

RECORD OF PROCEEDINGS

**MINUTES FROM REGULAR
BOARD MEETING OF TRIVIEW
METROPOLITAN DISTRICT**

APRIL 17, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, April 17, 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 5:31 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
Chris Cummins, Triview Water Attorney
George Rowley, District Attorney
Natalie Barszcz, Our Community News
Ann-Marie Jojola, resident
Erik Demkowicz, resident
Christopher Hake, Legacy Development Partners
Gary Potter, Triview Metro. District
Rob Lewis, Triview Metro. District

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. The motion was seconded by Mr. Melville. A vote was taken, and the motion passed unanimously.

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PUBLIC COMMENT

There were no comments from the public.

Consent Agenda

- a) Previous Minutes
March 20, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for March 2025/Total taps sold 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Sexton to approve the consent agenda with the change of the minutes from “special” meeting to “regular” meeting. The motion was duly seconded by Mr. Melville. A vote was taken, and the motion passed unanimously.

ACTION ITEMS:

- a. Review and Consider Approval of an Economic Development Incentive Agreement for Legacy Development Partners LLC. And authorize the District Manager to sign the agreement. After a brief discussion and some questions for Mr. Hake, a motion was made by Mrs. Carlton to approve the agreement. The motion was seconded by Mr. Sexton. The motion passed unanimously.
- b. Review and Consider award of a contract to Construct the Triview Administration Building and Utility Operations Center to Crossland Construction Company Inc. in the amount of \$ 3,382,211 and authorize the District Manager to sign the contract. After a brief report by Mr. McGrady and some discussion, a motion was made by Mr. Sexton to approve the Contract and authorize the District Manager to sign it. Mr. Barnhart seconded the motion. A vote was taken and the motion passed unanimously.
- c. Review and Consider CM/GC Agreement Between the Triview Metropolitan District and Kiewit Infrastructure for Phase 2 Construction Services for the Construction of a 1.5 million Gallon Storage Tank located in Monument, Colorado El Paso County in the amount of \$971,800 and authorization for the District Manager to sign the agreement. After a brief discussion and some questions, Mr. Barnhart made a motion to approve the agreement. Mr. Sexton seconded the motion. A vote was taken and the motion passed unanimously.

OPERATIONS REPORTS

- a) District Managers Monthly Report
Mr. McGrady reported to the Board that the District is still receiving roughly 98% NDS water. The District is currently releasing water from Big Johnson Reservoir as

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part of the FMIC shares. The Spring Creek Augmentation Station construction project is now complete. Work continues for permitting the Central Reservoir for mining aggregate. The AVIC recharge pond is now almost finished. The Headgate project is continuing. The NMCI is moving forward as planned. Final design is anticipated fall of 2025.

b) District Asst Manager Monthly Report

Mr. Sheffield reported that work continues on the Triview Engineering Standards and Specifications manual. The TMD agronomist met with Steve and Matt on site to begin the revegetation plan for AVIC and Chicago Ranch. Nick Pallisco has replaced 23 commercial water meters. The 6” insert was removed from the waste plant influent flume.

c) Public Works and Parks and Open Space Mr. Matt Rayno

Mr. Rayno reported that snow removal is still a top priority. Spring preparation work is nearly complete. Aeration and fertilization is in progress. Paiute Park enhancements are also in progress. The new dump/plow truck has been delivered and will be outfitted with TMD decals.

d) Utility Department Monthly Report Mr. Gary Potter

Mr. Potter reported to the Board that work continues on the gap between “water produced and water billed”. A plan to investigate and resolve the issue is being implemented. The wells will start to be utilized more with the coming warm weather demand. Irrigation leaks have been identified and are being repaired.

DISCUSSION ITEMS:

Mr. Gross had some concerns and comments regarding the new Legacy development detention pond and how it could be utilized for more than one purpose. Mr. Gross also voiced concern for the traffic impacts on Jackson Creek Parkway and Baptist Rd from newly approved development.

REVIEW AND CONSIDER APPROVAL OR RATIFICATION OF THE TRIVIEW METROPOLITAN DISTRICT FINANCIALS AND PAYABLES

Checks of \$5,000 or more (enclosure)

Mr. Barnhart made a motion to approve the Checks over \$5,000. Mr. Sexton seconded the motion. A vote was taken and the measure passed unanimously.

March 2025 Financials (enclosure)

Mr. Barnhart made a motion to approve the March 2025 Financials. The motion was seconded by Mr. Sexton. A vote was taken and the motion passed unanimously.

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LEGAL COMMENTS: None

UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the latest edition of the district's newsletter would be going out to residents after the upcoming election.

EXECUTIVE SESSION:

A motion was made by Mr. Melville under "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. Determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators 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 pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes to enter executive session". The motion was seconded by Mr. Barnhart. A vote was made and the motion passed unanimously. The Board left the executive session at 8:31 and returned to normal session.

ADJOURNMENT:

There being no further business, Mr. Barnhart made a motion to adjourn the meeting at 8:32 PM. Mr. Sexton seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting