

# RECORD OF PROCEEDINGS

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## MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

November 20, 2025

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, November 20, 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, present
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  
George Rowley, General Counsel  
Natalie Barszcz, Our Community News  
Gary Potter, Triview Metro. District  
Matt Rayno, Triview Metro. District  
Daniel Hamilton, Force Broad Band

DISCLOSURE OF CONFLICTS

None.

AGENDA

Mr. McGrady distributed, for the Board's approval, the proposed agenda. A motion was made by Mr. Gibbons for approval of the proposed agenda. The motion was seconded by Mr. Demkowicz. A vote was taken, and the motion passed unanimously.

PUBLIC COMMENT

Daniel Hamilton from Force Broad Band introduced himself to the Board and staff. Daniel was requesting that the Board and staff consider using Force Broad Band for the new administrative/utility building. Mr. McGrady explained that TMD had already signed documents to use Xfinity. Mr. McGrady committed to reaching out to Daniel for any future Triview needs.

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## CONSENT AGENDA

- a) Previous Minutes  
October 16, 2025, Meeting Minutes (enclosure)
- b) Billing Summary Rate Code Report (enclosure)
- c) Taps for October 2025/Total taps sold 2025 (enclosure)
- d) Tax Transfer from Monument (enclosure)

A motion was made by Mr. Demkowicz to approve the consent agenda with minor changes to the October meeting minutes. The motion was duly seconded by Ms. Jojola. A vote was taken, and the motion passed unanimously.

## OPERATIONS REPORTS:

Sara Lamb District Administrator:

- Mrs. Lamb presented to the Board a new graph chart of sales tax to compare the current year with the previous. The Board was pleased with the new information.
- Mrs. Lamb informed the Board that water meter changeouts continue. The emphasis will be to finish the rest of the commercial meters by the end of 2025.
- Mrs. Lamb presented that there had been several irrigation leaks detected by the new meters and that the leak repairs had contributed to the “smaller unaccounted” for water numbers.

Matt Rayno Superintendent for Parks and Open Space:

- Mr. Rayno revealed the plans for the new ADA accessible/interactive park at Venison Creek Park.
- The Public Works crew is in the process of rehabbing the wooden playground at Sanctuary Park. A new sealer will be applied to the playground.
- New pedestrian and speed signs have been installed on Leather Chaps Dr. primarily around the intersection with Kitchener Dr.
- Holiday lights have been installed. Testing of the lights will occur next with the intent to “go live” on the night of Thanksgiving.
- Snowplow crew and equipment are ready to respond to any snow accumulation. Training with the crew regarding procedures and protocols was performed.

Gary Potter Superintendent for Utilities:

- Mr. Potter presented to the Board that treatment plant B had undergone a cleaning and painting upgrade in anticipation of the Sanitary Survey that the State will be performing in the future.
- Mr. Potter explained some of the issues with the measuring devices at the AVIC

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location. The State is working with Mr. Potter and technicians from Rubicon water to reconcile flows at the two gates.

- Lead and Copper testing for the District has been reduced from 80 samples a year to 40. This is a benefit because this testing relies on the customers to provide the sample and that can present multiple issues.
- Mr. Potter continues to work through the wastewater flume inconsistent flow readings. Two new measuring locations have been set up, but they are not calibrated yet.
- The NDS system provided 39% of the water delivered to customers. Mr. Potter intends to limit deliveries from the NDS for the rest of the year due to budgetary constraints.
- “Unaccounted for” water for the month of October was below 1 million gallons for the first time in years. Credit goes to new irrigation meters and hard work by staff to clean up the water accounting process.

Steve Sheffield Asst. District Manager:

- Mr. Sheffield reported that work on the new building is proceeding quickly. The TMD team has been working with several IT entities for the new facility. The SCADA computer will be moving to the new building, security arrangements are being worked on, as well as a camera system that can be expanded to other locations.
- Work on Bale Ditch is well underway. The cross vane has been installed by the contractor as well as building a new road for access to the headgate.
- Mrs. Wendy Brown has been working hard on updating TMD assets for insurance purposes. Ms. Brown has also been working with staff as it is “enrollment” time for health and other benefits.
- The TMD team created an organizational chart to share with the Board.

Jim McGrady District Manager:

- Mr. McGrady reminded the Board of the hotlink he sent out that enables one to watch the snowpack levels for Colorado. Snowpack is critical to the District due to the integration of surface water rights and the NDS system.
- Mr. McGrady updated the Board on the latest regarding the Stonewall Springs Complex and specifically the progress on the Central Reservoir.
- The NMCI plans are now at 90% complete. Mr. McGrady anticipates some solid cost predictions in the next weeks.
- Mr. McGrady updated the Board on the Higby Rd delays. Due to numerous utility conflicts with the storm sewer system, the project has been delayed until March 15, 2026. Mr. McGrady anticipates that Kiewit will make up in the spring for the lost time.
- Kiewit agreed to perform several days of free work for the District at the new building location. They graded in a new access road (Baja Dr.) for fire protection and built up some of the storm water infrastructure on the site.

### ACTION ITEMS:

- a. The Board was asked to review and consider approval of a petition for the Inclusion of Land into the Triview Metropolitan District by All in Investments LLC. The Board had some discussion and questions for Mr. Cummins regarding the petition. A motion

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to accept the petition for inclusion was made by Mr. Demkowicz. The motion was seconded by Ms. Jojola. A vote was taken and the motion passed unanimously.

- b. The Board was asked to review and consider an Engagement Letter between the Triview Metropolitan District and WBA, PC to provide a continuance of General Counsel legal services to the Triview Metropolitan District in accordance with the terms and conditions defined in the attached November 20, 2025 Engagement Letter. There was a question from the Board about what was different in this letter from the previous one. The difference was explained by Mr. Rowley that his firm could not give a hard cost for services due to the nature of legal services varying from time to time. Essentially the District would be charged on a time basis, and the fee structure was clearly defined. A motion to approve the engagement letter was made by Ms. Jojola. The motion was seconded by Mr. Demkowicz. A vote was taken and the motion passed unanimously.

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

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

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

October 2025 Financials (enclosure)

Mr. Demkowicz made a motion to approve the October 2025 Financials. The motion was seconded by Ms. Jojola. A vote was taken and the motion passed unanimously.

### LEGAL COMMENTS:

There were no comments from Mr. Rowley. Mr. Cummins informed the Board that water court case 24CW3008 related to FMIC water storage should be decreed by the end of December 2025.

### BOARD MEMBER UPDATES

Mr. Gross requested that the new office building have pictures of staff at work in their various positions. Mr. Gross feels like we should be proud of the organization and the jobs people perform. Pictures will reinforce this thought.

### UPDATE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady reported that the latest District newsletter will be distributed by mid-December. There was discussion about putting the snowpack hyperlink into the emailed version of the newsletter. There was a discussion on installing the latest snowplow map, or at least directions for how to access it via the website.

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### EXECUTIVE SESSION:

At 7:48 PM a motion was made by Ms. Carlton 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, other governmental entities, acquisition of right-of-way for Blevins Buckle, NMCI project funding timeline and discussions with Donala, and the Monument 2040 plan. 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, acquisition of right-of-way for Blevins Buckle, NMCI project funding timeline and discussions with Donala, and the Monument 2040 plan, pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes. The Motion was seconded by Ms. Jojola. 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 9:04 PM.

### ADJOURNMENT:

After returning to regular session, Mr. Gross made a motion to amend the meeting agenda to include a discussion regarding a consulting agreement for the Central Reservoir at Stonewall Springs Complex. There was some discussion and background information provided by Mr. McGrady and Mr. Cummins on the need to hire someone affiliated with Pueblo County as well as the mining processes to take on the job of getting the Central Reservoir started. Mr. McGrady has someone in mind and asked the Board to approve moving forward with a contract. After some questions and discussion, Ms. Carlton made a motion to approve moving forward with a contract and authorizing Mr. McGrady to sign said contract. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

There being no further business, Ms. Jojola made a motion to adjourn the meeting at 9:12 PM. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

Respectfully Submitted

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James C. McGrady  
Secretary for the Meeting