

**NOTICE OF SPECIAL MEETING & AGENDA
ESTANCIA METROPOLITAN DISTRICT**

<https://estanciametrodistrict.com/>

2154 E. Commons Avenue, Suite 2000
Centennial, Colorado 80122

This meeting will also be held via teleconferencing and can be joined through the directions below:

<https://us06web.zoom.us/j/89799133857?pwd=L87WStCxoal1bSkYd8s2dzZjIfzrGl.1>

Meeting ID: 897 9913 3857
Passcode: 831492
Call-In Number: 1-720-707-2699

Wednesday, November 8, 2023
1:30 P.M.

Jason Dassinger, President	Term to May 2027
Rodney Alpert, Treasurer	Term to May 2027
Paul Andrade, Secretary	Term to May 2025
Richard Giardina, Assistant Secretary	Term to May 2025
VACANCY	Term to May 2027

AGENDA

- 1. ADMINISTRATIVE MATTERS**
 - a. Call to Order
 - b. Declaration of Quorum and Confirmation of Director Qualifications
 - c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
 - d. Approval of Agenda

- 2. PUBLIC COMMENT** (Items not on the Agenda; Comments limited to three minutes per person)

- 3. CONSENT AGENDA ITEMS** (These items are considered to be routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered in the regular agenda.)
 - a. Approval of Minutes from October 11, 2023 Regular and Annual Meetings (**enclosures**)
 - b. Ratification of Payment of Claims as of November 8, 2023 (\$19,242.76) (**enclosure**)
 - c. Acceptance of Unaudited Financial Statements as of September 30, 2023 (**enclosure**)
 - d. Approval of Independent Contractor Agreement with Keesen Landscape Management, Inc. (“Keesen”) for 2024 Landscape Maintenance Services (**proposal enclosed**)
 - e. Approval of Addendum No. 1 to Independent Contractor Agreement with Keesen for 2024 Landscape Maintenance Services for Plant Health Care (\$1,182.94) (**enclosure**)
 - f. Approval of Addendum No. 2 to Independent Contractor Agreement with Keesen for 2024 Landscape Maintenance Services for Detention Pond Cleanout and Native Mowing (\$7,100.17) (**enclosure**)
 - g. Approval of Proposal from Keesen for Winter Watering (if necessary) (\$2,025) (**enclosure**)

- h. Approval and Renewal of Consultant Agreements for 2024 Services (copies of all agreements available upon request; no changes in scope or fees unless otherwise noted. New Agreements to be signed with District as necessary):
 - i. Simmons & Wheeler, P.C. for Accounting Services
 - ii. WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, for General Counsel and Management Services
 - iii. Seipp Enterprises, Inc., d/b/a High Plains Sanitation Services, for On-Site Wastewater Treatment System Inspection and Pumping Services
 - iv. Church Onsite Wastewater Consultants, LLC for Onsite Wastewater Treatment Engineering Services
 - v. Heatherly Creative, LLC for Ongoing Maintenance of Website
 - vi. Farnsworth Group, Inc. for Architectural Design Review Services
 - vii. Waste Management of Colorado for Trash Removal Services

4. FINANCIAL MATTERS

- a. Conduct Public Hearing on 2023 Budget Amendment and Consider Adoption of Resolution No. 2023-11-01: Amending Budget (**enclosure**)
- b. Conduct Public Hearing on 2024 Budget and Consider Adoption of Resolution No. 2023-11-02: Adopting Budget, Imposing Mill Levy and Appropriating Funds (**enclosure**)
- c. 2023 Refunding Loan
 - i. Consider making a final determination to issue and refund general obligation indebtedness, specifically, consider the adoption of Resolution No. 2023-11-03 authorizing the issuance of the execution and delivery of a Series 2023 Loan Agreement and Promissory Note between the District and Flagstar Public Finance Corp., as lender (the “Series 2023 Loan”) in a maximum aggregate principal amount of not to exceed \$7,000,000 for the purpose of refunding the District’s outstanding indebtedness and paying or reimbursing the costs of public improvements serving the residents and taxpayers of the District; approving, ratifying, and confirming the execution of certain related agreements and documents; making determinations and findings as to other matters related to such financing transactions; authorizing incidental action; and repealing prior inconsistent actions (**enclosure**)
- d. Consider Approval of Engagement of Auditor to Perform 2023 Audit

5. DISTRICT MANAGER MATTERS (Enclosure – Management Report)

- a. General Update
- b. Presentation by Flock Safety on License Plate Recognition Cameras (**enclosure**)
- c. Consider Adoption of Resolution No. 2023-11-04: Annual Administrative Resolution (**enclosure**)
- d. Discuss Board Vacancy

6. LEGAL MATTERS

- a. Consider Approval of Termination of Funding and Reimbursement Agreement with Estancia 80, LLC (**enclosure**)
- b. Consider Approval of Termination of Infrastructure Acquisition Agreement with Estancia 80, LLC (**enclosure**)
- c. Status of Collection Accounts

7. OTHER BUSINESS

8. ADJOURNMENT