

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

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

Thursday, July 17, 2025

Triview Metropolitan District Office
16055 Old Forest Point Suite 302
Monument, CO 80132
5:30 p.m. – 8:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/87392771658?pwd=hYXLxWDxhOLNhgQWIX5qBLDfmqQ9Ko.1>

Meeting ID: 873 9277 1658

Passcode: 7fEBj6

AGENDA

1. Call to Order
2. Declaration of a Quorum, Notice of Posting
3. Waiver of Conflicts
4. Approval of Agenda
5. Public Comment
6. Presentation by Diego Martinez, Haynie and Company: Triview Metropolitan District's 2024 Audit.
7. Public Hearing Amending the Triview Metropolitan District's 2024 Budget.
 - Board President Opens Public Hearing
 - Board President Closes Public Hearing
8. Approval of Consent Agenda
 - June 19, 2025, Meeting minutes.
 - Billing Summary Rate Code Report (enclosure)
 - Taps for Sold June 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 Updates Sara Lamb (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 a CMGC Agreement for Construction Services between Kiewit Infrastructure Company and the Triview Metropolitan District, that includes the establishment of a guaranteed maximum price in the amount of \$12,450,673.10 and authorization for the District Manager to Sign.
- b. Review and Consider an Agreement that includes an addendum to the April 8, 2014, Water Agreement, the May 5, 2020, Amended and Restated Infrastructure Agreement, and termination of the June 21, 2021, Higby Road Improvements Financing Agreement, and Authorization for the District Manager to Sign.
- c. Review and Consider Resolution 2025-12, a Resolution of the Triview Metropolitan District Board of Directors Amending the 2024 Budget.
- d. Review and Consider Approval of the Triview Metropolitan District's 2024 Audited Financial Statements and authorize the District's Accountant to file said documents with the State of Colorado.
- e. Review and Consider Approval of Resolution 2025-13, a Resolution of the Board of Directors of the Triview Metropolitan District Providing for the Defense and Indemnification of Directors and Employees of the District.

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

- Checks of \$5,000.00 or more (enclosure)
- June 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 entities and an Addendum and Partial Termination Agreement with Jackson Creek Land Company, Vision Development, Inc., and Creekside Developers, Inc. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to agreements with the Town, and an Addendum and Partial Termination Agreement with Jackson Creek Land Company, Vision Development, Inc., and Creekside Developers, Inc., pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

16. Adjournment