

ing in considerable time fixing the transfer. After discussing the potential change with the district staff, everyone agreed the switch would be beneficial. He requested the board review and approve Resolution 2023-06, a resolution of the TMD Board of Directors to change the retirement fund managers from Lincoln Financial to Corebridge Financial.

The board unanimously approved the resolution.

Public Works and Parks and Open Space update

Public Works and Parks and Open Space Superintendent Matt Rayno said the following:

- Agate Creek Park and the adjacent trails are complete (see photo with caption).
- Old Creek Park has been completed, with the addition of a shade structure pavilion area and picnic table. Some of the other parks will receive shade structures in the future.
- The district plans to repair in house the crack seal projects with a focus on Sanctuary Rim Road. Instead of a three- or four-day contract, the district will rent the machine for a month for the same cost of about \$20,000.
- Some grading and berms will be used to divert excess water draining from St. Lawrence Way and the Plant B tract out toward Gleneagle Drive.
- Removable lockable bollards will be installed on some trails to prevent an ongoing issue with residents encroaching into the trail system. The use of heavy equipment to access yards for construction and landscaping had the potential to cause damage. Residents are required to contact the dis-

trict for property access via easements.

- The district had planned to install a permanent enclosed Porta-Potty station at the Little Train Park in Promontory Pointe, but contract servicing would cost about \$500 per month for two units (about \$5,000 a season). The district purchased two units for about \$1,200, and the Vactor truck will service the units when it arrives in the district. The units will be positioned where needed for events.

Director Sexton said the Little Train Park in Promontory Pointe looked good for the 80 residents that attended the movie night, and many good comments were received.

Director Jason Gross thanked Rayno and the crews for stepping up and not just doing the minimum when working on the landscaping throughout the district.

Sanctuary Pointe Park completion close

Steve Schlosser, Classic Homes project manager for the west side of Monument Junction and a resident of Sanctuary Pointe, proposed the board consider Rocky Mountain Turf Solutions install 150,000 square feet of UV protected AstroTurf for the planned soccer/lacrosse multi-use field in Sanctuary Pointe. The park would also receive sidewalks, a shade structure, natural stone stadium seating on the northeast side with trees planted to look like they are part of the forest to provide additional shade for spectators, he said.

Rayno said AstroTurf is less maintenance for the district than natural grass.

Director Amanda Carlton said artificial grass had been linked to cancer due to the PFAS, or per-and polyfluoro-



**Above:** Agate Creek Park facing west with the sun setting over Mount Herman on Aug. 22. The project to completely overhaul and enhance the park and the adjoining trail system began after the tie in of the 16-inch main pipeline for the Northern Delivery System project destroyed the trail during the installation process. The project was completed by the district staff in early August. *Photo by Natalie Barszcz.*

alkyl substances—so-called “forever chemicals.”

Cummins said Palmer Lake had also debated using AstroTurf because of the plastic pellets contained under the plastic blades.

Schlosser said a new mesh system is designed to hold the pellets in place, unlike the old design.

Rayno said signs for the correct use of the AstroTurf sporting field will be installed at the park.

McGrady said the Sanctuary Pointe Homeowners Association paid about \$3,000 per home for the park development, and Classic Homes has contributed and pledged to complete the park. No other sporting field exists in the district, and artificial turf would be beneficial, he said. TMD would split the cost and pay \$1 million toward the project. There is room to park on either side of Sanctuary Rim Road, and about 60 parking spaces

are available at the park.

Schlosser said the district would be responsible for booking the facility, and program revenues from clubs and events using the facility would return to the district for the maintenance of the park. The turf product has the least number of injuries within the artificial turf industry, and he estimated a mid- to late September completion, followed by a ribbon-cutting event, he said.

McGrady requested the board review and consider approval of a funding agreement between Collin Elite 1 LLC and TMD concerning the sharing of costs for developing a neighborhood park in the Sanctuary Pointe development in Monument, with authorization for the district manager to sign the agreement.

The board approved the resolution 4-1, with Carlton dissenting.

Schlosser said he would

contact the company and request product safety information.

Conexus property exclusion

McGrady said a swale, typically a cattle grazing pasture, exists in the district between the I-25 southbound ramp, the Santa Fe Trail, and south of Second Street. The land is adjacent to the Conexus-owned property and will create a maintenance issue if it remains in the district.

Melville opened a public hearing for resolution 2023-07 and, hearing no comments, promptly closed the hearing.

McGrady requested the board review and approve Resolution 2023-07, a resolution of the TMD Board of Directors, accepting a Petition for the Exclusion of Real Property from TMD known as Tracts D and E of Conexus Filing Number 2.

Director Sexton asked why the district would consider excluding the land and requested the board discuss the exclusion further in executive session.

The board unanimously approved tabling the resolution for further discussion in executive session.

Note: Gross left the meeting at 8:02 p.m., before the executive session.

Executive session

The board moved into an executive session at 8:39 p.m., pursuant to Colorado Revised Statutes 24-6-402(4) (a), (b), (c), to discuss acquisitions and negotiations and receive legal advice regarding water and property acquisitions, change cases, the Higby Road design, and resolution 2023-07, a petition for exclusion of real property.

After the meeting, Sheffield confirmed that the board returned to the regular meeting at 9:19 p.m. and voted on resolution 2023-07 pertaining to the exclusion of property from the district (Conexus property). The motion passed 3-1, with Carlton dissenting.

The board adjourned at 9:23 p.m.

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Meetings are usually held on the third Thursday every month at the district office at 16055 Old Forest Point, Suite 302. The next regular meeting is scheduled for Sept. 21 at 5:30 p.m. For meeting agendas, minutes, and updates, visit <https://triviewmetro.com>.

Natalie Barszcz can be reached at [nataliebarszcz@ocn.me](mailto:nataliebarszcz@ocn.me).

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