

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

Thursday January 23, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, January 23, 2025, 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 5:34 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, absent

Also, in attendance were on roll call:

James McGrady, District Manager
Steve Sheffield, Assistant District Manager
Sara Lamb, District Administrator
George Rowley, Triview General Counsel
Matt Rayno, Parks, and Open Space/Public Works Superintendent
Gary Potter, Water Dept. Superintendent
Natalie Barszcz, Our Community News
Chris Cummins, Triview Water Counsel
Andrew Rheem, Raftelis
Theresa Jurotich, Raftelis
Marco Fiorito, resident

DISCLOSURE OF CONFLICTS

None.

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 with a modification for a discussion on agenda item 10, to be named 10a. The motion was seconded by Mr. Gross. A vote was taken, and the motion passed 3-0.

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PUBLIC COMMENT

Mr. Fiorito introduced himself as the Monument Town Council representative for the Triview District. Mr. Fiorito and the Board engaged in some brief conversations about issues related to both Boards and residents like traffic, water, and development.

Conduct Public Hearing on Triview's 2025 Water and Wastewater Rates and Fees

Mr. Fiorito was present. He had no comment. A general overview of the proposed rates and study was delivered by Mr. Andrew Rheem. There was a brief discussion and question/answer session between Mr. Rheem and the Board. After some discussion between the Board, Mr. Sexton motioned to approve option number 1 of the proposed rates with the change of removing the 5 tier of charges. What was the fifth tier will be incorporated into the fourth tier with the same charges. Mr. Gross seconded the motion. The motion passed unanimously 3-0.

Consent Agenda

- a) Prior Meeting Minutes
December 16, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for December 2024 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Sexton to approve the consent agenda as presented. The motion was duly seconded by Mr. Gross. A vote was taken, and the motion passed unanimously 3-0.

OPERATIONS REPORT

District Manager Report (enclosure)

- Mr. McGrady presented to the Board that the recharge pond construction on the Chicago Ranch in Buena Vista is almost completed.
- The AVIC ditch design plans are complete and the District is waiting on a 404 permit to be issued by the Corps of engineers to begin construction.
- The Stonewall Springs Central Reservoir project is in motion. The District is required to have four quarters of water quality and quantity sampling before we can begin construction of the slurry wall.
- Colorado Springs Utilities has presented participants with a construction IGA to be discussed at a meeting on 1/24/25.
- Mr. McGrady was voted the President of the FMIC at their last monthly meeting.

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OPERATIONS REPORT

Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that he and Mr. McGrady met with Bruce Lytle to discuss Town of Monument's future water needs.
- Mr. Sheffield also presented that he and Nick Pallisco are continuing work on the meter replacement program for all non-cellular meters to be replaced in commercial buildings.
- Work is being done to release a new newsletter for the end of January or very early February.
- The TMD management team met and a comprehensive list was compiled for execution by the team.

Superintendent of Parks and Open Space (Matt Rayno)

- Mr. Rayno presented to the Board that the crew had been preoccupied with snow removal for the past month.
- The team has completed installation of new pedestrian signage at the intersection of Leather Chaps and Creekside to improve safety near the school.
- Holiday lighting has been removed and stored for next years use.

Raw Water Collection and Treatment Manager (Gary Potter)

- Mr. Potter presented to the Board that he is working with the State to create a new water monitoring plan appropriate for new growth.
- There is a plan to decommission and remove the A plant filters to make room for storage of equipment.
- Mr. Potter presented the Board with a graph to show water usage District wide for the past 7 years.

ACTION ITEMS:

- a. Review and Consider Approval of Resolution 2025-01 A Resolution Regarding The Establishment Of Rates and Fees FOR THE PROVISION OF WATER AND WASTEWATER SERVICES FOR THE TRIVIEW METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO. After some discussion and questions, a motion was made by Mr. Melville to approve the resolution. The motion was seconded by Mr. Sexton. A vote was made and the motion passed 3-0.

Discussion Items: The Town of Monument has requested that Mr. Jason Gross sit on a committee to create a new Town Comprehensive (comp) Plan. The Triview Board gave Mr. Gross approval to participate after some discussion and recommendations.

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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. Gross. A vote was taken. The motion passed 3-0.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the December 2024 unaudited Financial Statements as presented. After some discussion, a motion was made by Mr. Gross to approve the financials. The motion was duly seconded by Mr. Sexton. A vote was taken, and the motion passed unanimously 3-0.

LEGAL COMMENTS

No comments from Mr. Rowley or Mr. Cummins.

PUBLIC RELATIONS:

An update was provided by Mr. McGrady on public relations activities. A new newsletter will be constructed and delivered late January or Early 2025. The newsletter will be full of information regarding Higby Rd improvements as well as election news.

BOARD BREAK

The Board took a brief break at 8:03 PM before entering Executive Session at 8:15 PM.

EXECUTIVE SESSION:

Entered executive session at 8:15 PM on a motion by Mr. Melville pursuant to Sections 24-6-402(4)(a), Colorado Revised Statutes, for the purpose of acquisition or sale of water/land, and 24-6-402(4)(e), Colorado Revised Statutes for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to potential participation in the Northern Monument Creek interceptor, development incentives, and intergovernmental agreements.

The motion was seconded by Mr. Gross. A vote was taken. The motion passed unanimously 3-0.

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The Board exited the executive session at 9:16 PM. and returned to the regular session.

ADJOURN

The meeting was promptly adjourned at 9:16 PM.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting