

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

**Thursday, October 16, 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/83649446714?pwd=nMcivfRp0EIB8nbf5K9trRjybbGpCz.1>

Meeting ID: 836 4944 6714  
Passcode: 675188

**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. Approval of Consent Agenda
  - September 18, 2025, Meeting minutes.
  - Billing Summary Rate Code Report (enclosure)
  - Taps for Sold September 2025. (enclosure)
  - Tax Transfer from Monument (enclosure)
7. Operations Reports
  - a. District Administrator Updates Sara Lamb (enclosure)
  - b. Public Works and Parks and Open Space Updates Matt Rayno (enclosure)
  - c. Utility Department Operations Updates Gary Potter (enclosure)
  - d. Assistant Manager Monthly Report Steve Sheffield (enclosure)

e. District Manager James McGrady Monthly Report (enclosure)

8. Action Items:

a. None

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

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

10. Legal Comments (George Rowley and Chris Cummins)

11. Board Member Updates

12. Update Board on Public Relation activities.

- Newsletter distribution and Topics

13. 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 of Monument, 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 water matters and including agreements with the Town and other governmental entities, pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

14. Adjournment

**RECORD OF PROCEEDINGS**

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

**September 18, 2025**

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, September 18, 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 5:27 PM.

ATTENDANCE     In attendance were Directors:

President	Jason Gross, present
Vice President	Ann-Marie Jojola, present
Secretary/Treasurer	Amanda Carlton, absent
Director	John Gibbons, present
Director	Erik Demkowicz, 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, General Counsel  
Natalie Barszcz, Our Community News  
Gary Potter, Triview Metro. District  
Matt Rayno, 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. Demkowicz for approval of the proposed agenda. The motion was seconded by Mr. Gibbons. A vote was taken, and the motion passed unanimously.

PUBLIC COMMENT

There were no comments from the public.

## RECORD OF PROCEEDINGS

### CONSENT AGENDA

- a) Previous Minutes  
August 21, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for August 2025/Total taps sold 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Demkowicz to approve the consent agenda. The motion was duly seconded by Mrs. Jojola. A vote was taken, and the motion passed unanimously.

### OPERATIONS REPORTS:

Steve Sheffield Asst. District Manager:

- Mr. Sheffield reported that work is progressing on the AVIC project in Buena Vista. The sluice gate was delivered and installed. Flows of Cottonwood Creek will be diverted to the South side, and the cross-vane structure can be completed on the North side of the creek.
- The Bale Ditch project is also moving forward. The design plans are now at 90%, which allows the contractor to provide a price bid for the project. Some easements are being worked out with neighboring property owners.
- The District water meter changeout program is progressing. Fairfield Inn has been changed, and staff is anxious to review data and trends from the meter.
- The TMD Admin/Utilities building is now going “vertical”, and the framing is almost complete.
- The TMD team continues to work on the “standards and specifications” manual.

Sara Lamb District Administrator:

- Ms. Lamb presented to the Board that 10 residential and 1 commercial tap were sold.
- Ms. Lamb stated that the switch from the current phone provider to the new GoTo phone provider is moving smoothly.
- Ms. Lamb and Highstreet Insurance Partners met to discuss and review the staff health and dental plans proposed for 2026.
- Ms. Lamb and Mr. McGrady processed the new contract with AT&T for new antennas on the C Plant water tank.

Matt Rayno Superintendent for Parks and Open Space:

- Mr. Rayno reported that the installation of fiber optic lines throughout the District is causing some issues with irrigation line breaks.
- The intersection of Kitchener and Leather Chaps landscape upgrade projects are now complete.
- The crew has spent time upgrading existing irrigation systems throughout the District.

## RECORD OF PROCEEDINGS

- The focus for the team will now turn to being prepared for snow service.

Gary Potter Superintendent for Utilities:

- Mr. Potter presented to the Board that the gate valve exercising program for both TMD and FLMD is underway.
- The well pump for A7 is suspected of failing. Flows are significantly reduced, and the motor was replaced in 2024.
- The NDS provided 58% of the District's water for August.
- Mr. Potter went through several water production graphs for the Board.

Jim McGrady District Manager:

- Mr. McGrady presented to the Board that the AVIC project which is wrapping up is nearly 1 year old.
- Mr. McGrady is working with several of the Bale Ditch neighboring property owners to acquire easements. No issues are anticipated.
- The NMCI project is at 60% design. There will be minor cost adjustments anticipated. However, the cost for the TMD and FLMD participation is still anticipated to be around \$32 million.
- The TMD preliminary budget will be submitted to the Board by October 15<sup>th</sup>.
- Work on the new water storage tank is almost complete for 2025. Some shotcrete work and fence installation remains. Work will pick up again in the spring of 2026.

### ACTION ITEMS:

There were no action items for this meeting.

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

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

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

June 2025 Financials (enclosure)

Mr. Gibbons made a motion to approve the March 2025 Financials. The motion was seconded by Mr. Demkowicz. A vote was taken and the motion passed unanimously. Mr. Gibbons requested that the financials be put into a graph format for easier reading.

### LEGAL COMMENTS:

There were no comments from Mr. Cummins or Mr. Rowley.

**RECORD OF PROCEEDINGS**  
**UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:**

Mr. McGrady reported that the District website upgrades are almost complete. The reservation process for Sanctuary Park is being upgraded by Ms. Brown. The new District newsletter is currently being drafted and should be issued very soon.

**EXECUTIVE SESSION:**

At 8:23 PM a motion was made by Mr. Demkowicz to 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 of Monument, and 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 water matters and including agreements with the Town and other governmental entities, pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes. The Motion was seconded by Mr. Gibbons. A vote was taken and the Board voted unanimously to enter executive session. After a discussion and some questions, the Board exited executive session and returned to regular session at 9:31 PM.

**Mr. Gross Meeting Summary:**

- After returning to regular session, Mr. Gross suggested that he would like to review the direction given to staff. To summarize:
- Financials should be put into graph form with all info Year to Date.
- The Board should have access to a partitioned drive for their own use and storage.
- Staff should present a Fire Mitigation plan to the Board for budgeting purposes.
- Staff should present the Board with a trail maintenance plan to include a map and distances.
- Home Place Ranch detention ponds should be observed and monitored prior to acceptance by the District. The District should not accept ponds as they are. Changes and safety enhancements need to be made prior to acceptance.

**ADJOURNMENT:**

There being no further business, Mr. Demkowicz made a motion to adjourn the meeting at 9:35 PM. Ms. Jojola seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting

Triview Metropolitan District - SEPTEMBER MONTH END  
 Summary Financial Information - Board Packet  
 Base Fee Dates: 9-1 to 10-1-2025  
 Usage Dates: 7-31 to 8-29-2025

Sales	Amount	Transactions
Rate Code 01 Triview Metro - Res Sewer Base Rate	\$148,505.23	2380
Rate Code 01 Triview Metro - Res Sewer Use Rate	\$55,460.11	2358
Rate Code 01 Triview Metro - Res Water Base Rate	\$106,481.00	2385
Rate Code 01 Triview Metro - Res Water Use Rate Tier1	\$152,283.54	2349
Rate Code 01 Triview Metro - Res Water Use Rate Tier2	\$107,710.73	1445
Rate Code 01 Triview Metro - Res Water Use Rate Tier3	\$11,706.71	139
Rate Code 01 Triview Metro - Res Water Use Rate Tier4	\$4,000.65	26
Rate Code 01 Triview Metro - Res Water Use Rate Tier5		
Rate Code 02 Triview Metro - Com Sewer Base Rate 1"	\$4,275.16	34
Rate Code 02 Triview Metro - Com Water Base Rate 1"	\$3,060.00	34
Rate Code 04 Triview Metro - Com Sewer Base Rate 1.5"	\$11,820.50	47
Rate Code 04 Triview Metro - Com Water Base Rate 1.5"	\$8,460.00	47
Rate Code 07 Triview Metro - Com Sewer Base Rate 2"	\$7,544.70	15
Rate Code 07 Triview Metro - Com Water Base Rate 2"	\$5,400.00	15
Rate Code 09 Triview Metro - Com Sewer Base Rate 3"	\$3,017.85	3
Rate Code 09 Triview Metro - Com Water Base Rate 3"	\$2,160.00	3
Usage Fee Triview Metro - Com Sewer Use Rate	\$36,263.46	97
Usage Fee Triview Metro - Com Water Use Rate	\$65,976.07	97
Rate Code 03 Triview Metro - Com Irr Water Base 1"	\$2,430.00	27
Rate Code 11 Triview Metro - Com Irr Water Base 1.5"	\$3,780.00	21
Rate Code 10 Triview Metro - Com Irr Water Base 2"	\$6,480.00	18
Usage Fee Triview Metro - Com Irr Water Use	\$93,058.86	65
Triview Metro - Quik Way Sewer		
Triview Metro - Metering & Billing Fee	\$15,180.60	2531
Title Prep Fee Triview Metro - Title Request Fee	\$400.00	10
Triview Metro - 5% Late Fee	\$4,583.16	229
Special Impact Triview Metro - Special Impact Fee	\$2,370.00	237
Triview Metro - Disconnect Fee		
Triview Metro - Reconnect Fee		
Triview Metro - NSF Fee		
<b>Total Accounts</b>	<b>\$862,408.33</b>	<b>14612</b>

Rate Code Breakout of Billed Accounts	# Units
Rate Code 01 - Residential 5/8"	2362
Rate Code 02 - Commercial Account 1"	36
Rate Code 03 - Irrigation Account 1"	27
Rate Code 04 - Commercial Account 1 1/2"	52
Rate Code 06 - Transition Account (Quik Way)	1
Rate Code 07 - Commercial Account 2"	16
Rate Code 08 - Triview No Charge	1
Rate Code 09 - Commercial Account 3"	3
Rate Code 10 - Irrigation Account 2"	20
Rate Code 11 - Irrigation Account 1 1/2"	19
Rate Code 12 - Permitted	
<b>Total Accounts</b>	<b>2537</b>

Aging Report	Amount
Amount Past Due 1-30 Days	\$ 127,117.67
Amount Past Due 31-60 Days	\$ 31,789.18
Amount Past Due 61-90 Days	\$ (667.19)
Amount Past Due 91-120 Days	\$ (926.44)
Amount Past Due 120+ Days	\$ (3,967.19)
<b>Total AR</b>	<b>\$153,346.03</b>

Receipts	Amount	Items
Payment - ACH	\$574,427.65	1761
Payment - Vectra Bank	\$179,751.39	490
Payment - On Site	\$85,475.19	140
Refund CREDIT	(\$57.87)	2
REVERSE Payment	(\$710.73)	3
Transfer CREDIT In		
Transfer CREDIT Out		
REVERSE Payment - NSF		
<b>Total Receipts</b>	\$838,885.63	2396
<b>Checks versus Online Payments</b>	<b>26.35%</b>	<b>73.65%</b>
	<b>Checks</b>	<b>ACH's</b>

Water	Gallons	Accounts
Gallons sold 7-31 to 8-29-2025 =	37,772,498	2532
Gallons sold 8-29 to 10-1-2025 =	36,412,939	2554

Usage Breakout in Gallons for Residential	# of Accounts	Combined Use	% of Usage
Over 50,000	2	117,995	0.31%
40,001 - 50,000	2	87,506	0.23%
30,001 - 40,000	19	637,548	1.69%
20,001 - 30,000	113	2,583,825	6.84%
10,001 - 20,000	952	13,054,805	34.56%
8,001 - 10,000	355	3,186,718	8.44%
6,001 - 8,000	301	2,096,142	5.55%
4,001 - 6,000	245	1,242,664	3.29%
2,001 - 4,000	206	622,079	1.65%
1 - 2,000	146	156,973	0.42%
Zero Usage	21	0	0.00%
<b>Total Meters</b>	<b>2362</b>	<b>23,786,255</b>	<b>62.97%</b>

Usage Breakout in Gallons for Commercial	# of Accounts	Combined Use	% of Usage
Over 50,000	48	5,439,894	14.40%
40,001 - 50,000	5	231,446	0.61%
30,001 - 40,000	11	387,179	1.03%
20,001 - 30,000	10	248,625	0.66%
10,001 - 20,000	8	114,535	0.30%
8,001 - 10,000	2	17,529	0.05%
6,001 - 8,000	3	20,725	0.05%
4,001 - 6,000	2	10,339	0.03%
2,001 - 4,000	10	30,180	0.08%
1 - 2,000	7	9,415	0.02%
Zero Usage	1	0	0.00%
<b>Total Meters</b>	<b>107</b>	<b>6,509,867</b>	<b>17.23%</b>

Usage Breakout in Gallons for Irrigation	# of Accounts	Combined Use	% of Usage
Over 50,000	30	6,960,300	18.43%
40,001 - 50,000	2	89,130	0.24%
30,001 - 40,000	4	133,924	0.35%
20,001 - 30,000	7	172,196	0.46%
10,001 - 20,000	5	78,330	0.21%
8,001 - 10,000	2	18,068	0.05%
6,001 - 8,000	2	14,513	0.04%
4,001 - 6,000	0	0	0.00%
2,001 - 4,000	2	6,454	0.02%
1 - 2,000	5	3,461	0.01%
Zero Usage	4	0	0.00%





October 15, 2025

Triview Metropolitan District  
P. O. Box 849  
Monument, CO 80132

Per the current Intergovernmental Agreement (IGA) between the Town of Monument and Triview Metropolitan District, the Town will transfer \$ 264,681.12 to the Triview Vectra account on or before October 31, 2025. The ACH details are as follows.

Sales Tax for August 2025	\$	235,494.71
Regional Building Use Tax for September 2025	\$	3,531.29
Motor Vehicle Tax for September 2025	\$	25,655.12

If you have questions or need additional information, please do not hesitate to contact me.

Sincerely,

  
Madeline VanDenHoek (Oct 10, 2025 15:37:45 MDT)

Madeline VanDenHoek  
Town Manager



## OCTOBER ADMIN REPORT by Sara Lamb

### Tap Status:

Mr. McGrady and Mrs. Lamb met in early October to modify the tap report structure to include the tracking of SFE's sold. (Single family equivalent for commercial taps).

2025 September - Total of 9 Taps sold = 9 SFE, generated revenue at \$450,735.42

2025 Year to Date - Total of 75 taps sold = 83.6 SFE, generated revenue at \$3,978,236.34

Mrs. Lamb preparing tap quote and invoicing for large multi-family project in District.

Mrs. Lamb updating reimbursement worksheet for 3<sup>rd</sup> QTR reimbursement to CSI.

### Admin Events:

- A. Annual meeting with our billing company, American Conservation & Billing solutions.
  - 1. Mr. McGrady shared a clear vision regarding customer service goals.
  - 2. Mrs. Lamb and Mrs. Brown capitalized on strengths and weaknesses in billing.
  - 3. Team worked together to identify problems in tenant billing and developed positive billing strategies in moving forward.
  - 4. Decision made to meet quarterly to focus more on the collaborative process in shared responsibilities to provide excellent customer service.
  
- B. Created two new accounts for Triview Metropolitan District at Vetra Bank
  - 1. Higby Road Project
  - 2. Developer Agreement Fund

### New Hire:

Mrs. Brown processed onboarding and employee orientation for new hire, Mr. Martinez, Public Works Inspector/Project Manager.

### Billing:

Continue to audit billing files and working with staff in improving unbilled water.

### Financials:

Staff meetings for 2026 Budget and weekly Accounts Payable, Accounts Receivable, daily deposits, and invoices processed on a weekly basis to stay current by Mrs. Lamb and Mrs. Brown.



## Triview Metro Public Works October 2025 Report

### List of October Projects:

- Fall aeration completed, and overseeding problem areas.
- Weekly/Daily: Daily trash pick-up around the district and bi-weekly cleaning of trash cans and doggie pot stations
- Public works snow team participated in the national snow and ice rodeo in Loveland Colorado. Events Wheel Loader, Skid steer, and single axle plow truck. Also, the team participated in training classes.
- B Plant Street scape landscape enhancement to start October 15<sup>th</sup> with planting 10' Colorado spruce.
- Irrigation Winterization started 10-8-2025 with drain down of systems. We are looking forward to the completion of blow outs 10-31-2025.
- Final mow and fall clean up starting 10-6-2025
- Ice-melt buckets placed at large mailbox kiosk by end of October.
- Detention pond cutback to cattails
- Detention pond maintenance
- Tree wrapping on all smooth bark trees 4" cal. And under
- Fleet maintenance, Final run through all snow equipment.
- Snow stakes installed by the end of month.
- Fall street light audit complete, and contractors are busy repairing issues.
- Snow service planning additional roads and sidewalks. 1 day Employee snow operator training / rodeo. To be held at A-Yard.
- Order more holiday lighting for the district.
- District street sweeping mains

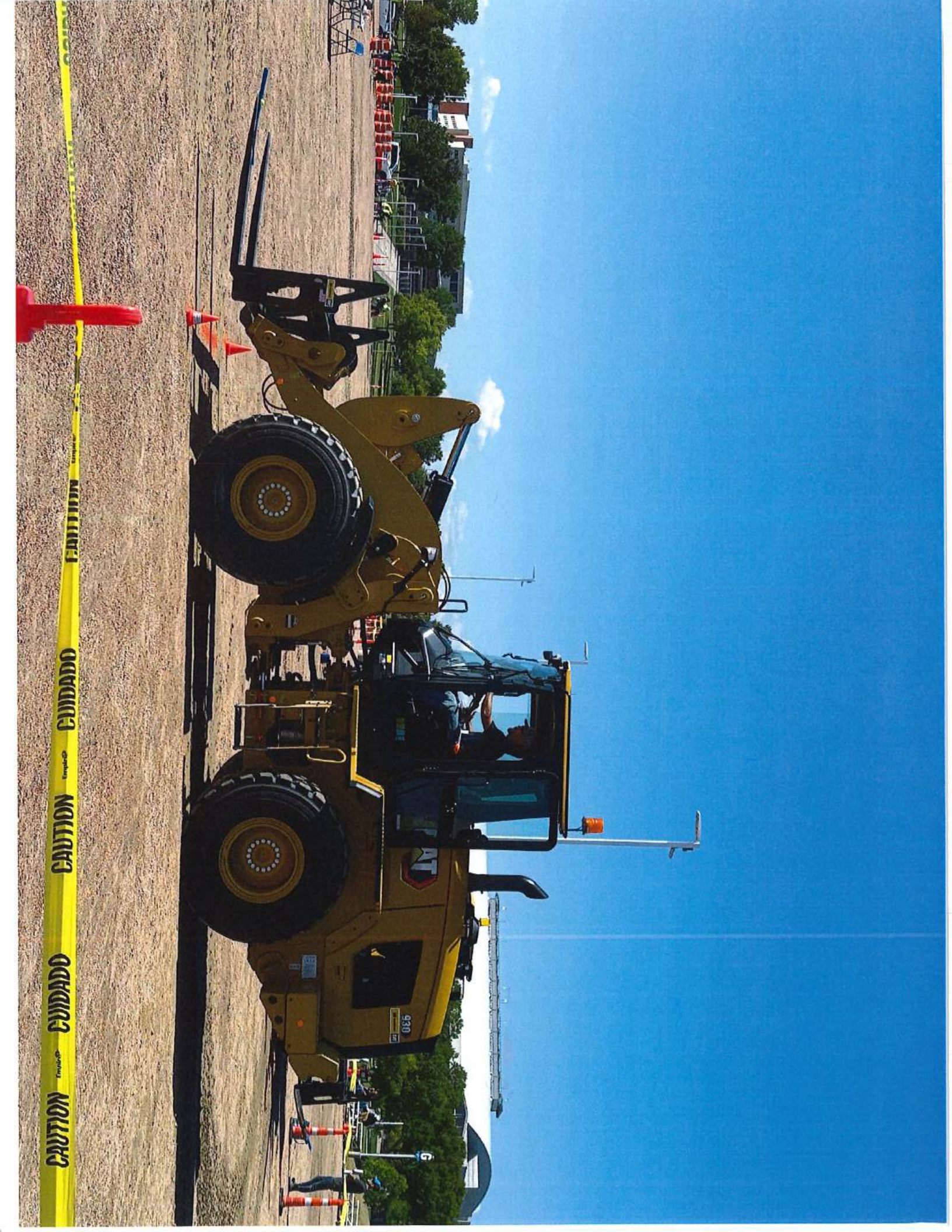


- Top dress and grade playground mulch all parks.
- Winterize all sprayers and summer equipment.

*Focus for November:*

- Winter water new plant material
- Christmas lighting on Jackson Creek, Baptist landscape, Bowstring, Train Park, Lyons, and Sanctuary rim.
- Street Sweeping of district as needed
- Irrigation repairs and addressing coverage issues. Sage forest homes facing Sanctuary Park.
- Trails: Grade and top dress where needed.
- 2 employees to finish their class B lic.
- A yard fall clean up and organize for winter.
- Finish up Tree & Shrub fertilizer.
- Final clean up and service all mow equipment store for winter.
- Set up training for team (ALCC, Site One U, Pro-green, DBC two-wire class)
- Winter cutbacks on perennials, and woody shrubs
- Snow service routing and snow planning.
- Set irrigation tap Kitchener and James Gate with water department.
- Fencing repairs
- Street signage repairs and replacements.





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## Triview Metropolitan District Utility Report October 16<sup>th</sup>, 2025

- **Operations Updates:**

- 2025 annual valve maintenance has been completed.
- We have been working on preparation for Triview's triennial Sanitary Survey with Colorado Department of Public Health and Environment.
  - We expect the survey to happen sometime next month, but do not have an exact date yet.
- We are finishing up water quality sampling for 2025.
  - I would like to ask if there are board members interested in being a lead and copper sample site?
- Well A7 has a failed motor.
  - We are budgeting to rehabilitate this well as well as Well D7 in 2026.
  - We will need these well if we have a dry year in 2026.
- We continue to have issues with the reading accuracy of the flow measuring equipment at the wastewater plant.
  - We have had a technician recently recalibrate the equipment and are waiting to see a couple of weeks of data before deciding how to proceed.
- NDS produced 52% of the water for the District in September.

- **Revenue Water/Non-Revenue Water**

- Triview produced 40,272,321 gallons in the September billing cycle. In the same cycle we sold our customers 37,564,589 gallons, leaving 2,627,532 gallons of Non-Revenue Water.

- **What we are doing**

- We are trying to determine if the loss is an apparent loss or a real loss.
- We continue to test meters and install new meters to verify accuracy.
- We are analyzing billing data to find and correct anomalies.
- We have replaced several irrigation meters that we severely under registering water usage.



## Triview Metropolitan District Monthly Water Report

September 2025 (8/29/25 11:59 AM to 10/01/25 11:59 PM)

### Water Production

NDS	20,662,972	Gallons
Wells	19,609,349	Gallons
<b>Total Water Produced</b>	<b>40,272,321</b>	<b>Gallons</b>

### Metered Non-Billable Water

Process Water	25,200	Gallons
Hydrant Flush and Misc (metered non-billable)	55,000	Gallons
<b>Total Non-Billable Water</b>	<b>80,200</b>	<b>Gallons</b>

**Water Distributed\*** **40,192,121** **Gallons**

### Water Billed

Water billed to Customers	36,637,389	Gallons
Hydrant Meter Billed	926,700	Gallons
Metered but not billed -	500	Gallons
<b>Actual Billed Water Total</b>	<b>37,564,589</b>	<b>Gallons</b>

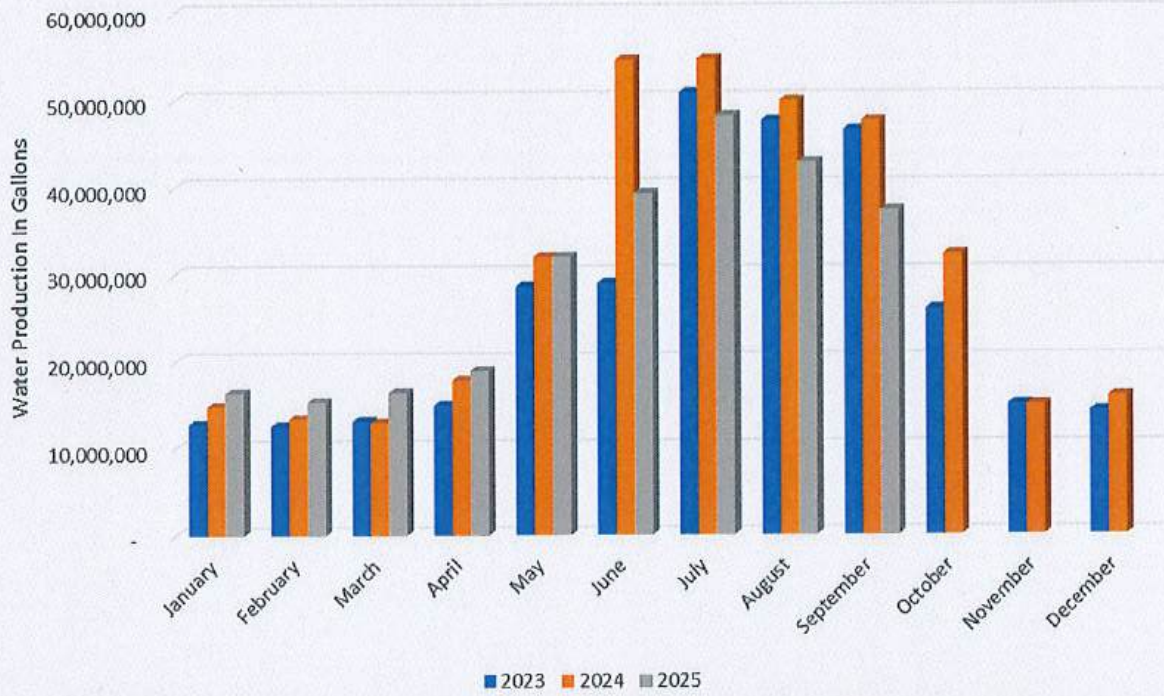
**Unbilled water** **2,627,532** **Gallons**  
**%Billed** **93.46%**

**Sep. 2025 % Unbilled** **6.54%**

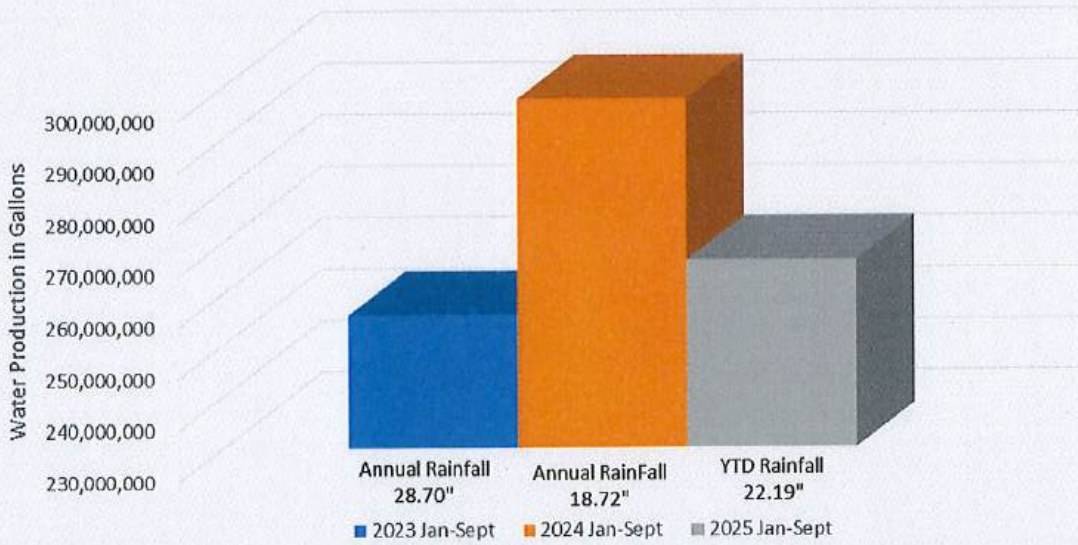
**Sep. 2024 % Unbilled** **6.25%**

\*Includes Production Minus Total Non-Billable Water

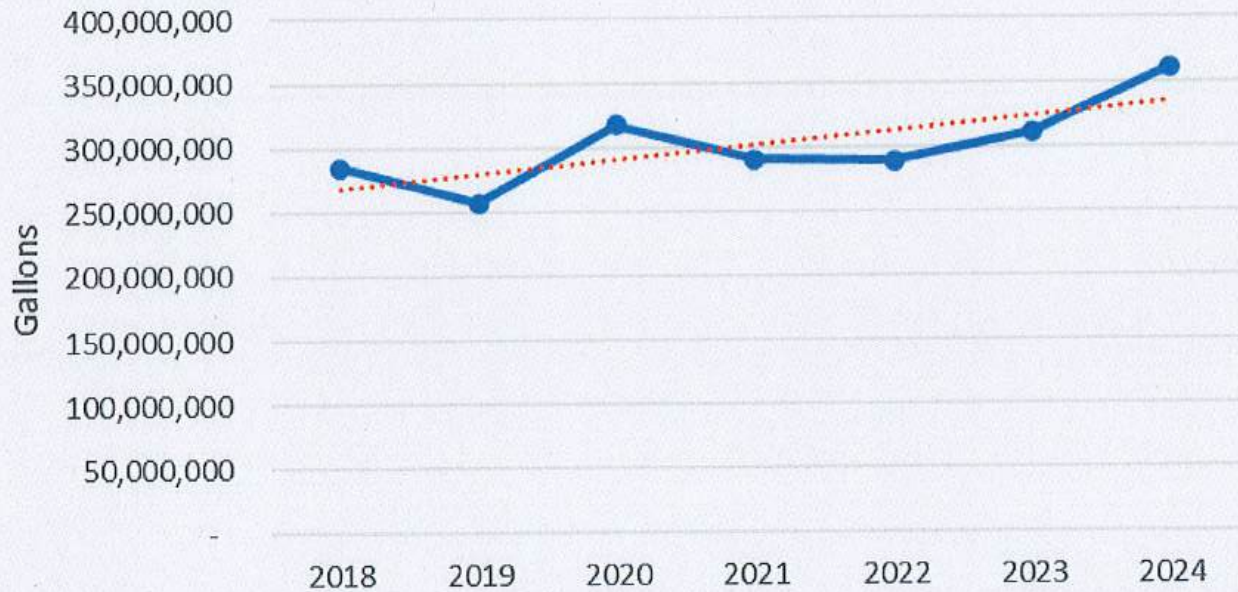
### Triview Metropolitan District Monthly Water Production Comparison of 2023-2025



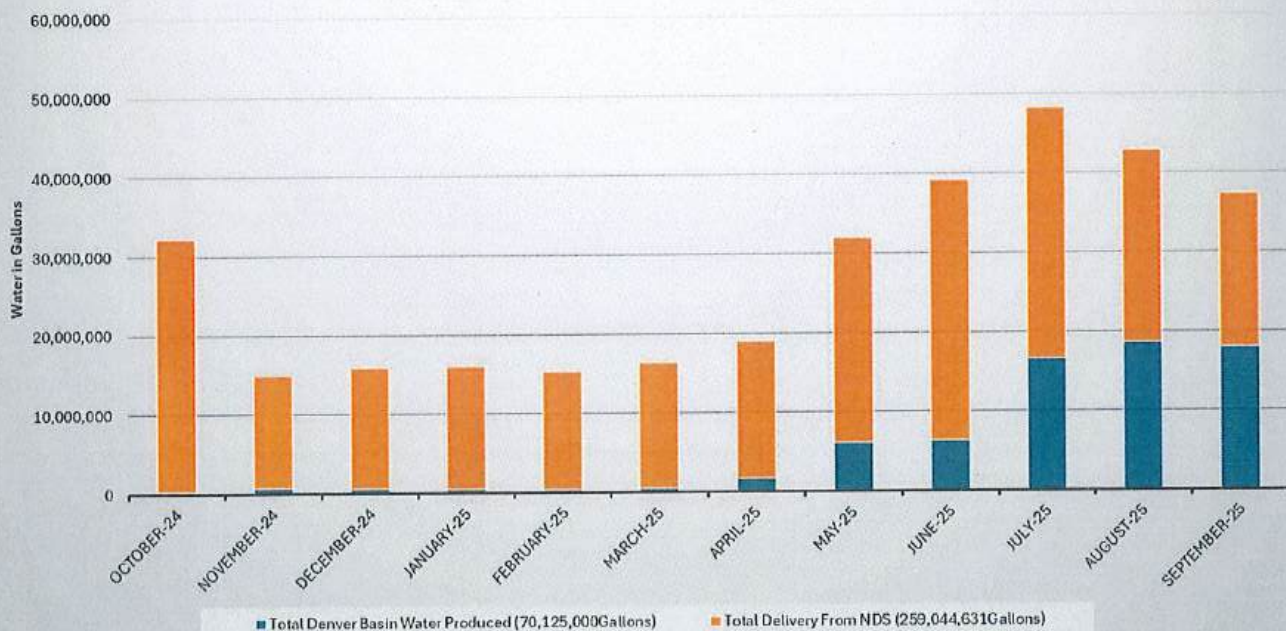
### Triview Metropolitan District Year to Date Water Production Comparison as of September 30th 2023-2025



## Triview Metropolitan District Annual Water Consumption



## Triview Metropolitan District Water Production from Dever Basin Wells Compared to Renewable Water Deliveries from the Northern Delivery System (NDS) from October 2024 to September 2025





### Triview Metropolitan District Monthly Water Production Water Billed vs. Water Unbilled



### Triview 2025 Monthly Water Storage and Consumption (all number as of the end of each month)

	Water Diverted/ Released (AF)					Water in Storage (AF)				Monthly Water Consumption (AF)			
	AVIC	Bale	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservoir	Pueblo Reservoir	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption	
Jan											1	49	50
Feb											1	46	47
Mar							575	300	875		2	44	47
Apr					616	0	348	314	662		5	53	58
May					74	74	0	0	594		19	79	98
Jun					433	433		433	599	1,032	19	101	120
Jul								481	590	1,071	51	97	148
Aug								481	488	969	57	74	131
Sep								395	488	883			
Oct													
Nov													
Dec													
Total	-	-	433	690	1,123	575	2,438	3,073	6,086	156	544	699	

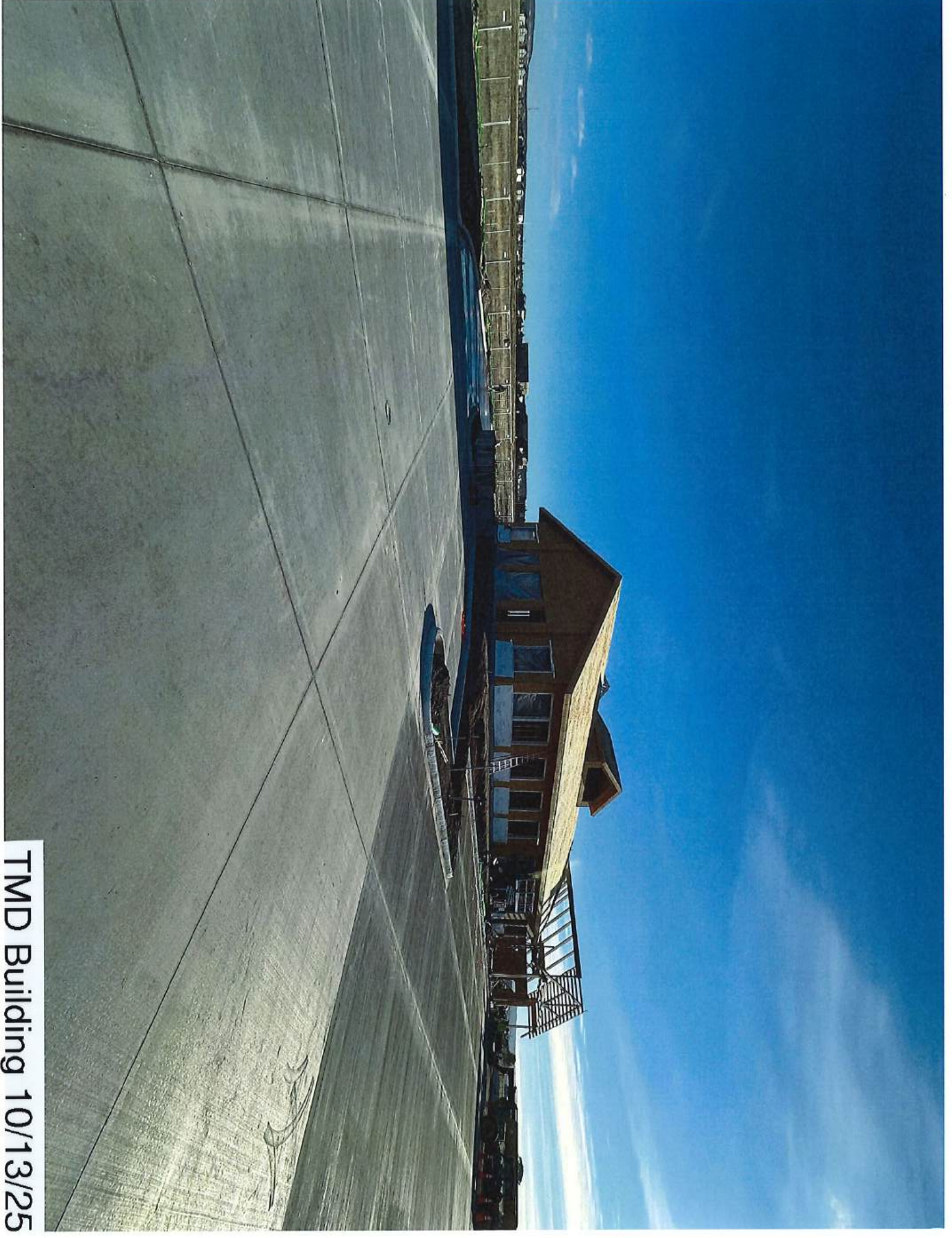
### Triview Water Storage and Consumption Comparison

	Water Diverted (AF)					Water in Storage (AF)				Monthly Water Consumption (AF)		
	AVIC	Bale	Excelsior	FMIC	Total Diverted	Big Johnson	South Reservoir	Pueblo Reservoir	Total Storage	Denver Basin Groundwater	Surface Water (NDS)	Total Consumption
Sep-25						0	395	488	883	55	59	114
Sep-24										146	116	262
Sep-23										143	0	143



## Assistant Manager Report September/October 2025

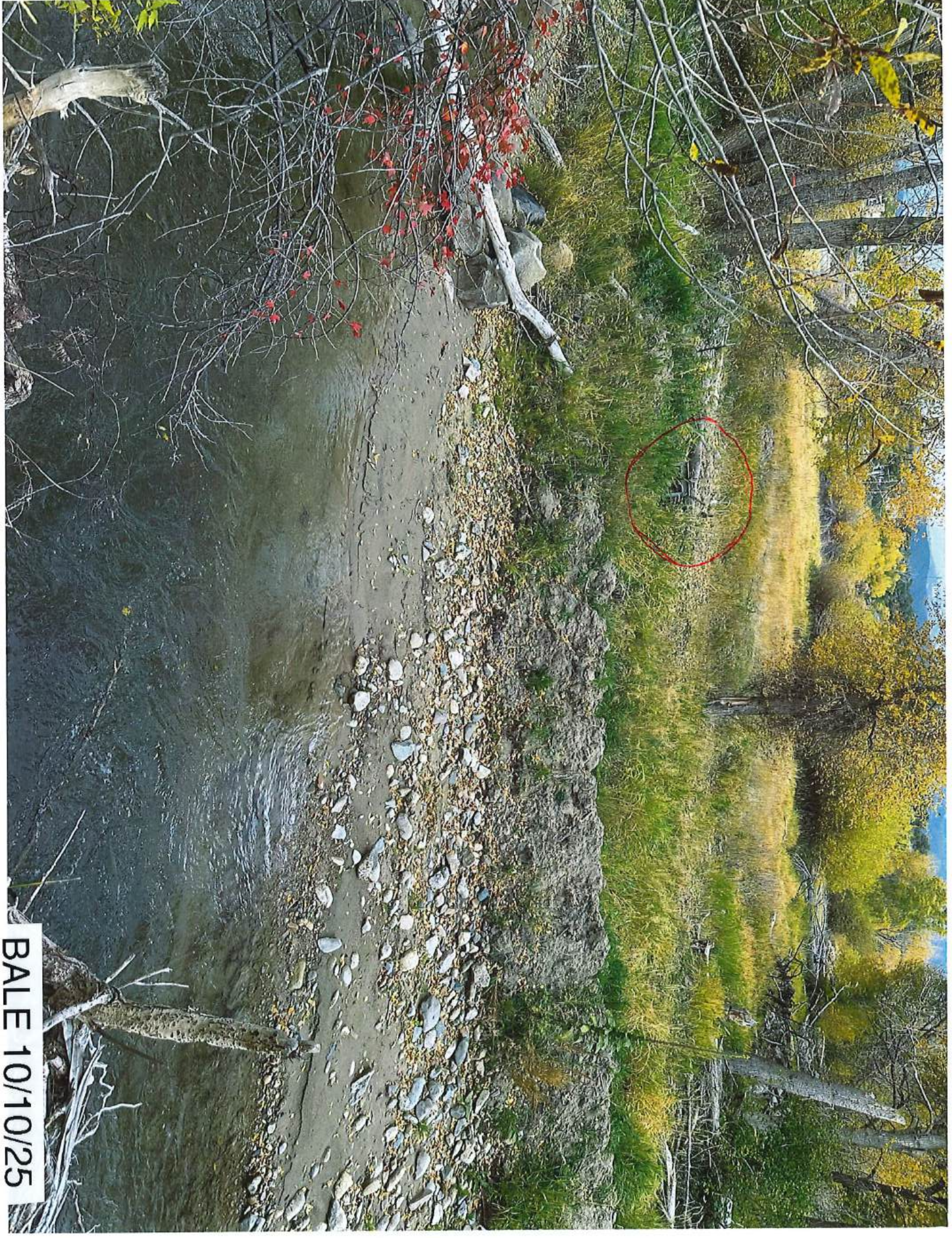
- The AVIC project in Buena Vista is now virtually complete. There remains some seeding work in the disturbed areas. The facilities are now protected by gates and fences. I have attached some recent photos.
- The Bale ditch project in Salida is progressing. We met with several of the neighboring landowners on Friday Oct. 10<sup>th</sup>. We do not anticipate any easement issues from said landowners. The contractor is very near to beginning construction of the headgate and augmentation station.
- The new Triview building is also progressing nicely. The building should be “dried in” in the next week or two. About two thirds of the concrete parking area has been poured. The facility is going to be beautiful!
- The Triview administration and management team met several times to finalize budget requests and strategize for 2026 budget. We continue to work through this process.
- On Sept. 30<sup>th</sup> we opened bids for the TMD/FLMD PRV installation projects. We had 5 bidders and Native Son was the apparent qualified low bidder (\$415,544.36 for the entire project). RESPEC to verify that all documents are in order and check references before recommending Notice to Proceed (NTP).
- I participated in a meeting with our property insurance company to update our list of capital assets. The TMD team is currently working on updating inventory to account for all items. This is necessary to include the cost of insurance in the 2026 budget.
- I continue to work with the TMD team to update and streamline the Standards and Specifications manual for use in the District.
- Nick Pallisco and TMD team continue to replace meters. All the older and larger irrigation meters have been changed out. Initial data shows a significant increase in water usage through the replaced meters.
- I have included photos of the new water storage tank progress, and the site for the new TMD administration/utilities building.
- **I am happy to take any Board members on a tour of any of our facilities!**



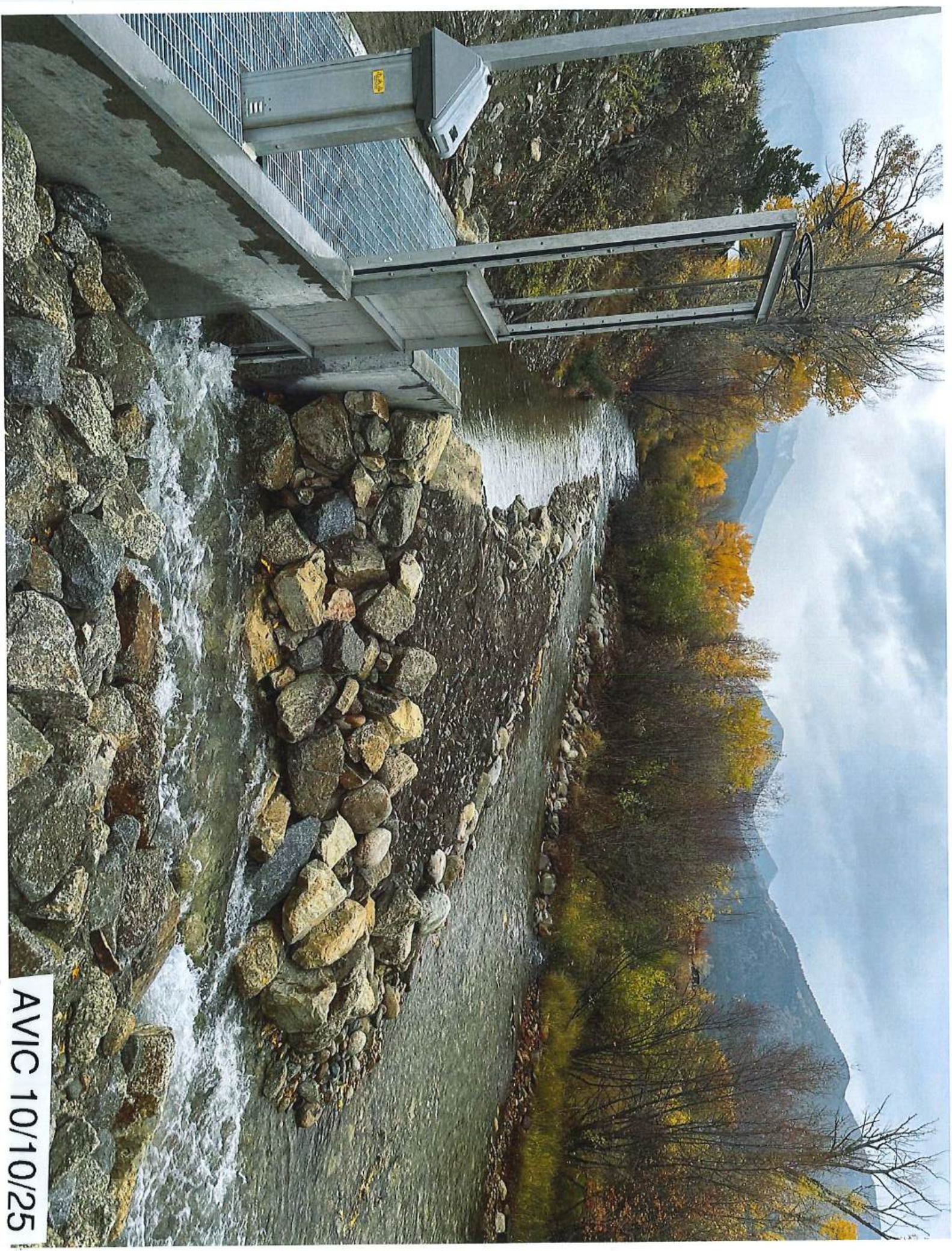
TMD Building 10/13/25



Screen Wall B Plant 10/13/25



BALE 10/10/25



AVIC 10/10/25



TRIVIEW METROPOLITAN DISTRICT  
16055 Old Forest Point  
Suite 302  
P.O. Box 849  
Monument, CO 80132  
(719) 488-6868 Fax: (719) 488-6565

**DISBURSEMENTS OVER \$5,000**  
**October 16, 2025**

**Paid Invoices Over \$5,000 For 2025**

- 1. Donala Water & Sanitation District** **\$145,628.15**

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Enterprise Fund –Wastewater Operations -Wastewater-System-Wastewater –  
TF/Donala/IGA
  
- 2. Cedar Creek Associates, Inc.** **\$5,171.71**

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Capital Project –Enterprise – Water Improvements – AVIC Augmentation –  
Chicago Ranch
  
- 3. Colorado Springs Utilities** **\$169,404.60**

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Enterprise Fund – Water System – Operation & Maintenance - Convey, Treat, and  
Deliver (CTD)
  
- 4. White Bear Ankele Tanaka & Waldron** **\$9,603.53**

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General Fund – Professional Services – Legal Fees
  
- 5. Monson, Cummins & Shoet, LLC** **\$10,757.50**

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Enterprise Fund – Professional Services -Legal Fees/Monson, Cummins & Shoet
  
- 6. RESPEC Company LLC** **\$29,468.90**

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General/Enterprise Fund – Professional Services – Professional Services Engineering
  
- 7. Key & Lauer Architects** **\$8,277.50**

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Capital Project – General – Vehicles & Equipment/Utilities – Land &Design for Office  
Building

- 8. Kiewit Infrastructure CO** **\$75,810.00**  
Capital Project –General – Park & Street Improvements – Higby Rd Design & Construction
- 9. LRE Water** **\$14,278.50**  
Capital Project –Enterprise – Water Improvements – AVIC Augmentation Station/Diversion Structure/Recharge Pond
- 10. Groninger Concrete** **\$7,120.00**  
General Fund – Streets Operations & Maintenance – District Sidewalk Repair/ADA Ramps
- 11. Watch Technologies** **\$7,430.57**  
Capital Project –Enterprise – Water Improvements – AVIC Augmentation Station/Diversion Structure/Recharge Pond
- 12. Advanced Pump & Equipment, Inc.** **\$8,478.02**  
Enterprise Fund – Water Systems – Instrumentation

**Total Over \$5,000.00 = \$491,428.98**

**September Financial Reports  
Will Be Included  
As Part Of The 2026 Budget**