

LAKE BLUFF METROPOLITAN DISTRICT NOS. 1-3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 800-741-3254
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<https://lakebluffmetropolitandistricts.specialdistrict.net/>

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:

Michael Sandene
Andrew R. Klein
Jason Pock
Megan Waldschmidt
Paige Langley
David Solin

Office:

President
Treasurer
Assistant Secretary
Assistant Secretary
Assistant Secretary
Secretary

Expiration:

May 2025
May 2025
May 2027
May 2027
May 2025

DATE: Tuesday, November 19, 2024

TIME: 2:00 p.m.

PLACE: **Zoom Meeting:**

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the 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. Confirm quorum and present disclosures of potential conflicts of interest. Approve agenda; confirm location of meeting and posting of meeting notices.

- B. Review and consider approval of Minutes from the October 15, 2024 Regular Meetings (enclosures).

- C. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested is 3rd Tuesday of every month at 2:00) and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, Establishing District Website and Designating Location for Posting 24-Hour Notices (enclosure).

- D. Discuss and authorize renewal of Districts' insurance and Special District Association (SDA) membership for 2025.
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- E. Website Accessibility Discussion (enclosure).

Discuss and consider proposals from Generation Web, Inc., Streamline Software, Inc. and A360 Enterprises, LLC (dba Allyant) related to website accessibility matters.

1. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.
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- F. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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III. FINANCIAL MATTERS

- A. **District No. 1** - Review and ratify approval of payments of claims (enclosure).
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- B. Review and accept unaudited financial statements (to be distributed).
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- C. 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 #38 prepared by Ranger Engineering, LLC ("Report #38") (to be distributed).
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- ii. **District No. 2** - Authorize and approve requisition of funds related to Report #38 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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- iii. **District Nos. 1 and 3** - Acknowledge District No. 2's authorization of payment and approval of requisition of funds.
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- D. **District No. 2** - Conduct Public Hearing to consider amendment of the 2024 Budget, if necessary, and consider adoption of Resolution No. 2024-11-02, Resolution to Amend the 2024 Budget and Appropriate Expenditures (enclosure).
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- E. Conduct Public Hearing on the proposed 2025 Budgets and consider adoption of Resolution Nos. 2024-11-02 (**District Nos. 1 and 3**) and Resolution No. 2024-11-03 (**District No. 2**), Resolutions to Adopt the 2025 Budget and Appropriate Sums of Money and Set Mill Levies (for General Fund _____, Debt Service Fund _____ and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary assessed valuation, 2025 draft Budget and resolutions).
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- F. **District Nos. 2 and 3** - 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, sign, and file the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form with the Board of County Commissioners and other interested parties.
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- H. Consider the appointment of the District Accountant to prepare 2026 budget and set date of Budget Hearing for the November 2025 Regular Meeting.
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- I. Discuss statutory audit requirements. Consider the appointment of District Accountant to prepare and file the 2024 Audit Exemption Application(s) or engagement of Hiratsuka & Associates, L.L.P. to perform the 2024 Audit(s) (Audits for District Nos. 1 and 2 / Exemption for District No. 3)
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IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
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- B. **District No. 1** - Discuss Reimbursement Agreement for Phase 1 Mass Grading Project.
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- C. **District No. 1** – Report on status of dedication of Raw Water Credits by District No. 1 to the City of Greeley.
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- D. **District No. 1** – Discuss status of request for reimbursement related to the Cache Waterline and authorize necessary actions.
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- E. **District No. 1** – Review and consider approval of the First Amendment to Oversizing Reimbursement Agreement by and between Lake Bluff Metropolitan District No. 1 and the City of Greeley, Colorado (enclosure).
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- F. **District No. 1** – Review and consider approval of Change Order No. 1 to Service Agreement for Construction Management Services between the District and Silverbluff Companies, Inc. in the amount of \$79,828.28 (enclosure).
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- G. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution 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 (enclosure). Discuss the need for ballot issues and/or questions.
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V. CAPITAL IMPROVEMENTS (**District No. 1**)

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

- A.

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 17, 2024.**

Informational Enclosures:

- Memo regarding New Rate Structure from Special District Management Services, Inc.
- Correspondence re: Weld County Multi-Jurisdictional Hazard Mitigation Plan