

**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**

**October 24, 2024**

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, October 24, 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, present
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  
Scott Goodstein, Triview General Council  
Chris Cummins, Triview Water Attorney  
Gary Potter, Water Dept. Superintendent  
Rob Lewis, Distribution Manager  
Natalie Barszcz, Our Community News  
Nate Eckloff, Piper Sandler Representative

DISCLOSURE OF CONFLICTS

None.

## **RECORD OF PROCEEDINGS**

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 changes to the executive session changing the Colorado Revised statute from 24-6-402(4)b, to 24-6-402(4)e. The motion was seconded by Mr. Barnhart. A vote was taken, and the motion passed 5-0.

### PUBLIC COMMENT

No public comment.

### Consent Agenda

- a) Prior Meeting Minutes  
September 19, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for September 2024 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Barnhart to approve the consent agenda as presented. The motion was duly seconded by Mrs. Carlton. A vote was taken, and the motion passed unanimously 5-0.

### OPERATIONS REPORT

#### District Manager Report (enclosure)

- Mr. McGrady presented to the Board that the NDS pipeline project is almost 100% completed. There is still some instrumentation and control work to be completed to push the project to 100% completion.
- Mr. McGrady presented that the water change case for the Bale ditch was completed on September 27, 2024.
- The District is in discussions with Buena Vista to begin construction of the AVIC augmentation station project. Design plans are at 90%. There is still a 404 permit to be acquired from the Army Corp of Engineering.
- The recharge pond construction for AVIC has begun on Chicago Ranch in Buena Vista.
- A mill and overlay project was completed on Higby Rd due to poor patching after the 12” water line was installed.
- Mr. McGrady continues to work on financing the “slurry wall” for the Central Reservoir at Stonewall Springs.
- Work continues on the new water storage tank project in Promontory Pointe. Tank must be under contract by December 31, 2024.

### OPERATIONS REPORT



## RECORD OF PROCEEDINGS

### Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that work was continuing with Forest Lakes Metro District to improve operations of the surface water treatment plant.
- Mr. Sheffield also stated that staff has been working on the 2024 Triview budget.
- Triview has decided to change health benefit providers for 2025. The change will result in better health benefits and a lower cost for Triview staff.

### Superintendent of Parks and Open Space (Matt Rayno)

- Mr. Rayno was not in attendance. Mr. Rayno's monthly report was part of the Board packet for review.

### Raw Water Collection and Treatment Manager (Gary Potter)

- Mr. Potter presented to the Board that water operations are slowing down due to District irrigation shutting down.
- The old office/trailer at WTPB has been removed in anticipation of the construction of the new water storage tank.
- Staff responded to a large water main break in Forest Lakes on Wed. October 2<sup>nd</sup>. The leak was quickly brought under control and repairs were completed within 24 hours. Very minimal impact to residents.
- NDS provided 79% of the water produced by the District for the month of September.
- There was a brief discussion with the Board and Gary regarding tracking well water levels during operation and when the wells are dormant.

### ACTION ITEMS:

- a. Review and Consider Resolution 2024-11, a Resolution of the Triview Metropolitan District's Board of Directors Establishing Inclusion Policies and Fees for the Triview Metropolitan District. After a brief discussion, Mr. Barnhart made a motion to approve Resolution 2024-11. Mr. Sexton seconded the motion. A vote was taken, and the motion passed 4-0 (Mr. Gross temporarily left the meeting at 6:10 PM).
- b. Review and Consider an Underwriter Engagement Letter for the Issuance of General Obligation Bonds Series 2025 between the Triview Metropolitan District and Piper Sandler and authorization for the District Manager to sign the Engagement Letter. Mr. Eckloff gave a brief verbal presentation. The Board and Mr. Eckloff engaged in the brief question and answer session regarding bonds in general and the way the Board wanted to structure the potential bond issuance. After the discussion, Mr. Barnhart made a motion to approve the Engagement Letter. Mrs. Carlton seconded the motion. A vote was taken, and the measure passed 4-0 (Mr. Gross temporarily left the meeting at 6:10 PM).

Discussion Items: NONE

### FINANCIALS AND PAYABLES

## RECORD OF PROCEEDINGS

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. Barnhart. A vote was taken. The motion passed 4-0 (Mr. Gross temporarily left the meeting at 6:10 PM).

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the September 2024 unaudited Financial Statements as presented. After some discussion, a motion was made by Mr. Barnhart to approve the financials. The motion was duly seconded by Mrs. Carlton. A vote was taken, and the motion passed unanimously 4-0 (Mr. Gross temporarily left the meeting at 6:10 PM).

### LEGAL COMMENTS

Mr. Goodstein stated that there is some new legislation in Colorado regarding property taxes that could have a significant impact on the District. The new legislation imposes revenue caps on special districts. There was some discussion between the Board and Mr. Goodstein.

### PUBLIC RELATIONS:

An update was provided by Mr. McGrady on public relations activities. The next District newsletter could be utilized to communicate the need to issue new debt bonds and maintain transparency with the community. There are specific timelines for utilizing the newsletter that need to be met prior to the ballot language being set.

### BOARD BREAK

The Board took a brief break before entering Executive Session at 7:15 PM.

### EXECUTIVE SESSION:

Entered executive session at 7:28 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)(e), 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 Mr. Sexton. A vote was taken. The motion passed unanimously 4-0. Mr. Gross returned to the meeting at 7:55 PM.



## RECORD OF PROCEEDINGS

The Board left the executive session at 9:06 PM. and returned to the regular session.

### ADJOURN

There being no further business, a motion to adjourn the meeting was made by Mr. Sexton. The motion was duly seconded by Mr. Barhart. A vote was taken. The motion passed unanimously 5-0. The meeting was adjourned at 9:06 PM.

Respectfully Submitted

---

James C. McGrady  
Secretary for the Meeting