

# COLORADO CROSSING METROPOLITAN DISTRICT NOS. 1-3

405 Urban St., Suite 310  
Lakewood, Colorado 80228  
720-213-6621  
www.coloradocrossingmds.com

## **NOTICE OF REGULAR MEETING AND AGENDA**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Michael Sandene	President	May, 2027
Paige Langley	Secretary	May, 2025
Andrew Klein	Treasurer	May, 2025
Megan Waldschmidt	Assistant Secretary	May, 2027
Jason Pock	Assistant Secretary	May, 2025

DATE: Thursday, November 21, 2024

TIME: 10:00 a.m.

PLACE: Via Zoom

The meeting can be joined through the directions below:

<https://us02web.zoom.us/j/7636703470>

Meeting ID: 763 670 3470

Participant Code: press #

Dial In: 1-720-707-2699

### **I. ADMINISTRATIVE MATTERS**

- A. Confirm quorum, call to order, present disclosures of potential conflicts of interest.
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- B. Approve agenda, confirm location of meeting and posting of meeting notices.
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- C. Public / Community Comment.

Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes per person.

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- D. Review and consider approval of the Minutes from the September 19, 2024 regular meetings (enclosures).
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- E. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).
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- F. Discuss requirements of Section 32-1-809, C.R.S. (District Transparency Notice) and direct staff regarding compliance for 2025 (post on SDA and Districts' websites).
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- G. Discuss Districts' insurance and authorize renewal of and documents necessary to obtain additional insurance and/or maintain coverage through the Colorado Special Districts Property and Liability Pool, authorize 2025 agency services with T. Charles Wilson Risk Management and authorize renewal of membership in the Special District Association ("SDA") (enclosures).
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- H. Website Accessibility Discussion
1. Discuss and consider proposals related to website accessibility matters and authorize the engagement of consultant for services, if necessary.
  2. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.
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## II. FINANCIAL MATTERS

- A. **District Nos. 1 and 2** - Review and consider approval of Schedule of Cash Position (enclosures).
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- B. **District No. 1** - Consider ratification of previous claims and approval of current claims (enclosure).
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- C. Discuss acceptance of and reimbursement for verified District eligible costs:
1. Review and consider acceptance of Engineer's Report and Certification #41, dated November, 2024 prepared by Ranger Engineering, LLC ("Ranger") (enclosure).
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2. Authorize reimbursement to Interquest Westside LLC under Facilities Funding and Acquisition Agreement, as amended, in the amount of costs verified by Ranger, if any.
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3. Authorize payments to vendors in the amounts as verified and described in Engineer's Report and Certification #41 prepared by Ranger.
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4. **District No. 2** - Authorize and approve requisition of funds pursuant to the 2020A-2 Bonds, and 2020B-2 Bonds and authorize necessary actions in conjunction therewith.
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D. Conduct Public Hearings on amendments of the 2024 Budgets and consider adoption of Resolutions to Amend the 2024 Budget (enclosures).

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E. Conduct Public Hearings on the proposed 2025 Budgets and consider adoption of Resolutions to Adopt the 2025 Budget and Appropriate Sums of Money and Resolutions to Set Mill Levies (enclosures – preliminary assessed valuation, draft budgets and resolutions).

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F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.

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G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies forms and Mill Levy Public Information forms (“Certifications”) and direct District Accountant to file the Certifications with the Board of County Commissioners and other interested parties.

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I. Discuss statutory requirements for an audit. Consider the engagement of BiggsKofford, P.C. to perform the 2024 Audits (enclosures).

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J. Review and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP (“CLA”) for 2025 Accounting Services and appoint CLA to prepare 2026 Budgets (enclosures).

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### III. LEGAL MATTERS

A. Discuss status of any necessary inclusions into District No. 1.

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B. **District No. 1** - Discuss and consider approval of the Eighth Amendment to Operation Funding Agreement between Colorado Crossing Metropolitan District No. 1 and Interquest Westside LLC (enclosure).

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C. **District No. 1** - Discuss and consider approval of the Fifth Amendment to Facilities Funding and Acquisition Agreement between Colorado Crossing Metropolitan District No. 1 and Interquest Westside LLC (enclosure).

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- D. Discuss rate increase for Management Services and consider approval of Change Order No. 2 to Service Agreement for District Management Services between the District and Public Alliance LLC (enclosure).
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- E. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolutions Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (enclosures). Discuss the need for ballot issues and/or questions.
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#### IV. **MANAGER MATTERS**

- A. **District No. 1** - Discuss status of certain maintenance items, including but not limited to the below listed items, District services for 2025, and authorize necessary actions associated therewith:

- Landscaping/Irrigation
  - Roadway patching
  - Sidewalk and curb & gutter repair
  - Security Improvements
  - Elevator maintenance
  - Fire extinguishers/signage maintenance.
  - Cleaning
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- B. Discuss and consider approval of Proposal for Maintenance Services by and between District No. 1 and Ernst Enterprises, Inc. d/b/a CoMech, in the amount of \$1,928.00 (enclosure).
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- C. Discuss and consider approval of Amendment to Elevator Preventative Maintenance Agreement between the District and Schindler Elevator Corporation to extend term and price change for 2025 (enclosure).
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#### V. **OTHER BUSINESS**

- A. Other.
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#### VI. **ADJOURNMENT**

**The next regular meeting is December 19, 2024 at 10:00 a.m. via Zoom.**