

# 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 20, 2024**

A meeting of the Board of Directors of the Triview Metropolitan District was held on Wednesday, June 20, 2024, beginning at 5:30 p.m. The meeting was conducted via Zoom. This meeting was open to the public. The meeting was called to order at 5:32 PM.

### ATTENDANCE

#### In attendance were Directors:

President	Mark Melville, present
Vice President	Anthony Sexton, absent
Secretary/Treasurer	James Barnhart, present
Director	Jason Gross, present
Director	Amanda Carlton, present

#### Also, in attendance were on roll call:

James McGrady, District Manager  
Steve Sheffield, Assistant District Manager  
Sara Lamb, District Administrator  
Chris Cummins, District Water Attorney  
George Rowley, Triview General Counsel  
Matt Rayno, Parks, and Open Space/Public Works Superintendent  
Natalie Barszcz, Our Community News  
Ann-Marie Jojola, resident

### DISCLOSURE OF CONFLICTS

None.

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### ADMINISTRATIVE MATTERS

Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Mr. Gross for approval of the proposed agenda with the addition of the words “and intergovernmental agreements” to the end of item 12. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 5-0.

### PUBLIC COMMENT

Mrs. Carlton shared with the Board that several of her neighbors had expressed a desire to see radar speed limit signs installed on Sanctuary Rim Dr. near the new park and ballfield.

#### Consent Agenda

- a) Prior Meeting Minutes  
May 23, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for February 2024 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Gross to approve the consent agenda. The motion was duly seconded by Mr. Sexton. A vote was taken, and the motion passed unanimously 5-0.

### OPERATIONS REPORT

#### District Manager Report (enclosure)

- Mr. McGrady presented to the Board an update on the NDS project. 96% completed with pump station. Fence is being installed now. Projected startup is mid-July. Ribbon cutting planned for August 14<sup>th</sup>.
- Mr. McGrady continued to update the Board on the additional water acquired from the AVIC ditch and payment for that additional unanticipated water. The annexation process is moving forward with the anticipated closure of annexation fall of 2024. When that happens, we will be able to start the construction of the recharge ponds and augmentation station.
- Water is being released into the South reservoir from Big Johnson and spring runoff. This water is necessary for normal operations when the NDS goes online.

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- Mr. McGrady updated the Board on the widening of Leather Chaps Dr for an additional turn lane for the school. The turn lane is not designed for the pickup and drop off of students. Therefore, there will be no sidewalk along the new construction.
- Two agreements are currently being worked on with FMIC. Storage and carriage agreements.

### OPERATIONS REPORT

#### Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that he attended multiple meetings in anticipation of NDS startup.
- Mr. Sheffield reported that there had been a meeting with Valic/Corebridge retirements services as we continue to transition from Lincoln Financial.
- Mr. Sheffield and Wendy Brown have been working with various parties to formulate the scheduling for the ball field at Sanctuary Park. Still some significant details to work out. Hoping to be online August 1<sup>st</sup>.
- Mr. Sheffield attended a meeting with the waste plant staff to look at the discrepancy between influent and effluent meter reads.
- Mr. Sheffield recognized Mrs. Greg Clausen for his work in getting the Consumer Confidence Report (water) delivered to customers.

#### Public Works and Parks and Open Space Updates (Matt Rayno)

- Mr. Rayno reported to the Board a new trailer for the mowing crews is nearly ready for us to pick up.
- Promontory Pointe overlay project is now complete.
- New striping on Creekside Dr is being performed to cover old, outdated striping.
- TMD purchased a new “arrow board” for work on busy streets from Midwest Barricade.
- The Burke Hollow Park shade structure is now complete. The park needs some minor landscaping and irrigation work to complete the park project.

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### Utilities Department Update (Steve Sheffield)

- Mr. McGrady presented to the Board that Shawn Sexton has decided to retire earlier than anticipated. Shawn had served the District for seven years. This may create some personnel/manpower issues for the Utilities Department.
- Some of the data usually available to the Board from the Utilities Dept. was not available due to Shawn's abrupt departure.
- Flushing in FLMD is complete. Flushing will begin in TMD in the next week. Flushing is a normal part of maintenance of the water distribution system.
- A new pressure sensor was installed at Harness/JCP. This will help to detect any abnormalities in the distribution system.
- WTPA has started to supplement high water demand from the District. Currently the District has about 2 million gallons per day in water demand.

### ACTION ITEMS:

None.

### FINANCIALS AND PAYABLES

Approve and Ratify Checks over \$5,000 – The Board reviewed the payment of claims over \$5,000. A motion to approve checks greater than \$5,000 was made by Mr. Sexton. The motion was duly seconded by Mr. Barnhart. A vote was taken. The motion passed 5-0.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the May 2024 unaudited Financial Statements as presented. After some discussion, a motion was made by Mr. Sexton to approve the financials. The motion was duly seconded by Mr. Barnhart. A vote was taken, and the motion passed unanimously 5-0.

### LEGAL COMMENTS

Mr. Rowley brought a legislative change to the Boards attention. HB 1452 related to website accessibility will be pushed to 2025 for implementation. There was also Senate bill 233 and some changes regarding Property Tax Revenues and the State keeping them or returning to taxpayers. There was a

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brief discussion with the Board.

### PUBLIC RELATIONS:

An update was provided by Mr. McGrady. The newest newsletter should be sent out the week of 6/24/24.

### BOARD BREAK

The Board took a brief break before entering Executive Session at 7:34 PM.

### EXECUTIVE SESSION:

Entered executive session at 7:47 PM on a motion by Mr. Sexton pursuant to Sections 24-6-402(4)(b) Colorado Revised Statutes, for the purpose of acquisition of water/land. 24-6-402(4)(b), Colorado Revised Statutes for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations and instructing negotiators as it relates to potential development incentives and intergovernmental agreements.

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The motion was seconded by Mrs. Barnhart. A vote was taken. The motion passed unanimously 5-0.

The Board left the executive session at 9:18 PM. and returned to the regular session.

### ADJOURN

There being no further business to come before the Board, a motion to adjourn the meeting was made by Mr. Sexton. The motion was duly seconded by Mrs. Carlton. A vote was taken. The motion passed unanimously 5-0. The meeting was adjourned at 9:18 PM.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting