

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TRIVIEW METROPOLITAN DISTRICT AND THE BOARD OF DIRECTORS OF THE WATER ACTIVITY ENTERPRISE HELD

June 18, 2019

A regular meeting of the Board of Directors of the Triview Metropolitan District was held on Tuesday, June 18, 2019, beginning at 5:30 p.m., at the Triview Office, 16055 Old Forest Point, Suite 300, Monument, Colorado 80132. This meeting was open to the public. The meeting was called to order at 5:30 p.m.

### ATTENDANCE

In attendance were Directors:

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

Also in attendance were:

James McGrady, District Manager  
Joyce Levad, District Administrator  
Shawn Sexton, Water Superintendent,  
Jay Bateman, Parks and Open Space Superintendent  
Chris Cummins, District Water Attorney  
Gary Shupp, District General Counsel  
Jennifer Kaylor, Our Community News

### ADMINISTRATIVE MATTERS

Agenda – Mr. McGrady distributed for the Board’s approval the proposed agenda. A motion was made by Director Fiorito to approve the agenda. Upon a second by Director Sexton a vote was taken, and the motion carried unanimously.

Consent Agenda –

- a. Prior Meeting Minutes May 21, 2019 Regular Board Meeting
- b. Billing Summary Rate Code Report
- c. Sanctuary Point Taps for May 2019

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### d. Tax Transfer from Monument

A motion to approve the Consent Agenda was made by Director Fiorito. The motion was duly seconded by Director Otis. A vote was taken, and the motion carried unanimously.

### PUBLIC COMMENT

None

### OPERATIONS REPORT

#### District Manager Report (enclosure)

- Mr. McGrady provided updates on the following projects in his monthly report which was submitted to the Board.
  - Northern Monument Creek Interceptor Project Update. (enclosure)
  - Northern El Paso County Delivery Pipeline Update
  - 2019 Road Overlay Update
  - 2019 HA-5 Update Jackson Creek Parkway Design Update
  - Lawn Water Irrigation Return Flow (LIRFs) Monitoring Wells  
(enclosure)
  - Status of 100 FMIC Share Purchase
  - Jackson Creek Parkway Widening.

In Order to keep the widening project on schedule Kiewit suggested preordering certain material including storm water inlets, street lights.

Motion to authorize the District Manager to preorder the required material for a note to exceed price of \$582,633 was made by Director Fiorito. The Motion was duly seconded by Director Barnhart. The motion carried unanimously.

#### Public Works and Parks and Open Space Updates (enclosure)

- Monthly activities and accomplishments Jay Bateman (enclosure)
- Public Works Facility update (enclosure)
- The District received approximately 124.5 inches of snow during the winter of 2018 -2019.

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- Irrigation system on Gleneagle has flow meters and as such the system is capable of learning the flow. This helps identify broken heads and system leaks
- There were several warranty issues in the Sanctuary that were repaired.
- HA5 Contract with Andale Construction has been executed.
- The District's Irrigation Technician is focus on ensuring the ET Irrigation control system is working properly. The rain delay and rain sensors are working properly.
- District crews are installing benches throughout the District. Pads will be poured this week. Piute Park repaired the pressure regulator.
- Trail grading is being done.
- The Board would like the easement to St. Lawrence evaluated to see if any thing can be done to improve its appearance.

### Utilities Department Updates (enclosure)

Superintendent Sexton went over his monthly report. Highlights included the following:

- Monthly activities and accomplishments (enclosure)
- Well Rehabilitation update:A-1 Well casing has some plugged screens.  
Currently using well D-1 to supply A-Plant.
- 20.325 million gallons of production for the month of May
- SCADA Project finished today.

### DIRECTORS ITEMS

- a. 2020 Mill levy, Preliminary Assessment date, 2020 Bond Payment revenue requirements (President Mark Melville)

President Melville lead the discussion and would like the Board to consider temporarily reducing the District 35 mill levy being used for the repayment of historical debt. This would provide a temporary tax break for current residents and provide a benefit to commercial property owners. The Board believed that this is a good thing to consider after the County publishes their preliminary assessment in August. This reduction in mill levy might also help offset any rate increases. The Board requested that Mr. McGrady add this into the newsletter this fall.

- b. Future water rate design suggestions (President Mark Melville)

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President Melville stated that the average home uses about 0.42 acre feet per year. He personally would like to see this number reduced to 0.33 acre feet per household. Mr. McGrady pointed out that approximately 35% of all annual household consumption is used for irrigation. Director Sexton is for the responsible use of water. President Melville is in favor of responsible irrigation but believes the person that chooses to water heavily and/or wastes water will pay for the water. Given this President Melville would like to examine the tier structure to encourage conservation while at the same time ensuring that indoor use is charged at a reasonable rate.

### ACTION ITEMS

- a. Review and Consider adopting a policy concerning the audio or video recording of meetings by private citizens.

This item was tabled pending further discussion in Executive Session.

- b. Review and Consider adoption of Resolution 2019-02, a resolution establishing a discretionary fund and accompanying policy designed to assist homeowners with sidewalk repair in specific circumstances.

The Board discussed creating a sidewalk replacement fund for District residents that are interested in repairing their sidewalk. The fund shall be in an amount as funded by the Board at their sole discretion. Work shall be done by the District's contractor and the work shall be overseen by the District or Town of Monument Inspector.

A motion to approve Resolution 2019-02 was made by Director Otis. The motion was duly seconded by Director Fiorito. A vote was taken and the motion carried unanimously.

- c. Review and Consider adoption of a PERMIT CO-APPLICANT AGREEMENT between the Triview Metropolitan District and the Jackson Creek Land Company for the enhancement of Preble's Meadow Jumping Mouse habitat located in the Teachout Creek Drainage Basin and authorize the District Manager to sign and expend a not to exceed amount of \$125,000 for said habitat enhancement.

Mr. Cummins presented the proposed agreement. Fish and Wildlife is looking at accepting our 2019 plan. This document does two things; who is doing what in the currently mitigated areas and who does what in the Teachout Creek drainage. Blue Mesa, the subcontractor, will confer with District Staff on the installation of the irrigation system. The District will also inspect irrigation system. According to Mr. Cummins, Creekside Development had planted 6.91 acres planted. Fish and Wildlife will credit Creekside and the District for 3.0 acres leaving 3.91 acres to be rehabilitated.

A motion to adopt a permit Co-Application Agreement in an amount not to exceed \$125,000 was made by Director Fiorito. The motion was duly seconded by Director Otis. A vote was taken and the motion carried unanimously.

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### FINANCIAL MATTERS

Approve or Ratify Checks Greater than \$5,000 - The Board reviewed the payment of claims greater than \$5,000. A motion to approve the checks greater than \$5,000 was made by Director Barnhart. The motion was duly seconded by Director Sexton. A vote was taken. The motion carried unanimously.

Monthly Cash Position and Unaudited Financial Statements – the Board reviewed the May 2019 unaudited Financial Statements as presented. A motion to approve the District’s May, 2019 Financial Statements was made by Director Otis. The motion was duly seconded by Director Fiorito. A vote was taken. The motion carried unanimously.

### LEGAL

No Report.

### PUBLIC RELATIONS

No Report

### OTHER BUSINESS

None.

### EXECUTIVE SESSION

A motion was made by Director Otis for the Board to enter into Executive Session pursuant to C.R.S. Section 24-6-402(4) (b), (e), Legal Advice and Negotiations. Upon a second by Director Marco, a vote was taken. The motion carried unanimously. Executive session was entered into at 7:25 p.m.

The executive session was adjourned, and the Board returned to regular session at 8:37 p.m.

### ADDITIONAL ACTION ITEMS

Director Otis made a motion to approve the Audio and Video recording policy eliminating the word audio in the policy. The motion was duly seconded by Director Fiorito. A vote was taken and the motion carried unanimously,

### ADJOURNMENT

There being no further business to come before the Board, a motion to adjourn the meeting was made by Director Otis. The motion was duly seconded by Director Fiorito. The meeting was adjourned at approximately 8:38 p.m.

Respectfully submitted,

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James C. McGrady

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Secretary for the Meeting