

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE
“DISTRICT”)
HELD MARCH
MARCH 5, 2024

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, March 5, 2024, at 10:30 a.m. at Davita, 2000 16th Street, Denver, CO 80202 and WebEx videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Also, In Attendance Were:

Anna Jones, Shauna D’Amato and Jenna Trujillo; CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.
Brandon Fries; East West Urban Management
John Tryba; WSP
Andrea Barry & Valeria Serrano; NINE dot ARTS
Andy Rockmore; Shears Adkins Rockmore Architects (SAR)

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Dorfman called the meeting to order at 10:41 a.m. Upon a motion duly made by Director Dorfman, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Disclosures of Potential Conflicts of Interest: Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The Directors then reviewed the agenda for the meeting and previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

Quorum, location of meeting, and posting of meeting notice: It was noted that a quorum was present allowing the Board to act on all matters to come before them at this meeting. The Board confirmed the location of the meeting and the posting of the meeting notice.

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Public comment: There was no public comment.

CONSENT AGENDA

Minutes of the February 6, 2024 Regular Meeting:

January 31, 2024 Unaudited Financial Statements and Cash Position Report:

Interim Claims Totaling \$36,261.88:

Annual Property Owner and Resident Letters:

Following review, upon a motion duly made by Director Cara, seconded by Director Walker and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items, as presented.

PROJECT UPDATES

Discuss Helix Ramp Feasibility: Mr. Rockmore with SAR shared a virtual model of preliminary ramp designs with the Board. He noted that both the west and east sides of the Millennium Bridge would be a continuous loop not to exceed a 5% slope. The west side the ramp would extend over the road. Mr. Rockmore brought up the option of removing the elevator on the east side to have the ramp connected to the deck in that area. Mr. Tryba with WSP also provided input. The Board requested that WSP and SAR to develop a feasibility study proposal to present at the April Board meeting. Ms. Trujillo will also plan to present a projected cost of elevator maintenance for the next 5-10 years for discussion.

Elevator Updates:

- Discussion of Elevator Costs
- Approval of TK Elevator Union Gateway Bridge Repair Work - \$6,512.27

Mr. Fries reviewed elevator costs with the Board and presented the TK Elevator Union Gateway Bridge Repair Work Order to the Board. The repair work would require TK Elevator to have a specialist on site to analyze the problem and make the repair. 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 TK Elevator Union Gateway Bridge Repair Work Order in the amount of \$6,512.27, as presented.

- Peak Elevator Hydraulic Elevator Modernization for 18th Street Bridge (Two Elevators) - \$276,975.00.
- TK Elevator - Union Gateway Bridge \$294,673.21 modernization proposal.

Mr. Fries provided a post packet proposal and comparison sheet from Elevator Technicians to the Board and then discussed all three options with the Board. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Cara and, upon vote, unanimously carried, the Board determined to move

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ahead with Elevators Technicians for the Union Gateway Bridge modernization.

WSP updates

- Millennium Bridge Re-coating: Mr. Tryba provided an update regarding the project and asked the Board if they would like to continue with the planning and preliminary approval process or give pause to the project until such time as feasible to coordinate with RTD's scheduled improvements.

The Board discussed and determined to proceed the coordination with RTD and finalize the design for approximately \$30,000. Mr. Tryba clarified that WSP will coordinate with RTD to get the re-coating project to coincide with RTD's schedule.

MANAGER ITEMS

None.

FINANCIAL ITEMS

Public Hearing to consider amendment of the 2023 Budget; Consider adoption of Resolution to Amend 2023 Budget: Upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board opened the public hearing at 12:24 p.m.

Upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board closed the public hearing at 12:24 p.m.

It was noted that publication of the Notice stating that the Board would consider the 2023 amended budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

Ms. Trujillo reviewed the amended budget with the Board. Following review, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2023 Budget, as presented.

Renewal of CD Maturity on March 9th: Ms. Trujillo discussed with the Board, and it was determined to go with ColoTrust.

DIRECTOR ITEMS

None.

ATTORNEY ITEMS

Discussion regarding Design Review Board. Director Cara explained the Design Review Board and that it consists of five Board members, three architects and two community representatives. They are asking to integrate the Design Review into the Metro District. Central Platte Valley Metropolitan District's Service Plan predates the Design Review Board.

Ms. Miller also presented another item to think about regarding the ramps for the bridges. The District does not have debt authorization for the amounts discussed

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and the Board will need to include the cost of an election to authorize the debt amount.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made and seconded, the Board adjourned the meeting at 12:39 p.m.

Respectfully submitted,

DocuSigned by:

Michael Geiger

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Secretary for the Meeting

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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/2/2024 3:31:50 PM
Certified Delivered	Security Checked	4/2/2024 3:32:35 PM
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