

REDTAIL RIDGE METROPOLITAN DISTRICT

(Formerly known as Redtail Ridge Metropolitan District No. 3)

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://redtailridgemetrodistricts.specialdistrict.net/>

NOTICE AND AGENDA OF SPECIAL MEETING

DATE: *Monday, December 2, 2024*

TIME: *9:00 a.m.*

**LOCATION /
ACCESS:**

You may attend the meeting in any of the following ways:

1. Join Zoom Meeting
<https://us02web.zoom.us/j/85607712812?pwd=DE4ezjojq8imJprnqFc1K6W61d2X5.1>

Meeting ID: 856 0771 2812
Passcode: 663151

2. To attend via telephone, dial 1-346-248-7799 and enter the following additional information:

Meeting ID: 856 0771 2812
Passcode: 663151

Board of Directors

Donald “Don” Guerra
Kathryn “Kat” Kendall
David Saad
VACANT
VACANT
Lisa A. Jacoby

Office

President
Treasurer
Assistant Secretary

Secretary

Term Expires

May 2025
May 2027
May 2027
May 2025
May 2027
Non-elected

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices. Approve Agenda.

- C. Public Comment - Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- D. Commuting Solutions overview and discussion regarding future partnership. [Presentation by Audrey DeBarros and Camille Bedrord with Commuting Solutions] (enclosure). Authorize any necessary actions in connection therewith.
- E. Discuss business to be conducted in 2025 and location of meetings **(to be held virtually, or if held physically to be held in Louisville and virtually)**. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Posting Location for 24-Hour Notices (enclosure).
- F. Insurance Discussion
 - 1. Cyber Security and Increased Crime Coverage.
 - 2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
 - 3. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2025.
- G. Website Accessibility Discussion
 - 1. Discuss and consider proposals from Streamline Software, Inc., Generation Web and A360 Enterprises, LLC (dba Allyant) related to website accessibility matters.
 - 2. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.

II. CONSENT AGENDA - These routine items will be approved or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approve the October 22, 2024, Special Meeting Minutes (enclosure).
- B. Authorize posting of the Transparency Notice on the District and SDA website.
- C. Approve CliftonLarsonAllen LLP 2025 Statements of Work.
- D. Ratify approval of MuniCap, Inc. Agreement for Consulting Services for financial advisory, dated July 11, 2024.
- E. Ratify approval of Contract for Technical Services and Assistance between PGAV Planners, LLC and the District.

III. FINANCIAL MATTERS

- A. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
- B. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – Preliminary Assessed Valuations, 2025 Budget and Resolution).
- C. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”) for 2025 Budget year, and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- D. Consider appointment of District Accountant to prepare 2026 Budget.
- E. Consider engagement of an Auditor to perform Audit for 2024.

IV. LEGAL MATTERS

- A. Accept Assignment and Assumption of Agreement from Redtail Ridge Development, LLC and Redtail Ridge Metropolitan District No. 1 to the Redtail Ridge Metropolitan District for the following:
 - 1. Master Service Agreement for Engineering Services dated as of August 18, 2021 by and between Redtail Ridge Development, LLC, Redtail Ridge Metropolitan District No. 1 and **Dewberry Engineers, Inc.**, a New York corporation, as may be amended from time to time.
- B. Review and consider approval of Assignment and Assumption of Agreement from Redtail Ridge Portfolio, LLC to the District for the following:
 - 1. Agreement for Services dated as of December 14, 2020, by and between Brue Baukol Capital Partners, LLC, and **Harris Kocher Engineering Group, Inc., d/b/a Harris Kocher Smith**, as amended.
- C. Review and consider approval of Development Agreement (PorterCare) by and between Redtail Ridge Portfolio, LLC, PorterCare Adventist Health System, and the District.
- D. Review and consider approval of Portercare Operation Funding and Contribution Agreement by and between the District and PorterCare Adventist Health System.
- E. Review and consider approval of Cost Sharing Agreement by and between the District and Redtail Ridge Portfolio, LLC.

- F. Review and consider approval of Agreement Regarding License to Modify Goodhue Ditch between the Goodhue Ditch and Reservoir Company, Redtail Ridge Portfolio, LLC, and the District.
- G. Discuss acceptance of conveyance of real estate interests.
 - 1. Temporary Construction Easement Agreement No. 24 between Redtail Ridge Portfolio, LLC and the District.
 - 2. Easement Agreement [Detention Pond] between Redtail Ridge Portfolio, LLC and the District.
- H. Review and consider approval of First Amendment to Multiple-Year Operation Funding Agreement (“OFA”).
- I. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (enclosure). Discuss the need for ballot issues and/or questions.

V. CONSTRUCTION MATTERS

- A. Update from Construction Committee (Director Guerra and Evan Pesonen).
- B. Review and consider approval of Project Management Agreement between the District and SBDM RR, LLC.
- C. Discuss acceptance/reimbursement process for verified District eligible costs.
 - 1. Review and consider acceptance of IDES Cost Certification No. 2 for reimbursement of eligible public improvement costs to Redtail Ridge Portfolio, LLC, under the Facilities Funding Reimbursement and Acquisition Agreement, in the amount of \$2,770,090.04.

VI. OTHER BUSINESS

- A. Confirm Special Meeting for Monday, January 6, 2025 at 9:00 a.m.

VII. ADJOURNMENT

THERE ARE NO FURTHER REGULAR MEETINGS SCHEDULED FOR 2024