

RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

August 21, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, August 21, 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 5:30 PM.

ATTENDANCE In attendance were Directors:

President	Jason Gross, Joined the meeting during executive session.
Vice President	Ann-Marie Jojola, present
Secretary/Treasurer	Amanda Carlton, present
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
Adam Gomes, Kimley-Horn
Ryan Garcia, Kimley-Horn

DISCLOSURE OF CONFLICTS

None.

Agenda – Mr. McGrady distributed, for the Board’s approval, the proposed agenda. A motion was made by Mrs. Carlton for approval of the proposed agenda with the modification of discussing item 9a in executive session prior to taking action. The motion was seconded by Mr. Demkowicz. A vote was taken, and the motion passed unanimously.

PUBLIC COMMENT

There were no comments from the public.

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PRESENTATION BY ADAM GOMEZ, KIMLEY-HORN LYONS TAIL INTERSECTION

The Board heard a presentation from Mr. Gomez regarding proposed changes to the Lyons Tail and Jackson Creek Parkway intersection. The engineering recommended making the intersection a roundabout versus the existing 3-way stop. Mr. Gomez presented the safety benefits as well as travel “stop time” benefits of the proposed changes. There were some questions from the Board as well as some Board discussion about the positives and negatives of changing the intersection.

CONSENT AGENDA

- a) Previous Minutes
July 17, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for July 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 Mr. Gibbons. A vote was taken, and the motion passed unanimously.

OPERATIONS REPORTS:

Jim McGrady District Manager:

- Mr. McGrady reported that work is ongoing at the AVIC project in Buena Vista. The Sluice gate is anticipated for delivery any day. Work on the cross vane is in progress.
- The roundabout study and design for Lyons Tail/JCP is progressing.
- Work on the new Triview Admin/utilities building is moving forward. The footers and stem walls have been poured. Temporary access road issues have been resolved. The crossing for the Santa Fe trail is in the County’s process.
- Discussions and design are continuing on the NMCI.
- The Stonewall Springs Central Reservoir discussions and permitting are still progressing.
- Bale Ditch design and easement acquisition are ongoing.

Steve Sheffield Asst. District Manager:

- Mr. Sheffield presented to the Board that Mr. McGrady’s report contained most of what Mr. Sheffield intended to report on.
- Kevin Fackerel and Mr. Sheffield continue to work on the Triview Standards and Specifications manual.
- Higby Road improvement project is underway with utility locating.
- Work on the new water storage tank is moving along. Dirt hauling should be done by Monday August 25th at the latest.

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Sara Lamb Administration Report

- Mrs. Lamb reported that 20 water taps were paid for July 2025.
- Mrs. Lamb is working with GoTo in preparation for the office move at the end of the year. GoTo is a phone services provider.
- Office staff continue to encourage customers to use Eye on Water feature available to all cellular water meter users.

Matt Rayno Superintendent of Parks and Open Space:

- Matt and crew have been working on the large detention pond in Sanctuary Pointe after the latest rainstorm erased all the previous work.
- Final round of street sweeping work will begin immediately.
- Kitchener and Leather Chaps intersection landscape beds are almost completely finished.
- Snow and Ice conference is upcoming. Crew will be attending.

Gary Potter/Rob Lewis, Superintendents of Utilities:

- The annual hydrant flushing program is completed for both TMD and FLMD.
- Water crew installed a new irrigation tap for Water Treatment Plant B. This is for the new landscape plan for the plant.
- Water sampling for PFAS is completed and the levels are below detectable limits.
- The team continues to work to shrink the gap between “produced” water and “unbilled” water.

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. Action on this item was deferred until after discussion in executive session.
- b) Review and Consider Approval of Structure Lease Agreement with New Cingular Wireless PCS, LLC. There were some questions from the Board on how the new antennas would be attached to the water tank. There was also a concern that the equipment be painted green to blend into the surrounding landscape. Mrs. Carlton made a motion to approve the agreement. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

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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. Mrs. Carlton seconded the motion. A vote was taken and the measure passed unanimously.

June 2025 Financials (enclosure)

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

LEGAL COMMENTS:

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

UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the Higby Road improvement project has its own website for information and updates. Mr. McGrady committed to using the District website to help inform users of the different projects undertaken by the District.

EXECUTIVE SESSION:

At 7:48 PM a motion was made by Mr. Demkowicz to enter executive session 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 negotiators as it relates to agreements 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. 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 8:54 PM.

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REGULAR SESSION:

- a) After returning to regular session, the Board engaged in a discussion of action item 9a including reasons for and against approving resolution 2025-14. After some more questions regarding property condemnation, Mrs. Carlton made a motion to approve the resolution. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

ADJOURNMENT:

There being no further business, Mrs. Carlton made a motion to adjourn the meeting at 8:57 PM. Mr. Gibbons seconded the motion. A vote was made and the motion passed unanimously.

Respectfully Submitted

James C. McGrady
Secretary for the Meeting