

LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

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<https://lakebluffmetropolitandistricts.specialdistrict.net/>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Otis C. Moore, III,
Andrew R. Klein
Michael Sandene
VACANT
VACANT
Ann Finn

Office:

President
Treasurer
Assistant Secretary

Secretary

Expiration:

May 2025
May 2025
May 2025/2023
May 2023
May 2023

DATE: Tuesday, March 21, 2023

TIME: 2:00 p.m.

PLACE: **Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:**

Zoom information:

<https://us02web.zoom.us/j/83263846631?pwd=9D6ndn2Lm6aljhEEEP57PhiU732LZ3.1>

Meeting ID: 832 6384 6631

Passcode: 502291

Dial in: 1-346-248-7799

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Approve agenda; confirm location of meeting and posting of meeting notices.
- C. Review and consider approval of minutes of the February 21, 2023 Regular Meetings (enclosures).

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the Authority that are not otherwise on the agenda. Comments will be limited to three (3) minutes.

III. FINANCIAL MATTERS

- A. **District No. 1** - Review and ratify approval of payment of claims for the period ending _____, 2023 in the amount of \$_____ (to be distributed).
- B. Review and accept unaudited financial statements through the period ending _____, 2023 and cash position statement dated _____, 2023 and updated as of _____, 2023 (to be distributed).
- C. **District No. 3** - Review consider approval of the 2022 Audit Exemption Application (to be distributed).
- D. Discuss Acceptance of and Reimbursement for Verified District eligible costs:
 - i. Review and consider acceptance of Engineer's Report and Certification #18 prepared by Ranger Engineering, LLC ("Report # 18") (enclosure).
 - ii. **District No. 2** - Authorize and approve requisition of funds related to Report #18 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021⁽³⁾ and authorize necessary actions in conjunction therewith (to be distributed).
 - 1. **District Nos. 1 and 3** - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.

IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
- B. **District No. 2** - Conduct Public Hearing on the Petition for Exclusion received from Greeley-Rothe LLC for the exclusion of real property from the boundaries of Lake Bluff Metropolitan District No. 2 and consider adoption of Resolution No. 2023-03-01 for the Exclusion of Real

Property and direct staff to take necessary steps to complete exclusion process (Petition and Resolution enclosure).

- C. **District No. 3** - Conduct Public Hearing on the Petition for Inclusion received from Greeley-Rothe LLC for the inclusion of real property into the boundaries of Lake Bluff Metropolitan District No. 3 and consider adoption of Resolution No. 2023-03-01 for the Inclusion of Real Property and direct staff to take necessary steps to complete inclusion process (Petition and Resolution enclosure).

- i. Discuss and consider approval of Declaration of Covenants Concerning Payment in Lieu of Taxes by Greeley-Rothe LLC for the benefit of Lake Bluff Metropolitan District No. 3 (to be distributed).

- D. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.

- E. **District No. 1** – Report on status of dedication of Raw Water Credits by District No. 1 to the City of Greeley.

V. **CAPITAL IMPROVEMENTS (District No. 1)**

- A. Status update on Poudre Trunk Sewer Phase 1 Project and authorize necessary actions in connection therewith.

- B. Status update on Phase 1 Mass Grading Project and authorize necessary actions in connection therewith.

- C. Ratify approval of award of contract to _____ for the Lake Bluff 7th Street Pump Station Project.

- D. Status update on Lake Bluff Subdivision Phase I Site Development Project and authorize necessary actions in connection therewith.

- E. Discuss and consider approval of First Amendment to Project Management Agreement between Westside Property Investment Company, Inc. and Lake Bluff Metropolitan District No. 1 (enclosure).

VI. **OTHER BUSINESS**

- VII. **ADJOURNMENT** ***THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 18, 2023.***