after reviewing the Amended and Restated Service Plan the County provided an Administrative Determination, attached as <u>Exhibit A</u>, and incorporated herein by reference, with a finding that the Amended and Restated Service Plan was not a material modification of the Original Service Plan; and

WHEREAS, the District also published a notice, submitted a letter to the Board of County Commissioners and filed a notice with the El Paso County Court notify each of the District's intention to adopt the Amended and Restated Service Plan under Section 32-1-207(3)(b) C.R.S.; and

WHEREAS, no objections to the adoption of the Amended and Restated Service Plan have been received by the District.

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby adopts and approves the Amended and Restated Service Plan attached hereto as <u>Exhibit B</u>.

**DONE THIS** 22<sup>nd</sup> day of April, 2020.

	TRIVIEW METROPO	DLITAN DISTRICT
	President	
ATTEST:		
Secretary		

#### EXHIBIT A

Administrative Determination

# EXHIBIT B Amended and Restated Service Plan

# AMENDED AND RESTATED SERVICE PLAN FOR TRIVIEW METROPOLITAN DISTRICT

April 22, 2020

Applicants:

Triview Metropolitan District Board Members

Mark Melville, President Marco Fiorito, Vice President

James Barnhart, Secretary/Treasurer

James Otis, Director Anthony Sexton, Director

Consultants:

Jim McGrady, District Manager

16055 Old Forest Point, Suite 300

Monument, CO 80132 Phone: (719) 488-6868

District's Special Counsel:

WHITE BEAR ANKELE TANAKA & WALDRON

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Email: growley@wbapc.com

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#### I. EXECUTIVE SUMMARY

The following is a summary of general information regarding the proposed District provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed District:

Triview Metropolitan District (the "District").

Property Owner(s):

N/A

Developer(s):

N/A

Description of Development:

The District is currently located within the Town of Monument (the "Town") and El Paso County, generally to the east of I-25, between Higby Road to the north and Baptist Road to the south. The District contains approximately 2,590 acres. Approximately 1,957 acres are designated for single-family residential and associated use, 334 acres are designated for industrial/commercial use, 263 acres are designated for commercial use, and 36 are designated for mixed uses, which includes high density residential, commercial and office uses. Of the approximately 2,590 acres within the District, approximately 50% is developed or buildings under construction, currently has approximately 50% is undeveloped.

**Proposed Improvements** 

Water, streets and drainage, traffic and safety, parks and recreation, sanitary sewer, and mosquito control.

Proposed Ongoing Services:

Water, streets and drainage, traffic and safety controls, parks and recreation, sanitary sewer, and mosquito control.

Infrastructure Capital Costs:

Not applicable

Maximum Debt Authorization:

\$84,727,000

Proposed Debt Mill Levy:

35 Mills, subject to the Gallagher Adjustment

Proposed O & M Mill Levy:

10 Mills, subject to the Gallagher Adjustment

Proposed Maximum Mill Levies:

35 Mills for debt, subject to the Gallagher Adjustment 10 Mills for operations, subject to the Gallagher Adjustment

Proposed and Existing Fees:

See Financial Plan Summary attached as Exhibit D

#### II. **DEFINITIONS**

The following terms are specifically defined for use in this Service Plan. For specific definitions of terms not listed below please also refer to the El Paso County Special District Policies, the El Paso County Land Development Code and Colorado Revised Statutes, as may be applicable.

<u>Annual Report and Disclosure Statement</u>: means the statement of the same name required to be filed annually with the Board of County Commissioners pursuant to Resolution 06-472 as may be amended.

Board: means the board of directors of the District.

Board of County Commissioners: means the Board of County Commissioners of El Paso County.

<u>Conventional Representative District</u>: means a Title 32 special district, which is structured to allow all residents and property owners to participate in elections for the Board of Directors, as otherwise allowed by Statute.

County: means El Paso County, Colorado

<u>Debt</u>: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

Developer Funding Agreement: means an agreement of any kind executed between a special district and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the special district from a Developer, where such an agreement creates an obligation of any kind which may require the special district to re-pay the Developer. The term "Developer" means any person or entity (including but not limited to corporations, venture partners, proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property and has plans to develop the property. The term "Developer Funding Agreement" shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the special district to evidence the obligation to repay such Developer Funding Agreement, including the purchase of such Debt by a Developer.

<u>Development Services Department</u>: means the department of the County formally charged with administering the development regulations of the County.

<u>District</u>: means the Triview Metropolitan District as described in this Service Plan.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal

Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Gallagher Adjustment: means an allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or Maximum Special Mill Levy intended to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the District that would cause a reduction in the revenue otherwise produced from such Maximums based on the ratio between market value and assessed value as of January 1 in the year in which the District's organizational election is held.

<u>Initial District Boundaries</u>: means the initial boundaries of the District as described in Section I.1. depicted on the map in **Exhibit A.2** and as legally described in the legal description found at **Exhibit A.5**.

<u>Local Public Improvements</u>: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, but which do not qualify under the definition of Regional Public Improvements. Examples would include local streets and appurtenant facilities, water and sewer lines which serve individual properties and drainage facilities that do not qualify as reimbursable under adopted drainage basin planning studies.

Material Modification: has the meaning described in Section 32-1-207, C.R.S., as it may be amended from time to time.

<u>Maximum Combined Mill Levy</u>: means the maximum combined ad valorem mill levy the District may certify against any property within the District for any purposes.

Maximum Debt Authorization: means the maximum principal amount of Debt that the District may have outstanding at any time, which under this Service Plan is \$84,727,000.

Maximum Debt Service Mill Levy: means the maximum ad valorem mill levy the District may certify against any property within the District for the purpose of servicing any Debt incurred by or on behalf of the District.

<u>Maximum Operational Mill Levy</u>: means the maximum ad valorem mill levy the District may certify against any property within the District for the purposes providing revenues for ongoing operation, maintenance, administration or any other allowable services and activities other than the servicing of Debt. This Maximum Operational Mill Levy is exclusive of any Maximum Special Mill Levy which might be separately authorized.

<u>Public Improvements</u>: means those improvements constituting Regional Public Improvements and Local Public Improvements collectively.

<u>Regional Public Improvements</u>: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region.

<u>Revenue Obligations</u>: means bonds or other obligations not subject to annual appropriation that are payable from a pledge of revenues other than *ad valorem* property taxes.

Service Plan: means this Service Plan for the District.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

<u>Underlying Land Use Approvals</u>: means Board of County Commissioners, or Town of Monument, approval of the applicable land use plans that form the basis for the need for the District and its proposed financing plan and/or services. Such approvals may be in the form of one or a combination of Sketch Plans, Generalized Planned Unit Development (PUD) Development Plans, site-specific PUD plans, or subdivision plans.

#### III. INTRODUCTION

#### A. Overall Purpose and Intent

The District has been created pursuant to the Special District Act and is a Conventional Representative District under El Paso County policies. The District is an independent unit of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as they may deviate in a material manner from the requirements of the Service Plan. It is intended that the District, in its discretion, will provide or facilitate parts of various Public Improvements both within and outside its boundaries necessary and appropriate for the benefit of property within its boundaries, known as Triview (the "Project") and for outside users when appropriate. The Public Improvements have been and will be constructed for the use and benefit of current and anticipated inhabitants, property owners, taxpayers, and others receiving services from of the District. The primary purposes of the District will be to finance the construction of Public Improvements and the operation and maintenance of the following new and existing infrastructure and services, water, streets, traffic and safety controls, parks and recreation, storm water drainage, sanitary sewer, and mosquito control.

#### B. Need for the District

There are currently no private parties or other governmental entities, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the operations and maintenance, planning, design, acquisition, construction installation, relocation, redevelopment and financing of the Public Improvements needed for the Project. The District is therefore necessary in order for the Public Improvements required for the Project to be provided operated and maintained in the most economic manner possible now and in the future.

#### C. County Objectives for the District

The County recognizes this District as an independent quasi-municipal entity which is duly authorized for the purposes and functions identified in the Service Plan. Future County

involvement in the affairs of the District will generally be limited to functions as required by the Colorado Revised Statutes, reporting and disclosure functions, determinations as to compliance with the limits as set forth in this Service Plan or any conditions attached to its approval, as well as additional activities or relationships as may be stipulated in any intergovernmental agreements which may be entered in to between the District and the County in the future.

In approving this Service Plan the objectives of the County include an intent to allow the District reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the applicant(s) the ability to prudently obligate future property owners for a reasonable share of the repayment costs of the Public Improvements which will benefit the properties within this District.

It is the additional objective of the County to allow for this District to provide for the identified ongoing services which either cannot or will not be provided by the County and/ or other districts, which include, water and wastewater service, including treatment, storage tanks, storage reservoirs, pump stations, lift stations, operations of regional pipeline facilities, provision for fire protection, and all other operations of a water and wastewater system as well as the other services outlined below.

#### D. Specific Purposes -Facilities and Services

The District is authorized, but not required, or obligated legally or in any other way, to provide the following facilities and services, both within and without the boundaries of the District as may be necessary:

- 1. Water. The design, acquisition, construction, installation and operation and maintenance of a complete water and irrigation water system, including but not limited to water rights, water quality, treatment, storage, pumping, transmission, and distribution systems for domestic and other public or private purposes, together with all necessary and proper treatment facilities, wells, water rights, equipment and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, storage facilities, land and easements, fire hydrants adjacent to major regional water pipelines, together with extensions of and improvements to said systems, but excluding private on-site development.
- 2. <u>Sanitation</u>. The design, acquisition, construction, installation, relocation, operation and maintenance of sanitation improvements including, but not limited to, sanitary sewer transmission lines, wastewater systems, wastewater treatment, storm drainage, detention/retention ponds, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities.
- 3. <u>Street and Drainage Improvements</u>. The design, acquisition, installation, construction and operation and maintenance of improvements to existing roadways as well as new roadway improvements, including but not limited to curbs, sidewalks, bridges, underpasses, streets, medians, roundabouts, islands, paving, lighting, sleeving, grading, landscaping, and other street improvements, together with all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said facilities. It is anticipated that street improvements will be conveyed to the Town of Monument ("Town"); however, those street improvements not

conveyed to other appropriate jurisdiction or an owners' association may be owned and maintained by the District.

The design, acquisition, construction, installation, relocation, and operation and maintenance of drainage improvements including, but not limited to, storm sewers, channels, flood and surface drainage, gutters, culverts, and other drainage facilities such as detention ponds, retaining walls, and all necessary or proper equipment and appurtenances, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems. The District shall also be authorized to create a storm water enterprise. It is anticipated that drainage improvements not conveyed to the Town or other appropriate jurisdiction or an owners' association will be owned and maintained by the District.

- 4. <u>Safety Protection</u>. The design, acquisition, installation and construction of traffic and safety protection facilities and services through traffic and safety controls and devices on streets and highways, as well as other facilities and improvements including but not limited to, speed control devises, signalization at intersections, traffic signs, area identification signs, directional assistance, and driver information signs, together with all necessary, incidental, and appurtenant facilities, extensions of and improvements to said facilities. It is anticipated that safety protection improvements will be conveyed to the State, County, or Town; however, those safety protection improvements not conveyed to the Town, other appropriate jurisdiction or an owners' association will be owned and maintained by the District.
- 5. Parks and Recreation. The design, acquisition, construction, installation and operation and maintenance of public park and recreation facilities including, but not limited to, pocket parks, paths, trails, fencing, open space, common areas, play structures, community pool and recreation center, street trees, streetscapes, entry features, landscaping and irrigation, weed control, outdoor lighting, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems. Those parks and recreation improvements not conveyed to the Town, other appropriate jurisdiction, or an owners' association will be owned and maintained by the District.

The District shall have the authority to apply for or utilize any Conservation Trust ("Lottery") funds without the express prior consent of the Board of County Commissioners. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants.

6. <u>Mosquito Control</u>. Provide for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

The powers granted above shall not be construed in any manner whatsoever as creating an obligation of the District to construct or maintain facilities or provide the services listed. The District may choose when or if it will provide the facilities or services in its sole and absolution discretion.

#### E. Other Powers

- 1. <u>Amendments</u>. The District shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S.;
- 2. <u>Authority to Modify Implementation of Financing Plan and Public Infrastructure</u>. Without amending this Service Plan, the District may defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within the District.
- 3. <u>Subdistricts</u>. The District shall have the power to create subdistricts as contemplated in the Special District Act.

#### F. Other Statutory Powers

The District may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval.

#### G. Eminent Domain

The District may exercise the power of eminent domain or dominant eminent domain inside and outside its boundaries, but only as necessary to further the clear public purposes of the District.

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the District intends to own, control or maintain by the District or other governmental entity and is for the material use or benefit of the general public. The term "material use or benefit for the general public" shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase "furtherance of an economic development plan" does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

#### H. Intergovernmental Agreements (IGAs)

The District is authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, the following IGAs are in place or anticipated

- 1. <u>Intergovernmental Agreement with the Town of Monument</u>. The District and the Town entered into an Intergovernmental Agreement dated September 22, 1987, as amended on January 11, 1999 (the "Town IGA"). The Town IGA provides for the division of services between the Town and the District after the property within the District was annexed into the Town.
- 2. <u>Waste Water Agreement</u>. The District, Donala and Forest Lakes entered into the Wastewater Agreement to cooperate in the provision of wastewater services through the

waste water treatment plant, a regional wastewater collection, treatment and effluent disposal system. Each district has the authority to allocate its waste water treatment capacity for use within its respective service area in accordance with its own rules and regulations.

- 3. Sanctuary Pointe Agreement. The District, Baptist Road Investments, LLC ("BRI") and Pulpit Rock Investments, LLC ("PRI," and together with BRI, the "Developer") are parties to the Sanctuary Pointe Water Infrastructure Agreement dated January 23, 2015 (the "Sanctuary Pointe Agreement"). The District agreed to construct/retrofit booster pump infrastructure are a joint obligation of the District and the Developer. In exchange for funding timely construction of this infrastructure, the District agreed to reimburse the Developer for its portion of the upfront costs. Pursuant to the Sanctuary Pointe Agreement, the Developer agreed to transfer Denver Basin groundwater rights underlying the Sanctuary Pointe property to the District in exchange for a "will serve" letter for approximately 261 residential units anticipated for Phase I of the development.
- 4. Regency Park Water Agreement. The District, the Town, Jackson Creek Land Company, LLC ("Jackson Creek"), Centre Development Company of Colorado Springs, LLC ("Centre"), and Vision Development, Inc. ("Vision"), entered into a Water Agreement dated April 8, 2014 (the "Water Agreement"). The Water Agreement required the District to pay \$1.5 million in cash to Jackson Creek for certain Denver Basin water within the Regency Park area of the Town (including \$675,000 related to storage obligations described below) and provide Jackson Creek with an additional \$1.5 million in cash credits against the District's tap/impact fees (along with a fixed amount of 1,325.9 acre feet of water credits for purposes of Jackson Creek's future development within the District's boundaries).
- 5. <u>Infrastructure Agreement</u>. The District and Creekside Developers, LLC ("Creekside") entered into an Infrastructure Agreement dated November 8, 2016, pursuant to which Creekside agreed to advance fund specific infrastructure and the District agreed to reimburse Creekside for its expenditures.
- Town IGA Related to Regency Park Water Agreement. Pursuant to this 6. agreement, entered into between the Town and the District simultaneously with the Water Agreement, the Town agreed to divert specified water rights to storage in Monument Lake for later release for replacement of any injurious post-pumping depletion that may result from the District's use of water in Jackson Creek pursuant to any court-approved augmentation plan. The District paid \$675,000 to the Town as consideration for the storage based on a successful augmentation plan. The storage space is to be utilized as a source of "post-pumping depletion" replacement supply in +/- 100 years under the augmentation plan. The District remains obligated under this agreement to construct the Beaver Creek Pipeline at such time as the water rights/augmentation water is anticipated to be required from a point on Beaver Creek where Monument's water rights can be administered, to Monument's own pipeline infrastructure, for subsequent delivery to storage. The District has adjudicated the augmentation plan in Water Court Case 14CW3053 and will construct the pipeline discussed above only if it stops pumping water from its Denver Basin wells. The District does not anticipate that it will cease pumping water from its Denver Basin wells in the foreseeable future.

7. Other Agreements. The District is also a party to a variety of other intergovernmental agreements ("IGA") related to operation of the water and wastewater systems. The District is party to: (i) an agreement with the Pikes Peak Regional Water Authority to address localized water supply issues including interconnection of systems, reuse and storage; (ii) an IGA with Forest Lakes providing for emergency water system interconnect and mutual aid, executed in February 2016; and (iii) an IGA with Donala providing for emergency water system interconnect and mutual aid, executed in October 2016.

The District is also in the process of negotiating three additional IGAs, including a 10-year Water Supply agreement with Pueblo Board of Water Works and a wheeling agreement with Colorado Springs Utilities. The purpose of these agreements is to deliver renewable water to the District and deliver the District's reusable Denver basin return flows to the District. The delivery of both the Pueblo Board of Water Works leased water (if the necessary agreements are reached) and the diversion of Denver Basin reusable return flows will eliminate the need to drill additional Denver Basin groundwater wells. The District is also in the process of changing the FMIC shares from agricultural use to municipal use which will further add to the District's renewable/reusable surface water supply.

#### I. Description of Proposed Boundaries and Service Area

- 1. <u>District Boundaries</u>. A vicinity map showing the general location of the District is included as Exhibit A.1. A map of the District's boundaries is included at Exhibit A.2.
- 2. <u>Additional Inclusion Areas</u>. Additional inclusion areas are not anticipated. The District shall be authorized to include territory in accordance with applicable provisions of the Special District Act.
- 3. <u>Extraterritorial Service Areas</u>. The District does not anticipate providing services to areas outside of the District's service area in the immediate future, but reserves the right to do so in accordance with applicable provisions of the Special District Act, and such future provision of extraterritorial service shall not be a Material Modification of this Service Plan.
- 4. <u>Material Modifications/Service Plan Amendment</u>. Material modifications of this Service Plan shall, at a minimum, trigger the need for prior approval of the Board of County Commissioners at an advertised public hearing and may require a need for a complete re-submittal of an amended Service Plan along with a hearing before the County's planning commission. For the purpose of this Service Plan the following changes shall be considered material modifications:
- (a) Any change in the basic services provided by the District, including the addition of any types of services not authorized by this Service Plan.
- (b) Any other matter which is now, or may in the future, be described as a material modification by the Special District Act.
- (c) Imposition of a mill levy in excess of any of the Maximum Mill Levies as authorized in this approved Service Plan.

- (d) Issuance of Debt in excess of the Maximum Debt Authorization authorized in this Service Plan
- (e) Issuance of any Debt with a maturity period of greater than thirty (30) years, from the date of issuance of such Debt.
- (f) Inclusion into the District of any property over five (5) miles from the District's boundaries unless explicitly contemplated in this Service Plan.

#### IV. <u>DEVELOPMENT ANALYSIS</u>

#### A. Existing Developed Conditions

The land in the District has been developed or is planned for residential, commercial, and mixed-use uses. The District currently serves an estimated 1,651 single family residential homes and 267 multi-family residential units and 62 commercial accounts.

#### B. Total Development at Project Buildout

At complete Project build-out, development within the District is estimated to consist of contain approximately 3,032 single-family homes and approximately 756 multi-family, rental, townhome and condominium units, 334 acres are designated for industrial/commercial use, 263 acres are designated for commercial use, and 36 are designated for mixed uses, which includes high density residential use. The prices of homes in the project are expected to average \$597,484 in year 2019 dollars. The total estimated population of the District upon completion of development is projected to be approximately 8714

#### C. Development Phasing and Absorption

Absorption of the remainder of the Project is projected to take 10 years, beginning in 2019 and ending in 2028 and is further described in the Development Summary Table found at **Exhibit B**.

#### V. <u>INFRASTRUCTURE SUMMARY</u>

Attached as **Exhibit C** is a summary of the estimated costs of Public Improvements which are anticipated to be needed by this District. A general description of the categories of Public Improvements is included in Section III.D. of this Service Plan.

All Public Improvements will be designed and constructed in accordance with the standards of the governmental entity to which such Public Improvements will be dedicated (including, with respect to storm sewer and drainage facilities, the applicable NPDES standards), and otherwise in accordance with applicable El Paso County standards. The composition of specific Public Improvements will be determined in connection with applicable future land use and development approvals required by El Paso County or Town rules and regulations.

#### VI. FINANCIAL PLAN SUMMARY.

#### A. Financial Plan Assumptions and Debt Capacity Model

Attached at **Exhibit D** is a summary of development assumptions, projected assessed valuation, description of revenue sources (including applicable mill levies and fees) and expenses for both operations and debt service, and an overall debt capacity model associated with projected future development of the Project. The model demonstrates that the District is capable of providing sufficient and economic service within the Project, and that the District has or will have the financial ability to discharge the District's Debt on a reasonable basis. The financial model attached as **Exhibit D** is an example of the manner in which the District may finance the Public Improvements. The specific structure for financing the Public Improvements shall be determined in the discretion of the Board of Directors of the District, subject to the limitations set forth in this Service Plan.

#### B. Maximum Authorized Debt

The District is authorized to issue Debt up to \$84,727,000 in principal amount. The District shall not issue Debt in excess of the Maximum Authorized Debt; provided, however, any refunding Debt shall not count against the Maximum Authorized Debt. The Maximum Authorized Debt established in this Service Plan accounts for future changes due to market changes, changes in development approvals, and inflation and is intended to provide sufficient flexibility without the need for future amendments to this Service Plan.

#### C. Maximum Mill Levies

- 1. <u>Maximum Debt Service Mill Levy</u>. The Maximum Debt Service Mill Levy shall be thirty five (35) mills, subject to Gallagher Adjustment. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.
- 2. <u>Maximum Operational Mill Levy</u>. The Maximum Operational Mill Levy Cap shall be ten (10) mills, subject to Gallagher Adjustment.
- 3. <u>Maximum Combined Mill Levy</u>. The Maximum Combined Mill Levy is 45 mills, subject to Gallagher Adjustment.

Increases to or removal of any of the Maximum Mill Levies shall be subject to Board of County Commissioner approval without the need for a formal Service Plan Amendment (unless the Board otherwise requires).

#### D. Maximum Maturity Period for Debt

The period of maturity for issuance of any Debt (but not including Developer Funding Agreements) shall be limited to no more than thirty (30) years without express, prior approval of the Board of County Commissioners. Such approval, although required, is not considered to be a Material Modification of the Service Plan which would trigger the need to amend said Service Plan. However, the District is specifically authorized to refund or restructure

existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than 30 years from the date of the issuance thereof.

#### E. Developer Funding Agreements

The District is not required, but may in its discretion enter into, Developer Funding Agreements. It is the District's policy that new development will pay its own way and, therefore, no new Developer Funding Agreements are anticipated.

#### F. Privately Placed Debt Limitation

Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

#### G. Revenue Obligations

The District shall also be permitted to issue Revenue Obligations in such amount as the District may determine. Amounts issued as Revenue Obligations are not subject to the Maximum Debt Authorization.

#### VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS

#### A. Overlapping Taxing Entities

An example of overlapping taxing entities and their respective year 2019 mill levies are as follows:

El Paso County	07.738 mills
El Paso County Road and Bridge	00.165 mills
EPC - Monument Road & Bridge	00.165 mills
Lewis-Palmer School District No. 38	43.044 mills
Pikes Peak Library District	04.000 mills
Tri-Lakes Monument Fire Protection District	18.400 mills
Town of Monument	06.289 mills
Triview Metropolitan District	35.00 mills

#### **Total Existing Mill Levy**

#### 114.801 mills

The total mill levy including the District mill levy is 114.801 mills (because various entities overlap the District in different areas the information above will vary with location)

Anticipated relationships and impacts to these entities: The District has served the area since 1984 and the service plan amendment will not impact the entities above. A list of intergovernmental agreements is also provided in Section H above.

#### B. Neighboring Jurisdictions

The following additional taxing and or service providing entities include territory within three (3) miles of the Initial District Boundaries.

Academy School No 20

Academy Water & Sanitation

**Black Forest Fire Protection** 

Cathedral Pines Metropolitan

City Of Colorado Springs

Copper Ridge @ Northgate URA

Copper Ridge Metropolitan

Donala Water & Sanitation Area A

Donala Water & Sanitation Area B

Donald Wescott Fire Northern Subdistrict

**Donald Wescott Fire Protection** 

El Paso County

El Paso County Conservation

El Paso County Pid #2

El Paso County Pid #3

Flying Horse Metro #1

Flying Horse Metro #2

Flying Horse Metro #3

Forest Lakes Metropolitan

Forest View Acres Water

Jackson Creek North Metropolitan

Lake of the Rockies Metropolitan

Lewis-Palmer School No 38

Misty Acres Metropolitan District

Monument Sanitation

Morningview Metropolitan

Palmer Lake Sanitation

Pikes Peak Library

Pinon Pines Metropolitan #1

Pinon Pines Metropolitan #2

Pinon Pines Metropolitan #3

Pioneer Lookout Water

Southeastern Colorado Water Conservancy

Town of Monument
Town of Palmer Lake
Tri-Lakes Monument Fire Protection
Triview Metropolitan District #2
Triview Metropolitan District #4
Village Center Metropolitan District
Wagons West Metropolitan District
Walden Metropolitan District #1
Walden Metropolitan District #2
Willow Springs Ranch Metropolitan District
Woodmoor Water & Sanitation

Anticipated relationships and impacts to these entities: The District has served the area since 1984 and the service plan amendment will not impact the entities above. A list of intergovernmental agreements is also provided in Section H above.

#### VIII. COMPLIANCE

- A. An Annual Report and Disclosure Form will be required and submitted as described in C.R.S. 32-1-207(3)(d) and as further articulated by Board of County Commissioners Resolution No. 07-273.
- B. Material Modifications of this Service Plan shall be subject to the provisions contained in Section 32-1-207, C.R.S., relating to approvals and notices thereof.

#### IX. MISCELLANEOUS.

The following is additional information to further explain the functions of the District:

#### A. Special District Act

The contemplated municipal services are under the jurisdiction of the Special District Act and not the Public Utilities Commission.

#### B. Disclosure to Prospective Purchasers

The Board of Directors of the District shall prepare a notice acceptable to the Development Services Department Staff informing all purchasers of property within the District of the District's existence, purpose and debt, taxing, and other revenue-raising powers and limitations. Such notice obligation shall be deemed satisfied by recording the notice with this Service Plan against the property within the District's boundaries, or by such other means as the Development Services Department approves. Such notice shall be modified to address the potential for future Debt issuance which may be required to meet the obligations associated with loans incurred by the District. In conjunction with subsequent plat recordings, Development Services Department staff is authorized to administratively approve updates of the disclosure form to reflect current information.

#### C. Local Improvements

Prior to the financing of Local Public Improvements, and if required by County policy uniformly applied, agreements shall be in place to prevent a loss of sales tax revenue from sales of construction materials which would otherwise accrue to the County.

#### D. Service Plan not a Contract

The grant of authority contained in this Service Plan does not constitute the agreement or binding commitment of the District enforceable by third parties to undertake the activities described, or to undertake such activities exactly as described.

#### E. Land Use and Development Approvals

Approval of this Service Plan does not imply approval of the development of a specific area within the Project, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto. All such land use and development approvals shall be processed and obtained in accordance with applicable El Paso County and/or Town rules, regulations and policies.

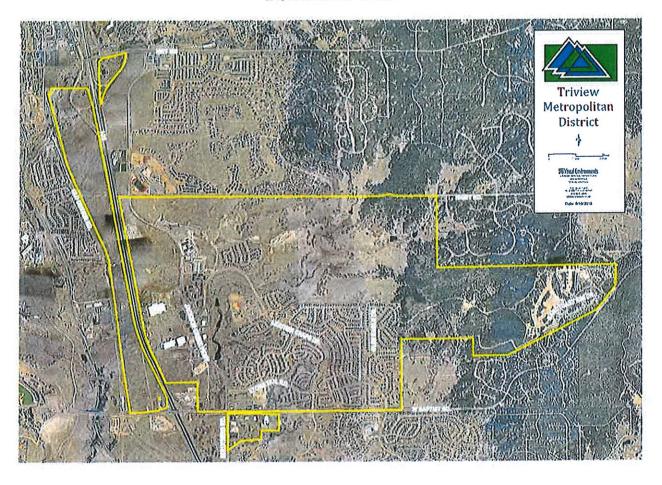
#### X. CONCLUSION

It is submitted that this Service Plan for the District establishes that:

- A. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
- B. The existing service in the area to be served by the District is inadequate for present and projected needs;
- C. The District is capable of continuing to providing economical and sufficient service to the Project;
- D. The area with the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including other existing special districts, within a reasonable time and on a comparable basis;
- F. The facility and service standards of the District are compatible with the facility and service standards of the County;
  - G. The proposal is in substantial compliance with the County master plan,
  - H. The existence of the District is in the best interests of the area proposed to be served.

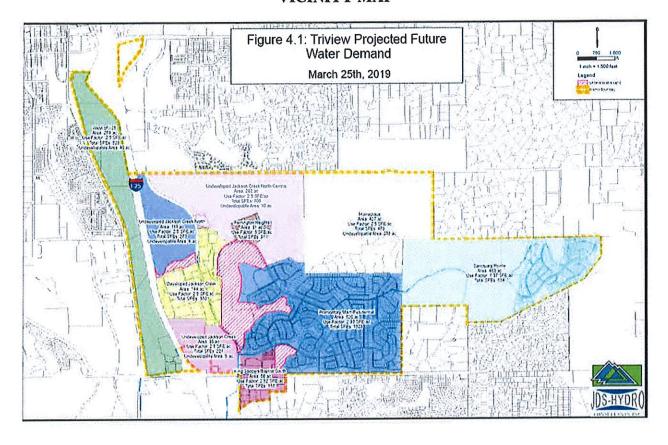
## EXHIBIT A-1

#### **BOUNDARY MAP**



#### **EXHIBIT A-2**

#### **VICINITY MAP**



#### **EXHIBIT B**

#### DEVELOPMENT SUMMARY

See Section IV,

#### **EXHIBIT C**

#### ESTIMATED INFRASTRUCTURE CAPITAL COSTS

Not Applicable.

#### **EXHIBIT D**

#### FINANCIAL PLAN SUMMARY

A copy of the Districts 2019 budget is attached. A fee schedule follows.

TRIVIEW METROPOLITAN DISTRICT TAP/IMPACT FEES SCHEDULE RESIDENTIAL												
RESIDENTIAL:	MATON THE PER	STOCK YAP FEE	MEMOUPABLE WATER POS	REVERTAD POR	DRAINIGE ENTACT	PARA REC &	MOAD & WASDES	treates and Covered for	Wydar Plater Fee	those Impect Foo	WATER SPIPACY FRE	Total
APARTMENT	\$6,284.88	\$3,588.75	\$1,827.00	3,132.00	\$717.75	\$1,760.71	\$564.80	\$500.00	4500.00	\$500.00		\$19,375.69
ATTACHED SINGLE PAMILY	19,030.00	15,156.25	\$2,625.00	4,500.00	\$1,031.25	\$2,529.75	\$811.50	\$500,00	\$500.00	\$500.00		\$27,183.75
STHOLE FAMILY	\$12,040.00	\$6,875.00	\$3,500.00	6,000.00	\$1,375.00	\$3,373.00	\$1,002.00	\$500.00	\$500.00	\$500.00		\$35,745.00

1907B 21 Atlached Single Family makes Teachere or Condominions with beliefed of each-eleter. Frivier Metropolities District requires that atlacked single Family Units be appelled by Indishbell taps and meters or a common tap with a sub-meter for each unit

#### CERTIFIED RECORD

OF

PROCEEDINGS RELATING TO

#### TRIVIEW METROPOLITAN DISTRICT

TOWN OF MONUMENT

EL PASO COUNTY, COLORADO

AND THE BUDGET HEARING

FOR FISCAL YEAR

2019

STATE OF COLORADO		)
COUNTY OF EL PASO		)ss
TRIVIEW METROPOLITAN DISTRICT	)	,

The Board of Directors of the Triview Metropolitan District, Town of Monument, El Paso County, Colorado, held a Regular Board meeting at the Fairfield Inn and Suites-Mount Herman Conference Room, 15275 Struthers Road, Colorado Springs, Colorado, 80921 on Tuesday, December 11, 2018 at 5:00 p.m.

Present were the following members of the Board:

Mark Melville, President
Marco Fiorito, Vice President
James Barnhart, Secretary/Treasurer
James Otis, Director
Anthony Sexton, Director

No members of the Board were absent.

Also present were:

James McGrady, District Manager; Gary Shupp, General Counsel Chris Cummins Water Attorney Joyce Levad District Administrator Cathy Fromm, District Accountant

The Chairman stated that proper publication was made to conduct a public hearing on the District's 2019 budget. The Chairman opened the public hearing on the District's proposed 2019 budget. There being only one person to comment on the District's budget, the board having heard the comment, and the public hearing was closed.

Thereupon, Director Marco Fiorito\_introduced and moved the adoption of the following Resolution:

#### RESOLUTION NO. 2018-08

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2019 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE TRIVIEW METROPOLITAN DISTRICT, TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2019, AND ENDING ON THE LAST DAY OF DECEMBER, 2019,

WHEREAS, the Board of Directors of the Triview Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body no later than October 15, 2018; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on October 24, 2018 in a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 11, 2018 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves of fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 0; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest from property tax revenue is \$2,911,435.00; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0; and

WHEREAS, the 2018 valuation for assessment for the District as certified by the County Assessor for EL PASO County is \$83,183,850.00.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT, TOWN OF MONUMENT, EL PASO COUNTY, COLORADO:

- Section 1. <u>2019 Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 2. <u>2019 Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. Adoption of Budget for 2019. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted by the Board of Directors as the true and accurate budget of the Triview Metropolitan District for calendar year 2019.
- Section 4. <u>Levy of General Property Taxes</u>. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2019 as follows:
- A. <u>Levy for General Operating Fund Expenses</u>. That for the purposes of meeting all general operating expense of the District during the 2019 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2018.
- B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or mill levy rate reduction of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2018.
- C. Levy for Debt Service Fund (General Obligation Bonds and Interest). That for the purposes of meeting all debt retirement expenses of the District during the 2019 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 35.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2018.

- D. <u>Levy for Contractual Obligations</u>. That for the purposes of meeting contractual obligation expense of the District during the 2019 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of **0.000 mills** upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2018.
- E. <u>Levy for Capital Expenditures</u>. That for the purpose of meeting all capital expenditures of the District during the 2019 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of **0.000 mills** upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2018.
- F. Levy for Refunds/Abatements. That for purposes of the recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2018.
- Section 5. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.
- Section 6. <u>Certification</u>. The District's manager is hereby authorized and directed to certify by December 14, 2018, to the Board of County Commissioners of EL PASO County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of EL PASO County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about November 21, 2018, in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.
- Section 7. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

The foregoing Resolution was seconded by Director <u>James Barnhart</u>.

### ADOPTED AND APPROVED this 11th day of December, 2018.

TRIVIEW METROPOLITAN DISTRICT

Mark Melville, President

ATTEST:

James Barnhart, Secretary/Treasurer

STATE OF COLORADO	)
COUNTY OF EL PASO	)ss )
TRIVIEW METROPOLITAN DISTRICT	)

I, James Barnhart, Secretary of the Board of Directors of the Triview Metropolitan District, Town of Monument, EL PASO County, Colorado, do hereby certify that the foregoing pages numbered 1 to 5, inclusive, constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a special meeting of the Board held at the Fairfield Inn and Suites — Mt. Herman Conference Room, 15275 Struthers Road, Colorado Springs, Colorado on December 11, 2018, at 5:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2019; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2019 budget of the District.

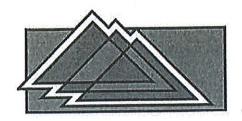
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 11th day of December, 2018.

(S SEAL SEAL OOMS OOMS

Secretary

### TO BE ATTACHED TO PROCEEDINGS:

- 2019 BUDGET, AS ADOPTED, WITH BUDGET MESSAGE
- COPY OF THE SIGNED CERTIFICATION OF TAX LEVIES FOR FISCAL YEAR 2019, AS SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS



2019 BUDGET MESSAGE

The Triview Metropolitan District (the District) is a quasi-municipal political subdivision of the State of Colorado. It was organized to develop and provide certain services to the residents of the District. The District was formed by order of the District Court for the District of El Paso, Colorado, entered in Civil Action No. 85 CV 0893 on May 13, 1985. The District, as a metropolitan district, derives its power from the State statutes. The District has purchased water rights, and has constructed a water distribution system, a sanitary and storm sewer collection system, roadways, signs and other improvements. The District is governed by a five-member Board.

### **Basis of Accounting**

The District prepares its budget on the modified accrual basis of accounting and uses Governmental and Proprietary funds to budget and report on its financial position.

### Revenues

#### Taxes

The District imposes a mill levy of 35.000 mills. The 35.000 mills are pledged to the redemption of the District's Refunding General Obligation Bonds (GO Bonds) Series 2016.

Specific ownership taxes are set by the State and collected by the County Clerk, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within, and including, the District.

### Intergovernmental Revenue

The District receives shared revenue from the Town of Monument and the State of Colorado from several sources, which include but are not limited to, Sales Tax, Property Tax, Use Tax and Conservation Trust funds.

#### Fees

The District imposes various fees to help fund improvements to roads, bridges, parks and the water, wastewater and reuse infrastructure.

### **Funds**

### General Fund

The General Fund accounts for the administrative, legislative, Parks and Road maintenance operations and GO debt service costs of the District. Revenue received by this Fund is comprised of property taxes, specific ownership taxes, fees, Conservation Trust funds and shared revenue with the Town of Monument.

### Water and Wastewater Enterprise Fund

Revenue is derived from rates and fees charged to consumers for the provision of water and wastewater service. Expenditures reflected in this fund include, but may not be limited to, water and wastewater operations and debt service.

### Capital Projects Funds

The Capital Projects Funds are utilized for Budgetary purposes only for Governmental and Proprietary capital purchases. Revenue derived from Water and Sewer tap fees is accounted for in the Capital Projects-Enterprise Fund and is utilized to pay for water rights and water and wastewater improvements. The Enterprise Fund provides additional support through a transfer, if necessary.

Governmental capital expenditures are accounted for in the Capital Projects-General Fund and are supported by a transfer from the General Fund. Projects include landscape and road improvements. The District has budgeted \$6,200,000 in total street improvements in 2019.



## TRIVIEW METROPOLITAN DISTRICT Adopted 2019 Budget

## DISTRICT (GENERAL) FUND Summary

### DISTRICT (GENERAL) FUND - SUMMARY ADOPTED 2019 BUDGET

		2017 Actual	Es	2018 timated		dopted 2019 Budget
REVENUE						
Property Tax		2,425,980		2,794,539		2,911,435
Sales Tax/IGA/Town		1,924,411		2,000,000		2,200,000
Specific Ownership Tax		329,565		315,000		330,000
Property Tax/IGA/Town		212,115		238,015		280,000
Park, Ree and Landscape Fees		340,673		330,000		337,300
Auto Tax/IGA/Town		136,437		120,000		122,500
Interest		134,526		219,707		250,000
Drainage Impact Fees		138,875		150,000		137,500 108,200
Road and Bridge Fees		109,282		122,000		150,000
Use Tax - Construction Material		260,711		183,047 19,868		20,000
Conservation Trust Fund		18,467		30,000		15,000
Miscellaneous - (includes Safety Grant)		17,711		22,000		15,000
Interest - GO Bond		10,110		1,000		1,000
Lot & Inspection Fees	1					
Total Revenue	\$	6,058,863	\$	6,545,176		6,877,935
EXPENDITURES						
Legislative	\$	7,700	\$	6,400	\$	8,800
Directors' Fccs	Φ	1,148	ф	515	•	700
FICA and Unemployment		1,140		500		500
Workers Compensation Insurance	\$	8,848	\$	7,415	\$	10,000
Total Legislative	- 10	0,040	4			
General and Administrative Salaries and Benefits						
Salaries/Wages	\$	182,955	\$	219,000	\$	238,389
Unemployment Insurance		111		200		400
Workers' Compensation Insurance		3,790		5,000		425
Health and Dental Insurance		32,692		23,750		28,524
Employer's FICA		10,574		13,578		14,780
Employer's Medicare		2,498		3,176		3,457
Retirement		10,353		7,400		5,420
Life and Disability Insurance		1,230		1,500		1,200
Total Salaries and Benefits	\$	244,203	\$	273,604	S	292,595
Professional Services	\$	1,137	\$	30,000	\$	30,000
Professional Services-Engineering	•	77,311		48,000		
Professional Services-Management		1,645		23,000		27,000
Professional Services-Public Relations		25,000		13,008		
Professional Services-Pavement Management		50,697		98,275		80,000
Legal Fees/Monson, Cummins & Shohet		47,330		48,000		48,000
Legal Fees Total Professional Services	\$	203,120	\$	260,283	\$	185,000
General Administration						
Accounting Services	\$	28,501	\$	30,133	\$	31,000
Audit Fees		9,604		10,000		10,100
Conference, Class and Education		2,753		2,825		8,500
Dues, Publications and Subscriptions		4,574		8,000		5,000
Election				15,000		-
IT Support		9,094		9,007		9,300
Office Equipment and Supplies		10,467		17,000		11,000
Publication - Legal Notice		121		250		450
Repairs and Maintenance		3,300		1,007		1,125
repairs and intamenance						

### DISTRICT (GENERAL) FUND - SUMMARY ADOPTED 2019 BUDGET

	I	2017 Actual	Es	2018 timated		dopted 2019 sudget
T-1-dan Sanda	-	7,071	2000	5,860		6,000
Telephone Service Travel and Meeting Expense		7,966		5,500		5,500
		9,918		9,041		9,300
Office Overhead (COA, utilities, etc.)		19,511		24,000		22,500
General Insurance		36,470		42,000		43,600
Tax Collection Expense		16,175		21,125		20,500
Vehicle Expense						
Asset Management Contingency/Emergency Reserves/Miscellaneous		717		27,000		96,790
Total General Administration	\$	166,243	\$	227,748	\$	280,665
	\$	622,412	\$	769,049	\$	768,259
Total General Administrative, Legislative and Professional Services		022,412	- 0	702,042		700(20)
Operations						
Salaries and Benefits- Streets and Parks	\$	189,854	\$	170,005	S	276,680
Salaries/Wages	Þ	109,034	ιÞ	26,102	G	40,000
Salaries/Wages - Seasonal				9,000		9,300
Overtime/On-call		202		400		800
Unemployment Insurance		282		36,061		17,260
Workers' Compensation Insurance		31,644				43,356
Health and Dental Insurance		21,763		29,500		20,215
Employer's FICA		11,763		12,720		4,730
Employer's Medicare		2,731		2,975		6,000
Retirement		1,853		600		1,920
Life and Disability Insurance		803	-	770	-	
Total Salaries and Benefits - Streets and Parks		260,692	\$	288,133		420,260
Parks and Open Space O & M	•	27755	\$	35,000	\$	35,000
Repair of Facilities	\$	37,355	Φ	12,420	T.	15,000
Annual Flower Program		-		29,000		41,500
Lawn Fertilizer, Tree Fertilizer and Weed Control Program		46.001				150,000
Park Irrigation Water Payments		45,201		150,000 55,000		40,000
Repair and Maintenance		2,429		740		30,000
Supplies/Trees Replacement		1,235		740		30,000
Replacement Plow for ATV		•		2.000		4,000
Tools		•		2,000		1,500
Equipment and Projects		-		4,000		1,500
Clothing and Safety Equipment		•		1,500		3,000
Automated Gate for PW Facility and Fence		-		9,000		
Back Flow Inspection				1,250		1,250
Repair and Replace Meters and PRV's		52,646	-	40,000	-	10,000
Total Parks and Open Space O & M	\$	138,866	\$	339,910	\$	332,750
Streets Operations and Maintenance	991			15 -04	•	45 000
Operations and Maintenance	\$	42,166	\$	40,596	\$	45,000
Vehicle Maintenance		-		4,000		2,500
Contract Snow Removal		5,840		5,000		10,000
Repair and Maintenance		647		30,000		30,000
Rack to install Sandboxes for Plow Trucks		/ <del>-</del> -		1.5%		
Contract Street Sweeping				15,000		15,000
Sand and Salt for Roads		419		2,000		5,000
Supplies		935		5,053	-	5,000
Total Streets	\$	50,007	\$	101,649	\$	112,500
Total Parks and Streets O & M	\$	188,874	\$	441,559	\$	445,250

### DISTRICT (GENERAL) FUND - SUMMARY ADOPTED 2019 BUDGET

	2017 Actual	2018 Estimated	Adopted 2019 Budget
Lighting			. 40.000
MVE Operation and Maintenance	\$ 4	\$ 48,412	\$ 49,000
Repair and Maintenance	45,895	3,000	3,000
Total Lighting	\$ 45,895	\$ 51,412	\$ 52,000
Signage	\$ 4,814	\$ 5,000	\$ 4,000
Repairs and Maintenance	\$ 4,814 \$ 4,814	\$ 5,000	\$ 4,000
Total Signage	,011	• •,555	
Traffic Control	\$ 1,882	\$ 1,500	\$ 1,000
Operation and Maintenance	\$ 1,882	8,000	3,000
Repairs and Maintenance - Striping	\$ 1,882	\$ 9,500	\$ 4,000
Total Traffic Control	ъ 1,002	φ <i>)</i> ,500	u 1,000
Drainage/Erosion Control	e e	\$ 20,000	\$ 20,000
Repairs and Maintenance (includes Concrete work)	\$ -	\$ 20,000	\$ 20,000
Total Drainage/Erosion Control		\$ 20,000	5 20,000
Total Conservation Trust Fund Projects	\$ 18,467	\$ 19,868	\$ 20,000
Total Operations	\$ 520,624	\$ 835,472	\$ 965,510
Total Legislative, General Administrative and Operations	\$ 1,143,036	\$ 1,604,521	\$ 1,733,769
Debt Service			o vereure
Bond Interest Payment	\$ 1,726,249	\$ 1,943,612	\$ 1,922,013
Bond Principal Payment	575,000	540,000	560,000
Paying Agent Pees	1,500	2,500	2,500
Total Debt Service	\$ 2,302,749	\$ 2,486,112	\$ 2,484,513
Total Expenditures	\$ 3,445,785	\$ 4,090,633	\$ 4,218,282
OTHER FINANCING USES - Expenditures			
Transfer to Enterprise	\$ 400,000	\$ 390,000	\$ 400,000
Transfer to Capital Projects - Equipment/Improvements	455,654	2,094,786	7,153,150
Total Other Financing Uses	\$ 855,654	\$ 2,484,786	\$ 7,553,150
Total Expenditures and Other Financing Uses	\$ 4,301,439	\$ 6,575,419	\$ 11,771,432
EXCESS OF REVENUE OVER (UNDER)			
EXPENDITURES AND OTHER FINANCING USES	\$ 1,757,423	\$ (30,244)	\$ (4,893,498)
BEGINNING FUND BALANCE	\$ 12,522,643	\$ 14,280,065	\$ 14,249,820
ENDING FUND BALANCE	\$ 14,280,065	\$ 14,249,820	\$ 9,356,321

## DISTRICT (GENERAL) FUND Allocated by Service

### DISTRICT (GENERAL) FUND PARKS AND OPEN SPACE ADOPTED 2019 BUDGET

Sales Tau/IGA/Town			2017 Actual	E	2018		Adopted 2019 Budget
Sales TRAIGATOWN         \$48,100         \$9,000         \$55,000           Property Tax/IGA/Town         33,029         \$9,000         \$30,000 </th <th>REVENUE - Parks and Open Space</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	REVENUE - Parks and Open Space						
Part		\$	481,103	\$		\$	
Specime Control         340,673         330,000         337,300           Auto Tax/GA/Town         34,109         30,002         30,625           Interest         35,625         34,927         76,500           Use Tax - Construction Material         65,178         45,762         37,500           Conservation Trust Fund         84,628         7,500         3,750           Miscellancous         4,028         7,500         3,750           Lot & Inspection Fees         1,030,619         \$1,078,10         \$1,044,22           Total Revence         2         250         250           Experimentary           Processor         \$1,030,619         \$1,049,42         \$1,044,22           Experimental Control         \$1,030,619         \$1,044,22         \$1,044,22           Processor         \$1,030,619         \$1,044,22         \$1,044,22         \$1,044,22           Experimental Control         \$1,030,619         \$1,044,22         \$1,044,22         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,042         \$1,	Property Tax/IGA/Town		53,029		59,504		
Natio Tian/RO/Town         34,00         30,005           Interest         33,632         54,97         62,500           Lose Tax - Construction Material         65,178         45,760         30,000           Conscrution Trust Fund         18,467         19,868         20,000           Miscellaneous         42,482         7,500         2,500           Kore Recent         - 250         2,500         2,500           Total Recent         - 1,030,619         3,104,810         3,104,402           Total Recent         - 2,030         2,000         2,000           Total Ceglishire         - 1,255         1,000         2,000           Conserval and Administratify         - 2,215         1,255         1,000           Unemployment Insurance         - 2,83         5,000         1,000           Unemployment Insurance         - 9,48         1,00         1,00           Unemployment Insurance         - 9,48         1,00         1,00           Unemployment Insurance         - 9,48         1,00         1,00           Employer's Medicare         - 2,643         3,03         3,00           Employer's Medicare         - 2,643         3,03         3,00           Employer's Medicare	Specific Ownership Tax				C-17		
Transmission   Tran	Park, Rec and Landscape Fees						
No.   No.	Auto Tax/IGA/Town		the state of the s				
One Preservoirs Trust Fund         18,467         19,868         20,000           Miscellaneous         4,428         7,500         3,750           Lot & Inspection Fees         2,500         2,500         2,500           Total Revenue         \$1,030,619         \$1,047,810         \$1,044,245           Exercision Fees         \$1,030,619         \$1,000         \$1,000           Fich and Unemployment         287         1,025         1,725         1,725           Professional Insurance         2,212         \$1,854         \$2,500         1,000         \$1,000	Interest						
Miscellaneous         4,428         7,500         3,750           Lot Inspection Fees         2,030,610         1,047,810         3,194,425           Total Revene         1,030,610         1,047,810         1,194,425           EXPENDITURES         2         1,000         2,000           Elecklative         2         1,200         1,200         1,150         1,1	Use Tax - Construction Material						and the second
Total Revenue	Conservation Trust Fund						
Total Revence         \$ 1,030,619         \$ 1,047,810         \$ 1,194,425           EXPENDITURES           Legistative         \$ 287         \$ 1,600         \$ 2,200           FICA and Unemployment         287         \$ 1,600         \$ 2,200           Total Legislative         2,212         \$ 1,854         \$ 2,500           Total Legislative         \$ 2,500         \$ 2,500           Concertainal Administrative           Salarics/Wages         \$ 45,739         \$ 54,750         \$ 59,879           Unemployment Insurance         2 88         1,250         100           Workers' Compensation Insurance         9 48         1,250         100           Workers' Compensation Insurance         8,173         5,938         7,131           Employer's Medicare         2,643         3,939         1,355           Employer's Medicare         2,643         3,939         3,635           Employer's Medicare         6,622         799         864           Retirement         3,635         5,668         5,620         7,315         3,355           Life and Disability Insurance         3,652         5,620         5,731         3,452           Total Salarics and Benefits         1,620	Miscellaneous		4,428				
	Lot & Inspection Fees	2 - 7 1 Arapidan	(	1	250	25.37	
Director Fees         1,1925         1,600         2,200           FICA and Unemployment         287         129         175           BOKAS Compensation Insurance         2,212         3,250         3,250           Total Legislative         3,250         3,250         3,250           Ceneral Administrative           Salaries Mages         45,739         5,4750         5,975           Unemployment Insurance         28         50         100           Worker's Compensation Insurance         48         1,250         100           Unemployer's FICA         2,643         3,595         3,605           Employer's Medicare         2,524         3,509         3,605           Employer's Medicare         2,524         3,509         3,605           Reit and Disability Insurance         307         3,75         3,605           Reit and Disability Insurance         307         35         3,605           Total Salaries and Benefits         1,26         4,514         3,509           Total Salaries and Benefits         1,279         1,200         2,72           Professional Services-Public Relations         1,279         1,200         2,72           Professional Services-Publ	Total Revenue	. \$	1,030,619	\$	1,047,810	\$	1,194,425
Director's Fees         \$ 1,000         \$ 2,000           FICA and Unemployment         287         1,200         1,205           Workers Compensation Insurance         2,212         1,854         2,500           Total Legislative         3,212         1,854         2,500           Commental Administrative         3,212         3,547         3,500           Salaries and Benefits         3,570         5,575         3,575           Stantic sund Benefits         45,739         \$ 54,750         \$ 59,595           Unemployment Insurance         248         1,500         100           Workers' Compensation Insurance         3,613         5,938         7,131           Employer's FICA         2,643         3,593         7,131           Employer's Medicare         2,528         1,850         3,035           Religional Services         3,000         3,000         3,000           Total From Sin	EXPENDITURES						
TicA and Unemployment   287   129   175   125	Legislative					•	2 200
Workers Compensation Insurance         125         125           Total Legislative         2,212         1,854         2,500           Central and Administrative         Salaries and Benefits           Scharies and Homerius         Salaries Mages         45,739         54,750         \$ 59,597           Unemployment Insurance         948         1,50         100           Workers' Compensation Insurance         9,484         1,50         100           Health and Dental Insurance         8,173         5,938         7,131           Employer's Medicare         6,263         3,395         3,695           Employer's Medicare         625         794         846           Etalith and Distal Insurance         6,25         794         846           Employer's Medicare         625         794         846           Etalith and Distal Insurance         6,25         3,035         3,035           Ethic and Disability Insurance         6,25         7,94         846           Ethic and Disability Insurance         6,608         6,720         8,73,14           Professional Services         6,608         6,720         8,720           Professional Services         1,2279         1,200         - </td <td>Directors' Fees</td> <td>\$</td> <td></td> <td>\$</td> <td></td> <td>\$</td> <td>1000</td>	Directors' Fees	\$		\$		\$	1000
Total Legislative         2,212         1,854         2,500           General and Administrative         Salaries and Benefits         S         5,739         5,4750         \$ 59,597           Salaries/Wages         45,739         5,4750         \$ 59,597           Unemployment Insurance         28         50         100           Worker/ Compensation Insurance         8,173         5,938         7,131           Health and Dental Insurance         8,173         5,938         7,131           Employer's FICA         2,648         1,350         1,355           Employer's Medicare         6,25         794         864           Retirement         3,083         1,355         1,355           Life and Disability Insurance         307         375         300           Total Salaries and Benefits         6,608         6,720         7,314           Professional Services         8         6,720         6,750           Professional Services-Management         12,279         12,000         -7           Professional Services-Public Relations         411         5,750         6,750           Legal Fees         1,33         12,000         12,000           Legal Fees         1,33         12,0			287				
Salarics and Benefits           Salarics and Benefits         \$ 45,739         \$ 54,750         \$ 59,597           Salarics and Benefits         28         50         100           Unemployment Insurance         948         1,250         100           Worker's Compensation Insurance         8,173         5,938         7,131           Health and Dental Insurance         2,643         3,395         3,695           Employer's Medicare         625         794         864           Retirement         2,588         1,850         1,355           Life and Disability Insurance         36,05         8,400         8,731           Total Salaries and Benefits         56,05         8,400         8,731           Professional Services-Ungineering         6,608         6,720         8,731           Professional Services-Wanangement         12,279         12,000         -           Professional Services-Wanangement         12,274         24,559         20,000           Legal Fees/Monson, Cummins & Shohet         12,674         24,559         20,000           Legal Fees/Monson, Cummins & Shohet         12,674         24,559         20,000           Legal Fees/Monson, Cummins & Shohet         12,674         2,55				-		•	
Salaries and Benefits         45,739         \$ 54,750         \$ 59,597           Salaries/Wages         28         50         100           Unemployment Insurance         948         1,250         100           Workers' Compensation Insurance         8,173         5,938         7,131           Health and Dental Insurance         8,173         5,938         7,131           Employer's Medicare         625         794         864           Retirement         2,588         1,850         1,355           Life and Disability Insurance         307         307         300           Total Salaries and Benefits         66,00         6,720         8,731           Professional Services-Ungineering         5,608         6,720         8,731           Professional Services-Public Relations         411         5,750         6,750           Professional Services-Public Relations         411         5,750         6,750           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Total Professional Services <td>Total Legislative</td> <td>-</td> <td>2,212</td> <td>7</td> <td>1,834</td> <td>3</td> <td>2,500</td>	Total Legislative	-	2,212	7	1,834	3	2,500
Salaries and Benefits         45,739         \$ 54,750         \$ 59,597           Salaries/Wages         28         50         100           Unemployment Insurance         948         1,250         100           Workers' Compensation Insurance         8,173         5,938         7,131           Health and Dental Insurance         8,173         5,938         7,131           Employer's Medicare         625         794         864           Retirement         2,588         1,850         1,355           Life and Disability Insurance         307         307         300           Total Salaries and Benefits         66,00         6,720         8,731           Professional Services-Ungineering         5,608         6,720         8,731           Professional Services-Public Relations         411         5,750         6,750           Professional Services-Public Relations         411         5,750         6,750           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Total Professional Services <td>General and Administrative</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	General and Administrative						
Description         28         50         100           Unemployment Insurance         948         1,250         106           Health and Dental Insurance         8,173         5,938         7,131           Employer's Medicare         2,643         3,395         3,695           Employer's Medicare         625         794         864           Retirement         2,588         1,850         1,355           Life and Disability Insurance         307         307         300           Total Salaries and Benefits         6,608         6,720         5,714           Professional Services         8         6,608         6,720         5,752           Professional Services-Hugineering         6,608         6,720         5,752           Professional Services-Public Relations         12,279         1,000         12,000           Legal Fees/Monson, Cummins & Sohot         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Sohot         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Sohot         12,674         24,569         20,000           Legal Fees         7,125         7,533         8,000           Accounting Services         7,125 <td< td=""><td>Salaries and Benefits</td><td></td><td></td><td></td><td></td><td>20</td><td></td></td<>	Salaries and Benefits					20	
Order Demonstration Insurance         948         1,250         106           Health and Dental Insurance         8,173         5,938         7,131           Employer's FICA         2,643         3,395         3,695           Employer's Mediciare         2,588         1,850         1,355           Retirement         2,588         1,850         1,355           Life and Disability Insurance         307         375         300           Total Salaries and Benefits         6,608         6,620         8,73,149           Professional Services         12,279         12,000         -7           Professional Services-Management         12,279         12,000         -7           Professional Services-Public Relations         411         5,750         6,750           Legal Fees         11,2674         24,569         20,000           Legal Fees         1,333         12,000         12,000           Total Professional Services         3,43,805         5,1039         45,470           Legal Fees         1,333         12,000         12,000           Total Professional Services         7,125         7,533         8,000           Audit Fees         2,401         2,500         2,525	Salaries/Wages	\$	and the same of th	\$		S	
Pealth and Dental Insurance   8,173   5,938   7,131     Employer's FICA   2,643   3,395   3,695     Employer's Medicare   2,588   1,850   1,355     Entirement   307   375   300     Total Disability Insurance   307   375   300     Total Salaries and Benefits   561,051   68,401   73,149     Professional Services   6,608   6,720   6,720     Professional Services-Undineering   6,608   6,720   6,720     Professional Services-Undineering   12,279   12,000   6,750     Professional Services-Public Relations   411   5,750   6,750     Legal Fees/Monson, Cummins & Shohet   12,674   24,560   20,000     Legal Fees/Monson, Cummins & Shohet   11,833   12,000   12,000     Legal Fees   343,805   361,305   345,470     Ceneral Administration   7,125   7,533   8,000     Accounting Services   7,125   7,533   8,000     Accounting Services   2,401   2,500   2,525     Conference, Class and Education   688   825   1,000     Dues, Publications and Subscriptions   1,508   3,455   2,000     Dues, Publications and Subscriptions   2,274   2,252   2,300     Dies Equipment and Supplies   2,617   4,318   3,000     Publication - Legal Notice   3,00   - 2,200     Crevel and Meeting Expense   1,768   1,650   1,500     Crevel and Meeting Expense   1,991   1,000   1,000     Office Overhead (COA, utilities, etc.)   2,479   2,660   2,300     Concrel Insurance   4,878   5,928   5,490     Office Overhead (COA, utilities, etc.)   2,479   2,660   2,300     Contral Insurance   4,878   5,928   5,490     Contral Insurance   4,878   5,928   5,490     Contral Insurance   4,878   5,928   5,490     Contral Report   1,600   1,000     Contral Insurance   4,878   5,928   5,490     Contral Insura	Unemployment Insurance						
Beamployer's FICA         2,643         3,395         3,695           Employer's Medicare         625         794         864           Retirement         2,588         1,505         3,00           Lie and Disability Insurance         307         375         300           Total Salaries and Benefits         6,608         6,620         8,6720           Professional Services         12,279         12,000         -           Professional Services-Public Relations         411         5,750         6,750           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Shohet         11,833         12,000         12,000           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees         11,833         12,000         12,000           Total Professional Services         7,125         7,533         8,000           Audit Fees         2,401         2,502         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508<	Workers' Compensation Insurance						
Employer's Medicare         625         794         864           Employer's Medicare         2,588         1,850         1,355           Life and Disability Insurance         307         375         300           Total Salaries and Benefits         6,608         6,601         73,149           Professional Services         8,608         6,720         6,720           Professional Services-Public Relations         411         5,750         6,750           Legal Fees/Monson, Cummins & Shohet         11,833         12,000         12,000           Legal Fees         11,833         12,000         12,000           Total Professional Services         8,43,805         61,039         45,470           Legal Fees         2,401         2,505         2,525           Total Professional Services         8,7125         7,533         8,000           Legal Fees         2,401         2,500         2,525           Total Professional Services         8,7125         7,533         8,000           Legal Fees         2,401         2,500         2,525           Conference, Class and Education         688         8,25         1,000           Dues, Publications and Subscriptions         1,500         3,455	Health and Dental Insurance						
Retirement         2,588         1,850         1,355           Life and Disability Insurance         307         375         300           Total Salaries and Benefits         \$ 61,051         \$ 68,401         \$ 73,149           Professional Services           Professional Services-Ungineering         \$ 6,608         \$ 6,720         \$ 6,720           Professional Services-Hubtic Relations         411         5,750         6,750           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees/Monson, Cummins & Shohet         11,833         12,000         12,000           Total Professional Services         \$ 3,365         \$ 61,039         \$ 45,470           Legal Fees         \$ 1,854         2,404         2,500         2,627           Total Professional Services         \$ 7,125         \$ 7,533         \$ 8,000           Accounting Services         \$ 2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         2,274         2,252         2,300           To Support         2,274         2,2	Employer's FICA		1.5				
Life and Disability Insurance         307         375         300           Total Salaries and Benefits         \$ 61,051         \$ 68,401         \$ 73,149           Professional Services         \$ 6,608         \$ 6,720         \$ 6,720           Professional Services-Undriagement         12,279         12,000         - 6,750           Professional Services-Public Relations         411         5,750         6,750           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees         11,833         12,000         12,000           Legal Fees         11,833         12,000         12,000           Total Professional Services         \$ 43,805         \$ 61,039         \$ 45,470           Ceneral Administration         \$ 7,125         7,533         \$ 8,000           Audit Fees         2,401         2,503         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         2,274         2,252         2,300           Office Equipment and Supplies         3,0         2,252         2,300           Repairs and Maintenance <t< td=""><td>Employer's Medicare</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Employer's Medicare						
Total Salaries and Benefits         \$ 61,051         \$ 68,401         \$ 73,149           Professional Services         **** Professional Services-Bigineering Professional Services-Bigineering Professional Services-Public Relations Professional Services-Public Relations Professional Services-Public Relations Professional Services-Public Relations Professional Services Public Relations Professional Services Public Relations Professional Services Professional Service Profes	Retirement						
Professional Services         8 6,608         8 6,720         \$ 6,720           Professional Services-Engineering         12,279         12,000            Professional Services-Management         12,279         12,000            Professional Services-Public Relations         411         5,750         6,780           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees         11,833         12,000         12,000           Total Professional Services         \$ 43,805         \$ 61,039         \$ 45,470           Ceneral Administration           Accounting Services         \$ 7,125         \$ 7,533         \$ 8,000           Audit Fees         2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         2,274         2,252         2,300           Figure         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         825         375         375 <t< td=""><td></td><td>-</td><td></td><td>-</td><td></td><td>-</td><td></td></t<>		-		-		-	
Professional Services-Engineering         \$ 6,608         \$ 6,720         \$ 6,720           Professional Services-Management         12,279         12,000         -           Professional Services-Public Relations         411         5,750         6,750           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees         11,833         12,000         12,000           Legal Fees Total Professional Services         \$ 43,805         \$ 61,039         \$ 45,470           General Administration         \$ 7,125         \$ 7,533         \$ 8,000           Accounting Services         2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense	Total Salaries and Benefits	_\$_	61,051	.\$	68,401	7	73,149
Professional Services-Management         12,279         12,000	Professional Services						
Professional Services-Management         12,279         12,000	Professional Services-Engineering	\$		\$		S	6,720
Professional Services-Public Relations         411         5,750         6,750           Legal Fees/Monson, Cummins & Shohet         12,674         24,569         20,000           Legal Fees         11,833         12,000         12,000           Total Professional Services         \$43,805         61,039         \$45,470           Ceneral Administration           Accounting Services         7,125         7,533         8,000           Adult Fees         2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         5,000         -           TF Support         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.) <t< td=""><td></td><td></td><td>12,279</td><td></td><td></td><td></td><td>-</td></t<>			12,279				-
Legal Fees         11,833         12,000         12,000           Total Professional Services         \$ 43,805         \$ 61,039         \$ 45,470           General Administration           Accounting Services         \$ 7,125         \$ 7,533         \$ 8,000           Audit Fees         2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         <	Professional Services-Public Relations						
Total Professional Services         \$ 43,805         \$ 61,039         \$ 45,470           General Administration         \$ 7,125         \$ 7,533         \$ 8,000           Accounting Services         2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         -         5,000         -           IT Support         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365	Legal Fees/Monson, Cummins & Shohet						
General Administration           Accounting Services         \$ 7,125         \$ 7,533         \$ 8,000           Audit Fees         2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         -         5,000         -           IT Support         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$ 32,807	Legal Fees	-				-	
Accounting Services         \$ 7,125         \$ 7,533         \$ 8,000           Audit Fees         2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         -         5,000         -           IT Support         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,085	Total Professional Services		43,805		61,039		45,470
Audit Fees         2,401         2,500         2,525           Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         -         5,000         -           IT Support         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$32,807         \$50,286         \$65,055		•	7 175	Œ	7 522	•	8 000
Conference, Class and Education         688         825         1,000           Dues, Publications and Subscriptions         1,508         3,455         2,000           Election         5,000         -           IT Support         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$32,807         \$50,286         \$65,055		2	1000	D		ıp	
Connectance, Class and Education         1,508         3,455         2,000           Dues, Publications and Subscriptions         -         5,000         -           Election         -         5,000         -           IT Support         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$32,807         \$50,286         \$65,055							
Election  IT Support  Office Equipment and Supplies  Publication - Legal Notice Repairs and Maintenance  Repairs and Maintenance  Telephone Service  Travel and Meeting Expense  Office Overhead (COA, utilities, etc.)  General Insurance  Vehicle Expense  Asset Management  Contingency/Emergency Reserves/Miscellaneous  Total General Administration  Telephone Service  1,768 1,465 1,500 1,000 1,000 1,000 1,000 2,479 2,260 2,300 4,878 5,928 5,490 4,044 6,625 6,000  Asset Management  Contingency/Emergency Reserves/Miscellaneous Total General Administration  \$32,807\$ \$50,286 \$65,055							
IT Support         2,274         2,252         2,300           Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,055			1,508		A CONTRACTOR OF THE PARTY OF TH		2,000
Office Equipment and Supplies         2,617         4,318         3,000           Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,055			2 274				2,300
Publication - Legal Notice         30         -         200           Repairs and Maintenance         825         375         375           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,055							
Publication - Legal Notice         825         375         375           Repairs and Maintenance         1,768         1,465         1,500           Telephone Service         1,991         1,000         1,000           Travel and Meeting Expense         1,991         1,000         2,300           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,055					1,5.0		
Repairs and Maintenance         1,768         1,465         1,500           Telephone Service         1,768         1,465         1,500           Travel and Meeting Expense         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management					375		
Telephone Service         1,991         1,000         1,000           Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,055							
Office Overhead (COA, utilities, etc.)         2,479         2,260         2,300           General Insurance         4,878         5,928         5,490           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,055							
Office Overhead (COA), utilities, etc.)         4,878         5,928         5,490           General Insurance         4,044         6,625         6,000           Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Contingency/Emergency Reserves/Miscellaneous         \$ 32,807         \$ 50,286         \$ 65,055           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,055							
Vehicle Expense         4,044         6,625         6,000           Asset Management         179         6,750         29,365           Contingency/Emergency Reserves/Miscellaneous         179         6,750         29,365           Total General Administration         \$ 32,807         \$ 50,286         \$ 65,055							
Asset Management Contingency/Emergency Reserves/Miscellaneous Total General Administration  179 6,750  29,365  32,807  50,286  50,055							
Contingency/Emergency Reserves/Miscellaneous 179 6,750 29,365  Total General Administration \$ 32,807 \$ 50,286 \$ 65,055							•
Total General Administration \$ 32,807 \$ 50,286 \$ 65,055					6,750		29,365
Total General Administration		*		\$		\$	
	Total Parks - Administrative, Professional Services, etc.	1 \$	139,875	-		\$	186,174

### DISTRICT (GENERAL) FUND PARKS AND OPEN SPACE

### ADOPTED 2019 BUDGET

	2017 Actual									dopted 2019 Budget
Operations										
Salaries and Benefits- Streets and Parks										
Salaries/Wages	\$	47,463	\$	42,501	\$	69,170				
Salaries/Wages - Scasonal				6,526		10,000				
Overtime/On-call		-		2,250		2,325				
Unemployment Insurance		70		100		200				
Workers' Compensation Insurance		7,911		9,015		4,315				
Health and Dental Insurance		5,441		7,375		10,839				
Employer's FICA		2,941		3,180		5,054				
Employer's Medicare		683		744		1,182				
Retirement		463		150		1,500				
Life and Disability Insurance		201		193		480				
Total Salaries and Benefits - Parks	\$	65,173	\$	72,033	\$	105,065				
Parks and Open Space O & M										
Repair of Facilities	\$	•	\$	35,000	\$	35,000				
Annual Flower Program		~		12,420		15,000				
Lawn Fertilizer, Tree Fertilizer and Weed Control Program		<b>:</b>		29,000		41,500				
Park Irrigation Water Payments		45,201		150,000		150,000				
Repair and Maintenance		92,430		55,000		40,000				
Supplies/Trees Replacement		1,235		740		30,000				
Replacement Plow for ATV		4				:4				
Tools		1		2,000		4,000				
Equipment and Projects				4,000		1,500				
Clothing and Safety Equipment		17		1,500		1,500				
Automated Gate for PW Facility and Fence		•		9,000		3,000				
Back Flow Inspection		-		1,250		1,250				
Repair and Replace Meters and PRV's	12.34			40,000		10,000				
Total Parks and Open Space O & M	\$	138,866	\$	339,910	\$	332,750				
Total Parks O & M	_\$	204,039	\$	411,944	5	437,816				
Lighting				40.167		14 000				
MVE Operation and Maintenance	\$	. <del>*</del>	\$	12,103	S	12,000				
Repair and Maintenance	**********	11,474				10,000				
Total Lighting		11,474	\$	12,103	S	12,000				
Signage		1 201	ď.	1 220	er.	1,000				
Repairs and Maintenance	\$	1,204	\$	1,230	\$	1,000				
Total Signage	\$	1,204	\$	1,230		1,000				
Total Conservation Trust Fund Projects		18,467	\$	19,868	<u>\$</u>	20,000				
Total Expenditures - Parks and Open Space	\$	375,059	\$	626,725	\$	656,990				

### DISTRICT (GENERAL) FUND PUBLIC WORKS/STREETS ADOPTED 2019 BUDGET

		2017 Actual	r	2018 Estimated		Adopted 2019 Budget
REVENUE	1 / 1 / 2 / 3	12, 697 22 23 28				
Sales Tax/IGA/Town	.\$	1,443,309	\$	1,500,000	S	1,650,000
Property Tax/IGA/Town		159,086		178,511		210,000
Specific Ownership Tax		•				247,500
Auto Tax/IGA/Town		102,328		90,000		91,875
Interest		100,895		164,780		187,500
Drainage Impact Fees		138,875		150,000		137,500
Road and Bridge Fees		109,282		122,000		108,200
Use Tax - Construction Material		195,533		137,285		112,500
Miscellaneous - (includes Safety Grant)  Lot & Inspection Fees		13,283		22,500 750		11,250 750
Total Revenue	\$	2,262,591	\$	2,365,827	\$	2,757,075
EXPENDITURES						
Legislative						
Directors' Fees	\$	5,775	\$	4,800	S	6,600
FICA and Unemployment		861		386		525
Workers Compensation Insurance	-	*	-	375		375
Total Legislative	\$	6,636	\$	5,561	\$	7,500
General and Administrative						
Salaries and Benefits		127016	•	164 250	e	179 702
Salaries/Wages	\$	137,216	\$	164,250 150	\$	178,792 300
Unemployment Insurance		83 2,843		3,750		319
Workers' Compensation Insurance		24,519		17,813		21,393
Health and Dental Insurance		7,930		10,184		11,085
Employer's FICA		1,874		2,382		2,592
Employer's Medicare Retirement		7,765		5,550		4,065
Life and Disability Insurance		922		1,125		900
Total Salaries and Benefits	-	183,152	\$	205,203	\$	219,446
Professional Services						25.2256.25615.8903
Professional Services-Engineering	\$	19,823	\$	23,280	S	23,280
Professional Services-Management		36,838		36,000		•
Professional Services-Public Relations		1,234		17,250		20,250
Professional Services-Pavement Management		27,901		13,008		*
Legal Fees/Monson, Cummins & Shohet		38,022		73,706		60,000
Legal Fees	-	35,498	-	36,000	-	36,000
Total Professional Services		159,316	\$	199,244	S	139,530
General Administration	\$	21 276	\$	22,600	S	23,000
Accounting Services	P	21,376	Ф	7,500	3	7,575
Audit Fees		7,203 2,065		2,000		7,500
Conference, Class and Education		4,524		4,545		3,000
Dues, Publications and Subscriptions		4,324		10,000		3,000
Election		6,821		6,755		7,000
IT Support		7,850		12,682		8,000
Office Equipment and Supplies Publication - Legal Notice		91		250		250
Repairs and Maintenance		2,475		632		750
Telephone Service		5,303		4,395		4,500
Travel and Meeting Expense		5,974		4,500		4,500
Office Overhead (COA, utilities, etc.)		7,438		6,781		7,000
omes of thomas (oor a annues, oter)		.,				

### DISTRICT (GENERAL) FUND PUBLIC WORKS/STREETS ADOPTED 2019 BUDGET

ADOPTED 2019 BU	DGE	Г			100	±2.00 m ± 1.00 ± 1.00
	2017 Actual			2018 timated		dopted 2019 audget
				18,072	-	17,010
General Insurance		14,633		14,500		14,500
Vehicle Expense		12,131		14,500		1-4,500
Asset Management		538		20,250		67,425
Contingency/Emergency Reserves/Miscellaneous	•		\$	135,462	\$	172,010
Total General Administration	\$	98,422	7 - 4 - 4 - 4		J-2-00	
Total General Administrative, Legislative and Professional Services	\$	447,526	\$	545,470	\$	538,486
Operations Salaries and Benefits-Streets and Parks						
	\$	142,390	\$	127,504	8	207,510
Salarios/Wages Salarios/Wages - Seasonal	Ψ			19,577		30,000
Overtime/On-call		2		6,750		6,975
		211		300		600
Unemployment Insurance Workers' Compensation Insurance		23,733		27,046		12,945
Health and Dental Insurance		16,322		22,125		32,517
		8,822		9,540		15,161
Employer's FICA Employer's Medicare		2,048		2,231		3,547
Retirement		1,390		450		4,500
Life and Disability Insurance		603		578		1,440
Total Salaries and Benefits - Streets and Parks	\$	195,519	\$	216,100	5	315,195
	Market Land		·			
Streets Operations and Maintenance Operations and Maintenance	\$	42,166	\$	40,596	\$	45,000
Vehicle Maintenance				4,000		2,500
Contract Snow Removal		5,840		5,000		10,000
Repair and Maintenance		647		30,000		30,000
Rack to install Sandboxes for Plow Trucks				:-		-
Contract Street Sweeping		<b>√</b> =:		15,000		15,000
Sand and Salt for Roads		419		2,000		5,000
Supplies		935	Serie terre	5,053	· Marri	5,000
Total Streets	\$	50,007	\$	101,649	\$	112,500
Total Streets O & M	\$	245,526	\$	317,749	_\$_	427,695
Lighting	Φ.		\$	36,309	S	37,000
MVE Operation and Maintenance	\$	24.421	Ф.	3,000	v	3,000
Repair and Maintenance	******	34,421	-\$	39,309	\$	40,000
Total Lighting		34,421	.p	37,307	J	10,000
Signage	\$	3,611	\$	3,770	\$	3,000
Repairs and Maintenance	\$	3,611	\$	3,770	\$	3,000
Total Signage  Traffic Control		•				
Operation and Maintenance	\$	1,882	\$	1,500	S	1,000
Repairs and Maintenance - Striping				8,000	4.77	3,000
Total Traffic Control	\$	1,882	\$	9,500	\$	4,000
		-				
Drainage/Erosion Control	4	2.	\$	20,000	\$	20,000
Repairs and Maintenance (includes Concrete work)	\$		\$	20,000	\$	20,000
Total Drainage/Erosion Control	1				201-12	
Total Expenditures - Public Works/Streets	\$	732,966	\$	935,798	<u>\$</u>	1,033,181

# TRIVIEW METROPOLITAN DISTRICT DISTRICT (GENERAL) FUND DEBT SERVICE ADOPTED 2019 BUDGET

	2017 Actual		2018 Estimated			Adopted 2019 Budget
REVENUE Property Tax - Final AV = \$83,183,850 Specific Ownership Tax Interest - GO Bond	\$	2,425,980 329,565 10,110	\$	2,790,257 315,000 22,000	s	2,911,435 - 15,000
Total Revenue		2,765,655	\$	3,127,257	S	2,926,435
EXPENDITURES Administrative Tax Collection Expense Total Administrative	<u>\$</u>	36,470 36,470	\$	42,000 42,000	\$	43,600 43,600
Debt Service Bond Interest Payment Bond Principal Payment Paying Agent Fees Total Debt Service	\$	1,726,249 575,000 1,500 2,302,749	\$	1,943,612 540,000 2,500 2,486,112	s	1,922,013 560,000 2,500 2,484,513
Total Expenditures	_\$	2,339,219	\$	2,528,112	S	2,528,113

### ENTERPRISE FUND Summary

# TRIVIEW METROPOLITAN DISTRICT WATER AND WASTEWATER ENTERPRISE FUND ADOPTED 2019 BUDGET - SUMMARY

ADOPTED 2019 BUDGET	- SU	MMARY				
	2017		2017 2018			Adopted 2019
		Actual	10	stimated		Budget
NEWDALLIS		Actual	1.	stimateu .		Buoger
REVENUE Water Revenue	\$	1,188,591	\$	1,375,000	\$	1,450,000
Sewer Revenue		1,130,831	2.5	1,144,000		1,246,960
Reuse Fee		606,000		600,000		
Water/Sewer Impact Fee		323,000		315,000		350,000
Renewable Water Fee		286,200		350,000		950,000
Lease Revenue		102,000		8,496		9,550
Effluent Paid-AGUA		55,694		150,000		140,000
Review & Comment Fee		54,000		60,000		50,000
Water Meter Kits		59,814		55,000		50,000
Miscellaneous		40,666		41,000		40,000
Bulk Water Revenue		29,098		120,000		10,000
Interest		16,197		32,000		25,000
Total Revenue	\$	3,892,091	\$	4,250,496	S	4,321,510
EXPENDITURES						
Administrative						
Salaries and Benefits				4.5		
Salaries/Wages	\$	221,910	8	302,000	S	290,960
Overtime/On-call		*		18,000		25,425
Unemployment Insurance		493		1,200		1,000
Workers' Compensation Insurance		5,984		6,200		10,093
Health and Dental Insurance		24,871		35,000		38,700
Employer's FICA		13,433		19,840		19,615
Employer's Medicare		3,142		4,640		4,590
Retirement		8,167		10,415		12,000
Life and Disability Insurance		1,109	•	1,905	\$	1,920 404,302
Total Salaries and Benefits	\$	279,109		399,200	- 3	404,302
Professional Services				323.22		
Professional Services/Engineering	\$	16,700	\$	25,000	S	12,000
Professional Services/Amcobi/National Meter		53,212		71,664		74,000
Rate/Service Study		800		38,650		5,500
Development Services/Monson, Cummins & Shohet	4	70.710	•	1,000	s	91,500
Total Professional Services	.\$	70,712	\$	136,314	3	71,300
Administrative						101110000
Accounting Services	\$	12,436	\$	17,928	\$	20,000
Audit Fees		9,604		10,000		10,100
Conference, Class and Education		1,404		5,500		6,000
Dues, Publications and Subscriptions		1,458		7,000		9,000
TT Support		2,178		5,000		3,200
Office Equipment and Supplies		5,778		5,000		5,000 800
Postage		1,552		800		20,000
Communications		100		15,000 500		1,000
Repairs and Maintenance		102		4,694		4,800
Telephone Service		4,118		750		750
Travel and Meeting Expense		112		970		1,100
Office Overhead (COA, utilities, etc.)		3,245		13,514		22,250
General Insurance		5,109 6,916		12,000		8,000
Vehicle Expense		5,057		600		900
Miscellaneous	\$		\$	99,256	S	112,900
Total General Administration	\$	408,891	\$	634,770	5	608,702
Total General Administrative	<u></u>	400,091		034,770	-	
Water System	\$	81,800	\$	8,000	\$	10,000
Water Testing	Φ	01,000	Ψ		-	2,000
Waste Disposal		5,892		5,836		6,000
Gas Utilities		259,837		330,711		350,000
Electric Utilities		44,693		160,079		160,000
Repairs and Maintenance		,				

### TRIVIEW METROPOLITAN DISTRICT WATER AND WASTEWATER ENTERPRISE FUND ADOPTED 2019 BUDGET - SUMMARY

ADOPTED 2019 BUDGET	- 80			2010	A	dopted 2019
	2017 Actual		2018 Estimated		1	Budget
m + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 +	1-1-1-1	Actual		32,681		80,000
Storage Tank Maintenance		37,767		22,343		23,000
Operating Supplies		3,,,,,,		20,887		21,000
Bulk Chemical Supplies				1,500		1,500
Lab Chemicals and Supplies				11,500		4,000
Instrumentation		37,500		42,500		54,700
Water Assessments		42,550		50,000		50,000
Equipment Meter Supplies/Meter Kits	\$	510,039	\$	686,037	S	762,200
Total Water System		0.10,				
Wastewater System	•	(22 726	\$	550,000	\$	634,000
Wastewater TF/Donala/IGA	\$	633,726	Ф	15,000	J	15,000
Repairs and Maintenance		35,640		31,345		32,000
Video Collection System - Annual		18,777		7,500		7,500
Operating Supplies		9,267		6,304		4,843
Transit Loss	4	4,997 702,407	\$	610,149	\$	693,343
Total Wastewater System	-\$		Treated			2,064,245
Total Administrative and Operations	\$	1,621,337	\$	1,930,956	_\$_	2,004,245
Deht Service	4	202 400	ď	373,336	\$	~
Debt Service - Keybank	\$	382,400	\$	373,330	·D	665,812
2018 Bond Issue		000,000		400,000		000,012
Northstar/Independent Bank Loan - Principal		850,000		176,215		_
Northstar/Independent Loan - Interest	-	211,675	4		\$	665,812
Total Debt Service	\$	1,444,075	\$	949,551		and the state of t
Total Expenditures	_\$_	3,065,412	\$	2,880,507	\$	2,730,057
EXCESS OF REVENUE OVER (UNDER)	\$	826,679	\$	1,369,989	\$	1,591,453
EXPENDITURES						
OTHER FINANCING SOURCES		100 000	\$	390,000	\$	400,000
Transfer from other funds	\$	400,000	\$	390,000	\$	400,000
Total Other Financing Sources	\$	400,000		390,000		400,000
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES		10.000.000		1 200 000		1 001 152
AND OTHER FINANCING SOURCES (USES)	\$	1,226,680	\$	1,759,989	<u>s</u>	1,991,453
BEGINNING FUND BALANCE	\$	635,303	.\$	1,861,982	\$	3,621,970
	\$	1,861,982	 \$	3,621,970	\$	5,613,421
ENDING FUND BALANCE		1,001,702	=		-	

# **ENTERPRISE FUND Allocated by Service**

# TRIVIEW METROPOLITAN DISTRICT WATER AND WASTEWATER ENTERPRISE FUND WATER OPERATIONS ADOPTED 2019 BUDGET

		2017 Actual		2018 Estimated	Auguston	Adopted 2019 Budget
REVENUE			41			1 150 000
Water Revenue	\$	1,188,591	*	1,375,000 55,000	5	1,450,000 50,000
Water Meter Kits		59,814 20,333		20,500		20,000
Miscellaneous Bulk Water Revenue		29,098		120,000		10,000
and the second of the second o				***************************************		
Total Revenue	\$	1,297,836	\$	1,570,500		1,530,000
EXPENDITURES						
Administrative						
Salaries and Benefits Salaries/Wages	\$	110,955	\$	151,000	\$	145,480
Overtime/On-call	.0	110,955	4	9,000		12,713
Unemployment Insurance		247		600		500
Workers' Compensation Insurance		2,992		3,100		5,047
Health and Dental Insurance		12,435		17,500		19,350
Employer's FICA		6,717		9,920		9,807
Employer's Medicare		1,571		2,320		2,295
Retirement		4,083		5,208		6,000
Life and Disability Insurance		555		953	Sirana	960
Total Salaries and Benefits	\$	139,555	.\$	199,600	S	202,151
Professional Services						
Professional Services/Engineering	\$	8,351	\$	12,500		6,000
Professional Services/Amcobi/National Meter		23,651		34,664		37,000
Rate/Service Study		2.7.5		19,325		*
Development Services/Monson, Cummins & Shohet		3,355				4,500
Total Professional Services	\$	35,357	\$	66,489	S	47,500
Administrative	0.000		100			2 22
Accounting Services	\$	6,218	\$	8,392		10,000
Audit Fees		4,802		5,000		5,050
Conference, Class and Education		702		2,750		3,000
Dues, Publications and Subscriptions		729		3,500		6,500
IT Support		1,089		2,500		1,600 2,500
Office Equipment and Supplies		2,889 776		2,500 400		400
Postage Publication - Legal Notice		770		400		400
Communications		_		7,500		10,000
Repairs and Maintenance		51		250		250
Telephone Service		2,059		2,347		2,400
Travel and Meeting Expense		56		375		375
Office Overhead (COA, utilities, etc.)		1,623		485		500
General Insurance		2,555		6,757		11,125
Vehicle Expense		3,458		6,000		4,000
Miscellaneous		2,528	-	300	(Marie and	500
Total General Administration	\$	29,535	\$	49,056	S	58,200
Total General Administrative	\$	204,447	\$	315,145	\$	307,851
Water System			•	0.000		10.000
Water Testing	\$	7,107	\$	8,000	\$	10,000
Waste Disposal		5 000		5.026		2,000
Gas Utilities		5,892		5,836		6,000 350,000
Electric Utilities		259,838		330,711 160,079		160,000
Repairs and Maintenance		119,385		32,681		80,000
Storage Tank Maintenance		37,767		22,343		23,000
Operating Supplies Bulk Chamical Supplies		27,707		20,887		21,000
Bulk Chemical Supplies				1,500		1,500
Lab Chemicals and Supplies Instrumentation				11,500		4,000
Water Assessments		37,500		42,500		54,700
Equipment Meter Supplies/Meter Kits		42,550		50,000		50,000
Total Water System	\$	510,039	\$	686,037	S	762,200
Total Expenditures	\$	714,486	\$	1,001,182	S	1,070,051
1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	1					

### WATER AND WASTEWATER ENTERPRISE FUND

### WASTEWATER OPERATIONS ADOPTED 2019 BUDGET

		2017 Actual	E	2018 Estimated		Adopted 2019 Budget
REVENUE	*****	1100	-		1	-
Sewer Revenue	\$	1,130,831		1,144,000	\$	1,246,960
Miscellancous		20,333		20,500		20,000
Total Revenue	\$	1,151,164	\$	1,164,500	s	1,266,960
EXPENDITURES	-		1	WAS THE PERSON	- trans	
Administrative						
Salaries and Benefits						
Salaries/Wages	\$	110,955	\$	151,000	S	145,480
Overtime/On-call	Φ	110,225	w.	9,000	Ģ	12,713
Unemployment Insurance		247		600		500
Workers' Compensation Insurance		2,992		3,100		5,047
Health and Dental Insurance		12,435		17,500		19,350
Employer's FICA		6,717		9,920		9,807
Employer's Medicare		1,571		2,320		2,295
Retirement		4,083		5,208		6,000
Life and Disability Insurance		555		953		960
Total Salaries and Benefits	-\$	139,555	\$	199,600	\$	202,151
	+	1007000	3 - 7 · 7 · 7 · 7			
Professional Services	•	0.251	ď	10.500	•	C 000
Professional Services/Engineering	\$	8,351	\$	12,500	S	6,000
Professional Services/Amcobi/National Meter		23,651		37,000		37,000
Rate/Service Study		2.254		19,325		1.000
Development Services/Monson, Cummins & Shohet	-	3,354	•	1,000		1,000
Total Professional Services	S	35,356	\$	69,825	.\$	44,000
Administrative			- 12			
Accounting Services	\$	6,218	\$	9,536	\$	10,000
Audit Fees		4,802		5,000		5,050
Conference, Class and Education		702		2,750		3,000
Dues, Publications and Subscriptions		729		3,500		2,500
IT Support		1,089		2,500		1,600
Office Equipment and Supplies		2,889		2,500		2,500
Postage		776		400		400
Publication - Legal Notice		-				
Communications		*		7,500		10,000
Repairs and Maintenance		51		250		750
Telephone Service		2,059		2,347		2,400
Travel and Meeting Expense		56		375		375
Office Overhead (COA, utilities, etc.)		1,623		485		600
General Insurance		2,555		6,757		11,125
Vehicle Expense		3,458		6,000		4,000
Miscellaneous	-	2,528	4	300	_	400
Total General Administration	\$	29,535	_\$	50,200	_\$_	54,700
Total General Administrative	\$	204,446	\$	319,625	<u>\$</u>	300,851
Wastewater System						
Wastewater TF/Donala/IGA	\$	633,726	\$	550,000	S	634,000
Repairs and Maintenance		35,640		15,000		15,000
Video Collection System - Annual		18,777		31,345		32,000
Operating Supplies		9,267		7,500		7,500
Transit Loss		4,997		6,304		4,843
Total Wastewater System	\$	702,407	\$	610,149	\$	693,343
Total Expenditures	\$	906,853	\$	929,774	\$	994,194

# TRIVIEW METROPOLITAN DISTRICT WATER AND WASTEWATER ENTERPRISE FUND DEBT SERVICE ADOPTED 2019 BUDGET

	2017 Actual	E	2018 stimated		Adopted 2019 Budget
REVENUE Reuse Fee Water/Sewer Impact Fee Renewable Water Fee Lease Revenue Effluent Paid-AGUA Review & Comment Fee Interest	\$ 606,000 323,000 286,200 102,000 55,694 54,000 16,197	\$	600,000 315,000 350,000 8,496 150,000 60,000 32,000	\$	350,000 950,000 9,550 140,000 50,000 25,000
Total Revenue	\$ 1,443,091	_\$	1,515,496		1,524,550
Debt Service Debt Service - Keybank 2018 Bond Issue Northstar/Independent Bank Loan - Principal Northstar/Independent Loan - Interest Total Debt Service	\$ 366,705 465,750 400,000 191,340 1,423,795	\$	373,336 - 400,000 176,215 949,551	\$	665,812
Total Expenditures	\$ 1,423,795	\$	949,551	\$	665,812
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ 19,296	\$	565,945	_\$	858,738
OTHER FINANCING SOURCES Transfer from other funds Total Other Financing Sources	\$ 400,000	\$	390,000 390,000	\$	400,000
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES AND OTHER FINANCING SOURCES (USES)	 419,297	\$	955,945	_\$	1,258,738



# TRIVIEW METROPOLITAN DISTRICT CAPITAL PROJECTS FUND - DISTRICT (GENERAL) ADOPTED 2019 BUDGET

	,	2017 Actual		2018 Estimated	Adopted 2019 Budget	
REVENUE Total Revenue	\$		\$		\$	-
EXPENDITURES						
Vehicles and Equipment Utilities			2		_	ZO 070
Vehicles and Equipment	\$	43,495	\$	52,347	\$	60,850
Used Dump Truck/Trailer and 10 foot Plow shared with Utilities		•		-		16,000
Used 4-Wheel Drive for Parks Superintendent		-		*		20,000
Welder Welding Equipment		•				1,100
Mobile Message Signs		*		10.000		16,600
Material Storage Facility	-	12.405	_	10,800	\$	3,000 117,550
Total Vehicles and Equipment	_\$	43,495	\$	63,147	<u>p</u>	117,550
Park and Street Improvements						
Landscape/Irrigation- Park Improvements	\$	60,637	\$	114,509	\$	•
Reconfigure Irrigation Tap Kitchener and Lyons Tail and Creckside Park		•		•		60,000
Dog Stations and Trash Receptacles		-		2,000		+
Park Benchs and Tables		-		2,000		5,600
Landscape Master Plan		-		15,000		20,000
Steel building for A-yard						250,000
Streetscape Improvements		-		•		500,000
Street Improvements		351,522		1,893,430		1,700,000
Jackson Creek Widening	(p)		67	4,700		4,500,000
Total Park and Street Improvements	\$	412,159	\$	2,031,639	\$	7,035,600
Total Expenditures - District Capital	\$	455,654	\$	2,094,786	\$	7,153,150
EXCESS OF REVENUE OVER (UNDER)						
EXPENDITURES	\$	(455,654)	\$	(2,094,786)	\$	(7,153,150)
OTHER FINANCING SOURCES (USES)	A 15375	VIII.			Service:	nantinaffilmenene he filti
Transfer from General Fund	\$	455,654	\$	2,094,786	\$	7,153,150
Total Other Financing	\$	455,654	\$	2,094,786	\$	7,153,150
EXCESS OF REVENUE OVER (UNDER)	-					
EXPENDITURES AND OTHER FINANCING SOURCES	\$	•	\$		\$	
MILE MINER CANDIDATE OF THE PROPERTY OF THE PR			-			
BEGINNING FUND BALANCE	*	*.	\$		\$	*
ENDING FUND BALANCE	\$		\$	•	\$	

### TRIVIEW METROPOLITAN DISTRICT CAPITAL PROJECTS FUND - ENTERPRISE ADOPTED 2019 BUDGET

ADOFTIO 2019 BUDG	E I					
		2017		2018 Estimated		Adopted 2019 Budget
REVENUE	-	Actual	-	catimated	-	Muget
Water Tap Fees	\$	1,289,979	\$	1,204,000	S	1,204,000
Sewer Tap Fees		663,375		687,500		687,500
West Interceptor - Project Contributions				116,931		
Developer Reimbursement		163,329		14°		•
Payment in Lieu of Water Rights	-	282,710		459,800		100,000
Total Revenue	\$	2,399,393	\$	2,468,231	\$	1,991,500
EXPENDITURES						
Vehicles and Equipment Utilities						
Equipment/Vehicles	\$	96,713	\$	101,822	5	•
Used Dump Truck Shared with General Fund		( <del>)</del>				16,000
Sewer T.V. Inspection Vehicle with Camera and attachments		•				28,000
Metal Build to Enclose B Plant Well Pump Equipment and		, <b></b>		•		40,000
Vaccon Trailer		•		53,500		**************************************
Equipment 2017 F-350 with tools and apurtences				•		5,500
Walk Behind Concrete Saw		1(8)		*		1,900
Stanley Chipping Hammer		•		*		2,404
Tamping Ram (Jumping Jack) Compactor		•		+		1,844
Electric electro magnetic flow meter		7.				22,000
Plant B Effluent Pump(s) rehabilitation		•		•		50,000
Replace Roll Seal Kits in pressure reducing vaults	•	06.712	\$	155 222	-	6,100
Total Vehicles and Equipment	\$	96,713		155,322		173,748
Wells						11 114
Well Rehabilitation A-7	\$	146,230	\$	47,690	5	125,000
Repace VPD at Well D-4		•				50,000
Plant Improvements at A Plant to Pump to B Plant				39,457	-	•
Total Wells	2	146,230	\$	87,147	\$	175,000
Water Improvements						
Backwash Metering Project	\$	•	\$	16,345	\$	
Change Filter Media at A-Plant Filters 1 and 2		-		•		30,000
Carriage Agreement		•				12,000
Driveway for C-Plant		•		-		40,000
Chemical Feed Pumps		·		₹a		3,300
B-Plant - Slide Smart Commercial Gate				•		9,703
Booster Pump		57,719		•		\ <b>`*</b>
Sanctuary Pointe- Phase 1		275,728		-		10.000
Water System Master Control Maintenance		•		254 263		10,000
Reuse, Renewable Water Purchase/Integrated Water Resource		4.462		254,263 25,000		416,000
Water Resource Plan/Interconnect with Donala Metering		6,463				60,000
SCADA Western Interceptor Project		152,063		90,000		400,000
West Water Project		43,300		36,000 32,166		400,000
Regional Water/Wastewater Design and Permitting				12,100		400,000
Water Purchases and Diligence Investigations		10,500		30,000		400,000
Total Water Improvements	5	545,773	\$	483,774	S	1,381,003
Total Expenditures - Enterprise Capital	\$	788,714	\$	726,243	S	1,729,751
	-	700,777		720/10		
EXCESS OF REVENUE OVER (UNDER)		1.610.670	•	1 741 000	6	261 740
EXPENDITURES		1,610,679	\$	1,741,988	\$_	261,749
OTHER FINANCING SOURCES (USES)						
Escrow Taps	S	(645,512)	\$	(648,000)	\$	(720,000)
Bond Proceeds	5	<u> </u>	\$		S	416,000
Total Other Financing	\$	(645,512)	\$	(648,000)	\$	(304,000)
EXCESS OF REVENUE OVER (UNDER)						
EXPENDITURES AND OTHER FINANCING SOURCES	_\$	965,167	\$	1,093,988	\$	(42,251)
BEGINNING FUND BALANCE	\$		\$	965,166	\$	2,059,153
ENDING FUND BALANCE	.\$	965,166	.\$	2,059,153	\$	2,016,901
	-	American Values	-		-	

### MILL LEVY CERTIFICATION

DOLA LGID/SID	
DOLA LUDISID	

### CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

rO: County Commissioners <sup>1</sup> of	L PASO COUNTY		, Colorado.
	TROPOLITAN DISTRICT		
BOAF	taxing entity) <sup>A</sup> RD OF DIRECTORS		and the second s
de manuel de la companya del companya del companya de la companya	governing body) <sup>R</sup> ETROPOLITAN DISTRICT	1	Annual Control of the
	ocal government)		
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$  GROSS (GROSS)		83,850	ion of Valuation Form DLG $57^{\rm E}$
Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax increment Financing (TIP) Area <sup>F</sup> the tax levies must be.		83,850	
property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:		ICATION OF THAN	en of Valuation Form DLG 57) DF VALUATION PROVIDED DECEMBER 10 2019
no later than Dec. 15) (mm/dd/yyyy)		(	уууу)
PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	4 10 4 10 10 10 10 10 10 10 10 10 10 10 10 10	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>n</sup>	0.000	mills	\$ 0.000
<ol> <li><minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction<sup>1</sup></minus></li> </ol>	< >	mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	0.000	mills	\$ 0.000
<ol> <li>General Obligation Bonds and Interest<sup>4</sup></li> </ol>	35.000	mills	\$ 2,911,435
4. Contractual Obligations <sup>K</sup>		mills	\$
5. Capital Expenditures <sup>L</sup>		mills	\$
6. Refunds/Abatements <sup>™</sup>	1	mills	\$
7. Other <sup>N</sup> (specify):		mills	\$
Production of the control band and other programming and the control production of the control band and the contro		mills	\$
TOTAL: [Sum of General Operating ]	35.000	mills	\$ 2,911,435
Contact person:  James McGrady	Daytime phone: ( <sup>719</sup> )		488-6868
(print) Signed:	Title:	·	RICT MANAGER
Include one copy of this the mitty's completed form when fling the local go Division of Local Government (DLG), Room 521, 1313 Sherman Steet, Der	vernment's budget by Janua iver, CO 80203. Ouestions	ary 31st, pa ? Call DL	er 29-1-113 C.R.S., with the G at (303) 864-7720

<sup>&</sup>lt;sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

Levies must be rounded to three decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's <u>FINAL</u> certification of valuation).

### CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

### CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BOI	NDS <sup>1</sup> :	
1.	Purpose of Issue:	General Obligation Refunding Bonds
	Series:	2016
	Date of Issue:	December 15, 2016
	Coupon Rate:	Variable/4% - 5%
	Maturity Date:	November 1, 2046
	Levy:	35.000
	Revenue:	\$2,911,435
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	Control of the Artifician Control of Control
	Levy:	The state of the s
	Revenue:	
CO	NTRACTS <sup>k</sup> :	
3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

# NOTICE OF PUBLIC HEARING FOR THE PROPOSED 2019 BUDGET OF THE TRIVIEW METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed 2019 budget has been submitted to the Board of Directors of the Triview Metropolitan District for the ensuing year 2019; that a copy of such proposed budget is available for inspection at in the office of Triview Metropolitan District, 16055 Old Forest Point Suite 300, Monument, Colorado, 80132. The budget has been posted on the District's website at <a href="https://www.triviewmetro.com">www.triviewmetro.com</a>. Such proposed budget will be considered at a regular meeting of the Board of Directors of the District to be held December 11, 2018 at 15275 STRUTHERS ROAD, FAIR-FIELD INN AND SUITES, COLORADO SPRINGS, COLORADO 80921, at 5:00 p.m.

Any elector within the District may, at any time prior to the final adoption of the 2019 budget inspect the budgets and file or register any objections thereto.

This meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT

/s/ District Manager James McGrady

Publish In: The Tri Lakes Tribune

Publish On: October 24, 2018 (one time only)

### **EXHIBIT E**

### ANNUAL REPORT AND DISCLOSURE FORM

(Sample attached)

### EL PASO COUNTY SPECIAL DISTRICTS ANNUAL REPORT AND DISCLOSURE FORM

1.	Name of District(s):	Triview Metropolitan District
2.	Report for Calendar Year:	
3.	Contact Information	Jim McGrady, District Manager 16055 Old Forest Point, Suite 300 Monument, CO 80132 Phone: (719) 488-6868
4.	Meeting Information	
5.	Type of District	Title 32 Metropolitan District
6.	Authorized Purposes of the District(s)	Water, streets, traffic and safety controls, parks and recreation, drainage, sanitary sewer, and mosquito control
7.	Active Purposes of the District(s)	Water, streets, traffic and safety controls, parks and recreation, drainage, sanitary sewer, and mosquito control
8.	Current Certified Mill Levies	
	<ul><li>a. Debt Service</li><li>b. Operational</li><li>c. Other</li><li>d. Total</li></ul>	35 mills 10 mills 0 45 mills
9,	Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	\$600,000 x 7.15% = \$42,900 x .045 = \$1,931 \$600,000 x 29% = \$174,000 x .045 = \$7,830
10.	Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)	
	<ul><li>a. Debt Service</li><li>b. Operational</li><li>c. Other</li><li>d. Total</li></ul>	35 mills 10 mills 0 45 mills
11.	Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	\$600,000 x 7.15% = \$42,900 x .045 = \$1,931 \$600,000 x 29% = \$174,000 x .045 = \$7,830
12.	Current Outstanding Debt of the Districts (as of the end of year of this report)	\$2,911,435
13.	Total voter-authorized debt of the Districts (including current debt)	
14.	Debt proposed to be issued, reissued or otherwise obligated in the coming year.	

15.	Major facilities/ infrastructure improvements initiated or completed in the prior year.	
16.	Summary of major property exclusion or inclusion activities in the past year.	



COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VICE-CHAIR)

### **COLORADO**

HOLLY WILLIAMS STAN VANDERWERF CAMI BREMER

### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 10, 2019

White, Bear, Ankele, Tanaka, & Waldron Attorneys at Law 2154 E Commons Ave, Suite 2000 Centennial, CO 80122

RE: ADM-19-036; Triview Metropolitan District Administrative Determination

This letter is in response to your request for an administrative determination regarding the proposed amendments to the Triview Metropolitan District Service Plan. The proposed amendments are a reformatting of the existing district authorities in an effort to comply with the El Paso County Model Service Plan.

Section 9.3.2 of the El Paso County Land Development Code (2019) defines a material modification as follows:

A material modification of a final service plan shall be a change of a basic or essential nature, including but not limited to the following:

- · Any addition to the types of services provided by the special district;
- · A decrease in the level of services provided by the special district;
- A decrease in the financial ability of the district to discharge the existing or proposed indebtedness; or
- · A decrease in the existing or projected need for organized service in the area.
- Any service provided outside of the district boundaries or approved service area which reduces service capabilities within the district.
- Any modification that is contrary to a condition imposed by the BoCC in the final service plan or which is identified as a material modification within the final service plan.

Per the documentation submitted, and as discussed in the meeting, the proposed amendment is not a material modification; therefore, El Paso County has no authority and does not require submission of an application to amend the service plan. If you have any questions or concerns regarding this determination, please contact Nina Ruiz, at (719) 520-6313.

Sincerely,

Nina Ruiz, Planner III

El Paso County Planning and Community Development Department



#### **RESOLUTION NO. 2020-05**

### RESOLUTION OF THE BOARD OF DIRECTORS OF TRIVIEW METROPOLITAN DISTRICT

#### REGARDING THE FORMATION OF SUBDISTRICT A

WHEREAS, Triview Metropolitan District (the "District") was organized pursuant to and exists in accordance with the provisions of §§ 32-1-101, et seq., C.R.S.; and

WHEREAS, pursuant to § 32-1-1101(1)(f)(I), C.R.S., the Board of Directors of the District (the "Board") is empowered to divide the special district into one or more areas consistent with the services, programs, and facilities to be furnished therein, which areas are known as subdistricts; and

WHEREAS, Vision Land Inc. and Jackson Creek Land Company, LLC (collectively the "Owner") own the property located within the District, which property is more particularly shown on **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property will receive services, programs and facilities which are in addition to and different than those provided to the areas contained in the remainder of the District; and

WHEREAS, the fees and costs associated with the services, programs and facilities will differ than those in the remainder of the District, a portion of which may be payable through the issuance of bonds, notes or other financial obligations; and

WHEREAS, because the property contained in the remainder of the District will not directly benefit from the services, programs and facilities available in the Property, it is unfair for the property owners and taxpayers within the remaining portion of the District to bear the financial burdens thereof; and

WHEREAS, because of these differences, the Board desires to create a subdistrict with the power to incur separate indebtedness and other financial obligations pursuant to §§ 32-1-1101(1)(f) and (1.5), C.R.S.; and

WHEREAS, pursuant to § 32-1-1101(1.5)(a), C.R.S., before a subdistrict can be created, the Board must officially make a determination to create the subdistrict by adoption of a resolution thereon, which resolution must be adopted at a regular or special meeting of the District after publication of the place, time and date of the meeting; and

WHEREAS, in accordance with § 32-1-1101(1.5)(a), C.R.S., the District published notice of its intent to consider the creation of the subdistrict at its regular meeting to be conducted on April 15<sup>th</sup>, which was postponed to April 22, 2020 at 5:30 P.M. at the District's office located at

16055 Old Forest Point #300, Monument, CO 80132 Colorado, in the *Gazette* and the *Tri-Lakes Tribune* on February 26, 2020, and the affidavit of publication is attached hereto and incorporated herein by this reference as **Exhibit B** (the "Affidavit of Publication"); and

WHEREAS, pursuant to § 32-1-1101(1)(f)(I), C.R.S., the District shall provide notification of its action to create a subdistrict to the board of county commissioners of each county that has territory included within the district and the governing body of any municipality that has adopted a resolution of approval of the district pursuant to section 32-1-204.5 or 32-1-204.7; and

WHEREAS, a notice of intent to create the subdistrict was mailed to the El Paso Board of County Commissioners on February 25, 2020, and there has been no objection; and

WHEREAS, the District's Amended and Restated Service Plan allows the creation of subdistricts; and

WHEREAS, pursuant to § 32-1-1101(1.5)(c), C.R.S., no single parcel of land having a valuation for assessment constituting twenty-five percent or more of the total valuation of assessment of all real property within the boundaries of an area in a special district shall be included in such area without the written consent of the owner or owners of such real property. No single parcel of land owned by a corporate entity and having a valuation for assessment constituting five percent or more of the total valuation of assessment of all real property within the boundaries of an area in a special district shall be included in such area without the written consent of the owner of such real property; and

WHEREAS, the Owner, as the 100% fee owner of the Property, has consented to the creation of the subdistrict, which consent is attached hereto as **Exhibit C** and incorporated herein by this reference (the "Owner Consent"); and

WHEREAS, the Board believes the creation of the subdistrict constitutes a benefit to the District, and the property owners, taxpayers and residents of the District; and

WHEREAS, the Board anticipates that the subdistrict will generate revenue from the properties within the subdistrict to pay for some portion of the capital, operations, and maintenance costs; and

WHEREAS, in order to protect future property owners and taxpayers within the subdistrict, the Board desires to limit the financial powers of the subdistrict through the imposition of both a total debt limit as well as a maximum debt mill levy; and

WHEREAS, the District desires to create a subdistrict for the Property subject to the parameters set forth herein; and

WHEREAS, the Board anticipates holding a special election on May 5, 2020, for the purpose of submitting ballot issues and/or questions to eligible electors of the subdistrict, and desires to take all actions necessary and proper for the conduct thereof (the "Election").

## NOW, THEREFORE, the Board hereby RESOLVES:

- 1. <u>Creation of Subdistrict</u>. The Board hereby authorizes the creation of the Triview Metropolitan District Subdistrict A within the boundaries of the Property (the "Subdistrict"). The Subdistrict shall exist pursuant to and possess all of the rights, privileges, powers and immunities set forth in §§ 32-1-1101(1)(f) and 32-1-1101(1.5), C.R.S., as they may be amended from time to time.
- 2. <u>Purpose of Subdistrict</u>. The purpose for which the Subdistrict is being created is to provide certain services, programs and facilities to be furnished within the area of the Subdistrict, and to provide for the fair and equitable taxation within said area.
- 3. <u>Ex Officio Board of Directors of Subdistrict</u>. Pursuant to § 32-1-1101(1)(f)(III), C.R.S., the Board shall constitute *ex officio* the Subdistrict's Board of Directors. Each director of the Subdistrict's Board of Directors shall possess all rights, privileges and immunities as granted by law to the directors of the District.
- 4. <u>Debt Incurred by Subdistrict</u>. Pursuant to § 32-1-1101(1)(f)(III), C.R.S., any debt incurred by the Subdistrict shall be treated separately and distinct from the debt of the District.
- 5. <u>Parameters for Creation of Subdistrict</u>. In order to protect future residents, property owners and taxpayers within the Subdistrict, the Board desires to establish parameters for the Subdistrict, which parameters are a condition of the Board's adoption of this resolution.
  - a. <u>Total Debt Limitation</u>. The total debt that the Subdistrict shall be permitted to issue shall not exceed Eleven Million Six Hundred Thousand Dollars (\$11,600,000).
  - b. <u>Maximum Debt Service Mill Levy</u>. The Maximum Debt Service Mill Levy that the Subdistrict shall be permitted to impose on the taxable properties within the Subdistrict shall not exceed thirty five (35) mills less the number of mills imposed by the District for debt service, subject to the Gallagher Adjustment, as more fully set forth in the Amended and Restated Service Plan for Triview Metropolitan District.
  - c. Maximum Operations Mill Levy. The Maximum Operations Mill Levy shall be ten (10) mills, subject to the Gallagher Adjustment, as more fully set forth in the Amended and Restated Service Plan for Triview Metropolitan District.
  - d. <u>Infrastructure and Facilities</u>. The design, construction, acquisition and installation of any and all infrastructure and facilities within the Subdistrict shall be subject to the District's Rules and Regulations, as may be amended from time to time, and those policies, rules and regulations of other governmental entities with jurisdiction. Until the operation and maintenance of the infrastructure and facilities of the Subdistrict are able to be funded by the Subdistrict, the Owner shall pay those costs, subject to reimbursement by the Subdistrict if and when it has available revenues for such purposes.

- e. <u>Recorded Notice of Subdistrict</u>. A notice of the creation of the Subdistrict shall be recorded on the Property to evidence the existence of the Subdistrict.
- 6. <u>Calling of Election</u>. The Board hereby calls the Election for the purpose of presenting certain ballot issues and/or questions to the electorate of the Subdistrict, as follows:
  - a. The Election shall be conducted as an independent mail ballot election in accordance with § 1-13.5-1101, et seq., C.R.S., unless otherwise determined at the Board's discretion.
  - b. The Board hereby determines that the interests of the Subdistrict, and the public interest or necessity in carrying out the Subdistrict's objects and purposes call for the Election and for there to be submitted to the Subdistrict's eligible electors any question or questions necessary to implement Article X, § 20 of the Colorado Constitution as applied to the Subdistrict, specifically as the same relates to § 29-1-301, *et se.*, C.R.S.
  - c. The Board names Ashley B. Frisbie of the law firm of White Bear Ankele Tanaka & Waldron as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.
  - d. Without limiting the foregoing, the following specific determinations also are made:
    - (i) The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the Subdistrict and authorizes the Designated Election Official to certify those questions and take any required action therewith.
    - (ii) The Board hereby directs general counsel to the District to oversee the general conduct of the Election and authorizes the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to: appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.
    - (iii) The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.
    - (iv) The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.

- 7. <u>Board of County Commissioners Failure to Object</u>. The El Paso County Board of County Commissioners was provided with notice of the District's intent to form the Subdistrict and did not object.
- 8. <u>Direction to District's Counsel</u>. The Board hereby directs White Bear Ankele Tanaka and Waldron to take the necessary steps to effectuate the creation of the Subdistrict.
- 9. <u>Severability</u>. If any clause or provision of this resolution is adjudged invalid and/or unenforceable by a court of competent jurisdiction or by operation of any law, such adjudgement shall not affect the validity of this resolution as a whole, but shall be severed herefrom, leaving the remaining provisions intact and enforceable.
  - 10. <u>Effective Date</u>. This Resolution shall become effective as of April 22, 2020.

[Remainder of Page Intentionally Left Blank. Signature Page to Follow].

	TRIVIEW METROPOLITAN DISTRICT
ATTEST:	President
Secretary	
APPROVED AS TO FORM:	
WHITE BEAR ANKELE TANAKA & Attorneys at Law	WALDRON
General Counsel to the District	

# **EXHIBIT A**

The Property

## PARCEL A: (PRD-2)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24; THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF HOMESTEAD NORTH AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202078002 OF THE EL PASO COUNTY RECORDS, SAID POINT BEARING N00°17'16'W A DISTANCE OF 449.33 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST OUARTER OF SECTION 25;

THENCE N00°17'16'W ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 474.10 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED AT RECEPTION NO. 215071460 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING SEVENTEEN (17) COURSES ARE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT;

- 1) THENCE N87°31'28"W A DISTANCE OF 157.09 FEET;
- 2) THENCE N54°17'33"W A DISTANCE OF 167.80 FEET;
- 3) THENCE N80°04'11"W A DISTANCE OF 38.28 FEET;
- 4) THENCE N64°34'58"W A DISTANCE OF 246.05 FEET;
- 5) THENCE S88°55'14"W A DISTANCE OF 151.91 FEET;
- 6) THENCE S57°58'07"W A DISTANCE OF 62.15 FEET;
- 7) THENCE S63°25'32"W A DISTANCE OF 67.00 FEET;
- 8) THENCE S60°26'04"W A DISTANCE OF 74.32 FEET;
- 9) THENCE S89°01'02"W A DISTANCE OF 101.95 FEET;
- 10) THENCE S73°26'24"W A DISTANCE OF 121.64 FEET;
- 11) THENCE S63°25'32"W A DISTANCE OF 71.85 FEET;
- 12) THENCE N00°00'48"W A DISTANCE OF 111.80 FEET;
- 13) THENCE S63°25'32"W A DISTANCE OF 100.45 FEET;
- 14) THENCE N84°18'13"W A DISTANCE OF 185.50 FEET;
- 15) THENCE S48°58'35"W A DISTANCE OF 214.68 FEET;
- 16) THENCE N68°59'34"W A DISTANCE OF 30.97 FEET;
- 17) THENCE S55°24'54"W A DISTANCE OF 146.08 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LEATHERCHAPS DRIVE AS DESCRIBED AT RECEPTION NO. 203270646 OF SAID EL PASO COUNTY RECORDS;

THENCE N27°15'44"W ON SAID EASTERLY RIGHT OF WAY A DISTANCE OF 64.15 FEET; THENCE CONTINUE ON SAID EASTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, THROUGH A CENTRAL ANGLE OF 20°53'43", AN ARC LENGTH OF 278.99 FEET TO THE SOUTHEAST CORNER OF TRACT A, REMINGTON HILL AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 205168574 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING THIRTEEN (13) COURSES ARE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION;

- 1) THENCE N41°50'58"E A DISTANCE OF 273.72 FEET;
- THENCE N63°23'58"E A DISTANCE OF 26.36 FEET;
- THENCE N50°57'15"E A DISTANCE OF 87.48 FEET;
- 4) THENCE N78°19'44"E A DISTANCE OF 199.85 FEET;
- 5) THENCE N37°10'43"E A DISTANCE OF 120.71 FEET;
- THENCE N41°28'14"E A DISTANCE OF 61.67 FEET;
- 7) THENCE N05°20'35"W A DISTANCE OF 155.24 FEET;
- 8) THENCE N45°34'19"E A DISTANCE OF 80.89 FEET;
- 9) THENCE N00°26'06"W A DISTANCE OF 277.06 FEET;
- 10) THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 379.13 FEET, THROUGH A CENTRAL ANGLE OF 39°38'58", AN ARC LENGTH OF 262.36 FEET, THE LONG CHORD OF WHICH BEARS N70°23'43"W A DISTANCE OF

### 257.16 FEET;

- 11) THENCE S39°31'59"W A DISTANCE OF 146.93 FEET;
- 12) THENCE S72°23'29"W A DISTANCE OF 51.51 FEET;
- 13) THENCE N21°34'11"W A DISTANCE OF 358.52 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 705.54 FEET, THROUGH A CENTRAL ANGLE OF 17°02'14", AN ARC LENGTH OF 209.80 FEET, THE LONG CHORD OF WHICH BEARS N48°47'45"E A DISTANCE OF 209.02 FEET; THENCE N40°16'38"E A DISTANCE OF 481.68 FEET; THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 13°30'38", AN ARC LENGTH OF 113.19 FEET;

THENCE N26°46'00"E A DISTANCE OF 169.92 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 59°17'32", AN ARC LENGTH OF 393.24 FEET:

THENCE N32°31'32"W A DISTANCE OF 176.68 FEET;

THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 32°57'44", AN ARC LENGTH OF 270.39 FEET;

HENCE N00°26'12"E A DISTANCE OF 74.00 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24; HENCE S89°33'48"E ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24 A DISTANCE OF 1405.91 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST

**QUARTER OF SAID SECTION 24;** 

THENCE S00°17'16"E ON SAID EAST LINE A DISTANCE OF 2607.30 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE S00°17'16"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE

NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 415.37 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 99.16 ACRES, MORE OR LESS.

## PARCEL B: (PRD-4)

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, THE SOUTHWEST QUARTER OF SECTION 24, AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF HOMESTEAD NORTH AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202078002 OF THE EL PASO COUNTY RECORDS, SAID POINT BEARING N00°17'16'W A DISTANCE OF 449 .33 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER

THENCE N00°17'16'W ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 A DISTANCE OF 889.47 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24;

THENCE N00°17'16"W ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 2607.30 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER;

THENCE N89°33'48"W ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF SECTION 24 A DISTANCE OF 1405.91 FEET TO THE PONT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE S00°26'12"W A DISTANCE OF 74.00 FEET;

THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 32°57'44", AN ARC LENGTH OF 270.39 FEET;

THENCE S32°31'32"E A DISTANCE OF 176.68 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT,

HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 59°17'32", AN ARC LENGTH OF 393.24 FEET;

THENCE S26°46'00"W A DISTANCE OF 169.92 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 13°30'38", AN ARC LENGTH OF 113.19 FEET;

THENCE S40°16'38"W A DISTANCE OF 481.68 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 705.54 FEET, THROUGH A CENTRAL ANGLE OF 17°02'14", AN ARC LENGTH OF 209.80 FEET TO THE RIGHT OF WAY OF HARNESS ROAD AT THE POINT OF INTERSECTION WITH THE EAST BOUNDARY OF REMINGTON HILL AT JACKSON CREEK FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 205168574 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION;

- 1) THENCE N32°41'08"W A DISTANCE OF 75.00 FEET;
- 2) THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 630.54 FEET, THROUGH A CENTRAL ANGLE OF 13°03'07", AN ARC LENGTH OF 143.64 FEET, THE LONG CHORD OF WHICH BEARS S63°50'25"W A DISTANCE OF 143.33 FEET;
- THENCE S70°21'59"W A DISTANCE OF 403.55 FEET;

THENCE N19°38'01"W A DISTANCE OF 53.98 FEET;

THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 385.00 FEET, THROUGH A CENTRAL ANGLE OF 24°35'57", AN ARC LENGTH OF 165.30 FEET;

THENCE N44°13'58"W A DISTANCE OF 336.74 FEET;

THENCE S75°50'59"W A DISTANCE OF 25.75 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 30°04'57", AN ARC LENGTH OF 91.88 FEET:

THENCE N44°13'58"W A DISTANCE OF 50.00 FEET; THENCE

S45°46'02"W A DISTANCE OF 160.00 FEET; THENCE

N44°13'58"W A DISTANCE OF 490.00 FEET; THENCE

S45°46'02"W A DISTANCE OF 110.00 FEET; THENCE

N44°13'58"W A DISTANCE OF 50.00 FEET; THENCE

S45°46'02"W A DISTANCE OF 169.78 FEET;

THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 03°43'01", AN ARC LENGTH OF 24.00 FEET, THE LONG CHORD OF WHICH BEARS N40°24'49"W A DISTANCE OF 24.00 FEET; THENCE S51°26'42"W A DISTANCE OF 60.00 FEET;

THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 20°42'40", AN ARC LENGTH OF 155.44 FEET, THE LONG CHORD OF WHICH BEARS N28°11'58"W A DISTANCE OF 154.59 FEET;; THENCE N17°50'38"W A DISTANCE OF 35.33 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 02°27'21", AN ARC LENGTH OF 18.43 FEET, THE LONG CHORD OF WHICH BEARS S82°54'12"W A DISTANCE OF 18.43 FEET; THENCE S84°07'53"W A DISTANCE OF 667.73 FEET;

THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 45°13'52", AN ARC DISTANCE OF 292.09 FEET;

THENCE S38°54'01"W A DISTANCE OF 23.27 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 203270646 OF SAID EL PASO COUNTY RECORDS;

THENCE NORTHWESTERLY ON THE EASTERLY RIGHT OF WAY JACKSON CREEK PARKWAY ON THE ARC OF A CURVE TO THE LEFT, NON TANGENT TO THE PRECEDING COURSE, HAVING A RADIUS OF 1260.00 FEET, THROUGH A CENTRAL ANGLE OF 02°43'43", AN ARC DISTANCE OF 60.01 FEET, THE LONG CHORD OF WHICH BEARS N51°05'59"W A DISTANCE OF 60.00 FEET;

THENCE N38°54'01"E A DISTANCE OF 23.27 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 45°13'52", AN ARC DISTANCE OF 339.46 FEET;

THENCE N84°07'53"E A DISTANCE OF 667.73 FEET;

THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 41°38'49", AN ARC DISTANCE OF 268.94 FEET;

THENCE N42°29'04"E A DISTANCE OF 805.80 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 42°02'52", AN ARC DISTANCE OF 271.53 FEET; THENCE N00°26'12"E A DISTANCE OF 88.00 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24; THENCE S89°33'48"E ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 1434.27 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 65.58 ACRES, MORE OR LESS.

## PARCEL C: (JC North Flg. No. 2)

BLOCK 1, LOTS 1-20, INCLUSIVE; BLOCK 2, LOTS 1-10, INCLUSIVE; BLOCK 3, LOTS 1-10, INCLUSIVE; BLOCK 4, LOTS 1-8, INCLUSIVE; BLOCK 5, LOTS 1-6, INCLUSIVE; BLOCK 6, LOTS 1-10, INCLUSIVE; BLOCK 7, LOTS 1-7, INCLUSIVE; BLOCK 8, LOTS 1-7, INCLUSIVE; BLOCK 9, LOTS 1-7, INCLUSIVE; AND TRACTS A-G, INCLUSIVE; ALL IN JACKSON CREEK NORTH FILING NO. 2, IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED WITHIN THE REAL PROPERTY RECORDS OF EL PASO COUNTY ON MARCH 5, 2020 AT RECEPTION NO. 220714484.

## PARCEL D: (North Parcel)

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 203270646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, FROM WHENCE THE SOUTHEAST CORNER OF SECTION 23, BEARS \$27°27'06"E A DISTANCE OF 527.19 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF HARNESS ROAD AS DEDICATED BY THE JACKSON CREEK SELF STORAGE FILING NO. 1 SUBDIVISION AND SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 216713728 OF SAID EL PASO COUNTY RECORDS:

THENCE NORTHWESTERLY ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, THROUGH A CENTRAL ANGLE OF 23°07'30", AN ARC DISTANCE OF 508.55 FEET, THE LONG CHORD OF WHICH BEARS N18°31'51"W A DISTANCE OF 505.10 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE CONTINUE NORTHWESTERLY ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, THROUGH A CENTRAL ANGLE OF 19°38'31", AN ARC DISTANCE OF 431.95 FEET, THE LONG CHORD OF WHICH BEARS N39°54'52"W A DISTANCE OF 429.84 FEET;

THENCE N38°54'01"E A DISTANCE OF 23.27 FEET;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 45°13'52", AN ARC DISTANCE OF 292.09 FEET;

THENCE N84°07'53"E, A DISTANCE OF 351.68 FEET; THENCE S05°52'07"E, A DISTANCE OF 267.36 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, THROUGH A CENTRAL ANGLE OF 13°30'07", AN ARC DISTANCE OF 80.12 FEET; THENCE S67°04'23"W A DISTANCE OF 324.45 FEET; THENCE S59°54'25"W A DISTANCE OF 97.95 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 4.995 ACRES, MORE OR LESS.

## PARCEL E: (PRD-10 and PMD)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE EASTERLY RIGHT OF WAY OF JACKSON CREEK PARKWAY AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 203270646 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, FROM WHENCE THE SOUTHEAST CORNER OF SECTION 23 BEARS S28°55'16"E A DISTANCE OF 1501.34 FEET; THENCE N38°54'01"E A DISTANCE OF 23.27 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, THROUGH A CENTRAL ANGLE OF 45°13'52", AN ARC DISTANCE OF 339.45 FEET, THE LONG CHORD OF WHICH BEARS N61°30'57"E A DISTANCE OF 330.71 FEET; THENCE N84°07'53"E A DISTANCE OF 85.25 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE N84°07'53"E A DISTANCE OF 582.48 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 41°38'49", AN ARC DISTANCE OF 268.94 FEET,

THE LONG CHORD OF WHICH BEARS N63°18'29"E A DISTANCE OF 263.06 FEET; THENCE N42°29'04"E A DISTANCE OF 805.80 FEET;

THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 42°02'52", AN ARC DISTANCE OF 271.53 FEET, THE LONG CHORD OF WHICH BEARS N21°27'38"E A DISTANCE OF 265.48 FEET; THENCE N00°26'12"E A DISTANCE OF 88.00 FEET TO A POINT THAT IS 30.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24:

THENCE N89°33'48"W ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 A DISTANCE OF 1145.31 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24;

THENCE N89°33'48"W ON A LINE THAT IS 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23 A DISTANCE OF 952.14 FEET;

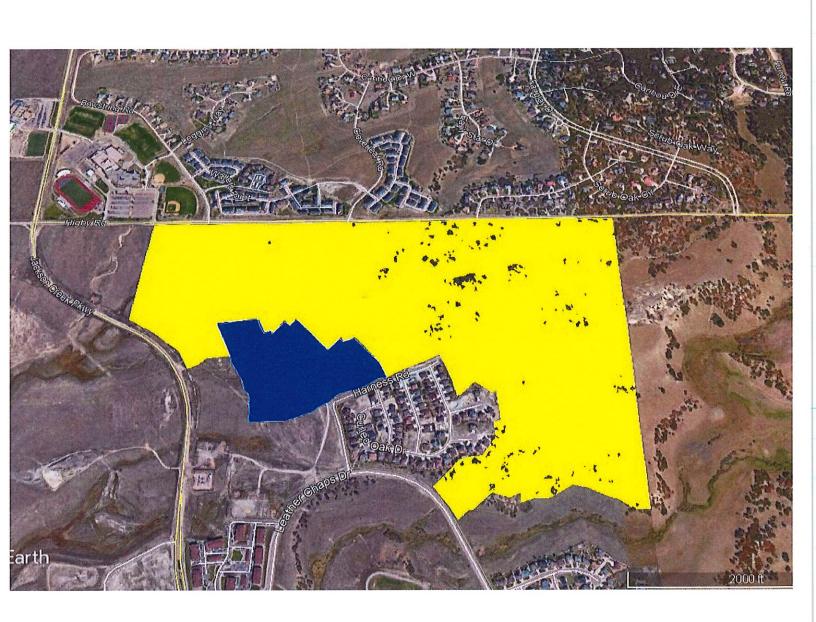
THENCE S05°14'29"W A DISTANCE OF 704.54 FEET;

THENCE S56°59'24"E A DISTANCE OF 91.51 FEET;

THENCE S36°06'50"E A DISTANCE OF 53.13 FEET;

THENCE S 11°46'35"W A DISTANCE OF 28.47 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 83.26 FEET,
THROUGH A CENTRAL ANGLE OF 98°21'04, AN ARC DISTANCE OF 142.92 FEET,
THE LONG CHORD OF WHICH BEARS \$37°23'57"E A DISTANCE OF 126.00 FEET;
THENCE \$66°54'40"E A DISTANCE OF 176.66 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 162.92 FEET,
THROUGH A CENTRAL ANGLE OF 29°30'02", AN ARC DISTANCE OF 83.88 FEET,
THE LONG CHORD OF WHICH BEARS \$81°39'41"E A DISTANCE OF 82.96 FEET;
THENCE \$83°35'18"E A DISTANCE OF 94.39 FEET;
THENCE \$87°10'24"E A DISTANCE OF 118.06 FEET;
THENCE \$42°10'42"E A DISTANCE OF 52.70 FEET;
THENCE \$22°15'17"E A DISTANCE OF 91.88 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 43.18 ACRES, MORE OR LESS.



## **EXHIBIT B**

Affidavit of Publication

## 83605

## AFFIDAVIT OF PUBLICATION

STATE OF COLORADO **COUNTY OF El Paso** 

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper 1 time(s) to wit 02/26/2020

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

force Congrave Lorre Cosgrove Sales Center Agent

Subscribed and sworn to me this 02/26/2020, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires March 30, 2022.

Sandra King **Notary Public** The Gazette

> SANDRA KING NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20184014369 MY COMMISSION EXPIRES MARCH 30, 2022

Document Authentication Number 20184014369-377176

#### **Public Notice**

NOTICE OF PUBLIC MEETING ON CREATION OF

N RE TRIVIEW METROPOLITAN DISTRICT, COUNTY OF EL PASO, STATE OF COLORADO

NOTICE IS HEREBY Survey.

1101(1.5)(a), C.R.S., that the board or survey in the temporary in the property of t NOTICE IS HEREBY GIVEN, pursua

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

shed in the Tri-Lakes Tribune February 2

# EXHIBIT C

Owner Consent

## Jim McGrady

From:

Rob Oldach < ROldach@csigc.com>

Sent:

Friday, April 17, 2020 11:49 AM

To:

Mike Taylor; George M. Rowley

Cc:

Jim McGrady

Subject:

RE: CSI Subdistrict [IWOV-WBALAW.FID73367]

George,

Also, on behalf of Vision Development, Inc. and Jackson Creek Land Co, LLC, I am sending you this consent of the formation of the subdistrict within our property boundaries.

Best regards,

Rob

Rob Oldach Vision Development, Inc. Jackson Creek Land CO, LLC

## roldach@csigc.com

719-338-0230

540 Elkton Drive #202 Colorado Springs, CO 80908

From: Mike Taylor < <a href="mtaylor@csigc.com">mtaylor@csigc.com</a> Sent: Tuesday, February 11, 2020 8:30 AM

To: Jim McGrady < imcgrady@triviewmetro.com >; Rob Oldach < ROldach@csigc.com >

Subject: RE: CSI Subdistrict

Jim,

This will confirm that Jackson Creek Land Company and affiliated entities intend to consent to the formation of a subdistrict(s) on land that it owns within Triview's boundaries.

Thanks,

Mike

Michael Taylor Chief Operating Officer/General Counsel (719) 357-9062



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