

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

August 22, 2024

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, August 22, 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 5:31 PM.

ATTENDANCE

In attendance were Directors:

President	Mark Melville, present
Vice President	Anthony Sexton, present
Secretary/Treasurer	James Barnhart, absent
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
Caitlin Quander, Property Attorney for the District
Gary Potter, Water Dept. Superintendent
Rob Lewis, Distribution Manager
Natalie Barszcz, Our Community News
Marco Fioritto, resident
Cathy Fromm, Accountant
Greg Ingalls, Auditor
Michelle Ferguson, Personnel Attorney with Ireland and Stapleton

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DISCLOSURE OF CONFLICTS

None.

ADMINISTRATIVE MATTERS

Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Mr. Sexton for approval of the proposed agenda. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 4-0.

PUBLIC COMMENT

No comments.

Consent Agenda

- a) Prior Meeting Minutes
July 18, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for July 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 4-0.

PUBLIC HEARING TO AMEND the 2023 BUDGET

- Mr. Melville opened the hearing to public comment. There being none, public comment was closed at 5:50 PM. The Board had a discussion on why there was the need to amend the 2023 budget. After some discussion, it was decided to move to Action Items in the agenda and address Resolution 2024-08. Mr. Sexton moved to approve the resolution (2024-08). Mrs. Carlton seconded. A vote was taken, and the motion passed 4-0.

PRESENTATION BY HAYNIE AND COMPANY OF THE TRIVIEW METROPOLITAN DISTRICT’S 2023 AUDITED FINANCIAL STATEMENTS.

- Mr. Greg Ingalls and Cathy Fromm presented to the Board the audited financials from 2023. There was some discussion and questions from the Board to both Mr. Ingalls and Mrs. Fromm. After discussion, it was decided that to release some vendors and contractors from the meeting the issue ought to be decided immediately. The Board decided to vote on the issue out of order of the agenda.

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OPERATIONS REPORT

District Manager Report (enclosure)

- Mr. McGrady presented to the Board the Chicago Ranch annexation into the Town of Buena Vista is approved and should be complete by mid-September.
- The Higby Rd water line is installed, and the project is complete except for some road patching.
- The Northern Monument Creek Interceptor (NMCI) project is on schedule, and we anticipate 30% of the design will be completed in September. This will allow us to decide on whether to proceed with the project regarding costs.
- FMIC agreements for conveyance and storage are moving forward.
- NDS ribbon cutting was conducted.

OPERATIONS REPORT

Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that he attended multiple meetings in anticipation of the NDS startup and process.
- There were some repairs and upgrades conducted on the Stonewall Springs reservoir Earth Cam camera.
- Wendy Brown has the ballfield scheduling program up and running on the District website.

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

- Mr. Rayno reported to the Board that summer hires were a success this season.
- Mr. Rayno also presented to the Board the need and availability of a new snowplow truck. The proposed truck could be purchased fully outfitted and delivered for use in January. Total cost: \$260,000. After extensive discussion, the Board gave the blessing to move forward with the purchase.

Utilities Department Update (Steve Sheffield)

- Mr. Sheffield presented to the Board that 54.679 million gallons were pumped in July. A record month.

ACTION ITEMS:

- a. Review and Consider Resolution 2024-08, a Resolution by the Board of Directors of the Triview Metropolitan District Amending the 2023 Budget. After some discussion and questions and answer time, a motion was made by Mr. Sexton to approve the resolution. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 4-0.
- b. Review and Consider Approval of the 2023 Triview Metropolitan District's Annual Audit and direction to staff to File said Audit with the State of Colorado. After some discussion, Mrs. Carlton made a motion to approve the Annual Audit and send it to the State of

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Colorado pending final auditor review. The motion was seconded by Mr. Sexton. A vote was taken, and the motion passed 4-0.

- c. Review and Consider Resolution 2024-09 A resolution of the Triview Metropolitan District's Board of Directors, adopting the District's 2024 Employee Handbook with an effective date of September 1, 2024. After a discussion with Michelle Ferguson (Personnel Attorney from Ireland Stapleton) and some questions to staff, A motion was made by Mrs. Carlton to approve the handbook effective September 1. The motion was seconded by Mr. Gross. A vote was taken, and the motion passed 4-0.
- d. Review and Consider Resolution 2024-10, a Resolution of the Triview Metropolitan District's Board of Directors in Opposition to the Statewide Proposals, Initiatives 50 and 108. The proposals are both related to property tax reduction methods, and limiting property tax increases. After some discussion and Q&A, a motion was made by Mr. Sexton to pass the resolution. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 4-0.
- e. Review and Consider a Revenue Sharing Agreement between the Triview Metropolitan District and the Town of Monument for Highway User Tax Funds, received by the Town from the State of Colorado for Street/Roadway Maintenance, of Town of Monument owned roads that are maintained by the Triview Metropolitan District within said District which is wholly located within the Town of Monument. During discussion Mr. Gross pointed out an error in the calculation for revenue sharing. After further discussion the Board directed staff to submit the agreement to the Town after the revisions were made to the method of calculating the revenue sharing.

Discussion 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 Mrs. Carlton. The motion was duly seconded by Mr. Sexton. A vote was taken. The motion passed 4-0.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the July 2024 unaudited Financial Statements as presented. After some discussion, a motion was made by Mr. Melville to approve the financials. The motion was duly seconded by Mr. Gross. A vote was taken, and the motion passed unanimously 4-0.

LEGAL COMMENTS

No comments by Mr. Rowley.

PUBLIC RELATIONS:

An update was provided by Mr. McGrady on public relations activities. The

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next District newsletter should be released in mid-September.

BOARD BREAK

The Board took a brief break before entering Executive Session at 8:04 PM.

EXECUTIVE SESSION:

Entered executive session at 8:24 PM on a motion by Mr. Melville pursuant to Sections 24-6-402(4)(a) Colorado Revised Statutes, for the purpose of acquisition of water/land, and 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.

The motion was seconded by Mrs. Carlton. A vote was taken. The motion passed unanimously 4-0.

Director Barnhart joined the meeting via Zoom at 8:24.

The Board left the executive session at 9:40 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. Gross. The motion was duly seconded by Mr. Melville. A vote was taken. The motion passed unanimously 5-0. The meeting was adjourned at 9:40 PM.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting