

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
8390 E. CRESCENT PKWY., STE. 300
GREENWOOD VILLAGE, CO 80111
Phone: 303-779-5710 Fax: 303-779-0348
www.cpvcmd.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, February 6, 2023

TIME: 9:00 a.m.

LOCATION: DaVita Inc.
 2000 16th Street
 Denver, CO 80202

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

A. To attend via WebEx videoconference, use the link below:

<https://village.webex.com/join/michael.geiger>

ACCESS:

B. To attend via telephone, dial 1-415-655-0001
 Enter the following Passcode: 801164611#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jason Dorfman	President	May 2027
Michael Geiger	Secretary	May 2025
Derrick Walker	Treasurer	May 2025
Amy Cara	Assistant Secretary	May 2025
Jordan Kind	Assistant Secretary	May 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. 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.

II. CONSENT AGENDA

- A. Review and consider approval of the minutes of the January 2, 2024 Regular Meeting (enclosure).
- B. Accept December 31, 2023 Unaudited Financial Statements and Cash Position Report (enclosure).
- C. Ratify January 2024 Interim Checks Totaling \$115,705.30 (enclosure).
- D. Review December 2023 Monthly Security Report from DDP BID (enclosure).

III. MANAGER ITEMS

- A. 17th Street Gardens follow up:
 - 1. Update on Projects.
- B. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosed).
 - 1. Update on Hello Darling permit process.
- C. Update of 2024 insurance renewal (enclosure).

IV. FINANCIAL ITEMS

- A. Review and consider approval of Simmons & Wheeler PC 2023 Audit Engagement Letter NTE \$5,000 (enclosure).

V. PROJECT UPDATES

VI. DIRECTOR ITEMS

VII. ATTORNEY ITEMS

- A. Update on Nine Dot Arts Contract.

VIII. OTHER BUSINESS

- A. Discuss alternate time for March 5th meeting.

IX. ADJOURNMENT

A

B.

The next regular meeting is scheduled for Tuesday, March 5, 2024 at _____ a.m. at DaVita Inc. (2000 16th Street, Denver, CO 80202) and via WebEx.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY
COORDINATION METROPOLITAN
DISTRICT (THE “DISTRICT”)
HELD
JANUARY 2, 2024

A regular meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, January 2, 2024, at 9:00 a.m. via MS Teams 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:

Shauna D’Amato, Rachel Alles, Jenna Trujillo and Jason Carroll;
CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.
Brandon Fries; East West Urban Management
Todd Wenskoski; Livable Cities Studio
John Tryba; WSP

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the meeting was called to order at 9:01 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger 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.

RECORD OF PROCEEDINGS

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.

Public comment: None

CONSENT AGENDA

**Minutes of the December 5, 2023 Regular Meeting:
November 2023 Monthly Security Report from DDP BID:**

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

MANAGER ITEMS

17th Street Gardens:

Update on Projects: Mr. Wenskoski provided an update to the Board

Approval of Revised Agreement with DesignScapes - \$934,209.00: Mr. Wenskoski reviewed the revised agreement with the Board noting that the with the bid and a 2.5% of bonds required, the total amount is approximately \$960,000.00. The Board discussed the agreement and fencing and irrigation exclusions. 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 revised DesignScapes agreement in the amount of \$960,000.00, as presented.

Approval of Site Survey: Upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the HCL Surveying Services for 17th Street Gardens Encroachment Easement in the amount of \$6,325.

Approval of TKE to provide maintenance of bridge elevators - \$898.40 per hour: Ms. D'Amato reviewed with the Board. It was noted that Attorney Miller is working on the encroachments and Mr. Wenskoski is working with the City of Denver on the permit. The Board stated they would like a cap of the hours. Also noted that the required inspections for the Millenium Bridge are four times a year and twice a year for the 19th

RECORD OF PROCEEDINGS

Street Bridge. Following review and discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the TKE proposal, as presented.

Update on Survey Report: Mr. Tryba provided an update stating the survey has been registered with the City of Denver, and no conflicts or critical issues have been found.

Review Maintenance Coordination Report – EWUM, Brandon Fries: No report was provided due to technical issues.

- **Hello Darling Permit Process:** There was no update.

Update of 2024 insurance renewal: Ms. D’Amato provided an update to the Board noting that she has met with Director Kind and Ms. Rickord of T. Charles Wilson over the holidays. She stated Ms. Rickord will obtain a quote and circulate within the next week. Director Kind and Ms. D’Amato will then present at the February meeting.

FINANCIAL ITEMS

Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget: It was noted that an amendment to the 2023 Budget would not be necessary.

Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money: Upon a motion duly made by Director Walker, seconded by Director Cara and, upon vote, unanimously carried, the Board opened the public hearing at 9:57 a.m.

It was noted that publication of Notice stating that the Board would consider the 2024 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.

Upon a motion duly made by Director Walker, seconded by Director Cara and, upon vote, unanimously carried, the Board closed the public hearing at 9:57 a.m.

The proposed 2024 budget was presented by Ms. Trujillo and noted there were no changes from the December presentation of the CPVCMD budget. Following review and discussion, upon a motion duly made by Director Walker, seconded

RECORD OF PROCEEDINGS

by Director Geiger and, upon vote, unanimously carried, the Board approved the proposed 2024 Budget and adoption of Resolution 2024-01-01 to Adopt the 2024 Budget and Appropriate Sums of Money, as discussed and presented

PROJECT UPDATES None.

DIRECTOR ITEMS None.

ATTORNEY ITEMS None.

OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Board at this time, upon a motion duly made by Director Cara, seconded by Director Walker and, upon vote, unanimously carried, the Board adjourned the meeting at 9:59 a.m.

Respectfully submitted,

Secretary for the Meeting

CPV COORDINATION METROPOLITAN DISTRICT
FINANCIAL STATEMENTS
DECEMBER 31, 2023

**Central Platte Valley Coord Metro Dist
Balance Sheet - Governmental Funds
December 31, 2023**

	<u>General</u>	<u>Total</u>
Assets		
Checking Account	\$ 50,290.03	\$ 50,290.03
Due from Other Districts	190,000.00	190,000.00
Accounts Receivable	11,255.70	11,255.70
Prepaid Insurance	6,834.00	6,834.00
Total Assets	<u>\$ 258,379.73</u>	<u>\$ 258,379.73</u>
Liabilities		
Accounts Payable	\$ 205,185.97	\$ 205,185.97
Event Deposits	1,500.00	1,500.00
Total Liabilities	<u>206,685.97</u>	<u>206,685.97</u>
Fund Balances	<u>51,693.76</u>	<u>51,693.76</u>
Liabilities and Fund Balances	<u>\$ 258,379.73</u>	<u>\$ 258,379.73</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Central Platte Valley Coord Metro Dist
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Other revenue	\$ -	\$ 115.52	\$ (115.52)
Transfers from other districts	3,180,000.00	2,217,803.50	962,196.50
Transfers from other districts - Capital	350,000.00	-	350,000.00
Total Revenue	<u>3,530,000.00</u>	<u>2,217,919.02</u>	<u>1,312,080.98</u>
Expenditures			
General government			
Accounting	65,000.00	82,185.29	(17,185.29)
Auditing	4,000.00	4,500.00	(500.00)
Contingency	9,542.00	-	9,542.00
Directors' fees	6,000.00	4,100.00	1,900.00
District management	95,000.00	143,214.77	(48,214.77)
Dues and membership	4,500.00	4,237.50	262.50
Election	2,500.00	1,477.50	1,022.50
Engineering	10,000.00	31,200.00	(21,200.00)
Insurance	7,500.00	6,719.00	781.00
Legal	46,000.00	51,764.50	(5,764.50)
Miscellaneous	3,000.00	1,949.93	1,050.07
Onsite Management	80,000.00	101,632.93	(21,632.93)
Payroll taxes	458.00	313.65	144.35
Website	1,500.00	-	1,500.00
Operations and maintenance			
Landscaping and other maintenance	700,000.00	509,140.97	190,859.03
17th Street Gardens	380,000.00	248,664.67	131,335.33
Security	665,000.00	640,790.13	24,209.87
Millennium Bridge maintenance	860,000.00	186,266.58	673,733.42
Union Gateway Bridge maintenance	195,000.00	177,412.69	17,587.31
Engineering - repairs and maintenance			
Repairs and maintenance	40,000.00	-	40,000.00
Capital			
Art Funds	350,000.00	-	350,000.00
Total Expenditures	<u>3,525,000.00</u>	<u>2,195,570.11</u>	<u>1,329,429.89</u>
Net Change in Fund Balances	5,000.00	22,348.91	(17,348.91)
Fund Balance - Beginning	14,811.00	29,344.85	(14,533.85)
Fund Balance - Ending	<u>\$ 19,811.00</u>	<u>\$ 51,693.76</u>	<u>\$ (31,882.76)</u>

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SUPPLEMENTARY INFORMATION

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
Schedule of Cash Deposits & Investments
December 31, 2023
Updated as of January 25, 2024

	General Fund
<u>Wells Fargo Bank - Checking Account</u>	
Balance as of 12/31/23	\$ 50,290.03
Subsequent activities:	
01/03/24 Denver Water ACH	(221.34)
01/05/24 Transfer from CPVMD	120,000.00
01/05/24 Xcel ACH	(3,756.28)
01/09/24 Bill.com Payables	(110,570.39)
<i>Anticipated transfer form CPVMD</i>	<i>88,000.00</i>
<i>Anticipated bill.com payables</i>	<i>(88,215.93)</i>
<i>Anticipated Balance</i>	<i>\$ 55,526.09</i>

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Central Platte Valley Coordination Metropolitan District
Schedule of Payables as of January 25, 2024
Paid February 6, 2024

Vendor	Invoice #	Date	Approval Status	Payment Status	Open Balance	
Century Link	303-436-9655	12/25/2023	Approving	Unpaid	\$ 243.44	
Century Link	303-629-9660	1/4/2024	Approving	Unpaid	90.95	334.39
DENVER WATER	4661150000	1/11/2024	Approving	Unpaid	18.40	
DENVER WATER	8489380088	1/11/2024	Approving	Unpaid	18.40	
DENVER WATER	8291430350	1/11/2024	Approving	Unpaid	18.40	
DENVER WATER	3804050000	1/11/2024	Approving	Unpaid	41.58	
DENVER WATER	4987054226	1/11/2024	Approving	Unpaid	128.95	
DENVER WATER	0592267648	1/11/2024	Approving	Unpaid	18.40	244.13
Diversified Underground Inc	28957	12/31/2023	Approving	Unpaid	110.00	110.00
Downtown Denver BID	TR-38528-24	8/12/23-9/13/23	9/13/2023	Approving	Unpaid	10,999.20
Downtown Denver BID	TR-38516-24	11/10/23-12/06/23	12/6/2023	Approving	Unpaid	4,824.00
Downtown Denver BID	CHA-38486-24	12/07/23-12/21/23	12/21/2023	Approving	Unpaid	9,852.87
Downtown Denver BID	SEC-12/22/23-01-04-24	1/4/2024	Approving	Unpaid	9,392.32	35,068.39
East West Urban Management	12/31 MB	12/31/2023	Approving	Unpaid	3,741.25	
East West Urban Management	Office Supplies	12/31/2023	Approving	Unpaid	20.40	
East West Urban Management	12/31 UG	12/31/2023	Approving	Unpaid	4,456.75	
East West Urban Management	12/31 Mgmt	12/31/2023	Approving	Unpaid	5,661.05	
East West Urban Management	Access 01/01	1/1/2024	Approving	Unpaid	3.63	13,883.08
Encore Electric	70595	12/22/2023	Approving	Unpaid	1,307.00	1,307.00
Fire Alarm Services, Inc	102540	12/31/2023	Approving	Unpaid	290.00	
Fire Alarm Services, Inc	102798	1/4/2024	Approving	Unpaid	1,044.00	1,334.00
Horizon Glass Glazing	57411	12/28/2023	Approving	Unpaid	1,328.69	1,328.69
JT Specialty Services	21930	1/24/2024	Approving	Unpaid	410.00	410.00
Livable Cities Studio, Inc	2115	12/25/2023	Approving	Unpaid	2,000.00	2,000.00
LONG Building Technologies, Inc	SCPAY0067246	12/25/2023	Approving	Unpaid	870.00	
LONG Building Technologies, Inc	SCPAY0067383	1/10/2024	Approving	Unpaid	984.00	1,854.00
Miller and Associates Law Offices	957	12/31/2023	Approving	Unpaid	3,162.50	3,162.50
Orkin Denver Commercial	253812737	12/5/2023	Approving	Unpaid	167.99	
Orkin Denver Commercial	255193201	1/5/2024	Approving	Unpaid	167.99	335.98
Reflection Windows & Doors LLC	93675	12/13/2023	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	93676	12/13/2023	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	93936	1/11/2024	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	93937	1/11/2024	Approving	Unpaid	500.00	2,000.00
Riverfront Park Association	SEC 12/11/23-12/24/23	12/27/2023	Approving	Unpaid	9,637.50	
Riverfront Park Association	Verizon 9952643646	1/1/2024	Approving	Unpaid	32.83	
Riverfront Park Association	Allstream 20209616	1/12/2024	Approving	Unpaid	208.25	9,878.58
Stantec Architecture Inc.	2178822	1/5/2024	Approving	Unpaid	2,588.00	2,588.00
Stealth Monitoring Inc	IN367478	1/11/2024	Approving	Unpaid	5,750.00	5,750.00
TK Elevator Corporation	5002337467	12/11/2023	Approving	Unpaid	627.00	
TK Elevator Corporation	3007650032	1/31/2024	Approving	Unpaid	932.41	
TK Elevator Corporation	3007650025	1/31/2024	Approving	Unpaid	900.46	2,459.87
Utility Notification Center of Colorado	223120332	12/31/2023	Approving	Unpaid	10.32	10.32
Xcel Energy	53-2026712-7	1/2/2024	Approving	Unpaid	828.18	
Xcel Energy	53-0010034496-2	1/12/2024	Approving	Unpaid	271.35	
Xcel Energy	53-2026711-6	1/16/2024	Approving	Unpaid	438.68	
Xcel Energy	53-9105366-2	1/16/2024	Approving	Unpaid	2,618.79	4,157.00
					<u>\$ 88,215.93</u>	<u>\$ 88,215.93</u>

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Central Platte Valley Coordination Metropolitan District - General Fund									
Schedule of Maintenance Costs									14
				2022	2023	12/31/23	2023	Budget	
				Actual	Budget	Actual	Estimated	Variance	
Acct No.	Account Name:	Vendor/Description	Notes						
	Security								
107606		Denver Police - Off Duty		291,282	350,000	292,432	350,000	-	
		DDPBID Security		219,022	250,000	271,679	280,000	(30,000)	
		Stealth Monitoring		59,341	65,000	72,470	75,000	(10,000)	
		Additional Security		-	-	4,210	5,000	(5,000)	
				569,645	665,000	640,790	710,000	(45,000)	
	Landscaping and Other Maintenance								
107585	Landscaping and repairs	DCPS/Genesis	Annual contract	87,907	85,000	108,914	110,000	(25,000)	
107584		Landscaping - Tree maintenance	DDBID	-	40,000	-	20,000	20,000	
107584		Landscaping - Tree replacement		51,713	100,000	91,978	100,000	-	
107586		Other - Irrigation and other repairs		7,045	10,000	8,223	9,000	1,000	
107587	Lighting	Xcel	Pedestrian lights	11,410	12,000	15,365	16,000	(4,000)	
107588	General maintenance/cleanup	DDPBID	Base contract	277,317	250,000	188,117	200,000	50,000	
		Other	Encore	-	25,000	-	-	25,000	
107593		Snow removal	DDBID	7,181	40,000	4,202	20,000	20,000	
107589	Irrigation	Denver Water		6,838	6,000	6,784	7,000	(1,000)	
107590	Fossil filters	Komac	Base contract - 55% to District	18,526	25,000	39,720	40,000	(15,000)	
		Komac	Replacement	-	20,000	-	-	20,000	
107592	Storm drainage	Annual storm drainage	2 locations	2,772	2,000	3,440	4,000	(2,000)	
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical	16,694	50,000	42,398	43,000	7,000	
		Seasonal Lighting		-	30,000	-	-		
		Contingency		-	5,000	-	1,500	3,500	
				487,403	700,000	509,141	570,500	99,500	
	17th Street Gardens								
107810	Landscaping	Landscape design/renovations	Includes temporary fencing	17,978	100,000	126,613	130,000	(30,000)	
		Denver Commercial Property Services - annual contract		5,066	25,000	-	20,000	5,000	
107812	Repairs and maintenance	DDBID		72,464	70,000	44,910	60,000	10,000	
		Other repairs and maintenance	Orkin/stantec	38,006	45,000	11,870	20,000	25,000	
		Seasonal lighting		12,968	12,000	-	5,000	7,000	
107820		Activation		59,209	50,000	5,874	20,000	30,000	
107815		Other	Musicians	61,081	75,000	58,116	60,000	15,000	
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place	2,090	3,000	1,282	2,000	1,000	
				268,862	380,000	248,665	317,000	63,000	

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Central Platte Valley Coordination Metropolitan District - General Fund									
Schedule of Maintenance Costs									15
				2022	2023	12/31/23	2023	Budget	
				Actual	Budget	Actual	Estimated	Variance	
Acct No.	Account Name:	Vendor/Description	Notes						
	Millennium Bridge/Mall/Fountain								
107601	General Maintenance/Cleanup	EWUM/RPA		48,136	65,000	55,022	65,000	-	
		DDPBID - Bridge maintenance		57,084	55,000	43,395	55,000	-	
		Other		-	1,000	-	1,000	-	
107602	Elevator	ThyssenKrupp	Maintenance contract	10,455	12,000	10,812	11,000	1,000	
		ThyssenKrupp	Other repairs	22,367	25,000	16,367	23,000	2,000	
		Integra phone charges		5,748	2,500	540	1,000	1,500	
		Other repairs	Gallegos/RPA	4,275	5,000	2,872	3,000	2,000	
		JT Specialty Services	Graffiti	10,419	5,000	3,794	5,000	-	
		Long Mechanical		6,500	15,000	9,374	10,000	5,000	
		Reflection Windows	Housing glass cleaning	1,080	6,000	6,000	6,000	-	
		Fire Alarm system		-	1,000	4,014	4,500	(3,500)	
		Elevator permits/inspections		-	1,500	-	1,500	-	
107603	Lighting	Xcel	16th Street A&B - Power to bridge	15,565	16,000	15,640	16,000	-	
107604	Irrigation	16th Street Fountain		4,593	2,000	4,808	5,000	(3,000)	
		Promenade Lofts/Western Proscapes		2,472	1,500	745	1,500	-	
107605	Snow removal	DDPBID		3,667	15,000	-	15,000	-	
107609	Other	68 West - Bridge maintenance		41,831	40,000	-	-	40,000	
		Landscaping		7,808	10,000	-	5,000	5,000	
		Encore Electric/Mathias/Connect		17,422	10,000	-	5,000	5,000	
		Fountain repair/deck repairs		857	5,000	-	5,000	-	
		Gallegos/Stantec/Commercial Lighting		1,100	5,000	12,884	20,000	(15,000)	
		Millennium Bridge inspection		-	55,000	-	-	55,000	
		Wood refinishing	Railing and benches	-	-	-	-	-	
		Bridge painting		-	500,000	-	-	500,000	
		Contingency		-	6,500	-	4,200	2,300	
				261,379	860,000	186,267	262,700	597,300	

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Central Platte Valley Coordination Metropolitan District - General Fund
Schedule of Maintenance Costs

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				2022	2023	12/31/23	2023	Budget
				<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Estimated</u>	<u>Variance</u>
<u>Acct No.</u>	<u>Account Name:</u>	<u>Vendor/Description</u>	<u>Notes</u>					
	Union Gateway Bridge							
107701	General Maintenance/Cleanup	EWUM		43,618	45,000	48,711	55,000	(10,000)
		DDPBID - Bridge maintenance		38,519	40,000	33,694	45,000	(5,000)
		Other		-	3,000	466	1,000	2,000
107702	Elevator	Century Link		3,833	4,000	3,995	4,000	-
		ThyssenKrupp	Maintenance contract	12,180	12,000	10,440	12,000	-
		ThyssenKrupp	Other repairs	6,767	15,000	47,217	50,000	(35,000)
		JT Specialty	Graffiti	3,365	3,000	3,130	4,000	(1,000)
		Long Mechanical		870	5,000	870	5,000	-
		Reflection Windows	Housing glass cleaning	6,500	6,000	6,000	6,000	-
		Elevator permits/inspections		1,000	1,000	-	1,000	-
		Fire Alarm system		540	1,500	540	1,500	-
		Other		-	1,500	400	1,500	-
107703	Lighting	Xcel		23,381	25,000	22,021	26,000	(1,000)
107704	Other	Other repairs	Encore	2,445	4,000	-	4,000	-
		68 West - Bridge maintenance		30,225	25,000	-	10,000	15,000
		Contingency		-	4,000	-	5,000	(1,000)
				173,243	195,000	177,484	231,000	(36,000)
				1,760,532	2,800,000	1,762,347	2,091,200	678,800
				-	-			
		DDPBID		719,786	820,000			45,000
		Denver Commercial Property Services		100,781	120,000	673,773	775,000	(655,000)
		EWUM/RPA		91,754	110,000	108,914	135,000	(10,000)
		68 West		72,056	65,000	103,733	120,000	(55,000)
		ThyssenKrupp		51,769	64,000	-	10,000	54,000
		JT Specialty		7,640	8,000	84,836	96,000	(88,000)
		Long Mechanical		11,289	10,000	6,924	9,000	1,000
		Reflection Windows		13,000	21,000	10,244	15,000	6,000
		Gallegos		17,794	55,000	12,000	12,000	(8,000)
		Livable Cities/MGT		17,978	100,000	55,282	63,000	(30,000)

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Denver on February 19, 2013 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City and County of Denver (City). The District operates under a Service Plan approved by the City Council on November 26, 2012.

The District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's physical boundaries.

On February 5, 2013, the District's voters authorized the District to collect, retain, and spend the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, service charges, inspection charges, administrative charges, grants or any other fee, rate, toll, penalty, or charges authorized by law or contract to be imposed, collected or received by the District during 2013 and each fiscal year thereafter, such amounts to constitute a voter-approved revenue change and be collected, retained and spent by the District without regard to any spending, revenue-raising, or other limitation.

The District has no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority, such as the Central Platte Valley Metropolitan District (CPV MD) to transfer revenues to the District, which would then use the funds to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

In accordance with its Service Plan, the District is entirely responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. It is anticipated that all capital improvements will be owned and maintained by CPV MD or dedicated to the City or to such other governmental entity as appropriate.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues

Intergovernmental Revenue

On October 8, 2013, the District entered into an intergovernmental agreement (IGA) with Central Platte Valley Metropolitan District (CPV MD). Per this Agreement, payments from CPV MD represent transfers from CPV MD to the District to provide funding for the overall administrative and operating costs for both Districts, as well as to pay administrative capital costs.

During 2023, it is anticipated that the District will receive \$3,500,000 from CPV MD - \$ 80,000 will be used for general government, operations and maintenance expenditures, and \$350,000 will be used for administrative capital costs.

Expenditures

Administrative and Operational Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, engineering, insurance, legal, management, and meeting expenses. Operational expenditures in 2023 include the security and maintenance of areas within the District and the excluded area, including the 17th Street Gardens, Union Gateway Bridge and the Millennium Bridge, fountain, and elevators. These expenditures are based on estimates of the District's Board of Directors and consultants.

Capital Expenditures

The 2023 anticipated capital expenditures include amounts for art funds within CPV MD as detailed on page 2 of the budget.

Debt and Leases

The District has no outstanding debt nor any capital or operating leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since all funds received by the District are transferred from CPV MD, an emergency reserve is not reflected in the District's 2023 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
Check List
January 9, 2024 - February 6, 2024

<u>Check Number</u>	<u>Process Date</u>	<u>Vendor</u>	<u>Invoice Number</u>	<u>Process Date</u>	<u>Amount</u>
BILL.COM CHECK	1/9/2024	1 Above Elevator Inspections	969-23	1/9/2024	\$ 800.00
BILL.COM CHECK	1/9/2024	Century Link	303-629-9660658Dec23	1/9/2024	90.95
BILL.COM CHECK	1/9/2024	Century Link	303-436-9655792Nov23	1/9/2024	243.44
BILL.COM CHECK	1/9/2024	CliftonLarsonAllen LLP	3984694 - Accounting	1/9/2024	3,650.55
BILL.COM CHECK	1/9/2024	CliftonLarsonAllen LLP	3984695 - Management	1/9/2024	9,244.20
BILL.COM CHECK	1/9/2024	Denver Commercial Property Services	1759	1/9/2024	582.00
BILL.COM CHECK	1/9/2024	DENVER WATER	4661150000Dec23	1/9/2024	17.90
BILL.COM CHECK	1/9/2024	DENVER WATER	8291430350Dec23	1/9/2024	17.90
BILL.COM CHECK	1/9/2024	DENVER WATER	0592267648Dec23	1/9/2024	17.90
BILL.COM CHECK	1/9/2024	DENVER WATER	8489380088Dec23	1/9/2024	17.90
BILL.COM CHECK	1/9/2024	DENVER WATER	3804050000Dec23	1/9/2024	40.04
BILL.COM CHECK	1/9/2024	DENVER WATER	4987054226Dec23	1/9/2024	109.70
BILL.COM CHECK	1/9/2024	Diversified Underground Inc	28791	1/9/2024	20.00
BILL.COM CHECK	1/9/2024	Downtown Denver BID	Multiple	1/9/2024	19,834.62
BILL.COM CHECK	1/9/2024	East West Urban Management	11/30 MB	1/9/2024	4,918.56
BILL.COM CHECK	1/9/2024	East West Urban Management	11/30 UG	1/9/2024	4,966.39
BILL.COM CHECK	1/9/2024	East West Urban Management	Multiple	1/9/2024	6,993.71
BILL.COM CHECK	1/9/2024	FASTSIGNS	221-104778	1/9/2024	115.52
BILL.COM CHECK	1/9/2024	JT Specialty Services	21925	1/9/2024	150.00
BILL.COM CHECK	1/9/2024	Livable Cities Studio, Inc	Multiple	1/9/2024	7,855.00
BILL.COM CHECK	1/9/2024	LONG Building Technologies, Inc	JC155065	1/9/2024	5,438.38
BILL.COM CHECK	1/9/2024	Miller and Associates Law Offices	917	1/9/2024	4,704.00
BILL.COM CHECK	1/9/2024	Orkin Denver Commercial	253812711	1/9/2024	88.99
BILL.COM CHECK	1/9/2024	Promenade Loft Association	04/03/23-11/15/23	1/9/2024	3,150.83
BILL.COM CHECK	1/9/2024	Reflection Windows & Doors LLC	Multiple	1/9/2024	1,000.00
BILL.COM CHECK	1/9/2024	Riverfront Park Association	Multiple	1/9/2024	24,653.82
BILL.COM CHECK	1/9/2024	Stealth Monitoring Inc	Multiple	1/9/2024	9,830.00
BILL.COM CHECK	1/9/2024	TK Elevator Corporation	Multiple	1/9/2024	2,567.37
BILL.COM CHECK	1/9/2024	Utility Notification Center of Colorado	223110347	1/9/2024	6.45
BILL.COM CHECK	1/9/2024	Xcel Energy	Multiple	1/9/2024	4,579.18
Grand Total:					<u><u>\$ 115,705.30</u></u>

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT

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Grand Total:					<u><u>\$ 115,705.30</u></u>

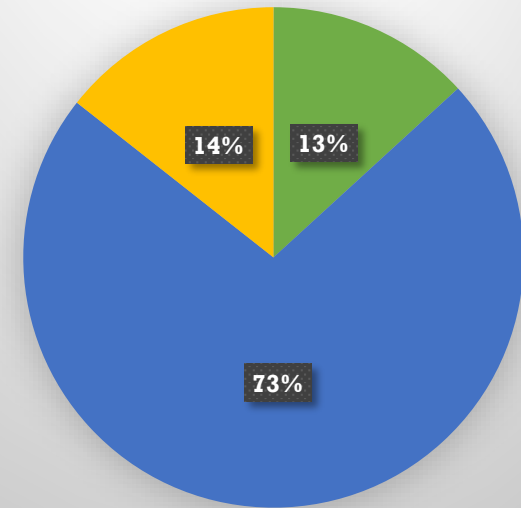
Allied Universal Security Report

Safety	Dec 1st-31st	YTD	Safety	770
Aggressive Panhandling	0	0	Ambassador	4224
Assault	0	1	Outreach	839
Disturbance	25	223		
Injury/Illness	0	10		
Park Curfew Violation	0	0		
Public Intoxication	0	13		
Public Urination	1	7		
Public Use of Drugs	4	56		
Trespass	17	273		
Unauthorized Camping	9	115		
Vandalism	3	72		
Totals	59	770		

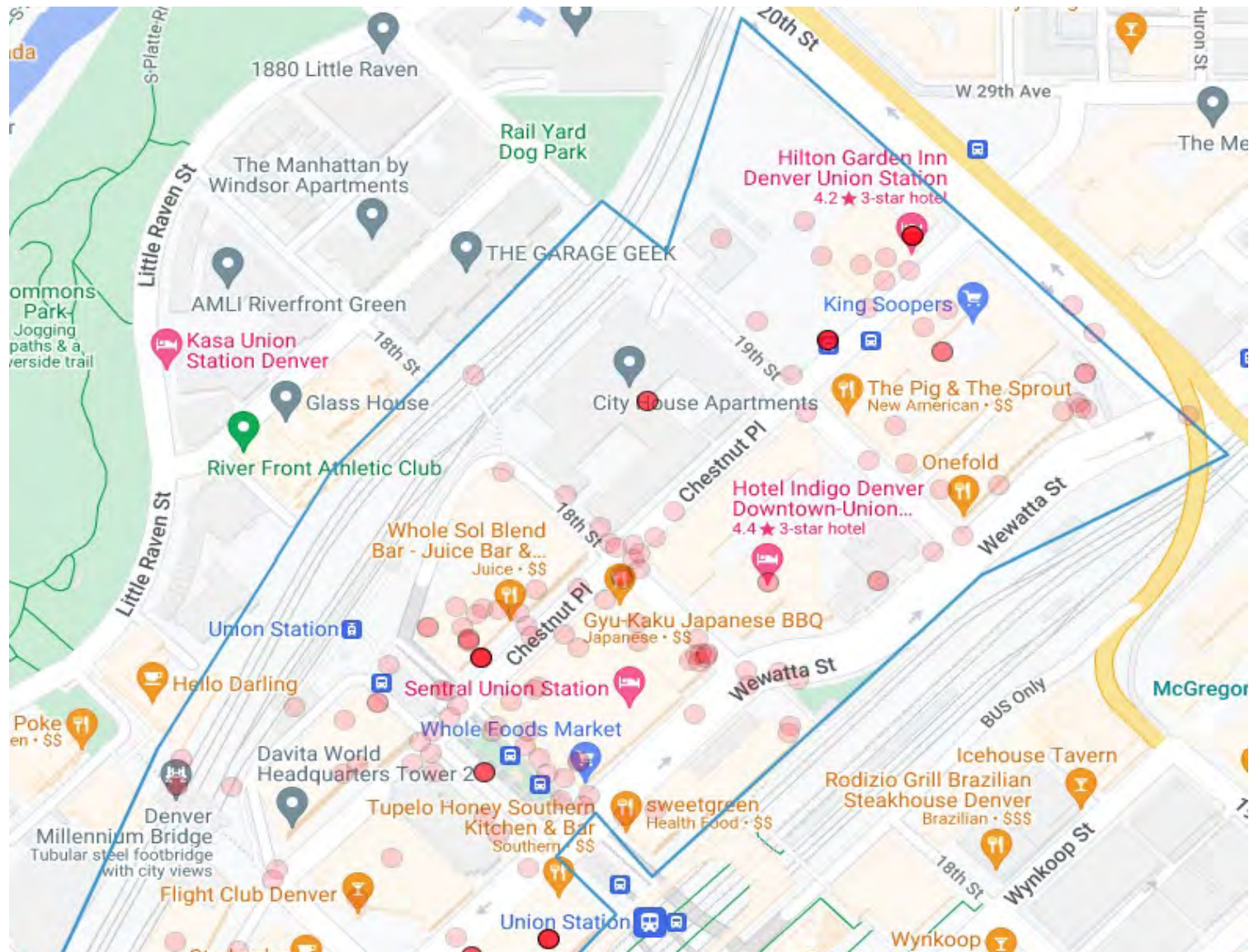
Ambassador		
Assistance (Directions/Info)	63	1353
Business Checks	326	2847
Lost property	0	8
Positive Comment	2	16
Totals	391	4224

Outreach		
Welfare Check	61	839

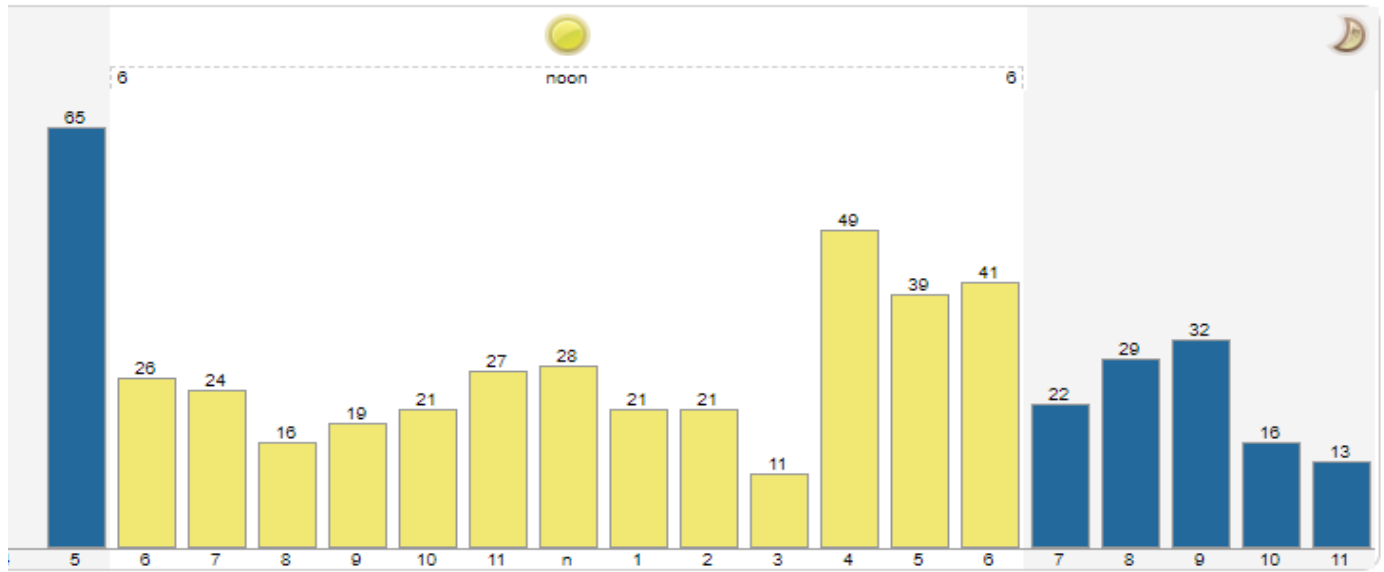
Officer Focus



■ Safety ■ Ambassador ■ Outreach



ember 31, 2023





Central Platte Valley Coordination Metropolitan District Manager's and Property Update

February 6, 2024

Bridge Elevators: There was one (1) service call to TKE for the Millennium Bridge elevators and none for the Union Gateway Bridge in January. Repairs were made to the damaged pipe in the Union Gateway Bridge elevator control room by Timberline Reconstruction after snow melt entered the control room and damaged the elevator control panel.

Bridge Camera Monitoring System (Stealth Monitoring): **There were 55 incidents reported by Stealth Monitoring in the month of January in and around the elevators, which is slightly higher than December 2023.**

EWUM Team Summary of Tasks- Please see attached reports and work orders from our Maintenance Team.

- Daily walks of the Central Platte Valley Metropolitan District Areas.
- Daily cleaning of the elevator including vacuuming the tracks and removal of graffiti (11 graffiti removals)
- Elevator inspections two times per day.
- Weekly exterior lighting check on both bridges completed by East West maintenance.
- Security Coordination including payroll and scheduling adjustments as needed.

General Items

- Replaced of broken glass pane on the Union Gateway Bridge.
- Repaired broken pipe in UGB elevator control room.
- Repaired malfunctioning cameras at Millennium Bridge.
- Repaired electrical connections for east car of the Millennium Bridge elevator.
- Replaced bulbs in the east car of the Millennium Bridge elevator.
- Met with elevator inspector and trained EWUM maintenance staff on monthly inspection reports.
- Changed elevator annual inspection dates for the Millennium Bridge and UGB so they are both inspected annually in March.
- Completed a tree ring map for the entire district. Repair items will be sent to vendor for a quote.

Plaza Fountain

- Installed a new fountain motor.

Eponic Reporting and DPD Incidents

Three (3) incidents were reported by Eponic. The most reported issues were:

- Vandalism/Graffiti.

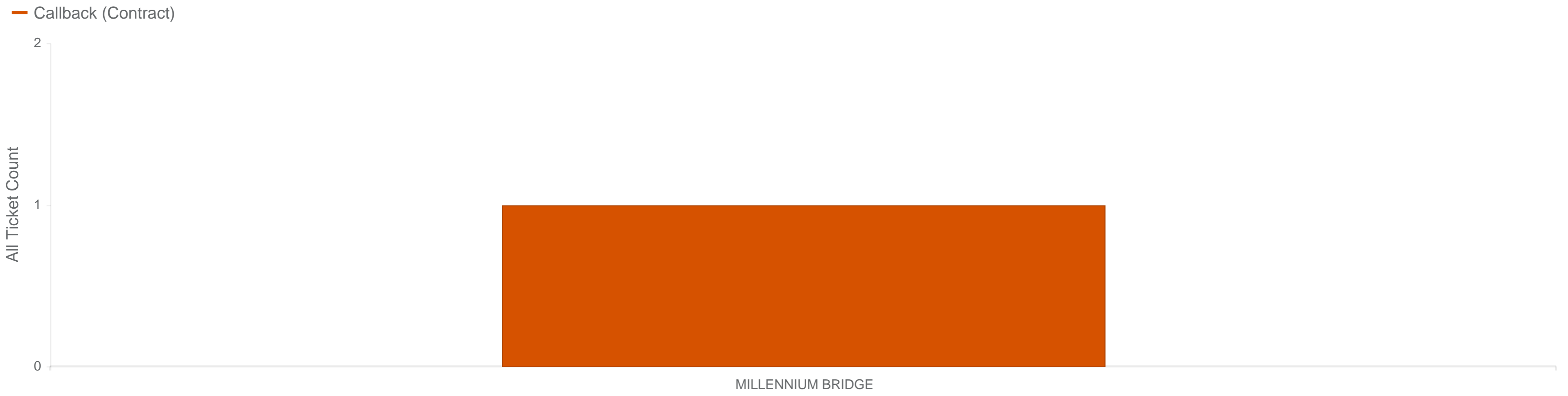
There were 7 incidents reported by DPD.

- Most of the events were graffiti related

All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - Millennium Bridge

Timerange : January 1, 2024 12:00 AM - January 31, 2024 11:59 PM



Incident ID	Customer Email	Escalation Reason	Incident Datetime
449338	An individual was observed loitering on NVR-1, camera 5 at approximately 03:28. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	1/1/2024 3:20:00 AM
450166	An individual was observed loitering on NVR-1, camera 15 at approximately 20:44. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	1/2/2024 8:08:00 PM
450176	An individual was observed loitering on NVR-1, camera 24 at approximately 20:58. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was not observed responding to the area. The individual appeared to remain in the area without further incidents observed. 	Loitering/Trespassing	1/2/2024 8:54:00 PM
450303	An individual was observed loitering on NVR-1, camera 25 at approximately 01:08. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	1/2/2024 8:54:00 PM
450833	An individual was observed loitering on NVR-1, camera 24, at approximately 00:30. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual leaves the area with no further incidents observed. The security officer was not observed on camera.	Loitering/Trespassing	1/4/2024 12:14:00 AM
451023	An individual was observed using an unknown substance on NVR-1, camera 15 at approximately 8:20. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. A patrolling security officer was observed making contact with the individual and appeared to direct them to leave the area. The responding police officer was observed patrolling the area. 	Alcohol/Drug Activity	1/4/2024 8:12:00 AM
451369	An individual was observed loitering on NVR-1, camera 25 at approximately 00:24. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	1/5/2024 12:05:00 AM
452610	Two individuals were observed loitering on NVR-1, camera 5, at approximately 02:49. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incident. The security officer was not observed on camera.	Loitering/Trespassing	1/7/2024 2:45:00 AM
452782	An individual was observed loitering on NVR-1, camera 13 at approximately 07:47. The audible alarms were activated. The individual appeared to leave the area after the audible alarms were activated.	Loitering/Trespassing	1/7/2024 6:12:00 AM
452983	An individual was observed loitering on NVR-1, camera 5 at approximately 18:25. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The security officer was contacted and made aware of the situation. The individual appeared to leave the area without further incident observed. The security officer was observed patrolling the area. Responding police were not observed arriving.	Abnormal People Behavior	1/7/2024 6:14:00 PM
453260	An individual was observed loitering on NVR-1 camera 6 at approximately 2:34. The security officer was contacted and made aware of the activity. The security officer was not observed on camera. The individual appeared to remain in the area with no further incident observed.	Loitering/Trespassing	1/8/2024 2:29:00 AM
453363	An individual was observed loitering and acting erratically on NVR-1, camera 5, at approximately 07:32. The audible alarms were activated. Denver police were dispatched due to the nature of the activity observed. The individual appeared to leave the area without further incident. The responding police officers were not observed arriving.	Alcohol/Drug Activity	1/8/2024 7:26:00 AM
453397	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 25 at approximately 12:32. The audible alarms were activated. One of the individuals was observed moving to a different location and remained in the area with no further incident observed.	Loitering/Trespassing	1/8/2024 11:31:00 AM

453425	Two individuals were observed loitering on NVR-1, camera 15 at approximately 15:21. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area at the time that the police arrived. The responding officers were observed searching the area. 	Alcohol/Drug Activity	1/8/2024 3:09:00 PM
454189	Two individuals were observed loitering on NVR-1, camera 12 at approximately 20:35. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident. The security officers were observed patrolling the area.	Loitering/Trespassing	1/9/2024 8:13:00 PM
454317	An individual was observed using an unknown substance on NVR-1, camera 5 at approximately 23:43. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officers were observed patrolling the area.	Alcohol/Drug Activity	1/9/2024 11:16:00 PM
454364	An individual was observed loitering on NVR-1, camera 17 at approximately 00:50. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area without further incidents. The security officer was not observed arriving.	Loitering/Trespassing	1/10/2024 12:31:00 AM
455113	Three individuals were observed using an unknown substance on NVR-1, camera 5 at approximately 16:08. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area with no further incident. The responding officers were observed patrolling the area.	Alcohol/Drug Activity	1/11/2024 4:07:00 PM
455841	Two individuals were observed loitering on NVR-1, camera 12 at approximately 21:52. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	1/12/2024 9:35:00 PM
455915	An individual was observed loitering on NVR-1, camera 15, at approximately 00:02. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incidents observed. The security officer was not observed on camera.	Loitering/Trespassing	1/12/2024 11:15:00 PM
456502	Two individuals were observed loitering on NVR-1 cameras 11 and 12 at approximately 00:30. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incident. The security officer was not observed arriving.	Loitering/Trespassing	1/13/2024 12:26:00 AM
455961	An individual was observed loitering on NVR-1, camera 11 at approximately 00:36. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and directed them to leave the area. 	Loitering/Trespassing	1/13/2024 12:30:00 AM
455972	An individual was observed loitering on NVR-1, camera 6 at approximately 00:57. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident. The security officers were observed arriving. 	Loitering/Trespassing	1/13/2024 12:49:00 AM
456086	An individual was observed loitering on NVR-1, camera 5 at approximately 04:45. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	1/13/2024 4:43:00 AM
456529	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 6, at approximately 01:14. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area without further incident. The security officer was not observed on camera.	Loitering/Trespassing	1/14/2024 1:11:00 AM
457301	An individual was observed loitering on NVR-1, camera 11 at approximately 04:42. The audible alarms were activated. The security officer was contacted and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	1/15/2024 4:38:00 AM
457578	Two individuals were observed taking an unknown substance on NVR-1, camera 12 at approximately 21:40. The audible alarms were activated. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	Alcohol/Drug Activity	1/15/2024 9:36:00 PM

457698	An individual was observed loitering on NVR-1, camera 5 at approximately 00:42. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	1/16/2024 12:35:00 AM
459077	Two individuals were observed engaging in a lewd activity on NVR-1, camera 15 at approximately 12:55. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The responding police officer was observed making contact with the individuals and appeared to direct them to leave the area.	Misc/Other	1/18/2024 12:32:00 PM
459130	An individual was observed using an unknown substance on NVR-1, camera 6 at approximately 16:52. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Alcohol/Drug Activity	1/18/2024 4:50:00 PM
459128	Two individuals were observed using an unknown substance on NVR-1, camera 16 at approximately 17:07. The audible alarms were activated. Police dispatch was not warranted because the individuals appeared to leave the area after the audible alarms were activated.	Alcohol/Drug Activity	1/18/2024 5:03:00 PM
459513	Two individuals were observed loitering on NVR-1, camera 11 at approximately 04:20. The audible alarms were activated. The security officer was contacted and made aware of the activity. The responding officer was observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	1/19/2024 4:19:00 AM
459841	An individual was observed loitering on NVR-1, camera 11 at approximately 23:32. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	1/19/2024 11:12:00 PM
459967	Multiple individuals were observed loitering and using an unknown substance on NVR-1, camera 11 at approximately 03:08. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	1/20/2024 2:44:00 AM
460367	An individual was observed starting a fire on NVR-1, camera 8 at approximately 22:10. The security officer was contacted and made aware of the activity. The individual appeared to leave the area without further incidents. The security officers were observed arriving and extinguishing the fire. 	Fire/Flood	1/20/2024 10:03:00 PM
460535	Two individuals were observed loitering on NVR-1, camera 11, at approximately 02:06. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incident. The responding officers were not observed arriving.	Loitering/Trespassing	1/21/2024 2:02:00 AM
460852	We observed graffiti on NVR-1, camera 11 at approximately 17:45. Upon review, two individuals were observed vandalizing the elevator before leaving the area.	Loitering/Trespassing	1/21/2024 5:44:00 PM
461037	Multiple individuals were observed loitering on NVR-1, camera 11 at approximately 23:19. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individuals and directed them to leave the area.	Loitering/Trespassing	1/21/2024 11:00:00 PM
461189	An individual was observed loitering and making a mess on NVR-1, camera 11 at approximately 03:24. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and directed them to leave the area.	Abnormal People Behavior	1/22/2024 3:19:00 AM
461307	Multiple individuals were observed vandalizing the elevator on NVR-1, camera 5 at approximately 15:30. The audible alarms were activated. An attempt was made to dispatch Denver Police but there was no answer. The individuals appeared to leave the area without further incident observed.	Vandalism/Property Damage	1/22/2024 3:27:00 PM
461667	Two individuals were observed loitering on NVR-1, camera 5, at approximately 02:23. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area without further incidents. The security officer was not observed on camera.	Loitering/Trespassing	1/23/2024 2:17:00 AM

461801	An individual was observed loitering on NVR-1, camera 17 at approximately 11:55. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the property, with no further incident observed. 	Loitering/Trespassing	1/23/2024 11:25:00 AM
461845	An individual was observed loitering on NVR-1, camera 8 at approximately 16:28. The audible alarms were activated. The individual appeared to leave the area with no further incident observed.	Loitering/Trespassing	1/23/2024 4:01:00 PM
462037	Two individuals were observed using an unknown substance on NVR-1, camera 24 at approximately 21:21. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incident. The security officer was not observed on camera.	Loitering/Trespassing	1/23/2024 8:49:00 PM
462294	Two individuals were observed using an unknown substance on NVR-1, camera 13 at approximately 06:43. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area after the audible alarms were activated. An officer was observed on camera.	Alcohol/Drug Activity	1/24/2024 6:35:00 AM
462327	An individual was observed using an unknown substance on NVR-1, camera 13 at approximately 12:42. The audible alarms were activated. The individual appeared to leave the area after the audible alarms were activated.	Alcohol/Drug Activity	1/24/2024 12:37:00 PM
462355	An individual was observed loitering on NVR-1, camera 8 at approximately 15:43. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. The police were not observed on camera.	Loitering/Trespassing	1/24/2024 3:01:00 PM
462775	An individual was observed loitering on NVR- 1, camera 11 at approximately 02:13. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	1/25/2024 1:43:00 AM
462911	An individual was observed vandalizing the property on NVR-1, camera 25 at approximately 10:58. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Vandalism/Property Damage	1/25/2024 10:52:00 AM
463388	An individual was observed loitering on NVR-1, camera 11 at approximately 02:43. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	1/26/2024 2:31:00 AM
463935	Multiple individuals were observed loitering on NVR-1, camera 11 at approximately 02:30. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	1/27/2024 2:21:00 AM
463977	An individual was observed using an unknown substance on NVR-1, camera 11, at approximately 04:14. The audible alarms were activated. The security officer was contacted and made aware of the activity. The responding security officer was observed making contact with the individual and appeared to direct them to leave the area.	Alcohol/Drug Activity	1/27/2024 4:12:00 AM
464218	An individual was observed loitering on NVR-1, camera 11 at approximately 20:06. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident observed. The security officer was observed on camera.	Loitering/Trespassing	1/27/2024 7:53:00 PM
464283	An individual was observed loitering on NVR-1, camera 15, at approximately 22:34. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area. The security officer was not observed on camera.	Loitering/Trespassing	1/27/2024 10:32:00 PM
464419	An individual was observed loitering on NVR-1, camera 11, at approximately 02:15. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	1/28/2024 2:10:00 AM

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
133367	CPV-16	EHERBERT	Closed		1/12/2024	1/12/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133012	CPV-16	EHERBERT	Closed		1/2/2024	1/2/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133059	CPV-16	EHERBERT	Closed		1/3/2024	1/3/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133060	CPV-16	EHERBERT	Closed		1/3/2024	1/3/2024	12:00 AM	0.50	Removed the graffiti in the east side elevator cab
133089	CPV-16	EHERBERT	Closed		1/4/2024	1/4/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133161	CPV-16	EHERBERT	Closed		1/5/2024	1/5/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133206	CPV-16	MKRU	Completed		1/8/2024	1/7/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
133880	CPV-16	MF	Completed		1/28/2024	1/2/2024	12:00 AM	2.00	1/2/24 to 1/3/24. Checked the bridge and elevators for trash and graffiti.
133274	CPV-16	EHERBERT	Closed		1/10/2024	1/10/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133278	CPV-16	EHERBERT	Closed		1/10/2024	1/10/2024	12:00 AM	0.50	Removed the Graffiti in the elevator cab east side elevator cab
133304	CPV-16	JP	Completed		1/10/2024	1/6/2024	12:00 AM	0.75	Walked bridge. Checked elevator cabs for graffiti and trash. Tested elevator.
133335	CPV-16	EHERBERT	Closed		1/11/2024	1/11/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133363	CPV-16	JSNIDE	Closed		1/12/2024	1/8/2024	12:00 AM	0.25	Purchased cleaning supplies for elevators.
133418	CPV-16	EHERBERT	Closed		1/15/2024	1/15/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133437	CPV-16	MKRU	Completed		1/15/2024	1/14/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
133459	CPV-16	EHERBERT	Closed		1/16/2024	1/16/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133500	CPV-16	EHERBERT	Closed		1/17/2024	1/17/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133540	CPV-16	JP	Completed		1/18/2024	1/13/2024	12:00 AM	1.00	Checked elevator cabs. Checked elevator cabs for trash and graffiti.
133547	CPV-16	EHERBERT	Closed		1/18/2024	1/18/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133574	CPV-16	EHERBERT	Closed		1/19/2024	1/19/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133591	CPV-16	JP	Completed		1/20/2024	1/20/2024	12:00 AM	1.00	Bridge walk. Checked elevator cabs for trash and graffiti. Tested elevator. Swept up trash in East elevator.
133635	CPV-16	JSNIDE	Closed		1/22/2024	1/16/2024	12:00 AM	0.25	Purchased cleaning supplies for elevators.
133643	CPV-16	EHERBERT	Closed		1/22/2024	1/22/2024	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
133645	CPV-16	EHERBERT	Closed		1/22/2024	1/22/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
133663	CPV-16	MKRU	Completed		1/22/2024	1/21/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
133691	CPV-16	EHERBERT	Closed		1/23/2024	1/23/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133692	CPV-16	EHERBERT	Closed		1/23/2024	1/23/2024	12:00 AM	1.00	Removed the Graffiti in the east and west elevator cabs
133724	CPV-16	JSNIDE	Closed		1/24/2024	1/23/2024	12:00 AM	0.25	Purchased bulbs for the elevators.
133749	CPV-16	EHERBERT	Closed		1/24/2024	1/24/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133792	CPV-16	EHERBERT	Closed		1/25/2024	1/25/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133837	CPV-16	EHERBERT	Completed		1/26/2024	1/26/2024	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
133886	CPV-16	MF	Completed		1/28/2024	1/2/2024	12:00 AM	0.25	Changed bridge colors to blue per BF calendar.
133892	CPV-16	MF	Completed		1/28/2024	1/8/2024	12:00 AM	5.00	1/8/24 to 1/12/24. Checked the bridge and elevators for trash and graffiti.
133896	CPV-16	MF	Completed		1/28/2024	1/8/2024	12:00 AM	0.25	Emailed BF with updates concerning cameras 11 and 12 in East elevator.
133913	CPV-16	MF	Completed		1/28/2024	1/15/2024	12:00 AM	5.00	1/15/24 to 1/19/24. Checked the bridge and elevators for trash and graffiti.
133936	CPV-16	MF	Completed		1/28/2024	1/22/2024	12:00 AM	5.00	1/22/24 to 1/26/24. Checked the bridge and elevators for trash and graffiti.
133940	CPV-16	MF	Completed		1/28/2024	1/23/2024	12:00 AM	0.25	Called in West car for excessive wobble during travel.
133941	CPV-16	MF	Completed		1/28/2024	1/23/2024	12:00 AM	1.50	Repaired electrical connections for east car recessed lighting. Replaced (2) MR16 bulbs. Replaced (1) MR16 bulb in west car. Charge \$14.38
133958	CPV-16	MKRU	Completed		1/29/2024	1/28/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
133977	CPV-16	JSNIDE	Completed		1/29/2024	1/16/2024	12:00 AM	0.25	Ordered cleaning supplies foe elevators. 193.51
134000	CPV-16	EHERBERT	Completed		1/30/2024	1/30/2024	12:00 AM	1.00	removed the Graffiti in the east and west elevator cab

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
134001	CPV-16	EHERBERT	Completed		1/30/2024	1/30/2024	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
134038	CPV-16	EHERBERT	Completed		1/31/2024	1/31/2024	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
133366	CPV-18	EHERBERT	Closed		1/12/2024	1/12/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133011	CPV-18	EHERBERT	Closed		1/2/2024	1/2/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133058	CPV-18	EHERBERT	Closed		1/3/2024	1/3/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133086	CPV-18	EHERBERT	Closed		1/4/2024	1/4/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133160	CPV-18	EHERBERT	Closed		1/5/2024	1/5/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133174	CPV-18	EHERBERT	Closed		1/5/2024	1/5/2024	12:00 AM	0.50	Removed the Graffiti in the west side by the elevator cab in the bridge area.
133205	CPV-18	MKRU	Completed		1/8/2024	1/7/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism. West side still down.
133881	CPV-18	MF	Completed		1/28/2024	1/2/2024	12:00 AM	2.00	1/2/24 to 1/3/24. Checked the bridge and elevators for trash and graffiti.
133273	CPV-18	EHERBERT	Closed		1/10/2024	1/10/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133302	CPV-18	JP	Completed		1/10/2024	1/6/2024	12:00 AM	0.75	Walked bridge. Checked elevator cabs for graffiti and trash. Tested elevator.
133333	CPV-18	EHERBERT	Closed		1/11/2024	1/11/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133417	CPV-18	EHERBERT	Closed		1/15/2024	1/15/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133436	CPV-18	MKRU	Completed		1/15/2024	1/14/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism. West side still down
133458	CPV-18	EHERBERT	Closed		1/16/2024	1/16/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133499	CPV-18	EHERBERT	Closed		1/17/2024	1/17/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
133501	CPV-18	EHERBERT	Closed		1/17/2024	1/17/2024	12:00 AM	0.50	Removed the graffiti in the west side by the elevator cab in the stairs
133539	CPV-18	JP	Completed		1/18/2024	1/13/2024	12:00 AM	1.00	Checked elevator cabs. Checked elevator cabs for trash and graffiti.
133546	CPV-18	EHERBERT	Closed		1/18/2024	1/18/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133573	CPV-18	EHERBERT	Closed		1/19/2024	1/19/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133590	CPV-18	JP	Completed		1/20/2024	1/20/2024	12:00 AM	1.00	Bridge walk. Checked elevator cabs for trash and graffiti. Tested elevator.
133642	CPV-18	EHERBERT	Closed		1/22/2024	1/22/2024	12:00 AM	0.50	Removed the Graffiti in the west side by the elevator cab in the stairs area west side
133644	CPV-18	EHERBERT	Closed		1/22/2024	1/22/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133662	CPV-18	MKRU	Completed		1/22/2024	1/21/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
133690	CPV-18	EHERBERT	Completed		1/23/2024	1/23/2024	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
133693	CPV-18	EHERBERT	Closed		1/23/2024	1/23/2024	12:00 AM	0.50	Removed the Graffiti in the bridge area by the stairs
133748	CPV-18	EHERBERT	Closed		1/24/2024	1/24/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133791	CPV-18	EHERBERT	Closed		1/25/2024	1/25/2024	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
133836	CPV-18	EHERBERT	Completed		1/26/2024	1/26/2024	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs the elevator in the west side is not working
133841	CPV-18	EHERBERT	Completed		1/26/2024	1/26/2024	12:00 AM	0.50	removed the graffiti in the west side by the elevator cab
133889	CPV-18	MF	Completed		1/28/2024	1/3/2024	12:00 AM	0.25	Emailed BF with status updates on fire alarm panel, inquiries as to the leak repairs and TKE control panel .
133893	CPV-18	MF	Completed		1/28/2024	1/8/2024	12:00 AM	5.00	1/8/24 to 1/12/24. Checked the bridge and elevators for trash and graffiti.
133894	CPV-18	MF	Completed		1/28/2024	1/12/2024	12:00 AM	0.50	Verified operation of 18th East elevator. Reported to be bouncing/dropping during operation. Found no issues with up and down operation.

Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
133895	CPV-18	MF	Completed		1/28/2024	1/8/2024	12:00 AM	0.25	Emailed BF confirming Pye-Barkers submitted invoices.
133914	CPV-18	MF	Completed		1/28/2024	1/15/2024	12:00 AM	5.00	1/15/24 to 1/19/24. Checked the bridge and elevators for trash and graffiti.
133937	CPV-18	MF	Completed		1/28/2024	1/22/2024	12:00 AM	5.00	1/22/24 to 1/26/24. Checked the bridge and elevators for trash and graffiti.
133957	CPV-18	MKRU	Completed		1/29/2024	1/28/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
133998	CPV-18	EHERBERT	Completed		1/30/2024	1/30/2024	12:00 AM	1.00	Removed all the graffiti in the west side elevator cab and by the stairs area by the west side
133999	CPV-18	EHERBERT	Completed		1/30/2024	1/30/2024	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
134037	CPV-18	EHERBERT	Completed		1/31/2024	1/31/2024	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs the elevator cab in the west side is not working
133262	CPV-DIST	CFITZ	Closed		1/10/2024	1/9/2024	12:00 AM	2.00	Finished mapping out the Tree map and created a final report.
133777	CPV-DIST	DL	Closed		1/25/2024	1/4/2024	12:00 AM	1.00	Installed a new fountain motor.

REPORT CRITERIA:

Date Range: 1/17/2024 to 1/18/2024

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



3 logs found

Wednesday January 17

 <p>Wednesday January 17 8:43 AM 18th St & 18th St Bridge (Zone: ???) 1m 8s</p>	<p>Tom McNassor 25949533</p>
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Safety : Mechanical Issues

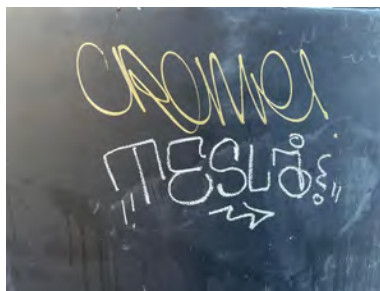
East elevator car door is stuck in the open position. The door is not functioning properly and east west Urban Management was contacted. CS: 18th St & Broadway



 <p>Wednesday January 17 1:47 PM near 16th & Chestnut (Zone: ???) 2m 34s</p>	<p>Tom McNassor 25950593</p>
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Safety : Vandalism/Graffiti

Graffiti/tagging observed on two planters. Pictures taken, and data entered onto Clean & Safe app. CS: 16th St & Chestnut Pl



Thursday January 18

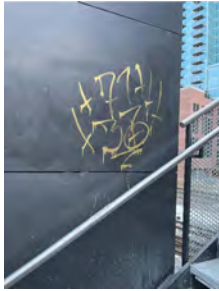


Thursday January 18 4:37 PM
18th St & 18th St Bridge (Zone: ???)
2m 13s

Wolfgang Meeseburg
25955502

Safety : Vandalism/Graffiti

Graffiti on Union Gateway Bridge's stairway wall (up towards the 2nd flight of stairs). CS: 18th St & Broadway



REPORT CRITERIA:

Date Range: 1/26/2024 to 1/29/2024

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



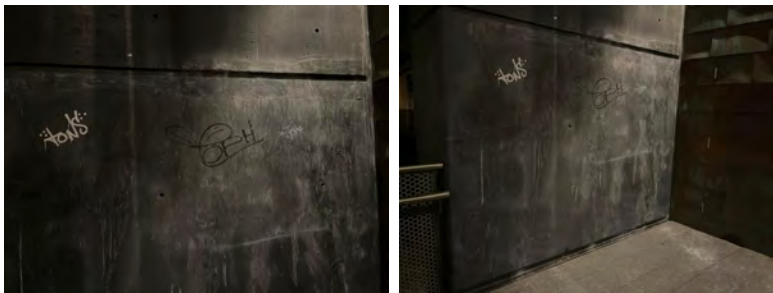
1 log found

Saturday January 27

 Saturday January 27 7:02 PM near 2001-2057 18th St (Zone: ???) 1m 16s	Wolfgang Meesenburg 25997915
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Safety : Vandalism/Graffiti

Graffiti on Union Gateway Bridge's platform wall. CS: 18th St & Chestnut Pl



Property and Liability Coverage Interim Invoice

District: Central Platte Valley Metropolitan District
c/o CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Broker: Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.	Entity ID	Invoice No.	Policy Effective Date	Policy Expiration Date	Invoice Date
24PL-60824-2506	60824	26851	1/1/2024	12/31/2024	1/29/2024

Change Details

Effective Date	Change Type	Description
1/1/2024	Add	Add Location Schedule: Millennium Bridge Elevators (2) & Cab, Glass Enclosure
1/1/2024	Add	Add Location Schedule: Union Gateway Bridge - Pedestrian Bridge
1/1/2024	Add	Add Location Schedule: Union Gateway Bridge Elevators
1/1/2024	Add	Add Location Schedule: 1 Clock and Backflow Preventer
1/1/2024	Add	Add Location Schedule: 2 Controllers and 2 Backflows
1/1/2024	Add	Add Location Schedule: 1 Controller and 1 Backflow
1/1/2024	Add	Add Location Schedule: 2 Controllers and 2 Backflows
1/1/2024	Delete	Delete 1 Clock & Backflow Preventer
1/1/2024	Delete	Delete 1 Clock & Backflow Preventer
1/1/2024	Delete	Delete 2 Clock and Backflow Preventers
1/1/2024	Delete	Delete Location Schedule: Bridge
1/1/2024	Update	Update value of Granite Sidewalks
1/1/2024	Update	Update description & value of Mall and Millennium Bridge
1/1/2024	Update	Update value of Piping & Heads for Irrigation System - 257'
1/1/2024	Update	Update value for Piping & Heads for Irrigation System - 1500'
1/1/2024	Update	Update description of Clock & Backflow Preventer
1/1/2024	Update	Update value for Piping & Heads for Irrigation System - 525'
1/1/2024	Update	Update value for Piping & Heads for Irrigation System - 1260'
1/1/2024	Update	Correct address for 30 4' Benches
1/1/2024	Update	Update address for 30 Pedestrian Lights, Double Luminaries

Contribution Changes

Equipment Breakdown	(\$ 262.00)
Property	\$4,641.00

Balance Due: \$4,379.00

The total contribution includes a 10% Commission, which calculates to \$437.90, paid to the broker reflected above.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

Wire transfer available upon request.
Billing questions:
billing@csdpool.org
800-318-8870 ext. 3

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Wire transfer available upon request.
Billing questions:
billing@csdpool.org
800-318-8870 ext. 3



Payment Instructions

The annual contribution for coverage with the Pool is due upon receipt of this invoice. We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click [here](#) or go to csdpool.org/documents. You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.

2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
5400 Meadows Road, Suite 240
Lake Oswego, OR 97035

To ensure your payment is accurately applied, always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Let us know if you wish to use this method and we will be happy to provide you with these instructions.

In accordance with the Intergovernmental Agreement (IGA), you have sixty (60) days after the due date shown on the invoice to make your contribution payment. If you fail to make payment, automatic cancellation of coverage will occur on the 61st day. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

ENDORSEMENT

Named Member Central Platte Valley Metropolitan District	Endorsement CSD Pool – 26851
Coverage Number 24PL-60824-2506	Issue Date 1/29/2024
Issued By Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage as follows:

Effective Date	Change Type	Description
1/1/2024	Add	Add Location Schedule: Millennium Bridge Elevators (2) & Cab, Glass Enclosure
1/1/2024	Add	Add Location Schedule: Union Gateway Bridge - Pedestrian Bridge
1/1/2024	Add	Add Location Schedule: Union Gateway Bridge Elevators
1/1/2024	Add	Add Location Schedule: 1 Clock and Backflow Preventer
1/1/2024	Add	Add Location Schedule: 2 Controllers and 2 Backflows
1/1/2024	Add	Add Location Schedule: 1 Controller and 1 Backflow
1/1/2024	Add	Add Location Schedule: 2 Controllers and 2 Backflows
1/1/2024	Delete	Delete 1 Clock & Backflow Preventer
1/1/2024	Delete	Delete 1 Clock & Backflow Preventer
1/1/2024	Delete	Delete 2 Clock and Backflow Preventers
1/1/2024	Delete	Delete Location Schedule: Bridge
1/1/2024	Update	Update value of Granite Sidewalks
1/1/2024	Update	Update description & value of Mall and Millennium Bridge

ALL OTHER TERMS AND CONDITIONS OF THE COVERAGE DOCUMENTS REMAINED UNCHANGED.

1/1/2024	Update	Update value of Piping & Heads for Irrigation System - 257'
1/1/2024	Update	Update value for Piping & Heads for Irrigation System - 1500'
1/1/2024	Update	Update description of Clock & Backflow Preventer
1/1/2024	Update	Update value for Piping & Heads for Irrigation System - 525'
1/1/2024	Update	Update value for Piping & Heads for Irrigation System - 1260'
1/1/2024	Update	Correct address for 30 4' Benches
1/1/2024	Update	Update address for 30 Pedestrian Lights, Double Luminaries

ALL OTHER TERMS AND CONDITIONS OF THE COVERAGE DOCUMENTS REMAINED UNCHANGED.

December 16, 2023

Board of Directors
Central Platte Valley Coordination Metropolitan District
c/o CliftonLarsonAllen LLP
8390 E Crescent Parkway, Suite 300
Greenwood Village, CO 80111

We are pleased to confirm our understanding of the services we are to provide Central Platte Valley Coordination Metropolitan District for the year ended December 31, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of Central Platte Valley Coordination Metropolitan District as of and for the year ended December 31, 2023. Accounting standards generally accepted in the United States of America (“GAAP”) provide for certain required supplementary information (“RSI”), such as management’s discussion and analysis (“MD&A”), to supplement Central Platte Valley Coordination Metropolitan District’s basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Central Platte Valley Coordination Metropolitan District’s RSI in accordance with GAAS. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance.

The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited: MD&A, as prepared by management, if applicable. We will apply certain limited procedures, which will consist principally of inquiries of management regarding methods of measurement and presentation, to management's discussion and analysis. However, we will not audit the MD&A and will express no opinion on it.

If applicable, we have also been engaged to report on supplementary information other than RSI that accompanies Central Platte Valley Coordination Metropolitan District’s financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor’s report on the financial statements.

If applicable, in connection with our audit of the basic financial statements, we will read the other information accompanying the financial statements and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated, if, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Central Platte Valley Coordination Metropolitan District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion.

Other Services

If applicable, we will also prepare the financial statements of Central Platte Valley Coordination Metropolitan District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services, if applicable, and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Simmons & Wheeler, PC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to grantor or cognizant agencies or a federal agency providing direct or indirect funding. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Simmons & Wheeler, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to other firms of Certified Public Accountants for our firm's required participation in the American Institute of Certified Public Accountants 'Peer Review' process. If requested, access to such audit documentation will be provided under the supervision of Simmons & Wheeler, PC personnel.

Diane Wheeler will be the engagement partner and will be responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit on a date mutually agreed to by your accountants and our firm, and to issue our reports no later than July 31, 2024, or September 30, 2024, if the District requests an extension of time from the state auditor.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$5000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 90 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of Central Platte Valley Coordination Metropolitan District's financial statements. Our report will be addressed to those charged with governance of Central Platte Valley Coordination Metropolitan District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Central Platte Valley Coordination Metropolitan District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below, and return this letter to us.

Very truly yours,

Simmons & Wheeler P.C.

Simmons & Wheeler, P.C.

RESPONSE

This letter correctly sets forth the understanding of Central Platte Valley Coordination Metropolitan District:

By _____

Title _____

Date _____

