

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

NOTICE OF REGULAR MEETING RELATING TO THE AUTHORIZATION AND ISSUANCE OF INDEBTEDNESS

TRIVIEW METROPOLITAN DISTRICT IN THE TOWN OF MONUMENT, EL PASO COUNTY COLORADO

Thursday, June 19, 2025

Triview Metropolitan District Office
16055 Old Forest Point Suite 302
Monument, CO 80132
5:30 p.m. – 9:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82968929706?pwd=JymBcFmRXK93OsKZtAxpGyQhupyUUf.1>

Meeting ID: 829 6892 9706
Passcode: 888464

One tap mobile
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AGENDA

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Waiver of Conflicts
4. Approval of Agenda
5. Election of Officers of the Triview Metropolitan District Board of Directors:

Discussion and Nominations. Example Given

- Jason Gross President
- Ann Marie Jojola Vice President
- Amanda Carlton Secretary/Treasurer
- Eric Demkowicz Director
- John Gibbons Director

6. Public Hearing on the Amended 2025 Budget
 - a. Board President Opens Public Hearing
 - b. Board President Closes Public Hearing
7. Public Comment not related to 2025 Budget Amendment
8. Approval of Consent Agenda
 - May 22, 2025, Meeting minutes.
 - Billing Summary Rate Code Report (enclosure)
 - Taps for Sold May 2025. (enclosure)
 - Tax Transfer from Monument (enclosure)
9. Operations Reports
 - a. District Manager Monthly Report (enclosure)
 - b. Assistant Manager Monthly Report Steve Sheffield (enclosure)
 - c. District Administrator Update (enclosure)
 - d. Public Works and Parks and Open Space Updates Matt Rayno (enclosure)
 - e. Utility Department Operations Updates Gary Potter (enclosure)
10. Action Items:
 - a. Review and Consider approval of Resolution 2025-07 a Resolution of the Board of Directors Authorizing the Issuance Of Limited Tax General Obligation Bonds for the Purposes Approved at the May 6, 2025, District Election; Authorizing the Pledged Revenue for payment of the Bonds; Providing the Form of the Bonds, and other Details in Connection Therewith; and Approving Other Documents Relating to the Bonds.
 - b. Review and Consider approval of Resolution 2025-08, a Resolution of the Board of Director of the Triview Metropolitan District Adopting an Economic Development Incentive Policy.
 - c. Review and Consider approval of resolution 2025-09, a Resolution of the Triview Metropolitan District Board of Directors of the Triview Metropolitan District Setting Water Fees, Development Requirements, and In Lieu of Fees.
 - d. Review and Consider Approval of Resolution 2025-10, a Resolution of the Triview Metropolitan District Board of Directors amending the 2025 Budget.
 - e. Review and Consider Approval of Resolution 2025-11, a Resolution of the Triview Metropolitan District Board of Directors establishing funding for the reconstruction of Higby Road.

11. Review and Consider approval or ratification of the Triview Metropolitan District Financials and Payables

- Checks of \$5,000.00 or more (enclosure)
- May 2025 Financials (enclosure)

12. Legal Comments (George Rowley and Chris Cummins)

13. Board Member Updates

14. Update Board on Public Relation activities.

- Newsletter distribution and Topics

15. Executive session of the Board of Directors pursuant to discuss the purchase, acquisition, lease, transfer or sale of real, personal, or other property interests needed by the District pursuant to Section 24-6-402(a), Colorado Revised Statutes. Receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to water matters and including agreements with the Town, other governmental and private entities, including Creekside Developers and associated entities. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to the purchase and sale of water and land, economic incentive agreements, and agreements with the Town, and other governmental and private entities, including Creekside Developers and associated entities, pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

16. Adjournment