

RECORD OF PROCEEDINGS

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

September 10, 2019

A regular meeting of the Board of Directors of the Triview Metropolitan District was held on Tuesday, September 10, 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
Secretary/Treasurer:	James Barnhart
Director	Anthony Sexton
Director	James Otis

Marco Fiorito was absent, and his absence was excused

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
Joe Houtz, Kiewit

ADMINISTRATIVE MATTERS

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

RECORD OF PROCEEDINGS

Consent Agenda –

- a. Prior Meeting Minutes August 20, 2019 Regular Board Meeting (enclosure)
- b. Billing Summary Rate Code Report
- c. Sanctuary Point Taps for August 2019
- d. Tax Transfer from Monument

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

PUBLIC COMMENT

None.

OPERATIONS REPORT

District Manager Report (enclosure)

- Mr. McGrady introduced Joe Houtz, of Kiewit to update on the Jackson Creek Parkway project. Joe said paving on the southside of the parkway will be completed on September 11th, stripping will follow. On September 23rd Kiewit will start on the north east side of the parkway and when that is done, they will start on the west side of the parkway from Walmart to Higby. Concrete work and prepping for landscaping of the median on the southside of the parkway is almost complete. On the northside of the project they are finishing curb and gutter work. Northbound east lanes start on September 23rd, this will take one week to complete, possibly the middle of October they will start on the east side of the parkway. The south sidewalks will be worked on the first week of October along with some milling. Joe said 20,000 tons of base is used on the paving. Kiewit is focusing on the north concrete.
- The installation of the 12” water main located west of I-25 is done and has been charged. Reseeding is being done.
- Did complete the closing of T Cross Ranch water purchase, now we have 1,057 shares.
- Well A-9 and well D-9 location will be at a site on the southwest corner of a park in Sanctuary Pointe adjacent to Sanctuary Rim Drive on 5 acres, located on the southwest corner of the A building that will serve as a restroom and also will contain the well controls.. Classic has hired a contractor to build the building. This is a great location with electric service and a parking lot near the location of the building for the drilling rig. The existing water main is approximately 800 feet away from the well site.

RECORD OF PROCEEDINGS

- 2019 overlay project is completed. A section of the road in Promontory Pointe and in Remington Hills have a few flaws that will be fixed.
- C Plant road is asphalted and completed which makes a big difference.
- The public works facility is being worked on with getting firm bids and completing the design. We are in the process of getting the A yard platted to turn it into one lot. Working with MVEA on getting the 3 easements vacated.
- Continued work on the economic development. This will be discussed in executive session.
- Mr. McGrady has had a discussion with Goodwin Knight who will go to Town Council on September 16th to discuss the final plats for Home Place Ranch, Phase 1, with 294 lots. Goodwin Knight will have comments to Triview on the September 11th about the infrastructure agreement. Goodwin Knight says they don't see a problem with the agreement, and it will probably be signed prior to the meeting on September 16th. Mr. McGrady advised the Board that he will attend the Town meeting to represent Triview, assuming the agreement has been signed.
- In the process of working on the Budget for 2020.

Public Works and Parks and Open Space Updates (Jay Bateman)

- Repairs have been made to the sidewalk and turf areas making it safer for the kids walking to school.
- Fleet maintenance has been very efficient with utilization of that equipment with an average of about 26 hours per mower per week.
- Working with Kiewit on Jackson Creek Parkway on the sleeving for south bound Jackson Creek Parkway.
- Tree and shrub replacement program purchasing 14 trees and 27 shrubs costing \$4,026 this year by having District employees install trees as opposed to last year when we payed \$14,000 to Bright View to install 14 trees. Most of the trees and shrubs are in Promontory and Sanctuary Pointe. Director Sexton questioned a tree in Promontory Pointe that has been replaced about 4 times in the past, suggesting it may be because it being a very wet

RECORD OF PROCEEDINGS

area. Director Sexton suggested that we should not replace this tree in this location.

- Getting ready for snow plowing. Preparing all the equipment for the job.

Utilities Department Updates (Shawn Sexton)

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

- Monthly activities and accomplishments (enclosure)
- Down on consumption this year compared to last year.
- The Water Plants are running normally, still waiting on VFD controller for Well A4.
- GPS work is almost done for the District.
- FOG compliance is 92% complete at this time.
- Water department purchased a 2 wheel drive dump truck for utility work projects and snow plowing.

BOARD DISCUSSION:

- Discussion about water use for revegetation for the jumping mouse.
- Mr. McGrady suggested discussing, with the owner of the Monument Market Place, granting Triview ownership of the easements on that land. This would give Triview the opportunity to repair any of the water mains and reduce the liability.
- Director Otis asked if we have heard anything about collecting taxes on the online purchases. Nothing has been determined about this.

RECORD OF PROCEEDINGS

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 Sexton. The motion was duly seconded by Director Otis. A vote was taken. The motion carried unanimously.

PUBLIC RELATIONS

Public relations is going very well, paving complaints low. Director Melville suggested promoting the District to future commercial developers through the newsletter articles and pictures. September newsletter is in the mail.

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 Sexton, a vote was taken. The motion carried unanimously. Executive session was entered into at 6:36 p.m.

The executive session was adjourned, and the Board returned to regular session at 8:20 p.m.

ADJOURN

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 Barnhart. The motion carried unanimously. The meeting was adjourned at 8:21 p.m.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting