

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
(THE “DISTRICT”)  
HELD  
AUGUST 6, 2024

A regular meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, August 6, 2024, at 9:00 a.m., at the offices of DaVita Inc., 2000 16<sup>th</sup> Street, Denver, Colorado 80202 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Jason Dorfman, President  
Derrick Walker, Treasurer  
Michael Geiger, Secretary  
Amy Cara, Assistant Secretary  
Jordan Kind, Assistant Secretary

Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Rachel Alles & Jenna Trujillo; CliftonLarsonAllen LLP (“CLA”)  
Dianne Miller, Esq.; Miller & Associates Law Offices, P.C.  
Cole Kralik; Allied Universal  
Amanda Miller; DDP  
Brandon Fries; East West Urban Management  
Ted Murzyn; Elevator Technicians  
John Tryba; WSP

ADMINISTRATIVE MATTERS

**Call to Order and Agenda:**

Upon a motion duly made by Director Geiger, seconded by Director Cara and, upon vote, unanimously carried, the Board called the meeting to order at 9:06 a.m. The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Cara and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Disclosures of Potential Conflicts of Interest:**

The Board discussed the requirements of Colorado law to disclose any potential conflicts

of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Miller that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

**Quorum, Location of Meeting Posting of Meeting Notice:**

Ms. Jones confirmed the presence of a quorum and noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

**Public Comment:**

There was no public comment.

**CONSENT MATTERS**

**Minutes of July 2, 2024 Special Meeting:**

**June 30, 2024 Unaudited Financial Statement and Cash Position Report:**

**August 2024 Claims Totaling \$128,468.52:**

**June 2024 Monthly Security Report from DDP BID:**

**Ratification of Stantec Authorization for Additional Services - \$7,350.00:**

**Ratification of Paving & Tree Replacement Proposal for Tree Planting Phase \$11,750.00:**

The Board reviewed the Consent Matters. Following review and discussion, upon a motion duly made by Director Geiger, seconded by Director Cara and, upon vote, unanimously carried, the Board approved the Consent Matters, as presented.

**MANAGER UPDATES**

**17<sup>th</sup> Street Gardens follow up:**

**1. Update regarding July 8<sup>th</sup> City Council Consideration of Tier III Permit:**

This item was not discussed.

**2. Update regarding Holiday Music Proposal:**

Ms. D'Amato reviewed the Holiday Music Proposal with the Board. Following review and discussion, upon a motion duly made by Director Dorfman, seconded by Director Cara and, upon vote, unanimously carried, the Board approved the Holiday Music Proposal in an amount not to exceed \$12,000, as presented.

**3. Approval of DesignScapes Change Order Cable Guide \$17,475 and Ratification of NTE \$7,000 Fencing Materials:**

Following review and discussion, upon a motion duly made by Director Dorfman, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the DesignScapes Change Order Cable Guide in the amount of \$17,475 and ratified the not to exceed amount of \$7,000 fencing materials, as presented.

**4. Additional Yoga Dates for September:**

Ms. D'Amato reviewed with the Board and noted there has been increased participation over the last couple of months. Following discussion, upon a motion duly made by Director Cara, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the additional yoga dates in September.

**Update on Projects**

**1. Millennium Bridge Lighting Estimated \$148,000 Agreement:**

Ms. Alles reviewed with the Board. Following discussion, upon a motion duly made by Director Dorfman, seconded by Director Walker and, upon vote unanimously carried, the Board approved the Millennium Bridge Lighting Agreement at an estimated cost of \$148,000. Ms. Alles will check with Display Devices regarding light into surrounding residential windows, security/vandalism, setting timers and white light capabilities. Ms. Jones will coordinate with Stantec and Mr. Wenskoski regarding commercial grade solar lighting.

**2. Nine Dot Arts Committee Meetings:**

This item was not discussed.

**Maintenance Coordination Report – EWUM:**

Mr. Fries reviewed his monthly Maintenance Coordination Report with the Board.

**1. Update on Hello Darling permit process:**

Mr. Fries informed the Board that the City has not yet approved the permit but it is in their queue.

**Proposals for Millennium Bridge Modular Ceiling Repair:**

Mr. Murzyn reviewed the Elevator Technician ceiling repair proposal with the Board. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Cara and, upon vote, unanimously carried, the Board approved the proposal for the Millennium Bridge modular ceiling repair with Elevator Technicians in the amount of \$13,188.00, as presented.

**CDR Proposal for Union Gateway Bridge Maintenance:**

Ms. Jones reviewed the CDR proposal for Union Gateway Bridge maintenance with the Board. Following review, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the CDR proposal for Union Gateway Bridge maintenance, as presented.

**MANAGER MATTERS**

**Statutorily required documents posted on website and consider remediation services; designate website compliance coordinator:**

Ms. Jones provided an overview with the Board and noted that remediation proposals will be presented at the September Board meeting. Following discussion, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board designated CLA as the website compliance coordinator.

**DaVita Inc. Large Event Request:**

Ms. D'Amato reviewed the request with the Board. Following discussion, upon a motion duly made by Director Cara, seconded by Director Kind and, upon vote with Director Geiger abstaining, the Board approved the large event request with DaVita Inc. for August 27, 2024.

**FINANCIAL MATTERS**

None.

**DIRECTOR MATTERS**

None.

**LEGAL MATTERS**

None.

OTHER BUSINESS

The Board determined to meet on the scheduled September 3<sup>rd</sup> meeting date.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the meeting was adjourned at 10:39 a.m.

Respectfully submitted,

By  Secretary for the Meeting  
Signed by:  
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 Michael.Geiger@davita.com  
 Secretary  
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Envelope Sent	Hashed/Encrypted	9/10/2024 8:18:48 AM
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