

# SOUTHLANDS METROPOLITAN DISTRICT NO. 1

405 Urban Street, Suite 310

Lakewood, Colorado 80228

Tel: 720-213-6621

<https://southlandsmd1.colorado.gov/>

## NOTICE OF SPECIAL MEETING AND AGENDA

| <u>Board of Directors</u> | <u>Office</u> | <u>Term/Expiration</u> |
|---------------------------|---------------|------------------------|
| Martin Liles              | President     | 2027/May 2027          |
| Joyce Rocha               | Secretary     | 2025/May 2025          |
| April Elliott             | Treasurer     | 2025/May 2025          |
| <b>VACANT</b>             |               | 2027/May 2027          |
| <b>VACANT</b>             |               | 2027/May 2025          |

DATE: December 5, 2023 (Tuesday)

TIME: 10:00 A.M.

PLACE: Southlands Shopping Center  
Management Office  
6155 South Main Street, Suite 260  
Aurora, Colorado 80016

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

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C. Review and approve Minutes of the October 27, 2023 Special Meeting (enclosure).

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D. Discuss and authorize renewal of District's insurance and Special District Association membership for 2024.

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### II. 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.

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III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Approve §32-1-809, C.R.S., Transparency Notice and posting of Notice on the District’s website and SDA Website.
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IV. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims for August 2023 thru November 2023, in the amount of \$754,509.24 (enclosure).

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B. Review and accept unaudited financial statements for the period ending September 30, 2023 and accept Cash Position Schedule, dated September 30, 2023 updated October 24, 2023 (enclosure).

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C. Consider engagement of Dazzio & Associates, PC for preparation of 2023 Audit, in the amount of \$6,500 (enclosure).

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D. Conduct Public Hearing to consider Amendment to 2023 Budget (if necessary) and consider adoption of Resolution to Amend the 2023 Budget and Appropriate Expenditures.

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E. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 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 AV, draft 2024 Budget, and Resolution).

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F. Review and approve CliftonLarsonAllen LLP 2024 Master Services Agreement and Statements of Work (enclosure).

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V. LEGAL MATTERS

- A. Discuss status of the license for the E-470 Monuments and consider authorization of a Maintenance Agreement with Southlands TC, LLC and Southlands PC, LLC.
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- B. Consider Adoption of 2024 Annual Administrative Resolution (enclosure).
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1. Discuss regular meeting dates for 2024 (suggested dates are March 14, 2024, June 13, 2024 and November 14, 2024 at 9:30 a.m. at Southlands Shopping Center, Management Office, 6155 South Main Street, Suite 260, Aurora, Colorado 80016).
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- C. Review and consider approval of Addendum to the Management Services Agreement with Public Alliance LLC for management services (enclosure).
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- D. Consider approval of an Independent Contractor Agreement between the District and Merrick for Floral Bed Renovation Design Work (enclosure).
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- E. Discuss Implementation of Accessibility Standards for Individuals with a Disability for Information Technology Systems Employed by the District.
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VI. OPERATIONS AND MAINTENANCE

- A. Presentations for the 2024 Floral Program/Hanging Baskets:

1. Sustainable Landscapes CO, LLC.
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2. Ecogreen Landscape, LLC (enclosure).
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- B. Review and consider approval of proposal from Full Spectrum Lighting, Inc. for 2024 site lighting maintenance services (enclosure).
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- C. Review and consider approval of proposal from Keesen Landscape Management, Inc. for 2024 landscape maintenance services (enclosure).

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- D. Review and consider approval of Addendum to Independent Contractor Agreement with Consolidated Divisions Inc. d/b/a CDI Environmental Contractor for 2023/2024 for snow removal services (proposal - enclosed).

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- E. Review and consider approval of Independent Contractor Agreement with CAM for 2024 Street Sweeping Services (proposal - enclosed).

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- F. Discuss increased crime within the District and additional security.

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- G. Discuss scheduling regular operations meetings for 2024.

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VII. CAPITAL IMPROVEMENTS MATTERS

- A. Discuss 2024 Median Renovation Project.

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  - 1. Consider approval of a proposal from Architerra Group for preparation of landscape plans and obtaining approval from the City of Aurora (enclosure).

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- B. Discuss the final warranty walk for the 2022/2023 Median Renovation Project.

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  - 1. Acknowledge Notice of Final Completion of the 2022/2023 Median Renovation Project from Architerra Group (enclosure).

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  - 2. Authorize release of retainage to Keesen Landscape Management, Inc.

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  - 3. Consider approval of proposal for winter water the medians from Keesen Landscape (enclosure).

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VIII. OTHER BUSINESS

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IX. ADJOURNMENT **THE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.**