

## RECORD OF PROCEEDINGS

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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

#### **17<sup>th</sup> 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 17<sup>th</sup> 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 19<sup>th</sup>

## 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

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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,

DocuSigned by:

*Michael Geiger*

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Secretary for the Meeting