

# SOUTHLANDS METROPOLITAN DISTRICT NO. 1

405 Urban Street, Suite 310

Lakewood, Colorado 80228

Tel: 720-213-6621

<https://southlandsmid1.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
Quincy Hudspeth	Secretary	2027/May 2025
April Elliott	Treasurer	2025/May 2025
<b>VACANT</b>		2025/May 2025
<b>VACANT</b>		2027/May 2025

DATE: December 3, 2024 (Tuesday)

TIME: 9:30 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.

---

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

---

C. Review and approve Minutes of the August 20, 2024, September 9, 2024 and October 30, 2024 Meetings (enclosures).

---

D. Discuss and authorize renewal of District's insurance and Special District Association membership for 2025.

---

### 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.

---

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.

- Ratify approval of Independent Contractor Agreement between the District and Bling Entertainment and Events, LLC for holiday parade services, in the amount of \$38,235 (enclosure).
  - Acknowledge resignation of Joyce Rocha, effective October 15, 2024 (enclosure).
  - Ratify the appointment of Director Hudspeth as the District Secretary.
  - Ratify approval proposal from Alliance Commercial Maintenance Services for striping services (enclosure).
  - Ratify approval of financial statements for the period ending September 30, 2024.
  - Ratify approval of claims for October 17, 2024, in the amount of \$854,168.63 (enclosure).
  - Adoption of Second Amended and Restated Public Records Request Policy (enclosure).
- 

IV. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims for October 30, 2024 thru November 21, 2024, in the amount of \$235,368.16 (enclosure).

---

B. Consider engagement of Dazzio & Associates, PC for preparation of 2024 Audit, in the amount of \$6,500 (enclosure).

---

C. Conduct Public Hearing to consider Amendment to 2024 Budget (if necessary) and consider adoption of Resolution to Amend the 2024 Budget and Appropriate Expenditures (enclosure).

---

D. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution 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 AV, draft 2025 Budget, and Resolution).

---

E. Review and approve CliftonLarsonAllen LLP 2025 Statements of Work (enclosure).

---

V. LEGAL MATTERS

- A. Consider Adoption of 2025 Annual Administrative Resolution (enclosure).
- 

1. Discuss regular meeting dates for 2025 (suggested dates are the third Tuesday in February, April, June, August, October and the first Tuesday in December at 9:30 a.m. at Southlands Shopping Center, Management Office, 6155 South Main Street, Suite 260, Aurora, Colorado 80016).

---

- B. Review and consider approval of Second Addendum to the Management Services Agreement with Public Alliance LLC for management services (enclosure).
- 

- C. Review and consider approval of Utility Easement Agreement with Mall Com (enclosure).
- 

- D. Discuss 2024 Legislative Memorandum and Changes Implemented by HB 24B-1001.
- 

- E. Consider Adoption of Resolution Calling May 6, 2025 Election (enclosure).
- 

- F. Consider Approval of Resolution Adopting a Security System Policy (enclosure).
- 

- G. Discuss map showing areas for non-commercial expression (enclosure).
- 

VI. OPERATIONS AND MAINTENANCE

- A. Discuss bid opening/bids for general maintenance services. Review and consider approval of proposal from M & J Wilkow Properties, LLC for general maintenance services (enclosure).
- 

- B. Review and consider approval of proposals from Rocky Mountain Tree Care, Inc. for tree replacements and tree health care services (enclosures).
-

- C. Review and consider approval of proposal from Keesen Landscape Management, Inc. for 2025 landscape maintenance services (enclosures).
- 

- D. Review and consider approval of proposals from Sustainable Landscapes for the 2025 floral program (including hanging baskets, flower containers, floral beds and a fall floral program (enclosures).
- 

- E. Discuss extension of the ICA with Full Spectrum Lighting, Inc. for 2025 site lighting services.
- 

- F. Discuss extension of the ICA with Allied Universal Security Services, Inc. for 2025 security services.
- 

- G. Discuss extension of the ICA with Allied Universal Security Services, Inc. for 2025 common area cleaning services.
- 

- H. Discuss Detention Pond 950 maintenance.
- 

- I. Discuss the Flock security system.
- 

VII. CAPITAL IMPROVEMENTS MATTERS

- A. Discuss renovating monument flower beds.
- 

- B. Discuss monument and wayfinding sign improvements.
- 

VIII. OTHER BUSINESS

- A. \_\_\_\_\_
- 

- IX. ADJOURNMENT **THE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**