Triview Metro District Higby Road Ballot Measure Survey

Triview Metropolitan District

December 2024

Magellan Strategies

Your Trusted Survey Research Partner

Methodology

Magellan Strategies is pleased to present the results of a survey of 387 voters in the Triview Metropolitan District in Monument, Colorado. The interviews were conducted from December 10th – 19th, 2024.

The overall survey responses have a margin of error of +/- 4.81% at the 95% confidence interval. Population subgroups will have a higher margin of error than the overall sample.

The survey results are weighted to be representative of the voter turnout demographics for a May special election within Triview Metro District.

Survey Objectives

- This survey aimed to measure voter support and opposition to a potential ballot measure to redevelop Higby Road in the Triview Metro District.
- The survey measured the job approval and image rating of the metro district providing and managing services.
- The survey tested information related to the Higby Road project to identify changes in support for the potential ballot measure.

Triview Metro District Voter Registration and Past Turnout Demographics

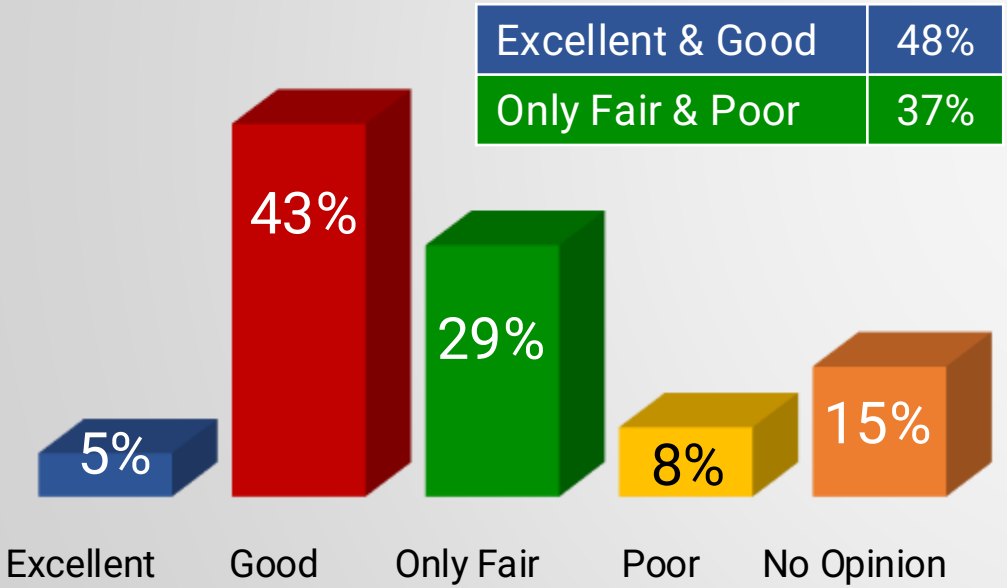
Triview Metropolitan District
Magellan Strategies Voter Registration and Past Election Turnout Report

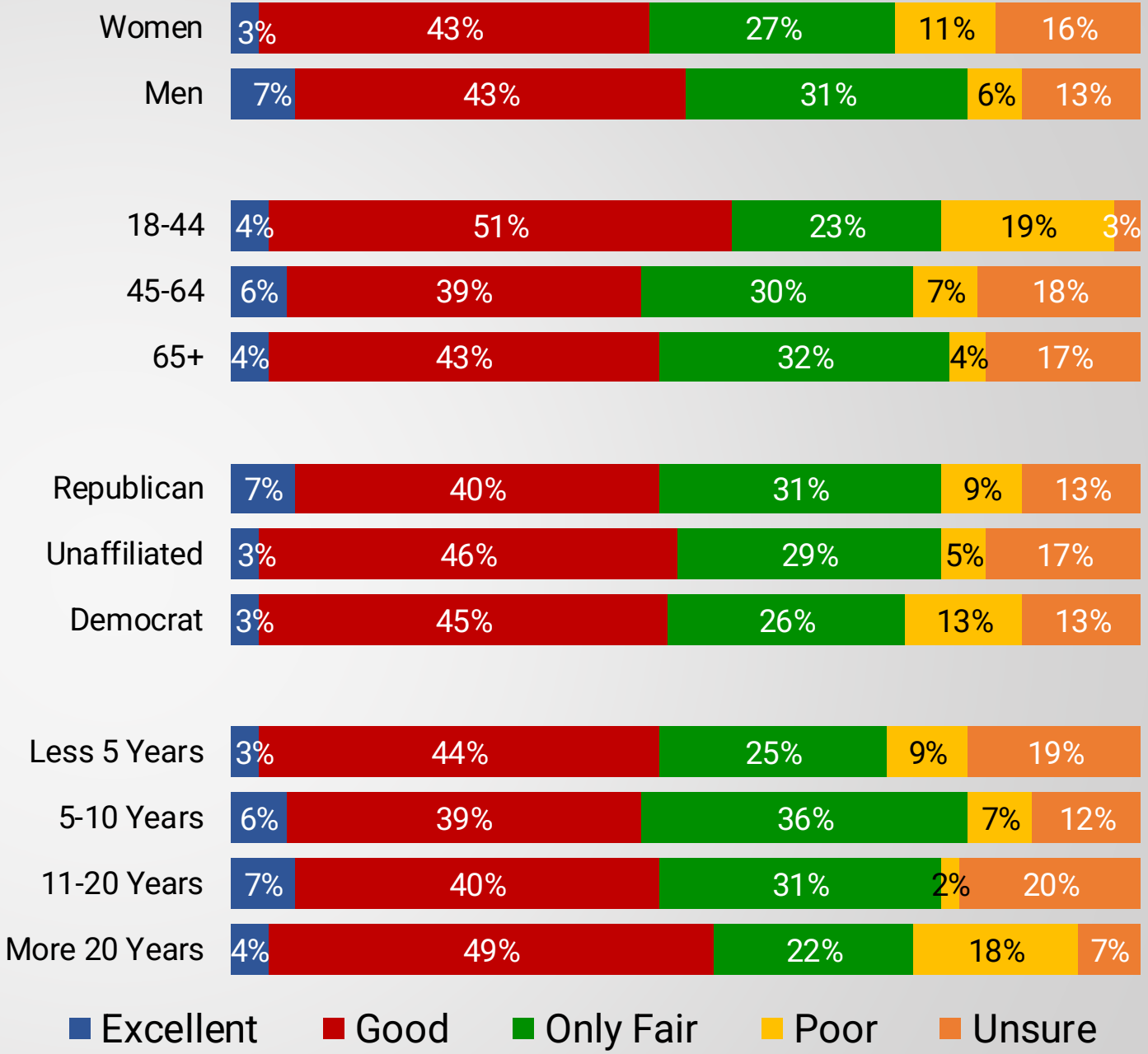
Sex	Registration		2023		2022		2021		2020	
Female	2,898	49.9%	1,217	49.9%	1,844	50.1%	1,040	50.4%	1,983	51.0%
Male	2,910	50.1%	1,224	50.1%	1,833	49.9%	1,022	49.6%	1,906	49.0%
Total	5,808	100.0%	2,440	100.0%	3,676	100.0%	2,062	100.0%	3,888	100.0%

Age Group	Registration		2023		2022		2021		2020	
18-34	1,487	25.6%	275	11.3%	588	16.0%	212	10.3%	828	21.3%
35-44	933	16.1%	339	13.9%	614	16.7%	287	13.9%	693	17.8%
45-54	1,145	19.7%	503	20.6%	841	22.9%	465	22.6%	890	22.9%
55-64	1,117	19.2%	626	25.7%	856	23.3%	545	26.4%	820	21.1%
65+	1,126	19.4%	697	28.6%	777	21.1%	553	26.8%	657	16.9%
Total	5,808	100.0%	2,440	100.0%	3,676	100.0%	2,062	100.0%	3,888	100.0%

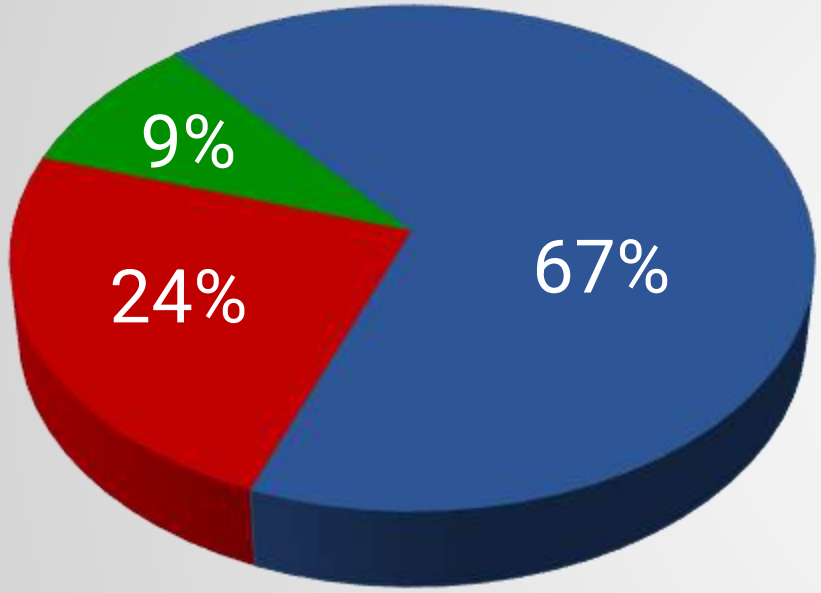
Party	Registration		2023		2022		2021		2020	
Unaffiliated	2,886	49.7%	1,054	43.2%	1,563	42.5%	807	39.1%	1,546	39.8%
Democrat	650	11.2%	306	12.5%	460	12.5%	276	13.4%	516	13.3%
Republican	2,169	37.3%	1,053	43.2%	1,601	43.6%	955	46.3%	1,766	45.4%
Libertarian	68	1.2%	19	0.8%	37	1.0%	19	0.9%	47	1.2%
Other	35	0.6%	8	0.3%	15	0.4%	5	0.2%	13	0.3%
Total	5,808	100.0%	2,440	100.0%	3,676	100.0%	2,062	100.0%	3,888	100.0%

How would you rate the condition of the streets and roads in the Town of Monument located west of I-25?



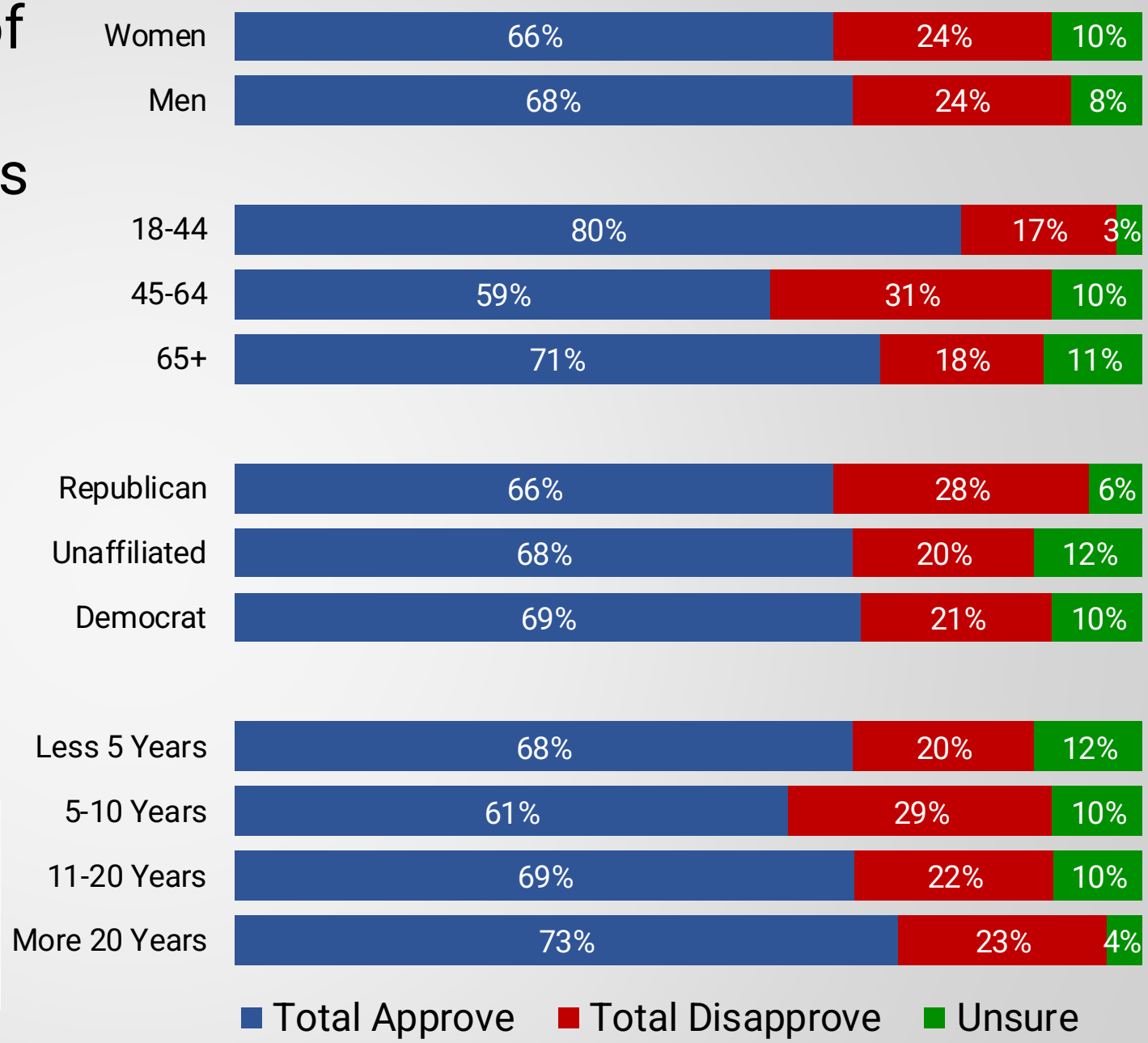


Do you approve or disapprove of the job the Town of Monument does to maintain and improve its streets and roads?



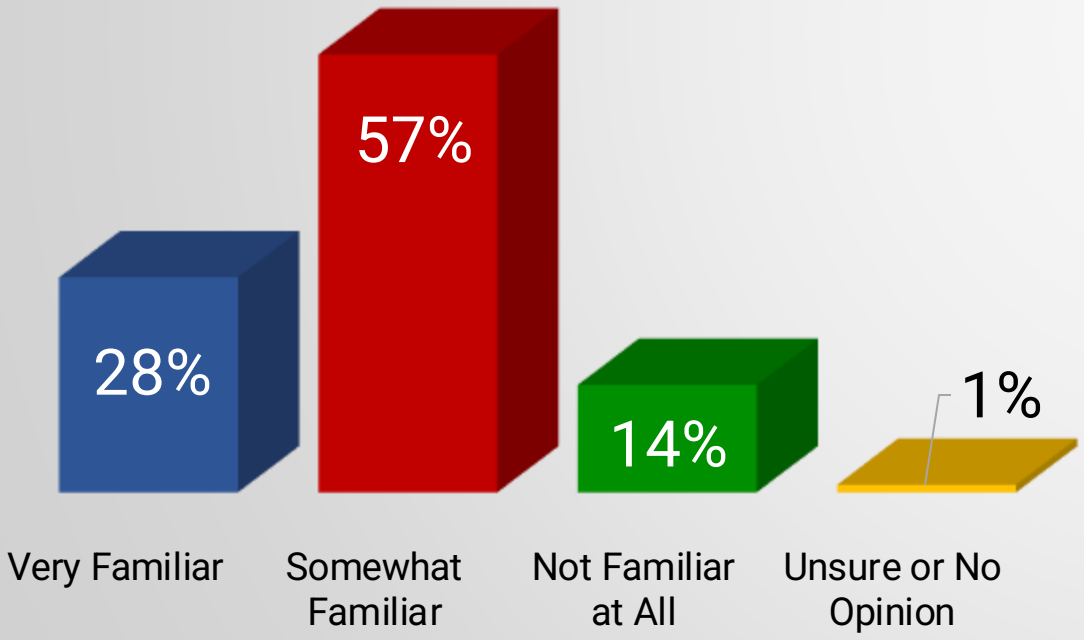
- Total Approve
- Total Disapprove
- No Opinion

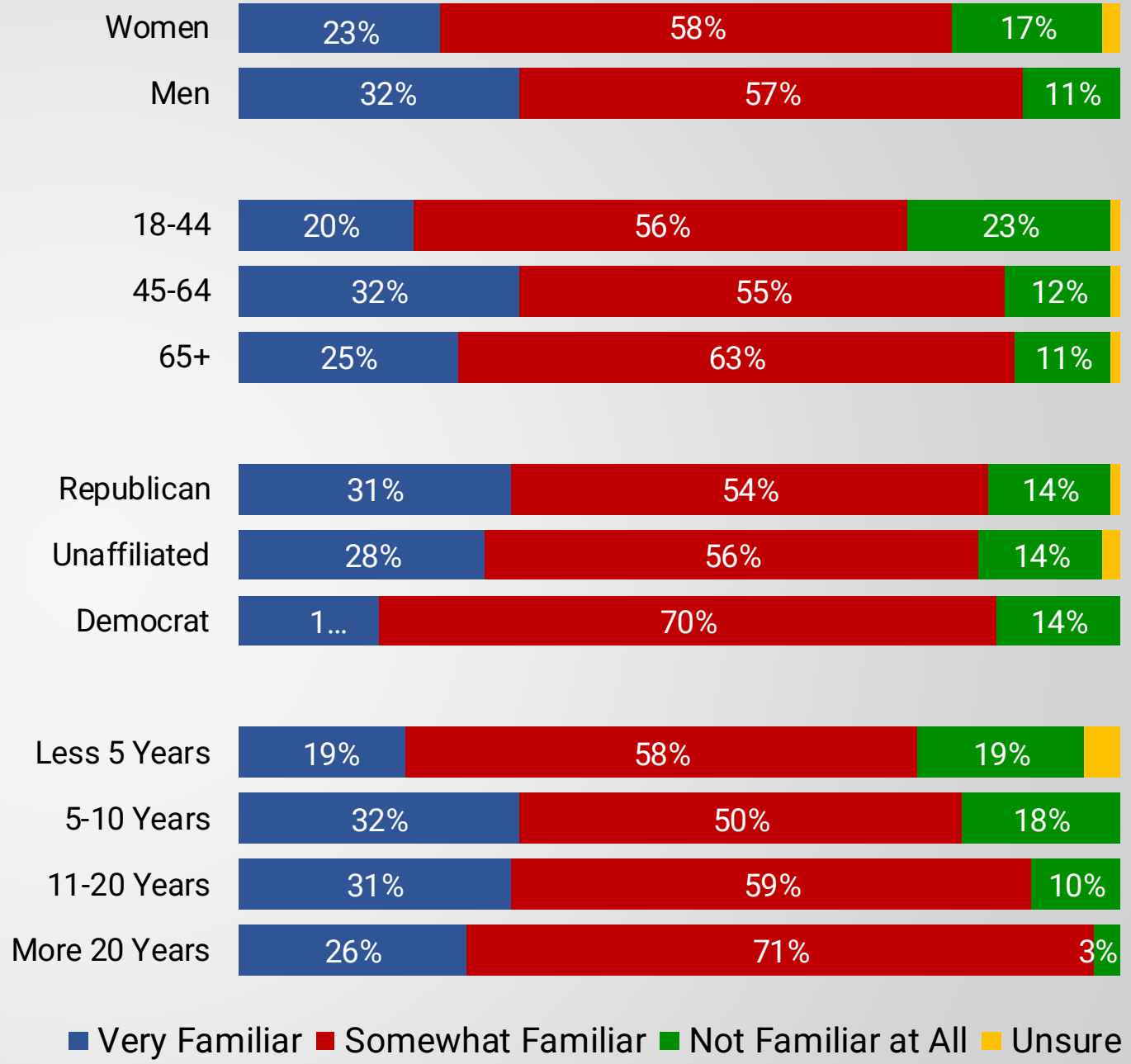
Strongly Approve	13%
Somewhat Approve	54%
Strongly Disapprove	7%
Somewhat Disapprove	17%



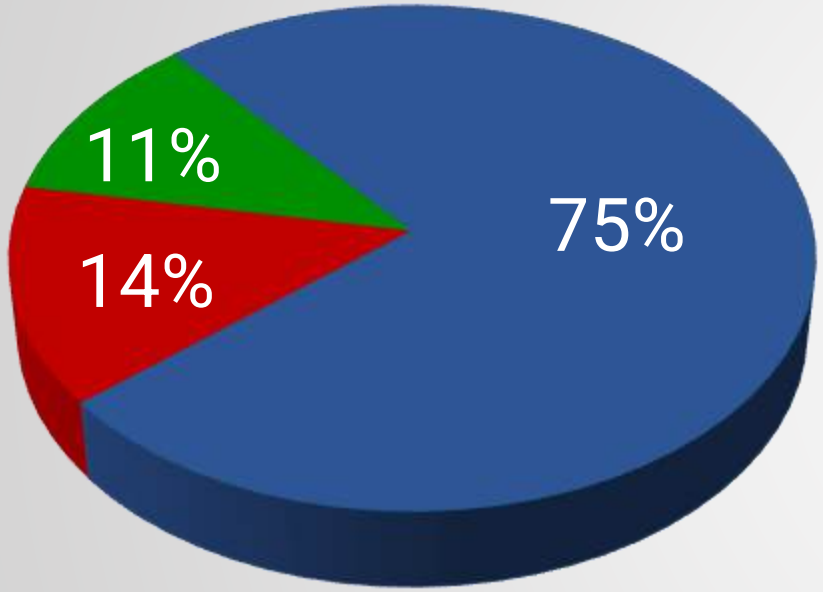
How familiar are you with the Triview Metro District and the services they manage and provide?

Very and Somewhat Familiar Combined	85%



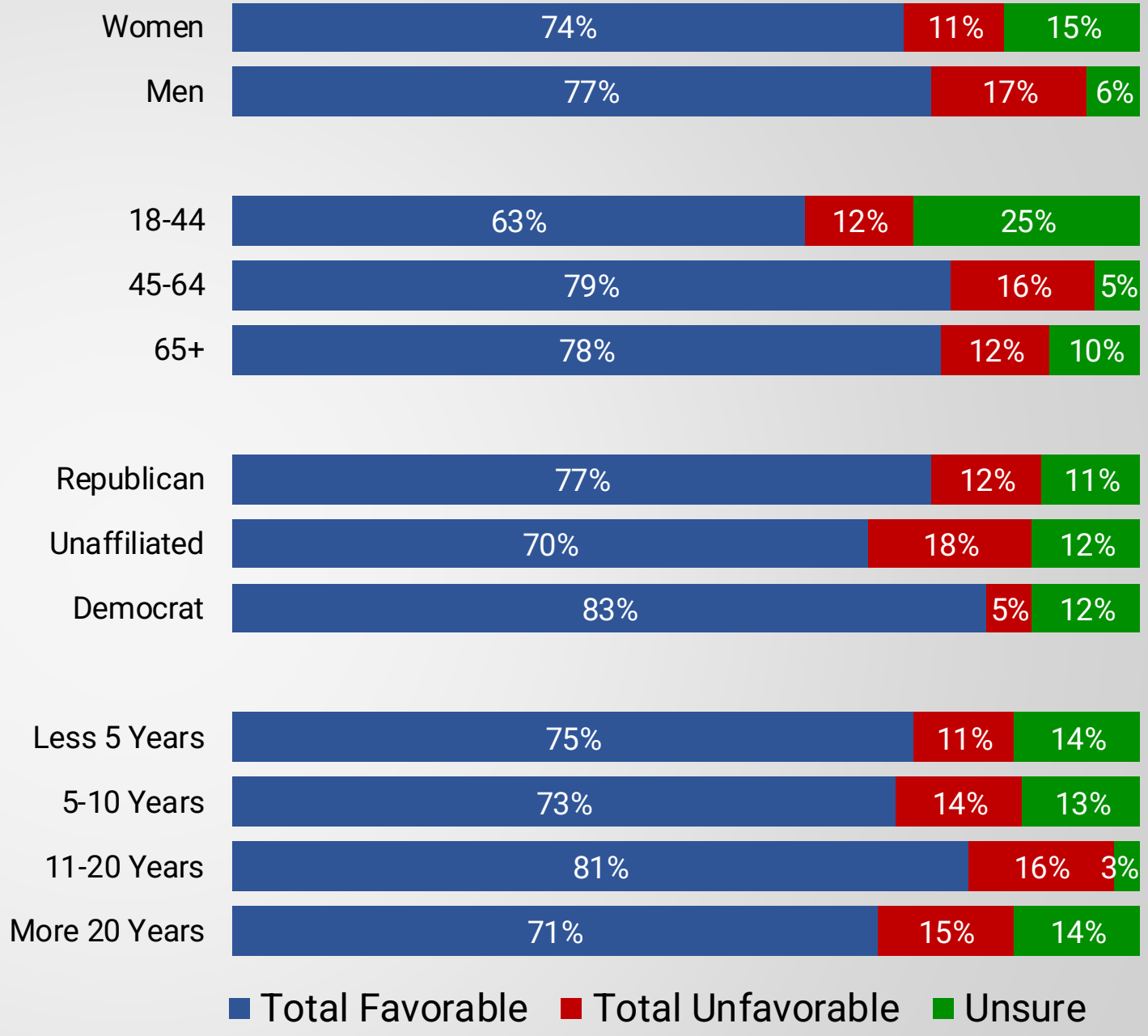


Do you have a favorable or unfavorable opinion of the Triview Metro District?

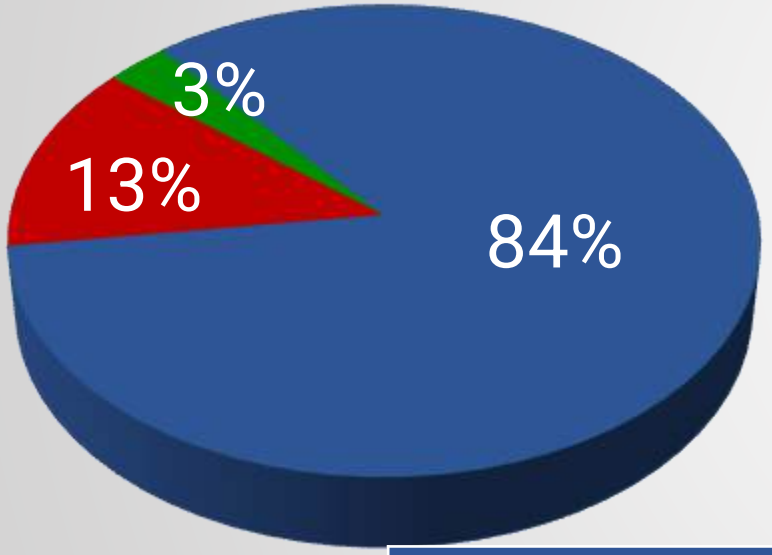


- Total Favorable
- Total Unfavorable
- No Opinion

Very Favorable	30%
Somewhat Favorable	45%
Very Unfavorable	3%
Somewhat Unfavorable	11%

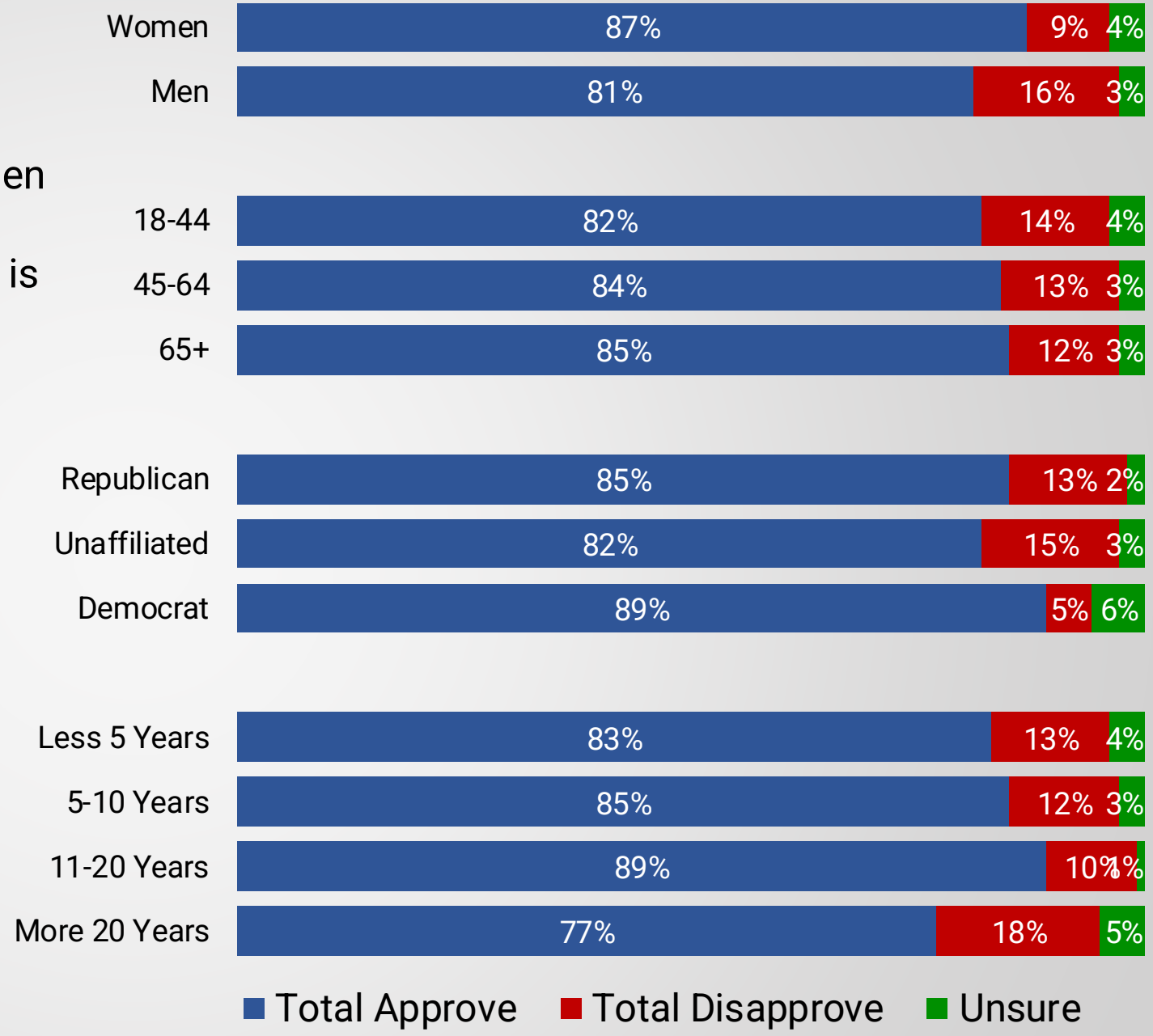


As you may know, the Triview Metro District provides water, wastewater, and stormwater services, along with the maintenance of community assets such as roads, parks, and open spaces. Knowing this, do you approve or disapprove of the job the Triview Metro District is doing in providing services to its residents?

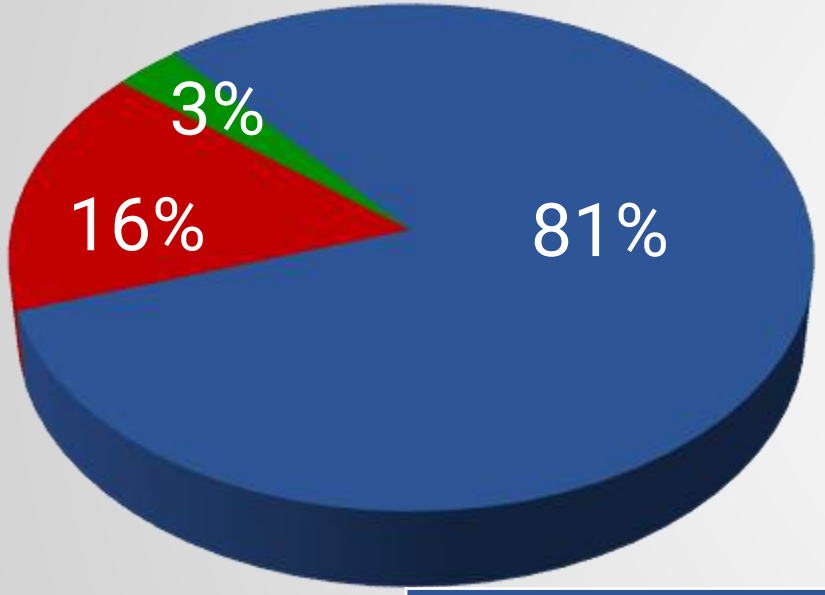


- Total Approve
- Total Disapprove
- No Opinion

Strongly Approve	35%
Somewhat Approve	49%
Strongly Disapprove	3%
Somewhat Disapprove	10%

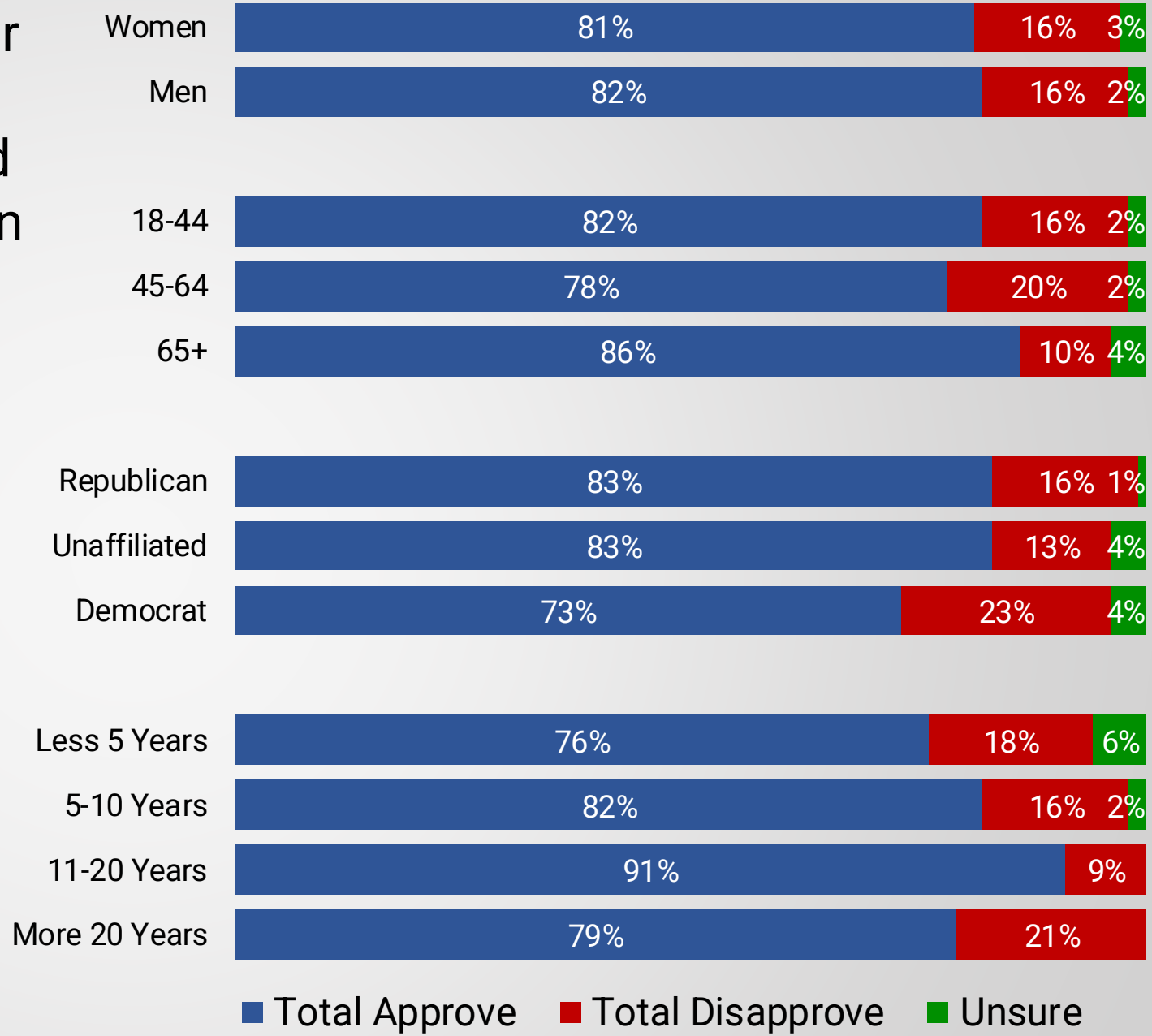


More specifically, do you approve or disapprove of the job the Triview Metro District does to maintain and improve the streets and roads within the district?

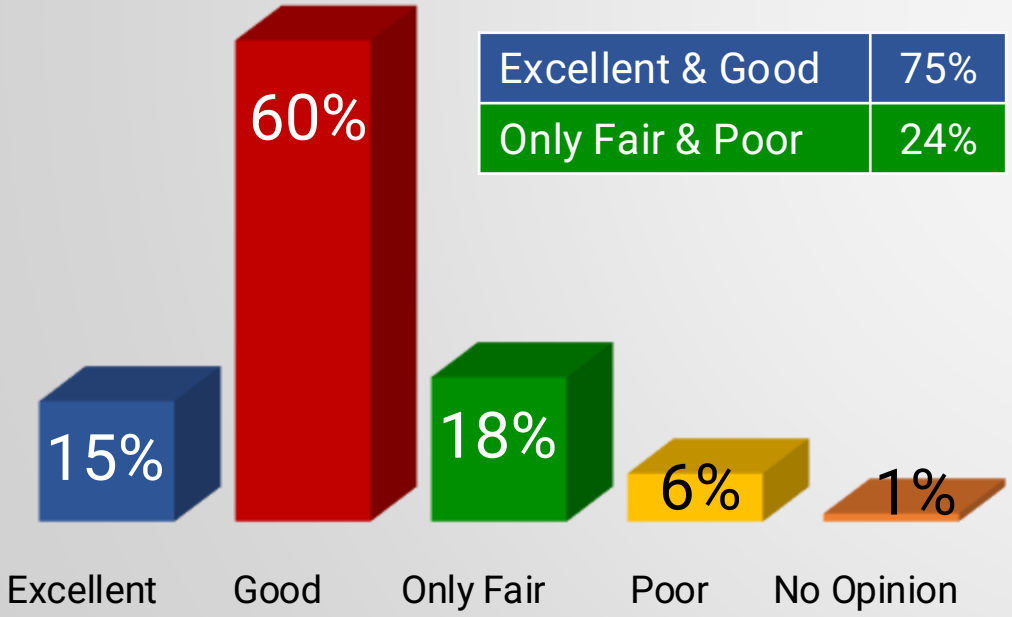


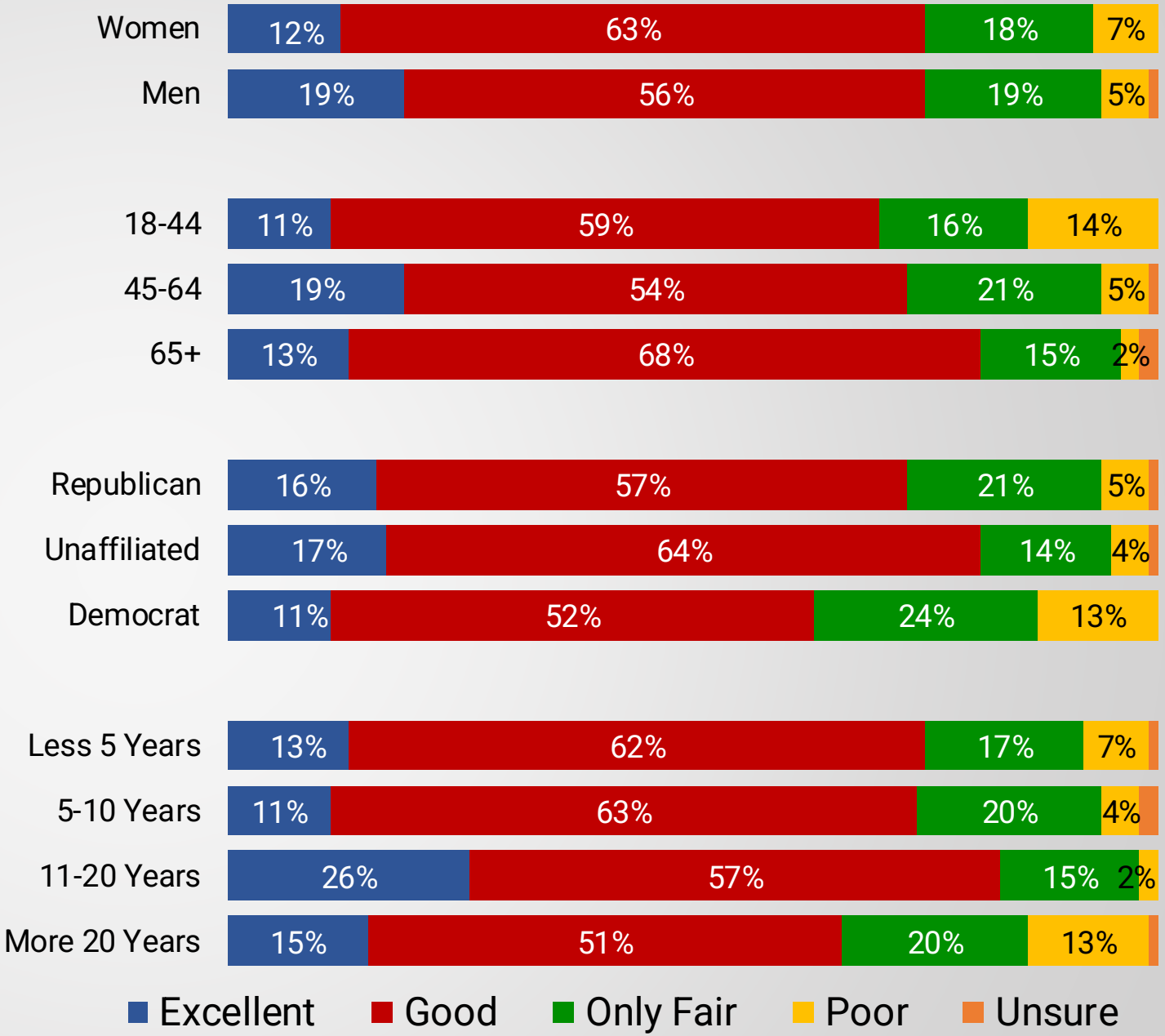
- Total Approve
- Total Disapprove
- No Opinion

Strongly Approve	29%
Somewhat Approve	52%
Strongly Disapprove	5%
Somewhat Disapprove	11%

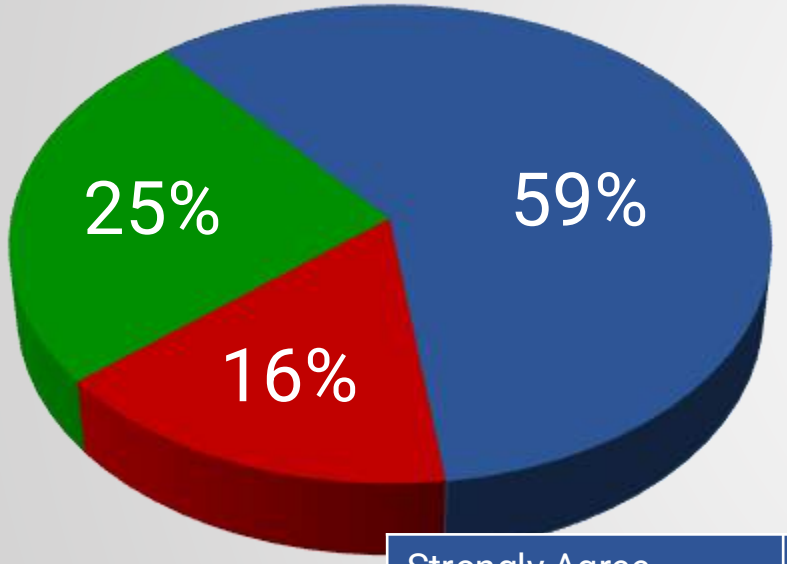


How would you rate the condition of the streets and roads in the Triview Metro District?



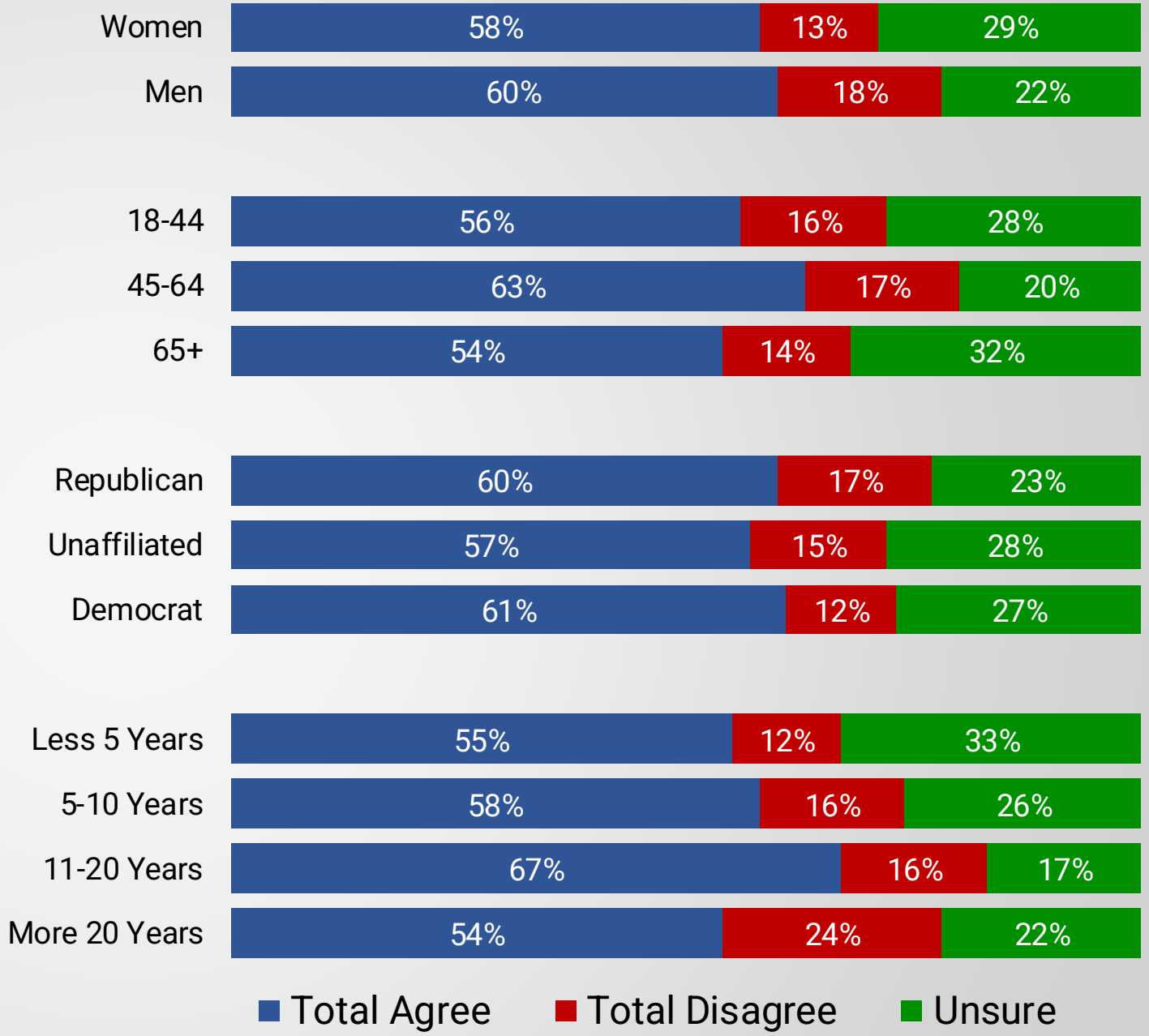


Do you agree or disagree with the following statement? *"The Triview Metro District is fiscally responsible and spends taxpayer money wisely."*



Strongly Agree	22%
Somewhat Agree	37%
Strongly Disagree	5%
Somewhat Disagree	11%

- Total Agree
- Total Disagree
- No Opinion



Triview Metro District Higby Road Uninformed Ballot Test

Before we continue, you should know the Triview Metro District has not decided to place a ballot measure before voters to fund road maintenance and capital projects.

However, your participation in this survey will strongly influence that decision. So, let's continue the survey now.

Triview Metro District Higby Road Uninformed Ballot Test

This coming May, the Triview Metro District is considering asking voters to approve a ballot measure to fund the redevelopment of Higby Road. After reading the following potential language, please indicate if you would vote yes and approve the ballot measure or vote no and reject it.

WITHOUT INCREASING AUTHORIZED TAX RATES, SHALL TRIVIEW METROPOLITAN DISTRICT DEBT BE INCREASED UP TO $12.6 MILLION, WITH A MAXIMUM REPAYMENT COST OF UP TO $24.95 MILLION, FOR THE PURPOSE OF FINANCING THE COSTS OF:

-WIDENING AND IMPROVING THE SAFETY OF HIGBY ROAD, INCLUDING INCIDENTAL IMPROVEMENTS SUCH AS CURB AND GUTTER, SIDEWALKS, TURN LANES, STORM DRAINAGE, AND IMPROVING ACCESS TO THE PUBLIC HIGH SCHOOL,
SUCH DEBT TO CONSIST OF THE ISSUANCE AND PAYMENT OF LIMITED TAX GENERAL OBLIGATION BONDS, WHICH BONDS SHALL BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 4.95% PER ANNUM AND BE ISSUED AT SUCH TIMES AND PRICES (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT HEREWITH, AS THE BOARD OF DIRECTORS MAY DETERMINE;…(Continued on next slide)

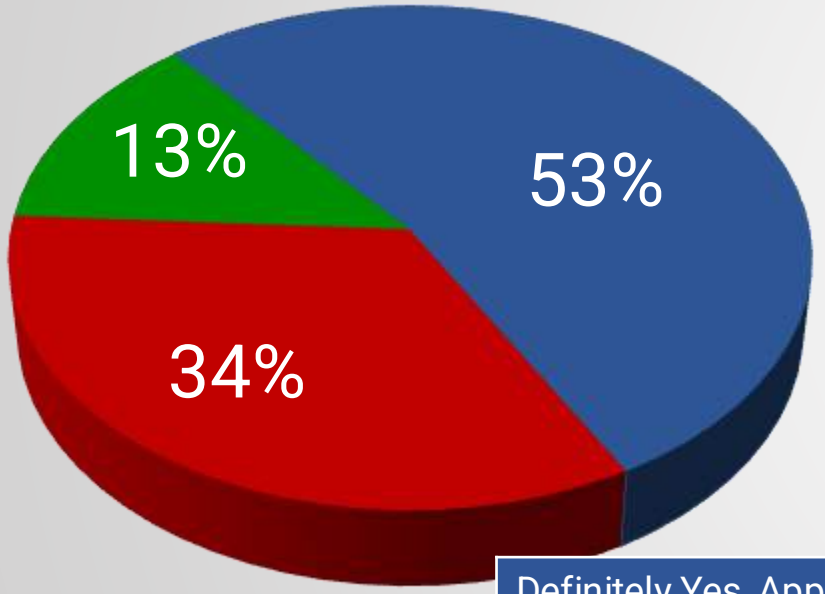
Triview Metro District Higby Road Uninformed Ballot Test

SUCH DEBT TO BE PAID IN AN AMOUNT NOT TO EXCEED $825,000 ANNUALLY FROM THE REPURPOSED AD VALOREM PROPERTY TAXES TO BE LEVIED AT A RATE NOT TO EXCEED 7 MILLS AS PREVIOUSLY APPROVED BY THE DISTRICT'S ELECTORS AT THE ELECTION HELD ON NOVEMBER 3, 2020 (AS SUCH MILL LEVY RATE MAY BE ADJUSTED FOR FUTURE CHANGES IN THE CALCULATION OF ASSESSED VALUATION) AND IF NECESSARY FROM OTHER LEGALLY AVAILABLE REVENUES WHICH CAN INCLUDE CONTRIBUTIONS FROM DEVELOPERS AND SHARED SALES TAX REVENUES RECEIVED FROM THE TOWN OF MONUMENT; AND SHALL ALL SUCH REVENUES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES AND THE PROCEEDS OF THE BONDS CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

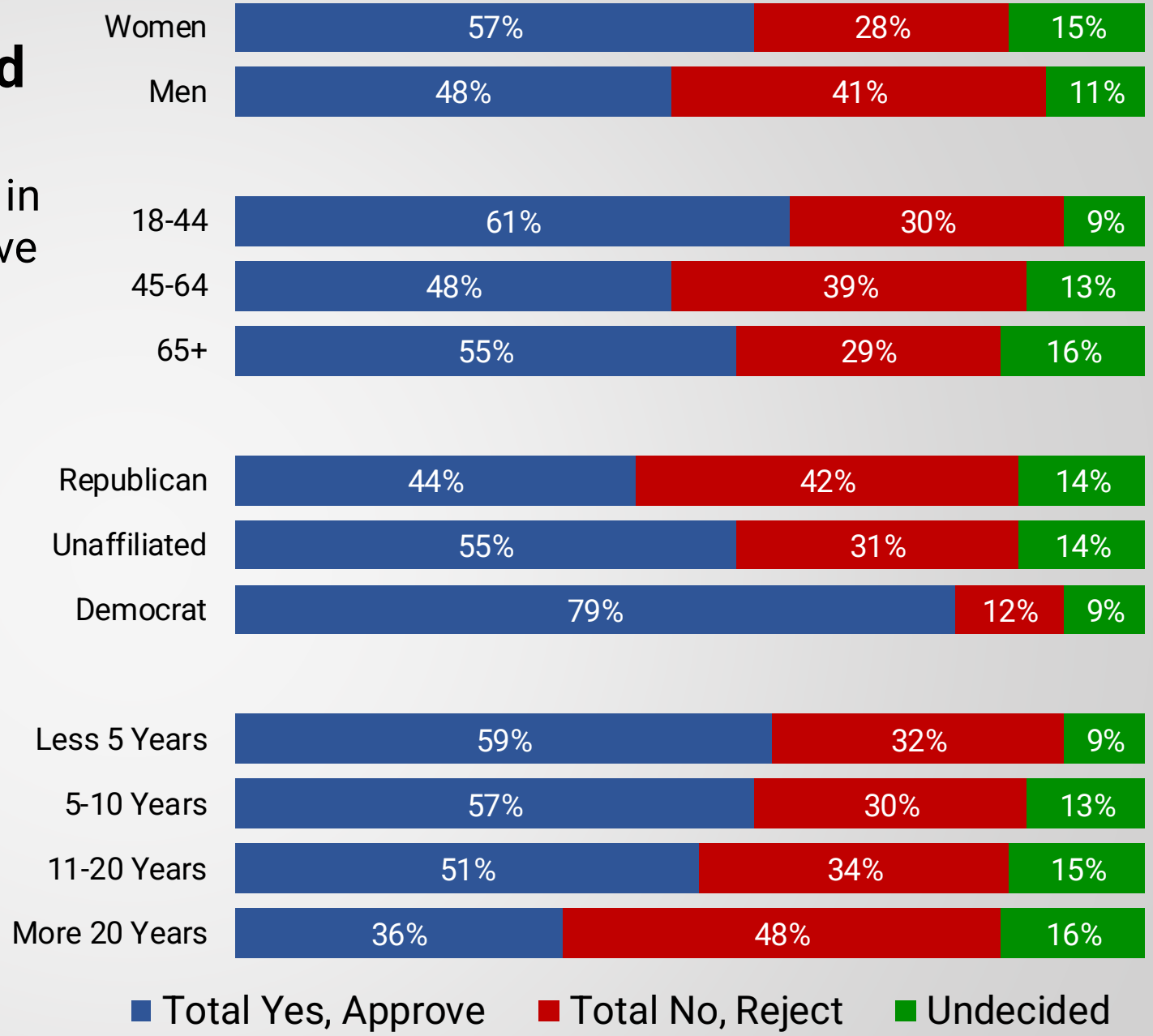
If this ballot measure was put before voters in May of 2025, would you vote yes and approve it, or would you vote no and reject it?

Triview Metro District Higby Road Uninformed Ballot Test

If this ballot measure was put before voters in May of 2025, would you vote yes and approve it, or would you vote no and reject it?



Definitely Yes, Approve	14%
Probably Yes, Approve	39%
Definitely No, Reject	11%
Probably No, Reject	23%



Higby Road Project Information Questions

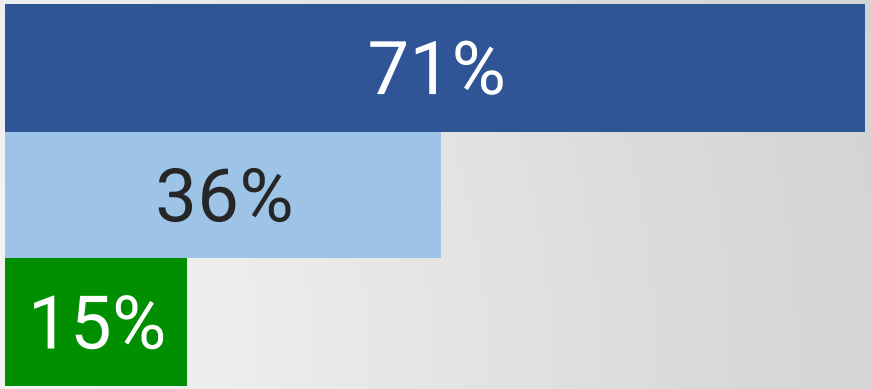
Following are questions providing information on why the Triview Metro District is considering this ballot measure to redevelop Higby Road.

After reading each question, please indicate if you would be more likely to vote yes and approve the ballot measure or if you would be more likely to vote no and reject it. Let's get started:

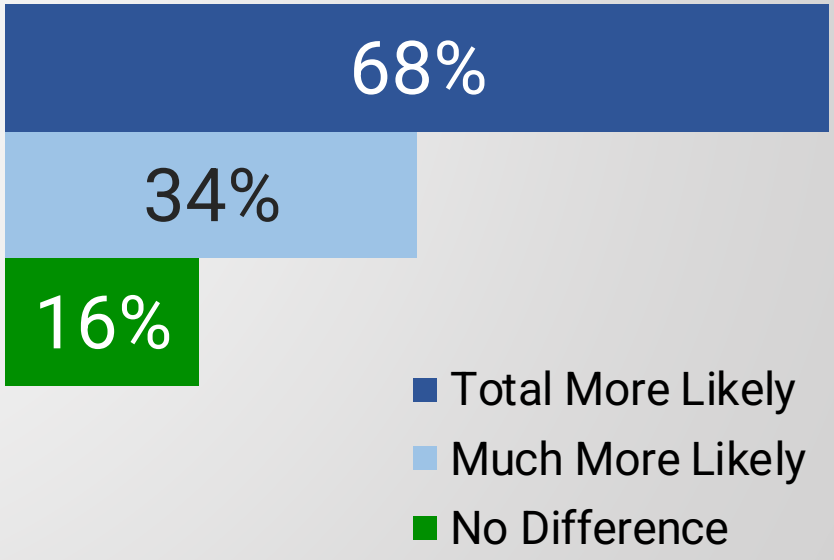
Triview Metro District Higby Road Ballot Measure – Information Questions

After reading the information, please indicate if you would be more likely to approve the potential ballot measure or if you would be more likely to reject it.

Triview Metro District has **lowered its property tax rate by reducing its mill levy from 35 mills to 20.5 mills over the past five years**, saving residents approximately $2,000 over the last five years for a home valued at $600,000. Even if the ballot question were to pass, increasing debt by $12.6 million, Triview Metro District plans to continue to decrease its property tax rate just as it has done in the past.



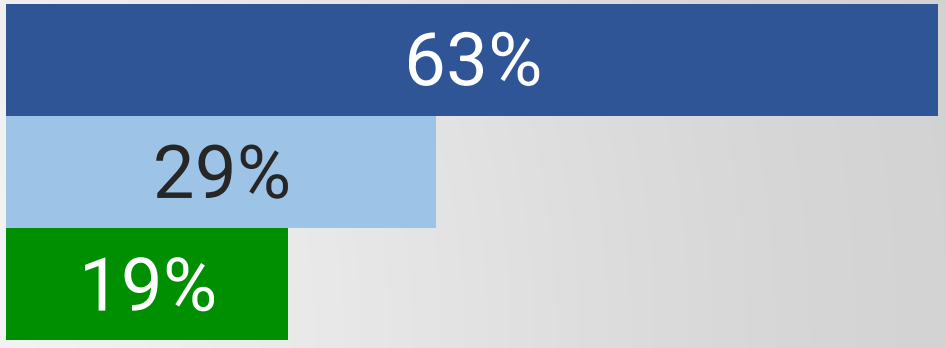
Increased traffic on Higby Road has contributed to more speed and safety issues, especially near Lewis Palmer High School. Adding two roundabouts at Lewis Palmer High School, and the intersection of Higby and Bowstring would reduce the speed of vehicles and provide continuous traffic flow. Roundabouts also provide a significant safety benefit compared to traditional intersections, reducing fatal and injury crashes by approximately 80%.



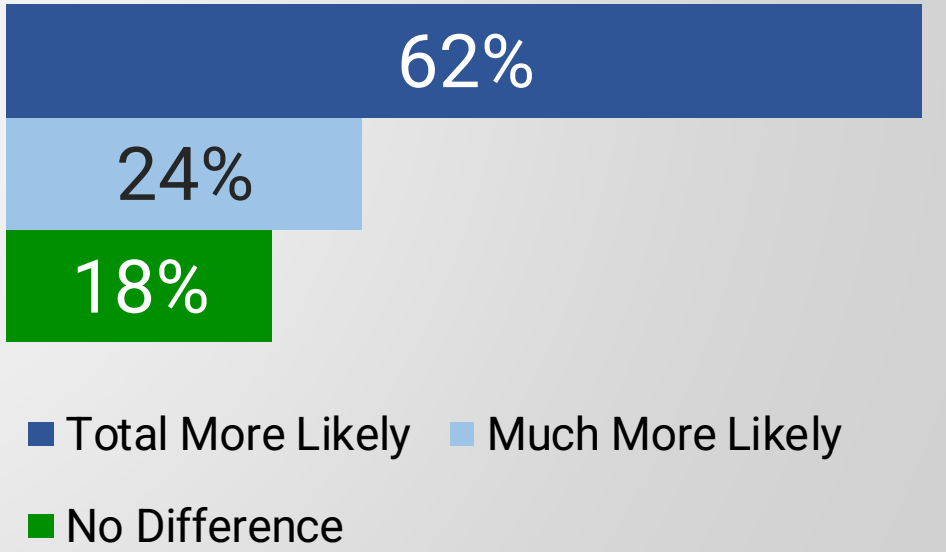
Triview Metro District Higby Road Ballot Measure – Information Questions

After reading the information, please indicate if you would be more likely to approve the potential ballot measure or if you would be more likely to reject it.

Costs for construction continue to increase annually. In 2021 Triview Metro District initially bid the redevelopment of Higby Road to cost approximately $4 million. Today, the cost has more than tripled to $12.6 million and will continue to increase the longer it is delayed. If the ballot question were to pass this would allow Triview Metro District to save residents money by moving forward with redeveloping Higby Road now.



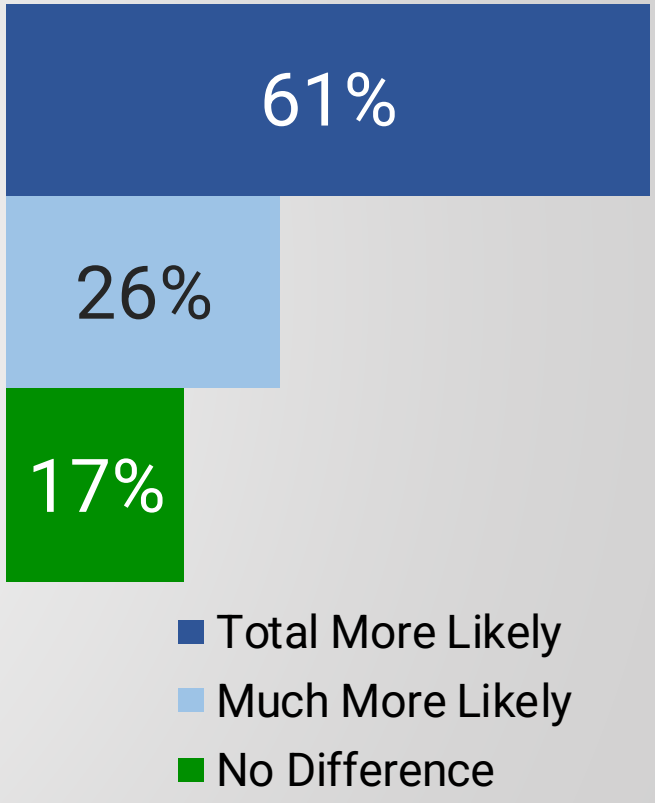
El Paso County allowed the north side of Higby Road to be developed over previous years without any developer contributions to pay for the road. Now, the south side of the road is beginning to be developed, and Triview is collecting contributions from developers to help pay for the road and other infrastructure in the area before the developments are completed.



Triview Metro District Higby Road Ballot Measure – Information Questions

After reading the information, please indicate if you would be more likely to approve the potential ballot measure or if you would be more likely to reject it.

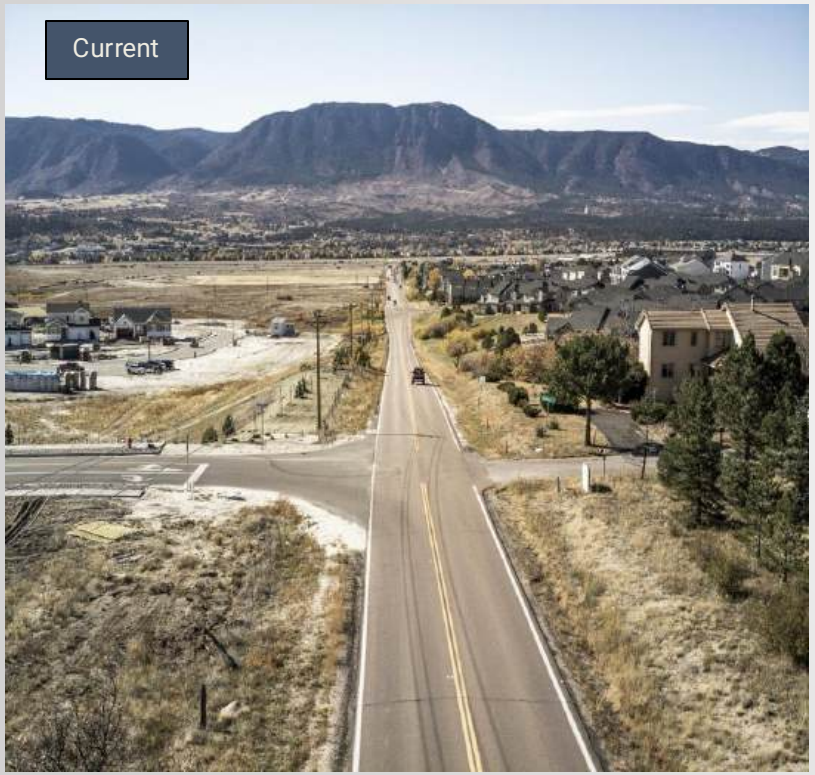
The “Current” image above shows Higby Road from Jackson Creek Parkway east as it is. The image labeled “Proposed” shows how Higby Road would be redeveloped from Jackson Creek Parkway east, showing the widening of the road, the two roundabouts at Lewis-Palmer High School, and the intersection of Higby and Bowstring.

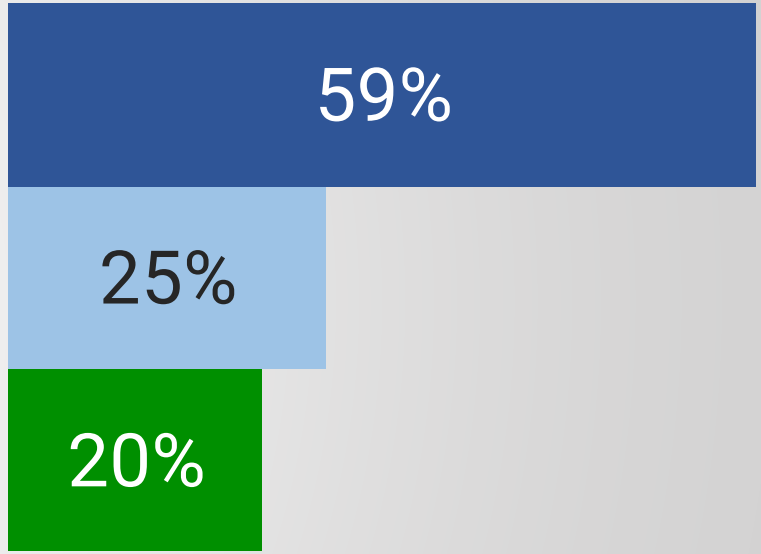


Triview Metro District Higby Road Ballot Measure – Information Questions

After reading the information, please indicate if you would be more likely to approve the potential ballot measure or if you would be more likely to reject it.

The images above show the current version of the intersection at Higby and Harness Roads. The “Proposed” image shows how Higby Road would be redeveloped at that intersection.

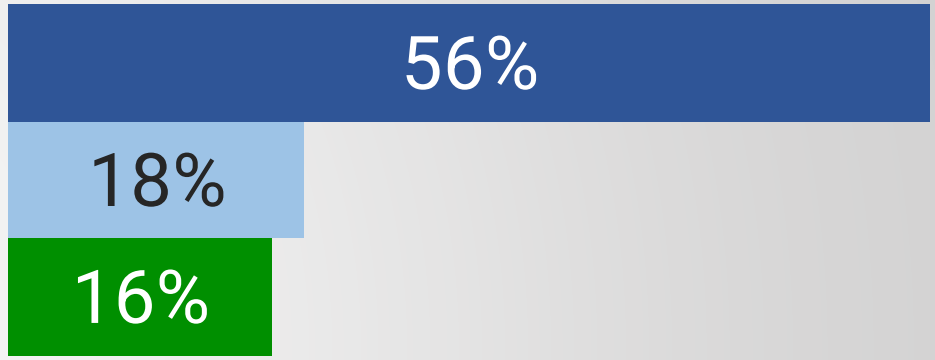




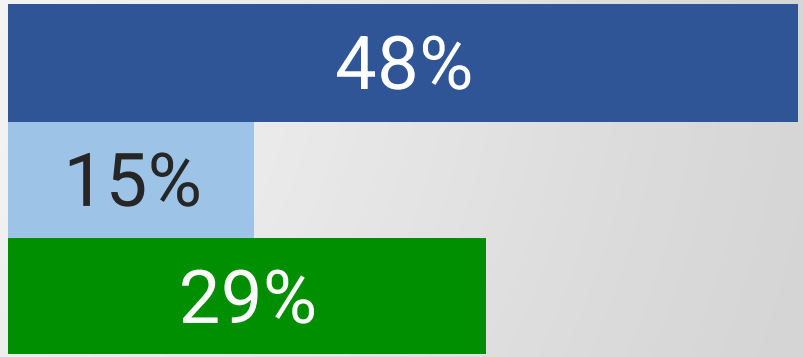
Triview Metro District Higby Road Ballot Measure – Information Questions

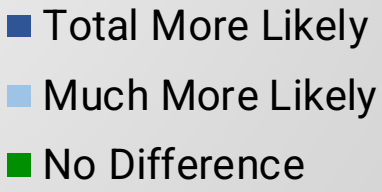
After reading the information, please indicate if you would be more likely to approve the potential ballot measure or if you would be more likely to reject it.

As you may know, for years the area around Higby Road was in unincorporated El Paso County. However, the road is now annexed into the Town of Monument, and due to the agreement with Triview Metro District, **Triview is now in charge of the maintenance and development of Higby Road**.



The **developers of the south side of Higby Road are asked to pay for half of the redevelopment of Higby Road. However, that will not be paid until the development is closer to being done.** If the ballot measure were to pass, Triview Metro District would move forward with rebuilding Higby Road, and then pay down the bonds once the money has been paid to the district from the developers.





Triview Metro District Higby Road Informed Ballot Test

This coming May, the Triview Metro District is considering asking voters to approve a ballot measure to fund the redevelopment of Higby Road. After reading the following potential language, please indicate if you would vote yes and approve the ballot measure or vote no and reject it.

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-WIDENING AND IMPROVING THE SAFETY OF HIGBY ROAD, INCLUDING INCIDENTAL IMPROVEMENTS SUCH AS CURB AND GUTTER, SIDEWALKS, TURN LANES, STORM DRAINAGE, AND IMPROVING ACCESS TO THE PUBLIC HIGH SCHOOL,
SUCH DEBT TO CONSIST OF THE ISSUANCE AND PAYMENT OF LIMITED TAX GENERAL OBLIGATION BONDS, WHICH BONDS SHALL BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 4.95% PER ANNUM AND BE ISSUED AT SUCH TIMES AND PRICES (AT, ABOVE OR BELOW PAR) AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT HEREWITH, AS THE BOARD OF DIRECTORS MAY DETERMINE;...(Continued on next slide)

Magellan Strategies

Triview Metro District Higby Road Informed Ballot Test

SUCH DEBT TO BE PAID IN AN AMOUNT NOT TO EXCEED $825,000 ANNUALLY FROM THE REPURPOSED AD VALOREM PROPERTY TAXES TO BE LEVIED AT A RATE NOT TO EXCEED 7 MILLS AS PREVIOUSLY APPROVED BY THE DISTRICT'S ELECTORS AT THE ELECTION HELD ON NOVEMBER 3, 2020 (AS SUCH MILL LEVY RATE MAY BE ADJUSTED FOR FUTURE CHANGES IN THE CALCULATION OF ASSESSED VALUATION) AND IF NECESSARY FROM OTHER LEGALLY AVAILABLE REVENUES WHICH CAN INCLUDE CONTRIBUTIONS FROM DEVELOPERS AND SHARED SALES TAX REVENUES RECEIVED FROM THE TOWN OF MONUMENT; AND SHALL ALL SUCH REVENUES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES AND THE PROCEEDS OF THE BONDS CONSTITUTE A VOTER-APPROVED REVENUE CHANGE UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

If this ballot measure was put before voters in May of 2025, would you vote yes and approve it, or would you vote no and reject it?

Triview Metro District Higby Road Informed Ballot Test

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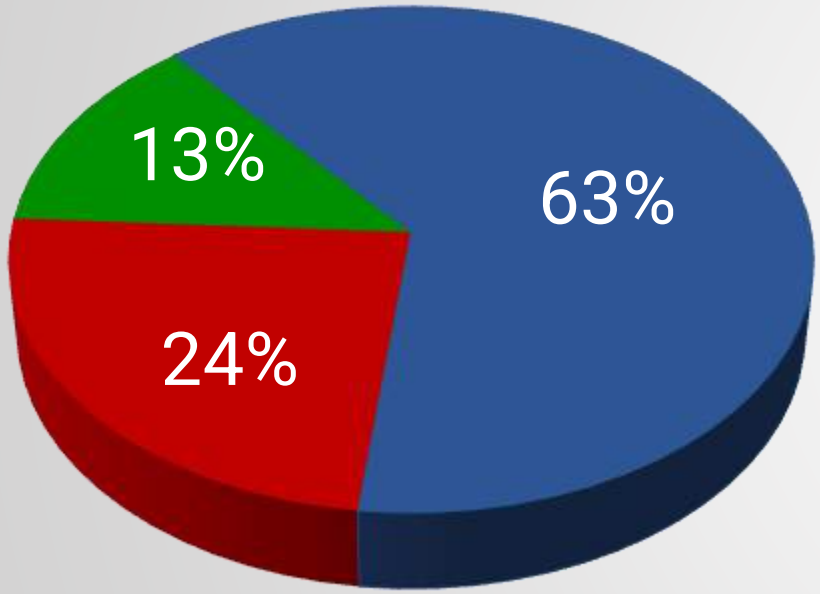
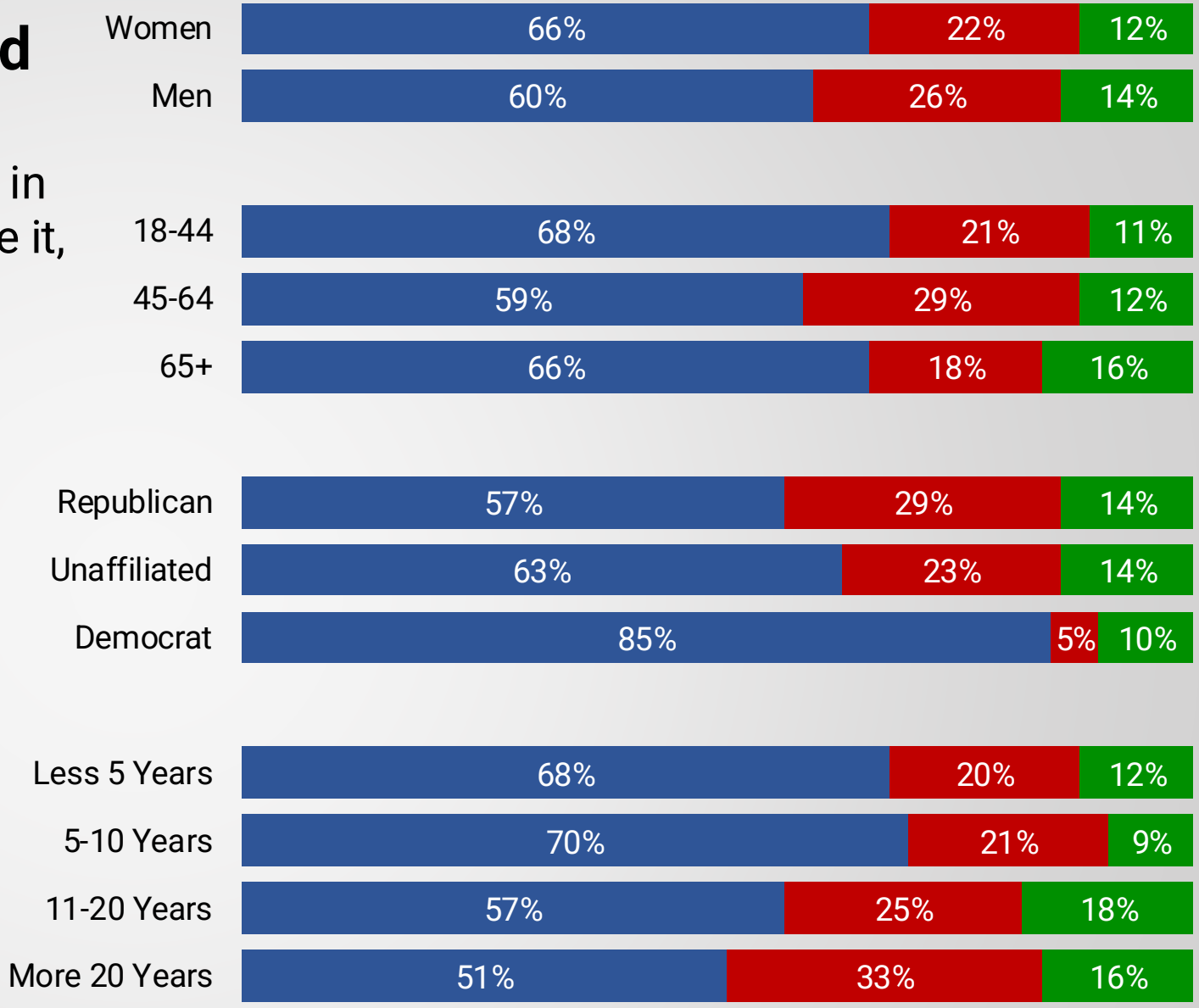


- Total Yes, Approve
- Total No, Reject
- Undecided

Definitely Yes, Approve	21%
Probably Yes, Approve	42%
Definitely No, Reject	9%
Probably No, Reject	15%



Why 63% would vote yes and approve the ballot measure to redevelop Higby Road

Please describe the reasons why you would vote yes and approve this ballot measure to redevelop Higby Road.

Safety Concerns: Many respondents cited safety as the primary reason, especially around Lewis Palmer High School, where inexperienced teenage drivers and pedestrian safety are significant concerns. Adding sidewalks, bike lanes, and roundabouts is seen as a way to improve safety for both drivers and non-drivers.

Traffic and Growth: The area's rapid growth and increased vehicle traffic necessitate better infrastructure to accommodate current and future needs. Respondents emphasized that roads should keep pace with population and housing development.

Infrastructure Improvement: Many believe the redevelopment is overdue and will improve traffic flow and congestion. Respondents highlighted the importance of addressing these issues now to avoid higher costs in the future.

Trust in Triview District: Some expressed trust in the Triview Metropolitan District for being responsible and proactive with taxpayer funds.

Developer Contribution: Respondents supported the idea of developers contributing financially to infrastructure improvements, as they are seen as contributing to the problem.

Why 24% would vote no and reject the ballot measure to redevelop Higby Road

Please describe the reasons why you would vote no and reject this ballot measure to redevelop Higby Road.

Developers' Responsibility: Many respondents believe developers should bear the full cost of the redevelopment since their projects have caused the increased need for infrastructure improvements. There is distrust that developers will pay their fair share, with concerns about developers avoiding obligations or passing costs onto taxpayers.

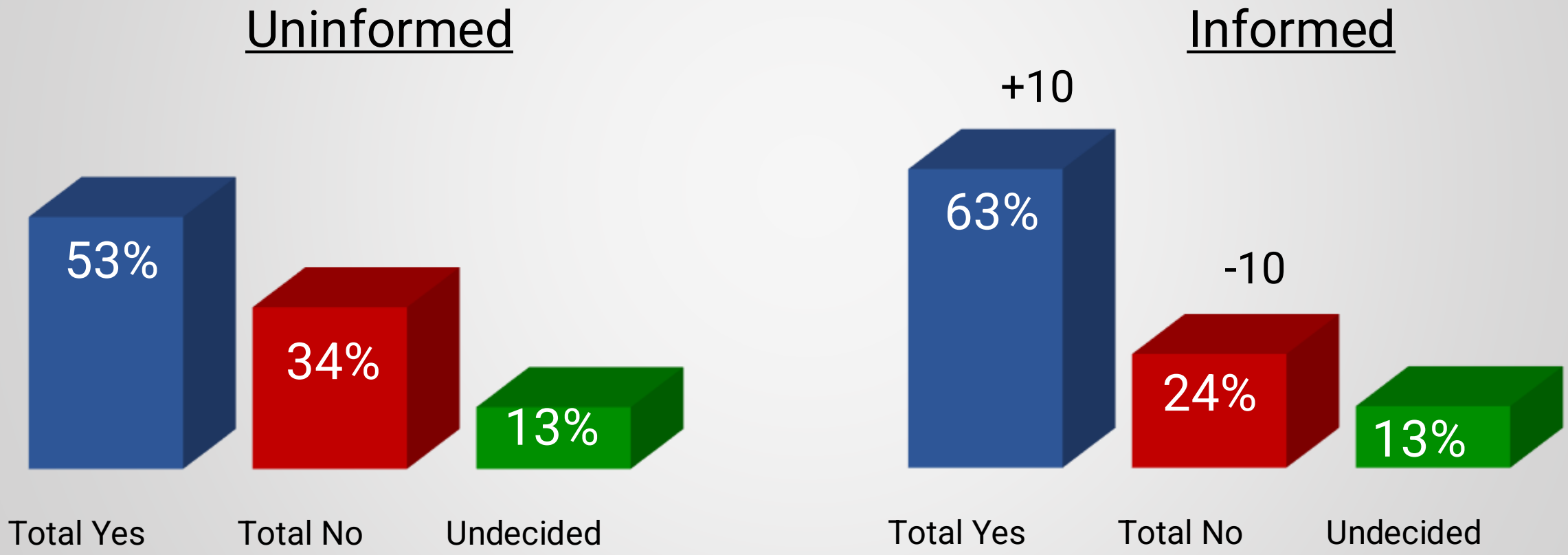
Opposition to Debt and Taxes: Strong concerns about taking on more debt, as some respondents believe this could lead to hidden or future tax increases. Many feel the district has already placed a significant tax burden on residents and fear this measure could exacerbate the issue. Others mentioned the rising water rates and overall cost of living in the area were cited as reasons to avoid additional financial burdens.

Distrust in Triview Metro District: Respondents cited examples of poor planning, mismanagement, and dissatisfaction with Triview's infrastructure projects, including complaints about existing roundabouts and road maintenance.

Opposition to Overdevelopment: Some respondents are frustrated with ongoing development in Monument, seeing it as uncontrolled and not supported by adequate infrastructure. They oppose measures that are perceived to encourage further development without proper planning.

Cost Transparency and Fairness: Concerns about unclear or misleading language in the ballot measure, making it difficult for residents to understand who will ultimately bear the costs. Some feel that only those directly benefiting from the redevelopment, such as nearby residents, should shoulder the cost.

Triview Metro District Higby Road Ballot Measure Comparison



Triview Metro District Higby Road Ballot Measure

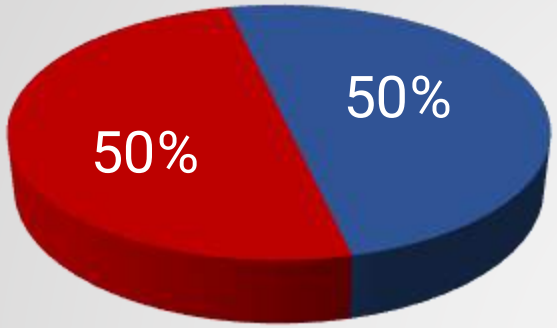
Opinion Change from Uninformed to Informed by Voter Subgroup

	All	More 20 Years	5-10 Years	Rep	Men	65+	45-64	Women	Less 5 Years
Difference	**+10**	+15	+13	+13	+12	+11	+11	+9	+9
Informed	**63%**	51%	70%	57%	60%	66%	59%	66%	68%
Uninformed	**53%**	36%	57%	44%	48%	55%	48%	57%	59%

All other subgroups moved by less than 9 points, however, all subgroups moved by at least 6 points.

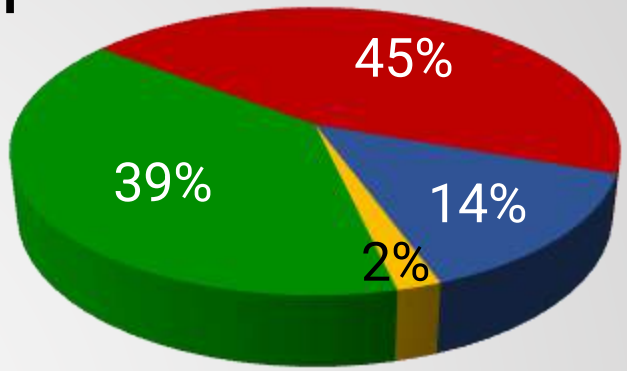
Survey Demographics

Gender



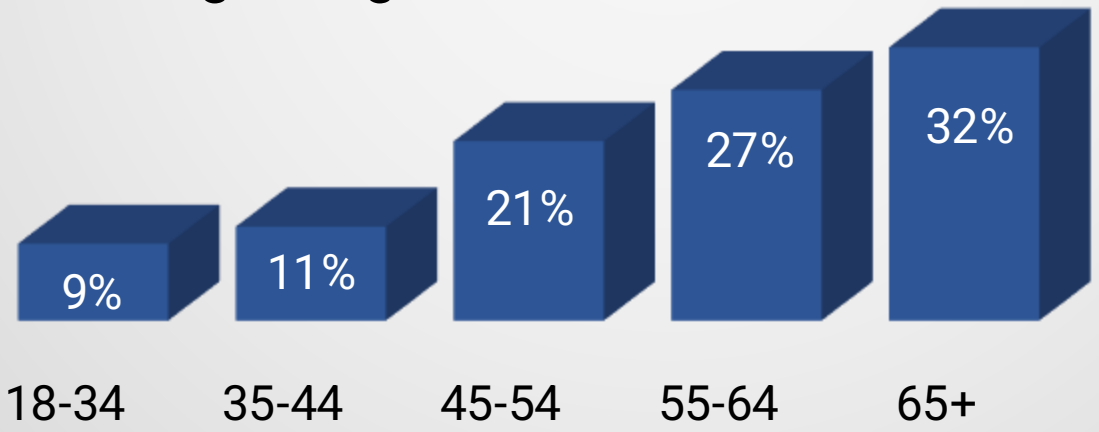
Female Male Identify Differently

Party Affiliation



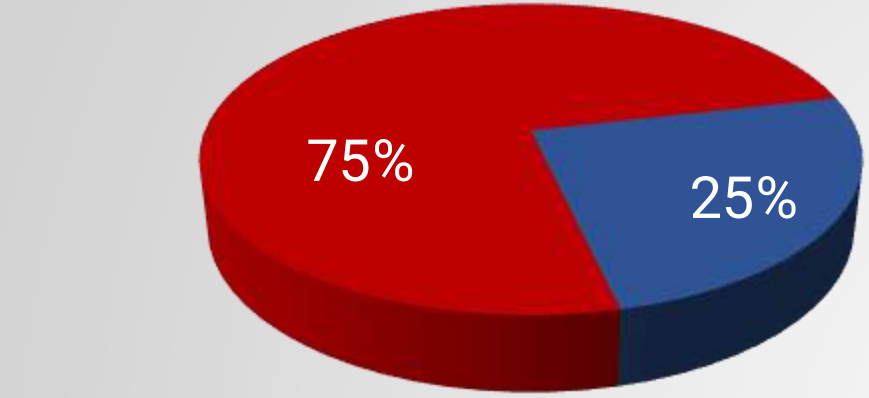
Unaffiliated Republican Democrat Other Party

Age Range

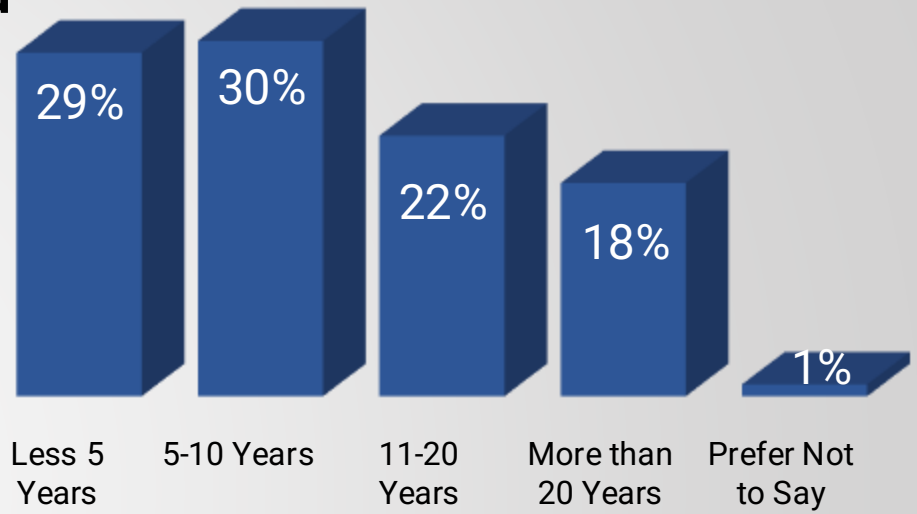


Survey Demographics

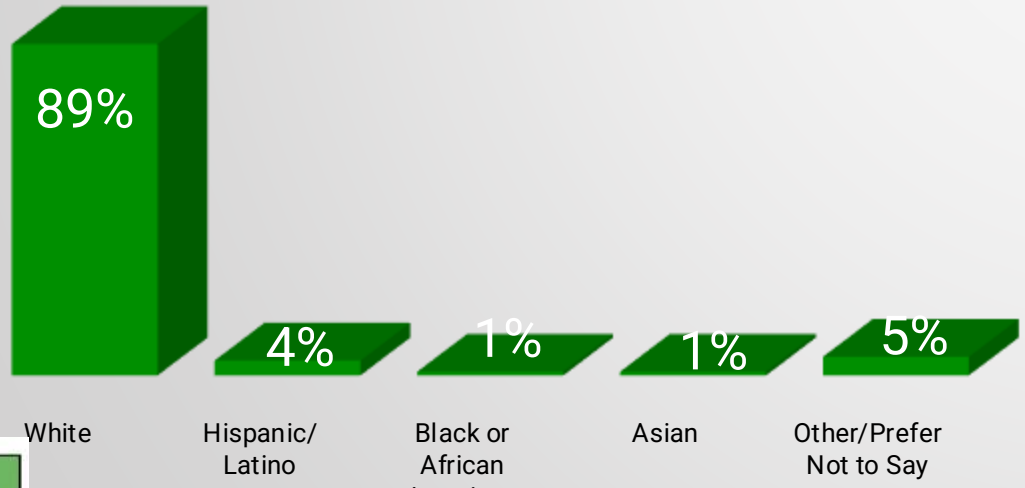
4-Year College Degree



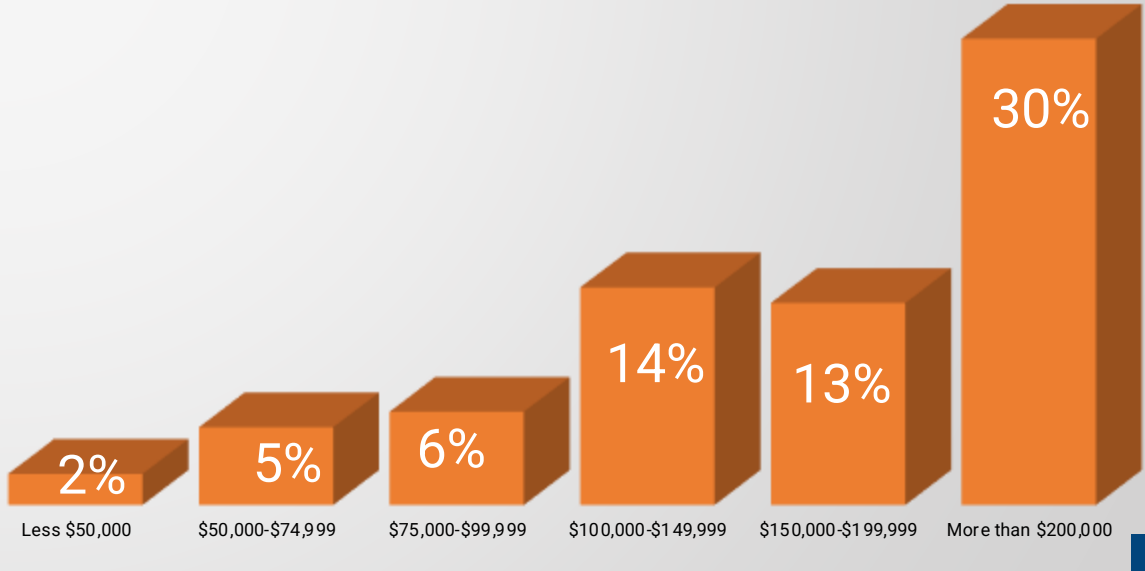
How long have you lived in the Town of Monument?



Race-Ethnicity



Income



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