

VERVE METROPOLITAN DISTRICT NO. 1 (“DISTRICT”)

450 E. 17th Avenue, Suite 400

Denver, Colorado

<https://vervemetropolitandistrict1.specialdistrict.net/>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Garrett Baum	President	2025/May 2025
William Branyan	Secretary / Treasurer	2025/May 2025
Bonner Gilmore	Assistant Secretary	2025/May 2025
Michelle McDonald	Assistant Secretary	2027/May 2027
Zachary Knight	Assistant Secretary	2027/May 2027

DATE: **October 26, 2023**

TIME: **10:00 A.M.**

LOCATION: You can attend the meeting in any of the following ways:

- 1. To attend via Zoom Videoconference, use the link below:**

<https://us02web.zoom.us/j/83118648283?pwd=Qk83UCtocWpDTDZlZ0c5YkZPcmRmUT09>

- 2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:**

Meeting ID: 831 1864 8283

Passcode: 410207

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
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- B. Confirm quorum, location of meeting and posting of meeting notices. Approve agenda.
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- C. Public Comment. Matters not specifically included on the Agenda may be addressed. As a courtesy to others, comments shall be limited to three minutes per person.
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- D. Review and approve Minutes of the June 22, 2023 special meeting (enclosure).
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- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”), and direct District Counsel to file the Certification with the Board of County Commissioners and other interested parties.
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- G. Discuss and consider adoption of Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan, if necessary.
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- H. Consider engagement of Simmons & Wheeler P.C. for performance of the 2023 Audit.
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- I. Consider appointment of District Accountant to prepare 2025 Budget.
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- J. Discuss matters related to proposed 2023 Bond Issuance.

- i. Discuss and consider approval of Engagement Letter by and between the District and Sherman & Howard L.L.C. as District Bond Counsel (enclosure).
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- ii. Discuss and consider approval of Engagement Letter by and between the District and Piper Sandler & Co. for Underwriter / Placement Agent Services (enclosure).
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- iii. i approval of Agreement for Consulting Services by and between the District and MuniCap, Inc. (enclosure).
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III. LEGAL MATTERS

- A. Review and consider acceptance of Eligible Costs for Public Improvements Distribution Request Nos. 83-86 from RG and Associates, LLC and authorize reimbursement to Urban Frontier RMMA, LLC pursuant to the Facilities Funding and Acquisition Agreement by and between the District and Urban Frontier RMMA, LLC, as the same may be amended (enclosures).
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- B. Discuss and consider approval of Facilities Reimbursement Agreement by and among LPC Acquisition Company, LLC, Urban Frontier RMMA, LLC and the District.

- C. Discuss and ratify approval of (Two Party Agreements) License Agreement (Irrigation Lines) by and among Dry Creek Valley Ditch Company, DCV Ditch Company, LLC and the District.

- D. Discuss and ratify approval of (Two Party Agreements) License Agreement (Electrical Lines) by and among Dry Creek Valley Ditch Company, DCV Ditch Company, LLC and the District.

- E. Discuss and ratify approval of (Two Party Agreements) License Agreement (Ditch Improvements – W. 112th Ave) by and among Dry Creek Valley Ditch Company, DCV Ditch Company, LLC and the District.

- F. Discuss and ratify approval of (Two Party Agreements) License Agreement (Ditch Improvements – Simms Street) by and among Dry Creek Valley Ditch Company, DCV Ditch Company, LLC and the District.

- G. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).

- H. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).

- I. Discuss District services for 2024 and consider approval of necessary service agreements for related services.

- i. Discuss and authorize engagement of MSI, LLC for property management services.

- ii. Discuss and authorize approval of necessary Task Orders under the Master Service Agreement for Landscape Maintenance and Snow Removal Services by and between the District and Vargas Property Services, Inc.
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- J. Discuss ownership and maintenance of improvements.
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IV. CONSTRUCTION MATTERS

- A. Discuss matters relative to District construction process and authorize necessary actions in connection therewith.
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V. OTHER BUSINESS

- A. None.
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VI. ADJOURNMENT

THERE ARE NO REGULAR MEETINGS SCHEDULED FOR THE REMAINDER OF 2023.