

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
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<https://greatwesternparkmd3.colorado.gov>

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Gregg A. Bradbury	President	2027/May 2027
Jeffrey L. Nading	Treasurer	2025/May 2025
Charles Church McKay	Assistant Secretary	2027/May 2027
Brandon Dooling	Assistant Secretary	2027/May 2027
Steve Nading	Assistant Secretary	2025/May 2025
David Solin	Secretary	

DATE Wednesday, November 20, 2024

TIME: 9:00 A.M.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:
**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.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>
Meeting ID: 546 911 9353
Passcode: 912873
Dial In: 1-719-359-4580

I. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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II. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
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- B. Approve Agenda, confirm location meeting and posting of meeting notices and designate 24-hour posting location.
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- C. Review and approve Minutes of the November 28, 2023 Regular Meeting and the November 28, 2023 Annual Meeting (enclosures).
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- D. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are June 24, 2025 and November 25, 2025 at 9:00 a.m.) and consider adoption of Resolution No. 2024-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
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E. **Insurance Matters:**

1. Authorize renewal of the District's insurance and Special District Association ("SDA") membership for 2025.
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F. **Website Accessibility Matters:**

1. Discuss website accessibility matters.
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2. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.
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III. FINANCIAL MATTERS

- A. Review and accept payment of claims (enclosure).
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- B. Review and accept unaudited financial statements (enclosure).
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- C. Review and ratify approval of 2023 Audit (enclosure), and authorization of execution of Representations Letter.
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- D. Consider engagement of independent accountant for preparation of 2024 Audit (to be distributed).
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- E. Conduct Public Hearing to consider Amendment of 2024 Budget and consider adoption of Resolution No. 2024-11-02, Resolution to Amend the 2024 Budget and Appropriate Expenditures (enclosure).
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- F. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution No. 2024-11-03, Resolution to Adopt the 2025 Budget and Appropriate Sums of Money, and Resolution No. 2024-11-04, Resolution to Set Mill Levies, for General Fund ____, Debt Service Fund ____, and Other Fund(s) ____ for a total mill levy of ____ (enclosures – preliminary AV, draft 2025 Budget, and Resolutions).
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- G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
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- H. Consider appointment of the District Accountant to prepare the 2026 Budget and set the date for a Public Hearing to adopt the 2026 Budget for November 25 2025, at 9:00 a.m., to be held via videoconference.
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IV. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Directors’ Election and consider adoption of Resolution No. 2024-11-05, Resolution Calling a Regular Election for Directors on May 6, 2025, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination Forms are due by February 28, 2025. Discuss the need for ballot issues and/or questions.
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- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (Transparency Notice).
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- C. Review and consider approval of Amended and Restated Operation Funding Agreement between the District and Great Western Park, LLC (to be distributed).
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- D. Discuss status of development within the District and authorize necessary actions in connection therewith.
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V. OPERATIONS AND MAINTENANCE

A. Consider ratifying approval of Master Service Agreement for Design and Engineering Services between the District and Kimley-Horn and Associates, Inc. (“Kimley-Horn MSA”) and Task Order No. 1 to the Kimley-Horn MSA, for Traffic Impact Study for the proposed Great Western Park North Development, in the amount of \$14,800 (enclosures).

B. Consider ratifying approval of Master Service Agreement for District Engineering Services between the District and Schedio Group LLC (enclosure).

C. Consider ratifying approval of Master Service Agreement for District Engineering Services between the District and Martin/Martin, Inc. (“Martin/Martin MSA”) and the following Task Orders to the Martin/Martin MSA (to be distributed):

1. Task Order No. 1, for Due Diligence Grading/Drainage, in the amount of \$20,000.

2. Task Order No. 2, for ALTA Survey with TOPO, in the amount of \$22,300.

VI. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

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