

LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

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

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Michael Sandene
Andrew R. Klein
Jason Pock
Clayton Greene
VACANT
David Solin

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary

Secretary

Expiration:

May 2025
May 2025
May 2027/2025
May 2027/2025
May 2025

DATE: October 17, 2023

TIME: 2:00 p.m.

PLACE: **Zoom Meeting**

Zoom information:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

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 September 19, 2023 Regular Meetings (enclosures).

II. PUBLIC COMMENTS

- A.

III. FINANCIAL MATTERS

- A. Discuss the payment of Directors' Fees.
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- B. **District No. 1** - Review and ratify approval of payment of claims for the period ending September 30, 2023 in the amount of \$2,557,484.73 (enclosure).
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- A. Review and accept cash position statement dated _____, 2023 and updated as of _____, 2023 (to be distributed).
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- B. Discuss Acceptance of, and Reimbursement for, Verified District eligible costs:
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- i. Review and consider acceptance of Engineer's Report and Certification #25 prepared by Ranger Engineering, LLC ("Report #25") (enclosure).
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- ii **District No. 2** - Authorize and approve requisition of funds related to Report #25 pursuant to the Limited Tax General Obligation Refunding and Improvement Bonds, Series 2021⁽³⁾ and authorize necessary actions in conjunction therewith (to be distributed).
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1. **District Nos. 1 and 3** - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.
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IV. LEGAL MATTERS

- A. Discuss scheduling Statutory Town Hall Meeting (Senate Bill 23-110).
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- B. Discuss status of inclusions under Inclusion Agreement.
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- C. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.
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- D. **District No. 1** – Report on status of dedication of Raw Water Credits by District No. 1 to the City of Greeley.

- E. **District No. 1** – Review and consider approval of Service Agreement for Vent Pipe Removal Services between District No. 1 and DCP Midstream, LP (to be distributed).

- F. **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. 2023-10-01 for the Inclusion of Real Property and direct staff to take necessary steps to complete inclusion process (enclosures - Petition and Resolution).

- G. **District No. 3** - Conduct Public Hearing on the Petition for Inclusion received from Meritage Homes of Colorado, Inc. for the inclusion of real property into the boundaries of Lake Bluff Metropolitan District No. 3 and consider adoption of Resolution No. 2023-10-02 for the Inclusion of Real Property and direct staff to take necessary steps to complete inclusion process (enclosures - Petition and Resolution).

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.

- 1. Discuss status of the Phase 1 Mass Grading Project and authorize necessary actions in connection therewith.

- B. Discuss status of the Lake Bluff 7th Street Pump Station Project.
 - 1. Discuss and consider ratifying approval of Change Order No. 1 to Construction Contract with Crow Creek Construction, LLC in the amount of \$237,897.22 (enclosure).

VI. OTHER BUSINESS

A. _____

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
NOVEMBER 21, 2023 – BUDGET HEARING.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.