RECORD OF PROCEEDINGS

MINUTES FROM REGULAR BOARD MEETING OF TRIVIEW METROPOLITAN DISTRICT

October 22, 2026

A meeting of the Board of Directors of the Triview Metropolitan District was held on Thursday, October 22, 2026, beginning at 5:30 p.m. The meeting was conducted at 1641 Baja Dr., Monument, Colorado. This meeting was open to the public. The meeting was called to order at 5:30 PM.

ATTENDANCE:

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, Operations Manager
Sara Lamb, District Administrator
Gary Potter, Utilities Superintendent
Rob Lewis, Distribution Superintendent
Matt Rayno, Streets/Parks Superintendent
George Rowley, General Counsel
Chris Cummins, Water Counsel
Jenifer Murillo, Costco
Ken Kimple, resident/ Monument Town Council
Chad Smith, resident/Monument Town Council

DISCLOSURE OF CONFLICTS:

None.

AGENDA:

Mr. McGrady distributed, for the Board's approval, the proposed agenda. Mr. Demkowicz made a motion to approve the agenda as presented. Ms. Jojola seconded the motion. A vote was taken and the motion passed unanimously.

PUBLIC COMMENT:

Ken Kimple, a resident, came to notify the Board and staff that there is a line-of-sight issue on the northbound left turn lane onto the interior Walmart roadway just south of Freedom Car Wash. Decorative grasses are too high and impedes vision for motorists. Mr. Rayno committed to investigate and mitigate any issues with the grasses.

CONSENT AGENDA:

a) Previous Minutes September 24, 2026, Meeting Minutes
b) Billing Summary Rate Code Report (enclosure)
c) Taps for September 2026 (enclosure)
d) Tax Transfer from Monument (enclosure)
A motion was made by Mr. Gibbons to approve the consent agenda. Mr. Demkowicz seconded the motion. A vote was taken and the motion passed unanimously.

ACTION ITEMS:

4. Action Item — Resolution 2026-12: Costco Economic Development Incentive Agreement

The Board considered Resolution 2026-12, approving an economic development incentive agreement with Costco Wholesale Corporation. Jenifer Murillo, Costco Director of Real Estate for the Southwest U.S., attended to answer questions. She stated Costco's legal and real-estate management teams had reviewed the agreement and were comfortable with its form.

Project overview and anticipated community benefits

Costco is pursuing a location on Jackson Creek Parkway near Higby Road, south of the YMCA site. Costco stated that the site was very close to final, subject to a final site visit by its CEO and completion of property/entitlement steps. Costco indicated a target opening in early spring 2028. The proposed warehouse was described as a newer prototype of approximately 165,000 square feet, with a full-size gas station. Costco estimated approximately 300 employees, with an approximate 60/40 full-time/part-time mix.

Costco identified sales-tax generation, employment with wages and benefits, and the potential for Costco members to shop at other local businesses as anticipated benefits. Costco estimated that approximately 74% of households in its defined trade area were members. Its trade area discussion generally included the area toward County Line Road, portions of Black Forest, and the Northgate area. Costco stated the Monument trade area had stronger household incomes than its Colorado Springs East and West trade areas. Costco also noted that the new location could recapture shopping that currently occurs in Colorado Springs and attract customers traveling on I-25.

Incentive structure and financial projections

The District Manager, James McGrady, explained that the incentive was designed in part to help fund future infrastructure renewal, including road overlays expected to be needed in approximately 2035–2037. Staff stated the District had spent approximately $15 million on road overlays from 2017-2021. Given the length of time an overlay lasts, which is approximately 20 years, it is anticipated that Triview's roads will need to be overlayed in again in 2037- 2041 and will cost substantially more, given inflation.

Mr. McGrady explained that under the district's historical sales-tax sharing arrangements, the

district currently retains approximately 1% of sales tax for general use after accounting for the Town's share of sales tax-cent and the half-cent of the District's share earmarked for renewable water under the 1997 ballot measure commonly referred to as 2A. The agreement's incentive model shares 60% of the eligible District sales-tax amount with Costco during the incentive period, with the district retaining 40%. The separate renewable-water sales-tax amount is not part of the shared incentive.

Mr. McGrady reviewed two 12-year projections for 2028–2039, reflecting uncertainty about the proportion of Costco sales that will be taxable versus grocery/non-taxable. Under the 50% taxable goods scenario (Board packet page 32), staff described approximately $25 million in eligible District sales tax over the period; approximately $15 million would be shared with Costco and approximately $10 million retained by the District from that portion. Including the separate renewable-water sales-tax amount, staff estimated total District revenue of approximately $22 million.

Under the 60% taxable goods scenario (Board packet page 33), staff described approximately $30.229 million in eligible District sales tax; approximately $18 million would be shared with Costco and approximately $12 million retained by the Ddistrict from that portion. Including the separate renewable-water sales-tax amount, staff estimated total District revenue of approximately $27 million. Costco stated that its taxable goods ratios at other Colorado warehouses range from roughly 50% to 70%, depending on the customer mix and merchandise mix, and characterized 50% as a conservative assumption.

Mr. McGrady stated that the incentive period would end after 2039, after which the Ddistrict would retain the eligible Costco sales-tax revenue rather than sharing it under the incentive. Staff used the projection of approximately $4.9 million in annual Costco sales tax in 2039 as an illustration of the potential revenue scale after the incentive ends. Staff compared this with projected total District sales-tax income of approximately $2.7 million in the 2027 budget, while noting that future projections are nominal future-year dollars.

Fees and infrastructure responsibilities

Staff described two fee waivers/concessions in the agreement: approximately $300,000 in road-and-bridge fees and approximately $300,000 in drainage fees. Staff explained that the road-and-bridge fee amount would help offset the cost of a traffic signal. The signal was estimated at approximately $600,000–$750,000, with the final design and requirements to be determined by the Town of Monument's planning/engineering process. Costco representatives stated the traffic signal was included in Costco's current budget.

Staff also described a substantial stormwater detention pond required for the site, with an estimated construction cost of approximately $3 million. Costco stated the detention pond and traffic signal were included in its current budget. The Board emphasized that the District was not paying the full cost of these improvements; rather, it was foregoing the two fee amounts while Costco would fund and construct the required improvements. Staff also noted that Costco would be responsible for required water and sewer infrastructure and would purchase District water and sewer services.

Other discussion and legal considerations

The Board discussed whether Costco might shift sales away from existing retailers such as Walmart or Sam's Club. Costco representatives characterized its warehouse model as complementary to general retailers and emphasized its limited product assortment, bulk purchasing, and potential to draw customers from outside the district. Board members and staff also discussed traffic on Jackson Creek Parkway north of Higby Road. Town representatives attending the meeting indicated that roadway improvements to Jackson Creek Parkway, north of Higby Road were being planned in phases, with northbound lanes discussed as a potential early step, subject to funding and coordination.

A Board member noted that Exhibits A and B (legal description and site plan) were not included

in the meeting packet because Costco had not yet purchased the property. District counsel explained that the resolution allowed the District Manager to complete specified blanks and add the exhibits when available at closing. The District's Counsel stated that the agreement's benefits were contingent on Costco constructing and operating the store and generating revenue. Counsel also noted that the Board's previously adopted incentive-agreement policy had been reviewed and that the proposal met its criteria. Mr. McGrady estimated property-tax revenue to the district at approximately $100,000 annually, based on a comparison with Costco's North Nevada store and the District's mill levy; Costco representatives noted the proposed store would be somewhat larger.

Costco indicated it was moving forward and hoped for an early spring 2028 opening, although a final closing date had not been established and entitlements remained to be completed.

Board action

Director Erik Demkowicz moved to approve Resolution 2026-12, approving the economic development incentive agreement with Costco Wholesale Corporation. The motion was seconded by Director Ann-Marie Jojola . The Board voted unanimously in favor; no opposition was recorded. The Costco representative thanked the Board and departed.

OPERATIONS REPORTS:

Jim McGrady, District Manager

- Mr. McGrady reported that water consumption in the District is up slightly from 20205. Initially consumption was elevated early in the summer. Some monsoonal moisture has resulted in a tapered off consumption for late summer.

- The column pump at south reservoir is still incapacitated. Gary Potter would have more info for the Board in his report.

- The Central reservoir slurry wall will be out to bid by the end of October to four contractors.

Matt Rayno, Public Works, Parks and Open Space Manager

- Mr. Rayno reported that fall/winter operation preparations are fully underway. That entails equipment maintenance, landscape winterization and PM's.

- Mr. Rayno reported that he had attended a webinar hosted by DTN which is a weather forecasting company used by CDOT for their operations. The long-term forecast is for above average precipitation and warmer than normal temperatures through next spring in the Monument area.

- Holiday lighting setup will begin in two weeks. The new TMD building and surrounding landscape will be incorporated into the lighting program.

Gary Potter, Utility Department Manager

- Mr. Potter reported that work on the south reservoir column pump is still ongoing. Water needs to be pumped lower to allow access to the pump for extraction.

- Mountain View Electric is implementing a new billing structure that will impact how well pumping will be used for 2027.

- Unbilled and unmetered water is elevated this month, Sara and Gary are working on a resolution to the issue, the suspect is older irrigation meters.

Steve Sheffield, Operations Manager/District Administrator

- Mr. Sheffield reported that the District was able to get 14 employees certified as Traffic Control Flaggers.

- Mr. Sheffield worked with Mile High Cyber to get a quote and set up a "penetration test" to be performed on both the SCADA and Admin computer servers in early 2027.

Sara Lamb, Streets, Financial Operations and Customer Service Manager

- Ms. Lamb reported that she has begun an audit of the District irrigation systems and associated meters.

- Meritage homes are going to be requesting water and sewer taps imminently. Meritage projects 35 permits this year and 40 for 2027.

DISCUSSION ITEMS:

There were no discussion items.

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

a. Checks of $5,000 or more (enclosure)

A motion was made by Ms. Carlton to approve the checks over $5,000. Mr. Demkowicz seconded the motion. a vote was taken and the motion passed unanimously.

b. September 2026 Financials (enclosure)

A motion was made by Mr. Demkowicz to accept the September 2026 Financials. The motion was seconded by Mr. Gibbons. a vote was taken and the motion passed unanimously.

LEGAL COMMENTS:

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

BOARD MEMBER UPDATES:

There were no updates from the Board.

UPDATE THE BOARD ON PUBLIC RELATION ACTIVITIES:

Mr. McGrady informed the Board that work has started to remove old and non-relevant material from the District website. Ground Floor Media is working to clean up the website.

EXECUTIVE SESSION:

At 8:03 pm, a motion was made by Mr. Demkowicz to receive legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes, regarding agreements, including agreements with the Town of Monument, Donala, and Costco, and determine positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators pursuant to Sections 24-6-402(4)(e), Colorado Revised Statutes regarding agreements, including agreements with the Town of Monument, Donala and Costco. The Motion was seconded by Ms. Carlton. 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 8:40 pm.

ADJOURNMENT:

There being no further business to attend to, Mr. Demkowicz made a motion to adjourn the meeting at 8:40 pm. Ms. Jojola seconded the motion. A vote was conducted and the motion passed unanimously.

Respectfully Submitted

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Steve Sheffield
Secretary for the Meeting