

## RECORD OF PROCEEDINGS

---

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE  
“DISTRICT”)  
HELD  
FEBRUARY 6, 2024

A regular meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, February 6, 2024, at 9:00 a.m. at Davita, 2000 16<sup>th</sup> Street, Denver, CO 80202 and WebEx videoconference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Derrick Walker, Treasurer  
Michael Geiger, Secretary  
Jordan Kind, Assistant Secretary  
Amy Cara, Assistant Secretary (arrived at 9:15 a.m.)

Director Jason Dorfman was absent and excused.

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Rachel Alles, Jason Carroll and Jenna Trujillo;  
CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law  
Offices, P.C.  
Brandon Fries; East West Urban Management  
Andrew Uram; TKE  
John Tryba and Caroline Miller; WSP  
Nessa Mogharreban; DUG

### 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 Board called the meeting to order at 9:03 a.m. Upon a motion duly made by Director Walker, seconded by Director Kind 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.

**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.

## RECORD OF PROCEEDINGS

---

**Public comment:** None.

### CONSENT AGENDA

**Minutes of the January 2, 2024 Regular Meeting:**

**December 31, 2023 Unaudited Financial Statements and Cash Position Report:**

**Interim Claims Totaling \$50,965.90:**

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 items, as presented.

### PROJECT UPDATES

**WSP Updates:**

**Millenium Bridge Recoating (\$695,760) & Union Gateway Bridge Updates:**

Mr. Tryba provided an update noting that RTD is replacing its rail lines which will impact the recoating of the underside of the bridge. He indicated that WSP have discussed with RTD and recommends addressing the bridge recoating on the top of the bridge, and delay the timing of the underside recoating of the bridge until the RTD schedule allows. WSP confirmed all inspections that have been completed to date show there are no major concerns that need to be addressed immediately. By postponing the project, WPS can schedule with RTD and the railroad a timeline that would allow the District to streamline the project. Following discussion, the Board directed WSP to delay the project until more information is obtained regarding the timing of the entire bridge to be addressed in approximately 2-4 years.

Directors Geiger and Walker were designated to head a committee to consider any interim items.

**Asset Management Plan - \$114,840.90:** Mr. Tryba and Attorney Miller reviewed the Asset Management Plan the Board. This plan includes a web-based cloud system which would assist with management of the maintenance and operations for the district. It was noted that after the initial set-up the District would be able to use and maintain the software, with an annual subscription of \$15,000.00. Following review, upon a motion duly made by Director Walker, seconded by Director Cara and, upon vote, unanimously carried, the Board approved the Asset Management Plan in the amount of \$114,840.90, as presented.

**TKE proposal for Union Gateway West Water Intrusion Repair \$36,869.07 and potential modernization:** Mr. Uram informed the Board of the damage and potential fix to the Union Gateway elevator. He indicated that the water intrusion came through the telephone conduit and shorted out the electrical panel. The proposal cost of \$36,869.07 is a temporary fix. This is due to that current system's replacement parts are difficult to obtain. The Board asked if this would be covered through insurance and CLA confirmed they are looking into this. A modernization of this system would include the fire panel, sprinkler, control operation panel,

## RECORD OF PROCEEDINGS

---

power unit, controller unit and phone system (text/video). CLA noted that due to the cost of modernization the statues require this to go out for publication for bids. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the proposal for the Union Gateway West Water Intrusion Repair in the amount of \$36,869.07.

Mr. Uram noted that modernization proposals will be brought back to the March meeting. Director Geiger also asked about looking into the possibility of building a helix structure, which will also be discussed further at the March meeting.

**DCPS landscape maintenance proposal - \$3,220.95 per month: April – November 2024:** Following review and discussion, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the DCPS landscape maintenance proposal in the amount of \$3220.95 per month, as presented.

**DCPS June – October flower proposal - \$42,550:** Following review and discussion, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the DCPS flower proposal in the amount of \$42,550, as presented.

**MANAGER ITEMS** **Update of 2024 insurance renewal:** Ms. D’Amato reported that the insurance renewal process is complete and has been submitted.

**FINANCIAL ITEMS** **Simmons & Wheeler PC 2023 Audit Engagement Letter NTE \$7,500:** Request to note that this was approved at the January 2, meeting, and Ms. Jones with CLA would like to have this recorded as such and approved for this meeting minutes. Following review, upon a motion duly made by Director Geiger, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the Simmons & Wheeler PC 2023 Audit Engagement Letter NTE \$7,500, as presented.

**Renewal of CD Maturity on March 9th:** Ms. Trujillo discussed with the Board, and it was determined that CLA will have the maturity notice and will bring this back for discussion at the March meeting.

**DIRECTOR ITEMS** None.

**ATTORNEY ITEMS** None.

**OTHER BUSINESS** **Other:** Director Geiger requested a summary of the elevator costs and asked if a Helix Ramp had ever been investigated. Attorney Miller and Director Cara said that this was looked into several years ago. Director Cara will forward Andy Rockmore’s contact information to Anna Jones for her to reach out on the past report done for the District.

**Alternate time for March 5<sup>th</sup> meeting:** Following discussion, upon a motion

## RECORD OF PROCEEDINGS

---

duly made by Director Cara, seconded by Director Walker and, upon vote, unanimously carried, the Board determined to begin the March meeting at 10:30 a.m. instead of 9:00 a.m. Attorney Miller noted due to the time change, this would be considered a Special meeting.

### 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 10:59 a.m.

Respectfully submitted,

DocuSigned by:

*Michael Geiger*

D72ED57CA627457

Secretary for the Meeting