

LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

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

NOTICE OF REGULAR MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u> | <u>Expiration:</u> |
|----------------------------|---------------------|--------------------|
| Michael Sandene | President | May 2025 |
| Andrew R. Klein | Treasurer | May 2025 |
| Jason Pock | Assistant Secretary | May 2027 |
| Clayton Greene | Assistant Secretary | May 2027 |
| <i>VACANT</i> | | May 2025 |
| David Solin | Secretary | |

DATE: September 19, 2023

TIME: 2:00 p.m.

PLACE: [Zoom Meeting](#)

Zoom information:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fgdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-253-215-8782

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 August 15, 2023 Regular Meetings (enclosures).

II. PUBLIC COMMENTS

A.

III. FINANCIAL MATTERS

A. Discuss the payment of Directors' Fees.

B. **District No. 1** - Review and ratify approval of payment of claims for the period ending June 30, 2023 in the amount of \$1,025,401.40 (enclosure).

A. Review and accept cash position statement dated _____, 2023 and updated as of _____, 2023 (N/A).

B. Discuss Acceptance of, and Reimbursement for, Verified District eligible costs:

i. Review and consider acceptance of Engineer's Report and Certification #24 prepared by Ranger Engineering, LLC ("Report #24") (to be distributed).

ii. **District No. 2** - Authorize and approve requisition of funds related to Report #24 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. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.

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

- D. **District No. 1** – Review and consider approval of the Facilities Acquisition Agreement by and between District No. 1 and Lake Bluff MF, LLC (enclosure).
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- E. **District No. 1** – Acknowledge Agreement and Assignment Regarding Metropolitan District Payments by and between Lake Bluff MF, LLC and Greeley-Rothe LLC (enclosure).
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- F. **District No. 3** – Acknowledge Declaration of Covenants Concerning Payment in Lieu of Taxes by Greeley-Rothe LLC for the benefit of District No. 3 (Saunders) (enclosure).
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V. CAPITAL IMPROVEMENTS (**District No. 1**)

- A. Discuss status of the Lake Bluff Subdivision Phase 1A Site Development Project and authorize necessary actions in connection therewith.
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1. Discuss status of the Phase 1 Mass Grading Project and authorize necessary actions in connection therewith.
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- B. Discuss status of the Lake Bluff 7th Street Pump Station Project.
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VI. OTHER BUSINESS

- A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 17, 2023.**