

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

Monday December 16, 2024

A meeting of the Board of Directors of the Triview Metropolitan District was held on Monday, December 16, 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 5:34 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 Counsel
Matt Rayno, Parks, and Open Space/Public Works Superintendent
Gary Potter, Water Dept. Superintendent
Mario DiPasquale, District Engineer
Natalie Barszcz, Our Community News
Chris Cummins, Triview Water Counsel
John Hollman, Vectra Bank
Ryan Morrill, Vectra Bank
Andrew Rheem, Raftelis
Theresa Jurotich, Raftelis

DISCLOSURE OF CONFLICTS

None.

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Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Mr. Barnhart for approval of the proposed agenda. The motion was seconded by Mrs. Carlton. A vote was taken, and the motion passed 5-0.

PUBLIC COMMENT

There were no members of the public in attendance.

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

There being no members of the public present, there was no comment from the public. 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. An action item will be added to the January Board meeting for approval of proposed rates. The session was closed to the public at 6:22.

Consent Agenda

- a) Prior Meeting Minutes
November 21, 2024, Regular Board Meeting (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for November 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 96% of the total water provided to the District for November was delivered via the NDS system.
- The Chicago Springs Ranch recharge pond construction is moving forward and near completed.
- The Stonewall Springs South Reservoir is near capacity. AGRA has been asked to remove their water from the reservoir by March 2025 to make room for more Triview water storage.
- Work continues on the AVIC augmentation station design and permitting.
- The District is waiting for a response from Colorado Springs Utilities regarding the NMCI wastewater project.

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OPERATIONS REPORT

Assistant District Manager (Steve Sheffield)

- Mr. Sheffield presented to the Board that work continues on permitting and design for the new water storage tank.
- 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 continues with the wastewater plant team to investigate why the influent flows to the plant are less than the effluent flows.

Superintendent of Parks and Open Space (Matt Rayno)

- Mr. Rayno presented to the Board that the crew had been preoccupied with snow removal.
- The crew finished the 2024 road crack sealing program.
- The crew completed the installation of Christmas lights along Jackson Creek Parkway light poles.

Raw Water Collection and Treatment Manager (Gary Potter)

- Mr. Potter presented to the Board that the utilities crew had been called to respond to two water main breaks. One was in the district and the other was in Forest Lakes Metro. District.
- Mr. Potter presented that he and Sara had been working on accounting for unbilled water. The current rate was 10%. However, that number is deceiving because of the lower total usage for the month of November.
- Mr. Potter reported that 96% of the water delivered to customers in November of 2024 was provided via the NDS system.
- Mr. Potter is continuing work with the Colorado Department of Public Health and Environment to formulate a new water monitoring plan due to the inclusion of NDS water.

ACTION ITEMS:

- a. Review and Consider Approval of Resolution 2024-15. Authorizing the Acquisition of Property From Santa Fe Park JV, LLC. After some discussion and questions, a motion was made by Mrs. Carlton to approve the resolution. The motion was seconded by Mr. Barnhart. A vote was made and the motion passed 5-0.
- b. Review and Consider approval of Resolution 2024-16. A Parameters Resolution of the Triview Metropolitan District's establishing the terms and conditions of a Lease Purchase Loan from Vectra Bank to construct the District's Administration/Utility Operations Building. After a brief discussion Mr. Sexton made a motion to approve the Resolution. Mr. Barnhart seconded the motion. A vote was made and the motion passed 5-0.

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- c. Review and Consider Award of Phase 1 of the Triview Metropolitan District's 1.5 Million Gallon Tank Project to Kiewit Infrastructure in the amount of \$ 27,960, and authorization for the District Manager to sign. After some brief discussion between the Board, Mr. Barnhart made a motion to approve the Letter. Mrs. Carlton seconded the motion. A vote was made and the motion passed 5-0.
- d. Higby Road Update. Mr. McGrady gave a brief presentation on the status of the project. The design is 99% complete. There are some easement issues to be worked out with District 38. Bonding to finance the project will be necessary. The survey to measure resident support for said bond issuance is currently underway. The Board had a brief discussion of the overall project and is supportive of moving forward with community support.

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. Barnhart. A vote was taken. The motion passed 5-0.

Monthly Cash Position and Unaudited Financial Statements - The Board reviewed the November 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 Mr. Sexton. A vote was taken, and the motion passed unanimously 5-0.

LEGAL COMMENTS

No comments from Mr. Goodstein or Mr. Cummins.

PUBLIC RELATIONS:

An update was provided by Mr. McGrady on public relations activities. A new newsletter will be constructed and delivered early 2025.

BOARD BREAK

The Board took a brief break at 8:48 PM before entering Executive Session at 9:02 PM.

EXECUTIVE SESSION:

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Entered executive session at 9:02 PM on a motion by Mrs. Carlton 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 development incentives and intergovernmental agreements.

The motion was seconded by Mr. Sexton. A vote was taken. The motion passed unanimously 5-0.

The Board left the executive session at 9:50 PM. and returned to the regular session.

ADJOURN

The meeting was promptly adjourned at 9:50 PM.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting