

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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<https://stcmd1-3.colorado.gov/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2027/May 2027
Terry Willis	Treasurer	2027/May 2027
VACANT		2027/May 2025
VACANT		2025/May 2025
VACANT		2025/May 2025
Peggy Ripko	Secretary	

DATE: Wednesday, July 24, 2024

TIME: 8:30 A.M.

LOCATION: Zoom: The meeting can be joined through the directions below.

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Phone Number: 1 (719) 359-4580

Meeting ID: 862 6755 0643

Passcode: 987572

I. ADMINISTRATIVE MATTERS

- A. Call to Order/Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.

- B. Approve Agenda; confirm location of the meeting and posting of meeting notice.

- C. Approve Minutes of the March 11, 2024 Special Meeting and November 1, 2023 Statutory Annual Meeting (enclosures).

II. PUBLIC COMMENTS

- 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.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following period (enclosure):

Fund	Period Ending Mar. 31, 2024	Period Ending Apr. 30, 2024	Supplemental Payment Apr. 2024
General	\$ 75,885.11	\$ 81,449.25	\$ 3,425.25
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 64,375.61	\$ 2,122.78	\$ -0-
Payroll	\$ 92.35	\$ 92.35	\$ -0-
Total	\$ 140,353.07	\$ 83,664.41	\$ 3,425.25

Fund	Period Ending May 31, 2024	Special Payment May 31, 2024	Period Ending Jun. 30, 2024
General	\$ 29,917.44	\$ 1,166.52	\$ 25,170.74
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 831.25	\$ -0-	\$ 1,225.00
Payroll	\$ -0-	\$ -0-	\$ -0-
Total	\$ 30,748.69	\$ 1,166.52	\$ 26,395.74

IV. LEGAL MATTERS

- A. Update on Items Relating to Junior Limited Tax General Obligation Bond, Series 2020C in the Total Aggregate Principal Amount of up to \$16,215,000 and Taxable Junior Limited Tax General Obligation Bond, Series 2020D in the Total Aggregate Principal Amount of up to \$18,958,000:
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- B. Discuss and ratify the appointment of Director to the Wrap Building No. 6-01 Owners Association.
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- C. Discuss Memorandum Regarding HB 21-1110 and Rules Establishing Technology Accessibility Standards (to be distributed).
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1. Consider approval of Resolution Adopting Technology Accessibility Standards (enclosure).
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V. LANDSCAPING MATTERS

- A. Review and consider approval of a proposal from ManageMowed Boulder for replacement of the valve box covers at Thrive Block (enclosure).
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- B. Review and consider approval of a proposal from ManageMowed Boulder for replacement of 9 Decoders (enclosure).
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- C. Review and consider approval of a proposal from ManageMowed Boulder for replacement of a Hot Wing Tatarian Maple tree and a Swamp White Oak tree (enclosure).
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- D. Review and consider approval of a proposal from ManageMowed Boulder for rock installation at 432 Promenade (enclosure).
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- E. Review and consider approval of a proposal from ManageMowed Boulder for replacement of landscape damaged from fire (enclosure).
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- F. Review and consider approval of a proposal from ManageMowed Boulder to install landscaping and repair irrigation as needed at Block 14 (enclosure).
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VI. PLAZA, PARKING AND MAIN STREET MATTERS

- A. Discuss social events for the District.
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- B. Review and discuss installing a sculpture downtown near the front of the Town's Civic Space (enclosure).
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- C. Review and consider approval of a proposal from Parkwell, LLC for parking management (enclosure).
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- D. Review and consider options for the community bulletin board (enclosure).

- E. Review and consider approval of Commercial Rules and Regulations of STC Metropolitan District No. 2 (enclosure).

- F. Review and consider approval of a proposal from Property Solutions Team LLC to install heater in the elevator pit (enclosure).

- G. Review and consider approval of a proposal from Mtn High Sign + Design LLC to design the MOB sign (enclosure).

- H. Discuss the requirement to operate the Water Feature.

- I. Discuss the options to deter birds from parking garage.

VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$1,813,906.13, under Final Engineers Report and Certification #106 prepared by Ranger Engineering, LLC, dated March 27, 2024 (enclosure).

- B. Review and consider acceptance of improvement costs in the amount of \$860,072.47, under Final Engineers Report and Certification #107 prepared by Ranger Engineering, LLC, dated April 25, 2024 (enclosure).

- C. Review and consider acceptance of improvement costs in the amount of \$861,539.72, under Final Engineers Report and Certification #108 prepared by Ranger Engineering, LLC, dated May 30, 2024 (enclosure).

- D. Review and consider acceptance of improvement costs in the amount of \$437,973.49, under Final Engineers Report and Certification #109 prepared by Ranger Engineering, LLC, dated June 18, 2024 (enclosure).

VIII. DEVELOPER UPDATE

A. Status of Development.

B. Status of any Necessary Inclusions.

C. Review and consider acceptance of Conveyance of Facilities (enclosures).

IX. OTHER MATTERS

A. _____

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 6, 2024.**