

TRIVIEW METROPOLITAN DISTRICT BOARD OF DIRECTORS

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

Thursday, August 21, 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/88456183705?pwd=hTs6VkbQzr9r6QqHrL9aK7wmonvoMv.1>

Meeting ID: 884 5618 3705
Passcode: 833312

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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. Public Comment
6. Presentation by Adam Gomez P.E., Kimley Horn: Jackson Creek Parkway Traffic Analysis and recommended Improvements.
7. Approval of Consent Agenda
 - July 17, 2025, Meeting minutes.
 - Billing Summary Rate Code Report (enclosure)
 - Taps for Sold July 2025. (enclosure)
 - Tax Transfer from Monument (enclosure)
8. Operations Reports
 - a. District Manager James McGrady 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)

9. Action Items:

- a. Review and Consider Approval of Resolution 2025-14, a Resolution of the Board of Directors of the Triview Metropolitan District Authorizing the District Manager to Initiate Eminent Domain Proceedings for the Acquisition of Right of Way and Real Property Interests necessary for the widening of a Public Road known as Blevins Buckle Trail. Said widening will include the installation of Public Utilities, and Public Infrastructure, along with Curb and Gutter, Sidewalk, Landscaping and all other improvements necessary for the installation of a Public Road accessing a 30 Acre Parcel of Land known as the Legacy at Jackson Landing, should Good Faith Negotiations for the Same Fail.
- b. Review and Consider Approval of Structure Lease Agreement with New Cingular Wireless PCS, LLC

10. 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)

11. Legal Comments (George Rowley and Chris Cummins)

12. Board Member Updates

13. Update Board on Public Relation activities.

- Newsletter distribution and Topics

14. 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, including initiation of eminent domain proceedings. 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. Determine positions related to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiations as it relates to agreement with the Town, and acquisition of right of way for street improvements pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes, including initiation of eminent domain proceedings.

15. Adjournment