

CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT
2001 16TH STREET, SUITE 1700
DENVER, CO 80202
Phone: 303-779-5710 Fax: 303-779-0348
www.cpvcmd.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, November 3, 2026

TIME: 9:00 a.m.

LOCATION: DaVita
2000 16th Street
Denver, CO 80202

ACCESS: 1. To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/218259788141870?p=ZmOXQDZ6QT71PegDHG>

Meeting ID: 218 259 788 141 870
Passcode: t9Jz2T8U

2. To attend via telephone, dial 720-547-5281 and enter the following
Conference ID: 898 112 697#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jason Dorfman	President	May, 2027
Jordan Kind	Treasurer	May, 2029
Michael Geiger	Secretary	May, 2027
Jenny Jacobs	Assistant Secretary	May, 2029
Vacancy	Director	May, 2029

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 notice.
- 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 Minutes from October 6, 2026 Regular Board Meeting (enclosure).
- B. Review and consider acceptance of September 30, 2026 Unaudited Financial Statements and Cash Position Report as of October 22, 2026 (enclosure).

- C. Review and consider approval of claims totaling \$133,587.53 (enclosure).
- D. Consider Adoption of Resolution Regarding 2027 Annual Administrative Matters (enclosure).

2027 Meetings: 1st Tuesday of each month at 9:00 a.m. at DaVita and MS Teams

- E. Acknowledgement of CLA Cash Access and Internal Controls Memorandum (to be distributed).
- F. Ratify WSPUSA Inc. First Addendum to Agreement for 2027 Project and Construction Management Services, Base Map Update, Boundaries, and Asset GPS Collection and Photo Linking (enclosure).

III. PROJECT UPDATES

- A. Millennium Bridge Re-Coating Cost Estimate (enclosure).

IV. MANAGER MATTERS

- A. Discuss Insurance Matters.
 - i. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime and authorize membership in the Special District Association for 2027 (WC – BMO enclosure).
 - ii. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule NTE 10%, subject to final legal review (to be distributed).
- B. Consider approval of CliftonLarsonAllen LLP 2027 Statements of Work (enclosure).

V. ATTORNEY MATTERS

- A. Review and consider approval of 2027 proposals/agreements/rates:

Service	Vendor	Amount/Rate 2026	Amount/Rate 2027	Enclosure
Landscape Services	Sustainable Landscapes	\$88,789.31	NTE \$93,460.71	x
Elevators (Millenium & Gateway Maintenance)	Mile High Elevator	\$1,200 per mo.	\$1,260 per mo.	x
Annual Elevator Inspections	High Sierra	\$920	\$980	x

Property Management	East West Urban Management	\$80,146.93 NTE \$100,000	No change except DPD increase to \$100 per hr.	x
Landscape Design	Liveable Cities Studios	T&M	T&M	x
Holiday Lighting	2Keys Asst. Mgmt.	\$7,500	\$8,000	Proposal w/legal
Human Infrastructure	Denver Urban Gardens (DUG)			Proposal w/legal
Lighting (Bridge)	Loren Brinton LLC	T&M	T&M	Proposal w/legal
General Construction	CDR Construction	T&M	T&M	x
Utility Locates	Diversified Underground	T&M	T&M	x
Security and Other Maintenance	Downtown Denver BID	\$474,802	\$496,176	x
Public Relations	Dunn Communications	T&M	T&M	Same \$150 per hr.
Elevator Construction (& graffiti)	JT Specialty Services	T&M	T&M	x
District Electricians	Encore Electric	T&M	T&M	x
Fossil Filter Maintenance	KOMAC	\$34,776	\$35,976	Proposal w/legal
Legal	Miller Law	\$60,500	N/A	N/A
Surveillance Systems	ECAM	T&M	T&M	
Project & Construction Mgmt.	WSP		\$20,503	x

***Note:** Nine Dot Arts (ongoing contract)

Long Building Technologies – Services as needed determined by Brandon Fries

Pipsqueak – Good through 3/2027

- B. Discuss May 4, 2027 Regular Directors' Election and consider adoption of Resolution Calling a Regular Election for Directors on May 4, 2027, appointing the Designated Election Official ("DEO"), notice and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self- Nomination and Acceptance Forms are due by February 26, 2027. Discuss need for ballot issues and/or questions (enclosure).

VI. FINANCIAL MATTERS

- A. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.
- B. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and to Set Mill Levies (enclosures).
- C. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form ("Certification"), and direct District Manager to file the Certification with the Board of County Commissioners and other interested parties.
- D. Consider appointment of District Accountant to prepare the 2028 Budget.
- E. Review and consider Engagement Letter with Fiscal Focus Partners LLC to prepare 2026 Audit - \$9,250 (enclosure).

VII. DIRECTOR MATTERS

VIII. OTHER BUSINESS

- A. Consider Cancellation of December 1, 2026 meeting.

IX. ADJOURNMENT

The next meeting is scheduled for December 1, 2026 at 9:00 a.m. at DaVita.