

DENARGO MARKET METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Donald D. Cabrera	Treasurer	2020/May 2020
Todd T. Wenskoski	Asst. Secretary	2022/May 2022
VACANT		2022/May 2022
VACANT		2022/May 2022
VACANT		2020/May 2020
Ann E. Finn	Secretary	

DATE: June 26, 2019
TIME: 4:30 p.m.
PLACE: The Waterford RiNo (Conference Room)
2797 Wewatta Way
Denver, Colorado 80216

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
-
- B. Approve Agenda; confirm location of the meeting and posting of meeting notices and designate 24-hour posting location.
-
- C. Review and approve the Minutes of the April 4, 2019 Special Meeting (enclosure).
-
- D. Acknowledge resignation of Kate Abrams, Jason Mitchell, and Daniel Metzger effective as of June 13, 2019.
-
- E. Consider appointment of Jeffrey Jones, Laura Newman, and David Smith to fill the vacancies on the Board of Directors. (Notice of Vacancy was published in The Daily Journal on June 14, 2019).
-
- F. Consider appointment of Officers:
- President _____
Treasurer _____
Secretary _____
Asst. Secretary _____
Asst. Secretary _____
Asst. Secretary _____
-

II. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
-

III. CAPITAL MATTERS

- A. Discuss status of the Construction Activity Permit from Cypress Real Estate Advisors (“Cypress”) and payment of fees.
-

- B. Consider request from Cypress for a revision to the Detention Vault Outfall for a Blind Connection (enclosure).
-

1. Discuss street and sidewalk closures.
-

2. Discuss Traffic Control Plan.
-

3. Discuss possible License Agreement for maintenance of sidewalks and landscaped areas.
-

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending April 30, 2019 as follows (enclosure):

Fund	Period Ending April 18, 2019
General	\$ 17,276.68
Debt Service	\$ -0-
Capital Projects	\$ -0-
Total	\$ 17,276.68

- B. Authorize signers on the checking account.
-

- C. Discuss payment of director fees.
-

- D. Review and accept the unaudited financial statements through the period ending March 31, 2018 and Schedule of Cash Position as of March 31, 2018, updated _____, 2019 (to be distributed).
-

E. _____

V. LEGAL MATTERS

- A. Review and consider approval of Termination of Multiple-Year Operation Funding Agreement by and between the District and Denargo Market Development, LLC (to be distributed).
-

- B. Discuss Multiple-Year Operation Funding Agreement by and between the District and Golub and Company LLC.
-

VI. OPERATIONS AND MAINTENANCE

- A. Discuss proposal from Arrowhead Landscape Services, Inc. for mulch in the park (enclosure).
-

VII. OTHER MATTERS

- A. Discuss Denver Metro Protective Services Activity Log Report.
-

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 17, 2019.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 1 HELD APRIL 4, 2019

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the Denargo Market Metropolitan District No. 1 (referred to hereafter as the “District”) was held on Thursday, the 4th day of April, 2019, at 4:30 p.m., at The Waterford at RiNo, 2797 Wewatta Way, Denver, Colorado 80216. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Donald D. Cabrera
Todd T. Wenskoski
Jason M. Mitchell
Daniel V. Metzger

Following discussion, upon motion duly made by Director Cabrera, seconded by Director Mitchell and, upon vote, unanimously carried, the absence of Director Abrams was excused.

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Paula Williams, Esq.; McGeady Becher P.C.

Jason Carroll; CliftonLarsonAllen LLP

Laura Newman; Golub & Company LLC

Sarah Rockwell; Kaplan Kirsch Rockwell

Bill Valaika; DAE Group LLC (for a portion of the meeting)

Chase Hill and Adam Wallace; Cypress Real Estate Advisors (for a portion of the meeting)

DISCLOSURE OF POTENTIAL CONFLICTS OF

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the

RECORD OF PROCEEDINGS

INTEREST

Secretary of State. Attorney Williams noted that disclosures of potential conflicts of interest statements for each of the Directors had been filed with the Secretary of State seventy-two hours in advance of the meeting. Ms. Finn requested that the Directors consider whether they had any additional conflicts of interest to disclose. It was noted for the record that there were no additional disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statutes.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn reviewed with the Board a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Cabrera, seconded by Director Mitchell and, upon vote, unanimously carried, the Agenda was approved.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, and upon motion duly made by Director Abrams, seconded by Director Cabrera and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of the time, date and location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxing electors within its boundaries. The Board further noted that the location of the special meeting is within a 20-mile radius of the boundaries of the District.

Minutes: The Board reviewed the Minutes of the November 20, 2018 Regular Meeting and the December 20, 2018 Special Meeting.

Following discussion, upon motion duly made by Director Mitchell, seconded by Director Metzger and, upon vote, unanimously carried, the Board approved the Minutes of the November 20, 2018 Regular Meeting and the December 20, 2018 Special Meeting.

PUBLIC COMMENT

There were no public comments at this time.

RECORD OF PROCEEDINGS

CAPITAL MATTERS

Cypress Real Estate Advisors: Mr. Valaika addressed the Board regarding a request from Cypress Real Estate Advisors concerning the District accepting sanitary sewer manholes for ownership and maintenance.

Following discussion, upon motion duly made by Director Metzger, seconded by Director Cabrera and, upon vote, unanimously carried, the Board directed Ms. Finn to research ownership of the 12 inch sanitary sewer line and if owned by the District the Board authorized Ms. Finn to sign the Letter of Approval for acceptance of the sanitary sewer manholes for ownership and maintenance, subject to receipt of the Construction Activity Permit, permit fees, damage deposit and final inspection of the improvements by the District.

Site Plans for Sidewalk and Landscaping Modifications: The Board deferred discussion at this time.

License Agreement for Maintenance of Sidewalks and Landscaped Areas: The Board deferred discussion at this time.

Construction Activity Permit from Cypress Real Estate Advisors: Ms. Finn advised the Board that she has not yet received a Construction Activity Permit, permit fees, or damage deposit from Cypress Real Estate Advisors. Mr. Hill requested that the District accept a Letter of Credit instead of cash for the damage deposit.

Following discussion, the Board agreed it would accept a Letter of Credit for the damage deposit.

Street and Sidewalk Closures: Mr. Hill represented that no street closures are anticipated in the near future and that a traffic plan will be provided to Ms. Finn.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims as follows:

Fund	Period Ending Dec. 10, 2018	Period Ending Jan. 22, 2019	Period Ending Feb. 21, 2019	Period Ending March 15, 2019
General	\$ 26,496.07	\$ 13,753.90	\$ 14,294.38	\$ 12,341.45
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 26,496.07	\$ 13,753.90	\$ 14,294.38	\$ 12,341.45

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Cabrera, seconded by Director Mitchell and, upon vote, unanimously carried, the Board ratified approval of the payment of the claims, as amended.

Unaudited Financial Statements for District 1: Mr. Carroll reviewed with the Board the unaudited financial statements for both Districts Nos. 1 and 2 (informational only) through the period ending December 31, 2018 and Schedule of Cash Position as of December 31, 2018, updated February 27, 2019.

Following review, upon motion duly made by Director Metzger, seconded by Director Mitchell and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for District No. 1 through the period ending December 31, 2018 and Schedule of Cash Position as of December 31, 2018, updated February 27, 2019.

2018 Application for Exemption from Audit: The Board reviewed the 2018 Application for Exemption from Audit.

Following review and discussion, upon motion duly made by Director Metzger, seconded by Director Mitchell and, upon vote, unanimously carried, the Board ratified approval of the preparation, execution and filing of the Application for Exemption from Audit for 2018 with the State Auditor.

LEGAL MATTERS

Engagement of Aztec Consultants, Inc.: The Board reviewed a proposal from Aztec Consultants, Inc. to prepare an updated boundary map for District No. 2.

Following discussion, upon motion duly made by Director Metzger, seconded by Director Mitchell and, upon vote, unanimously carried, the Board approved the proposal from Aztec Consultants, Inc. to prepare an updated boundary map for District No. 2.

OPERATIONS AND MAINTENANCE

Maintenance Report: Ms. Finn reported to the Board that the security company is having issues with dogs being off leash in the park.

Following discussion, the Board authorized Ms. Finn to direct the security company to notify Denver's Code Enforcement of the issue.

OTHER MATTERS

There were no other matters to discuss at this time.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 4, 2019 MEETING MINUTES OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 1 BY THE BOARD OF DIRECTORS SIGNING BELOW:

Kate E. Abrams

Donald D. Cabrera

Todd T. Wenskoski

Jason M. Mitchell

Daniel V. Metzger

Ann Finn

From: Bill Valaika <bvalaika@daegroupllc.com>
Sent: Thursday, June 13, 2019 8:44 AM
To: Don Cabrera; Ann Finn
Subject: FW: Denargo Market Phase III - Revised Detention Vault Outfall Blind Connection (RFI #73)- Metro District Approval Needed
Attachments: Denargo Market Phase III_Detention Vault Outfall Revisions.pdf

Ann,
The City of Denver is requiring a Metro District Approval to utilize a “blind tie in” instead of a “direct tie in” for the vault to connect to the existing stormline using a 48” pipe.... This is noted on the attached drawing. This minor change allows the construction crews to tie into the stormline with less impact and time working within WeWatta Way and most importantly allow folks to access the garage with more drive lane, space, and allow for better safety measures. All we would look for is an acknowledgement email. Let me know if you need more explanation. Thanks in advance for all your help!

Bill Valaika



DAE Group, LLC
bvalaika@daegroupllc.com
C 970-744-1432

From: McDaniel, Eric <Eric.McDaniel@kimley-horn.com>
Sent: Tuesday, June 11, 2019 12:12 PM
To: Bill Valaika <bvalaika@daegroupllc.com>; Jesse Merkley <jesse.merkley@cfcc.com>; Joe Delaware <Joe.Delaware@cfcc.com>; Tom Davidson <tom.davidson@cfcc.com>; Paul Bleidt <paul.bleidt@cfcc.com>; Troy Ballard <troy.ballard@cfcc.com>
Cc: Turner, Meaghan <meaghan.turner@kimley-horn.com>; Chase Hill <chill@cypress-advisors.com>
Subject: Denargo Market Phase III - Revised Detention Vault Outfall Blind Connection (RFI #73)- Metro District Approval Needed

Bill/CFC team,

The design revisions for RFI #73 have been approved by the City; however, they are requesting correspondence from the Metro District stating their approval of the blind tie connection as well since it will be located in their private ROW.

Can you help obtain email confirmation approval from the Metro District for the attached design revisions? Once we have that we should be able to issue formal responses to RFIs #72 and #73. Please let us know if the District requires any additional information to approve the revisions.

Thanks!

Eric McDaniel

Kimley-Horn | 4582 South Ulster, Suite 1500, Denver, CO 80237
Direct: 720 943 5657 | Main: 303 228 2300
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | Kimley-Horn.com

Ann Finn

From: Bill Valaika <bvalaika@daegroupllc.com>
Sent: Thursday, June 13, 2019 11:46 AM
To: Ann Finn
Subject: RE: Denargo Market Phase III - Revised Detention Vault Outfall Blind Connection (RFI #73)- Metro District Approval Needed

Yes.... I will attend.

Bill Valaika



DAE Group, LLC
bvalaika@daegroupllc.com
C 970-744-1432

From: Ann Finn <afinn@sdmsi.com>
Sent: Thursday, June 13, 2019 11:44 AM
To: Bill Valaika <bvalaika@daegroupllc.com>
Subject: Re: Denargo Market Phase III - Revised Detention Vault Outfall Blind Connection (RFI #73)- Metro District Approval Needed

Will you be able to attend the Board meeting? We will have some new Board members and they may have questions?
Thanks, Ann

Sent from my iPhone

On Jun 13, 2019, at 11:38 AM, Bill Valaika <bvalaika@daegroupllc.com> wrote:

Thanks Ann! June 26 will work.... The installation using this blind tie in helps out on time, access, ease of phasing/scheduling, other.

Bill Valaika
<image001.jpg>
DAE Group, LLC
bvalaika@daegroupllc.com
C 970-744-1432

From: Ann Finn <afinn@sdmsi.com>
Sent: Thursday, June 13, 2019 11:23 AM
To: Bill Valaika <bvalaika@daegroupllc.com>; Don Cabrera <Don.Cabrera@rtd-denver.com>
Subject: RE: Denargo Market Phase III - Revised Detention Vault Outfall Blind Connection (RFI #73)- Metro District Approval Needed

Hi Bill, How soon do you need a response? We have a Board meeting on June 26th. Thanks, Ann

<Rick.Martinez@denvergov.org>

Cc: Turner, Meaghan <meaghan.turner@kimley-horn.com>; Kijowski, Kelsey - PW CE0397 Engineer

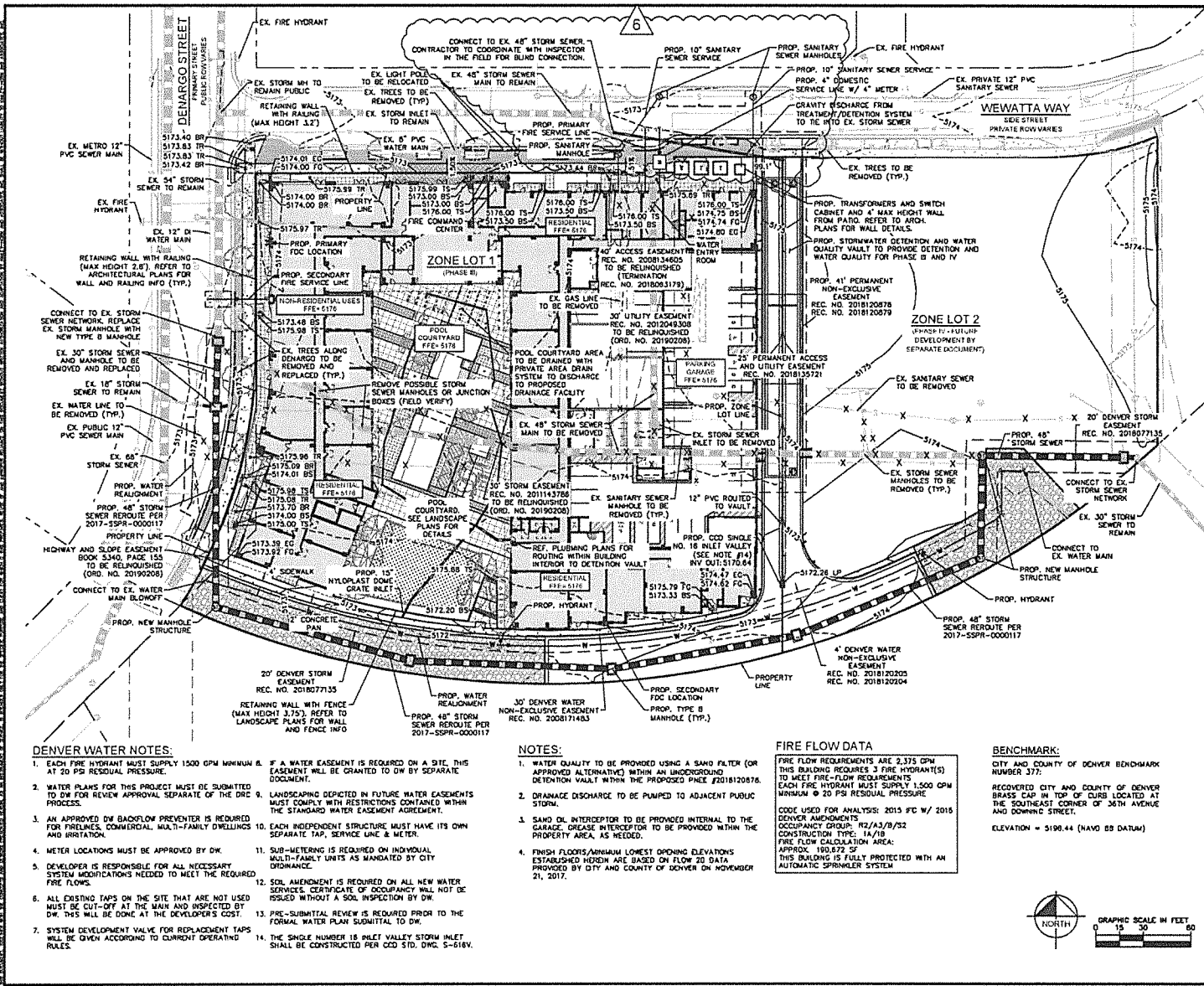
<Kelsey.Kijowski@denvergov.org>

Subject: RE: Denargo Market Phase III - Detention Vault Outfall

Eric,

We are ok with the revisions proposed. I spoke with Rick and it sounds like the Metro District has said they are ok with the type of pipe abandonment and the blind tie to the 48" pipe. Do you have any correspondence from them saying that they are ok with both the plug abandonment and the blind tie?

Chris Brinker, PE
Denver Public Works
Ph. 303-446-3712
Cell 720-445-0193



DENVER WATER NOTES:

1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW APPROVAL SEPARATE OF THE DRG PROCESS.
3. AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED FOR FIRELINES, COMMERCIAL, MULTI-FAMILY DWELLINGS AND IRRIGATION.
4. METER LOCATIONS MUST BE APPROVED BY DW.
5. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FIRE FLOWS.
6. ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAN AND INSPECTED BY DW. THIS WILL BE DONE AT THE DEVELOPER'S COST.
7. SYSTEM DEVELOPMENT VALVE FOR REPLACEMENT TAPS WILL BE GIVEN ACCORDING TO CURRENT OPERATING RULES.
8. IF A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
9. LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
10. EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN SEPARATE TAP, SERVICE LINE & METER.
11. SUB-METERING IS REQUIRED ON ALL NEW WATER SERVICES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SUB-METERING INSPECTION BY DW.
12. SOIL AMENDMENT IS REQUIRED ON ALL NEW WATER SERVICES.
13. PRE-SUBMITTAL REVIEW IS REQUIRED PRIOR TO THE FORMAL WATER PLAN SUBMITTAL TO DW.
14. THE SINGLE NUMBER 18 INLET VALVE STORM INLET SHALL BE CONSTRUCTED PER CDD STD. DWG. S-516V.

NOTES:

1. WATER QUALITY TO BE PROVIDED USING A SAND FILTER (OR APPROVED ALTERNATIVE) WITHIN AN UNDERGROUND DETENTION VAULT WITHIN THE PROPOSED PHASE III #2018120876.
2. DRAINAGE DISCHARGE TO BE PUMPED TO ADJACENT PUBLIC STORM.
3. SAND OIL INTERCEPTOR TO BE PROVIDED INTERNAL TO THE GARAGE. OIL/SLUDGE INTERCEPTOR TO BE PROVIDED WITHIN THE PROPERTY AREA, AS NEEDED.
4. FINISH FLOORS/ANNUAL LOWEST DRAINING ELEVATIONS ESTABLISHED HEREON ARE BASED ON FLOW 20 DATA PROVIDED BY CITY AND COUNTY OF DENVER ON NOVEMBER 21, 2017.

FIRE FLOW DATA

FIRE FLOW REQUIREMENTS ARE 2,375 GPM. THIS BUILDING REQUIRES 3 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

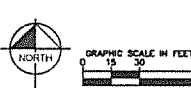
CODE USED FOR ANALYSIS: 2015 IFC W/ 2015 DENVER AMENDMENTS
 OCCUPANCY GROUP: R2/A3/B/S2
 CONSTRUCTION TYPE: I-A/II
 FINE FLOW CALCULATION AREA: APPROX. 190,872 SF
 THIS BUILDING IS FULLY PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM

BENCHMARK:

CITY AND COUNTY OF DENVER BENCHMARK NUMBER 377.

RECOVERED CITY AND COUNTY OF DENVER BRASS CAP IN TOP OF CURB LOCATED AT THE SOUTHEAST CORNER OF 36TH AVENUE AND DENVER STREET.

ELEVATION = 5196.44 (NAD 83 DATUM)



CITY AND COUNTY OF DENVER Development Engineering Services Site Engineering	
DES PROJECT NO.	2018-SSPR-002002
PROJECT NAME:	DENARGO MARKET PHASE III
PROJECT NO.	09648023
DRAWING NAME	OVERALL GRADING AND UTILITY PLAN
DRAWING NO.	C2.1

Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
 10000 E. WATSON AVE., SUITE 100, DENVER, COLORADO 80231 (303) 728-2300

DESIGNED BY:	DTD
DRAWN BY:	ROD
CHECKED BY:	MMT
DATE:	05/04/18

**DENARGO MARKET PHASE III
 PRIVATE STORM SEWER PLANS
 OVERALL GRADING AND UTILITY PLAN**

REV. NO.	DATE	DESCRIPTION
1	05/04/18	ISSUE FOR PERMITS
2	05/04/18	ISSUE FOR PERMITS
3	05/04/18	ISSUE FOR PERMITS
4	05/04/18	ISSUE FOR PERMITS
5	05/04/18	ISSUE FOR PERMITS
6	05/04/18	ISSUE FOR PERMITS

GENERAL NOTES

1. ALL STORM FACILITIES SHOWN TO BE PRIVATE.
2. ACCESS TO UNDERGROUND DETENTION VAULT SHALL BE BY PNEU.
3. DETENTION FACILITY TO BE CONSTRUCTED WITH MANHOLE ACCESS AND LADDERS.
4. REFERENCE AROU, STRUCTURAL, AND MEP PLANS FOR ROOF DRAIN LOCATION AND CONNECTIONS.
5. SEWER USE AND DRAINAGE PERMIT REQUIRED FOR PRIVATE ROOF DRAIN AND PRIVATE SANITARY SEWER CONNECTIONS. REFER TO APPROVED SLOP DOCUMENTS FOR ADDITIONAL INFORMATION ON STORMWATER FACILITIES.
6. DETENTION VAULT SUBJECT TO COLLECTION OF SILT/DEBRIS. REGULAR INSPECTION AND MAINTENANCE SHALL BE CONDUCTED TO ENSURE OPERATION OF FACILITY PER DESIGN.
7. CONTRACTOR SHALL POthOLE AND FIELD VERIFY UTILITY CROSSINGS IN NEARLY WAY BOTH UP-WAY PRIOR TO INSTALLATION OF THE PROPOSED STORM LINE. ENGINEER OF RECORD SHALL BE NOTIFIED IF CONFLICTS EXIST. 18" MIN VERTICAL CLEARANCE SHALL BE PROVIDED TO EX. WATER AND GAS LINES. REFERENCE STRUCTURAL PLANS AND STRUCTURAL CALCULATIONS FOR FURTHER DETAILS ON SITE FOUNDATION. STRUCTURAL PLANS TO BE PROVIDED PRIOR TO PRE-CONSTRUCTION MEETING WITH THE CITY.
8. GARAGE LEVEL FLOOR TO BE SLOPED TO PRIVATE AREA DRAINS FOR INTERNAL DRAINAGE. REFER TO ARCHITECTURAL AND MEP PLANS, AND APPROVED SLOP FOR INFORMATION.
9. CONTRACTOR AND OWNER SHALL MONITOR THE OPERATION OF THE PUMP SYSTEM DURING THE FIRST LARGER RAINFALL EVENTS FOR PROPER OPERATION. IF PUMP CYCLING OR GAVIATION OCCURS, SET POINTS AND FLOAT SWITCHES MAY REQUIRE ADJUSTMENT FOR CONTINUED PROPER OPERATION. THE MEP AND CIVIL ENGINEER SHALL BE NOTIFIED IF OPERATIONAL CONCERNS ARISE.
10. SHOP DRAWINGS FOR DETENTION VAULT SHALL BE PROVIDED AT PRE-CONSTRUCTION MEETING. VAULT TO MEET HS-20 LOAD REQUIREMENTS AT 4' HORIZON.
11. WCOV: REQUIRED = 4.916 CF PROVIDED = 4.981 CF REQUIRED = 25,910 CF PROVIDED = 25,813 CF
12. 10-YEAR DETENTION VOL + WCOV: REQUIRED = 28,813 CF PROVIDED = 28,813 CF
13. 10-YEAR RELEASE RATE TO BE PROVIDED BY PUMP = 0.44 CFS
14. 10-YEAR DETENTION VOL + 1/2 WCOV: REQUIRED = 27,938 CF PROVIDED = 28,513 CF
15. 100-YEAR RELEASE RATE TO BE PROVIDED BY PUMP = 2.53 CFS
16. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF CONCRETE VAULT TO ENGINEER OF RECORD FOR APPROVAL. CONCRETE VAULT TO BE CONSTRUCTED WITH OPENINGS FOR PROPOSED PIPE PENETRATIONS. STORM PIPE TO BE ROUTED IN PLACE WITHIN PRE-FABRICATED OPENINGS.
17. DETENTION VAULT SHALL BE PROPERLY WATERPROOFED. REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR WATERPROOFING DETAILS.
18. DETENTION VAULT WILL BE REVIEWED STRUCTURALLY BY THE BUILDING DEPARTMENT BEFORE CONSTRUCTION.

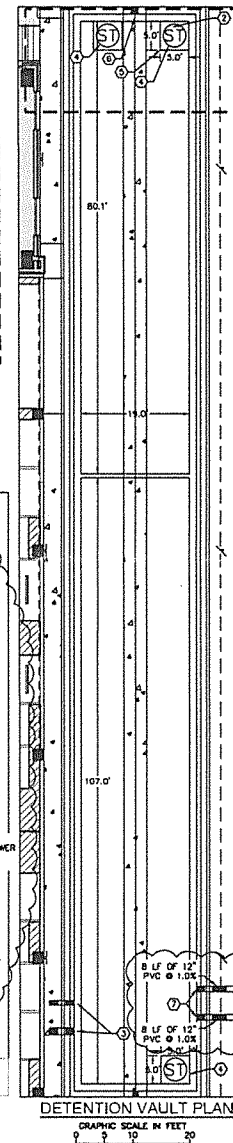
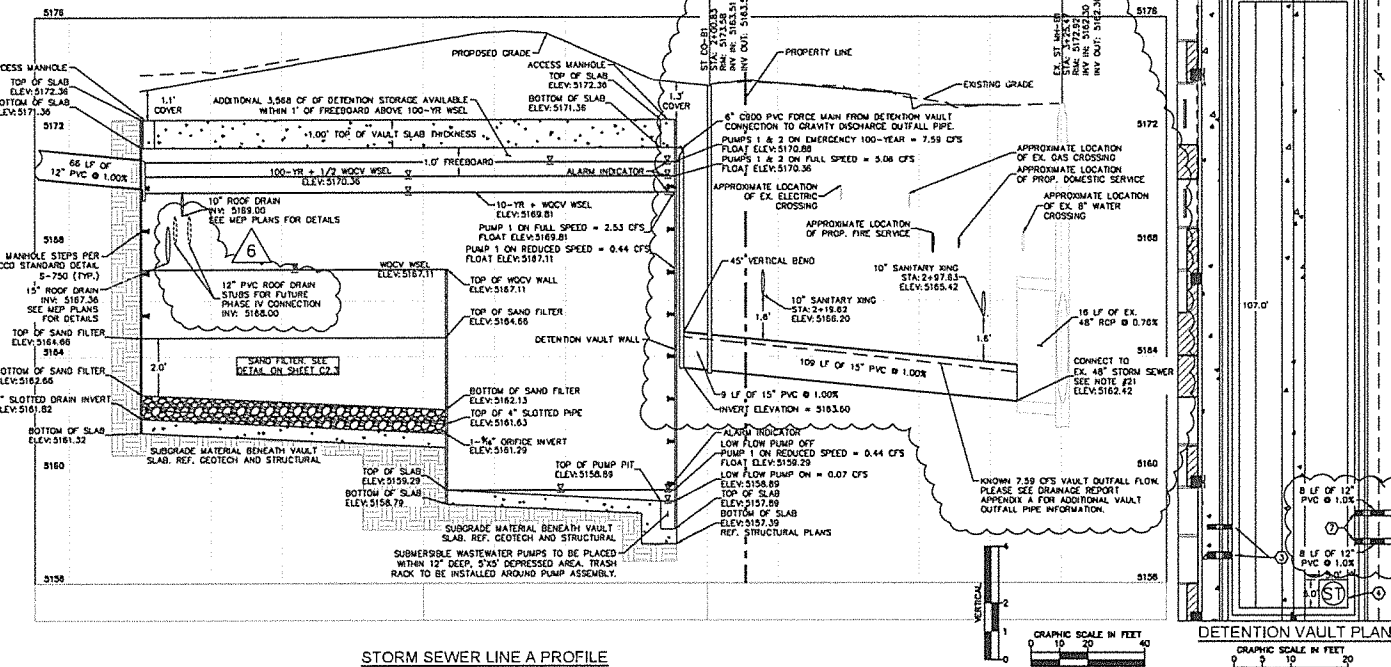
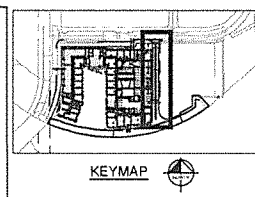
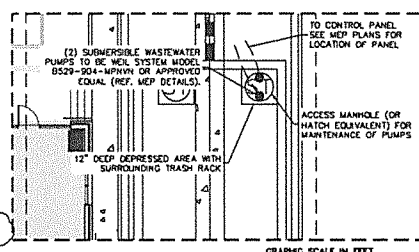
CONSTRUCTION NOTES

1. UNDERGROUND STRUCTURED DETENTION VAULT BELOW PARKING GARAGE (REF STRUCTURAL PLANS), INVERT PER PROFILE, THIS SHEET.
2. (2) 4" SUBMERSIBLE WASTEWATER PUMPS (WEL SYSTEM MODEL B529-904-MPHV OR APPROVED EQUAL (REF. MEP DETAILS)).
3. CONNECT ROOF DRAINS TO DETENTION VAULT. SEE DETENTION VAULT DETAIL, THIS SHEET (REFER TO PLUMBING PLANS FOR CONTINUATION).
4. ACCESS MANHOLE (OR MATCH EQUIVALENT) WITH MANHOLE STEPS PER COD STANDARD DETAIL S-750.
5. 5'x5' AREA OF 12" DEEP DEPRESSION TO HOUSE TRIPLEX PUMP ASSEMBLY.
6. 15" CSDO FORCE MAIN LENGTH AND SLOPE PER MEP PLANS.
7. ROOF DRAIN STUBS FOR FUTURE PHASE IV CONNECTION. STUBS TO BE CAPPED AND SURFACE MARKED.

20. "PUMP ON" ELEVATIONS NOTED SHALL BE SET TO TURN PUMPS ON WHEN NOTED ELEVATIONS REACHED AND RISING "PUMP OFF" ELEVATIONS NOTED SHALL BE SET TO TURN PUMPS OFF WHEN NOTED ELEVATIONS REACHED AND LOWERING. PUMPS WILL ROTATE IN OPERATION TO ALLOW FOR BALANCED WEAR AND TEAR ON THE EQUIPMENT. ALL PUMPS HAVE AVAILABLE CAPACITY TO DISCHARGE UP TO THE MAXIMUM ALLOWABLE; HOWEVER, DISCHARGE RATES WILL BE CONTROLLED PER THE RELEASE RATES ABOVE, BASED ON 1ST, 2ND AND 3RD PUMPS ON.

21. CONTRACTOR TO COORDINATE CONNECTION TO EX. 44" STORM SEWER WITH INSPECTOR IN FIELD FOR BLIND CONNECTION.

STAGE	WCOV (71"3)	VOLUME (71"3)	RELEASE RATE (CFS)
LOW FLOW PUMP	5158.89	500	0.07
10-YR + WCOV	5189.81	26,813	0.44
100-YR + J WCOV	5170.38	26,518	2.53



CITY AND COUNTY OF DENVER
Development Engineering Services
Site Engineering

DES PROJECT NO. 2016-SSPR-000082
PROJECT NAME: DENARGO MARKET PHASE III

PROJECT NO. 096448003
DRAWING NAME: 206-4800351_VAUL

DESIGNED BY: OTD
DRAWN BY: RICK
CHECKED BY: MAT
DATE: 05/04/18

C2.2

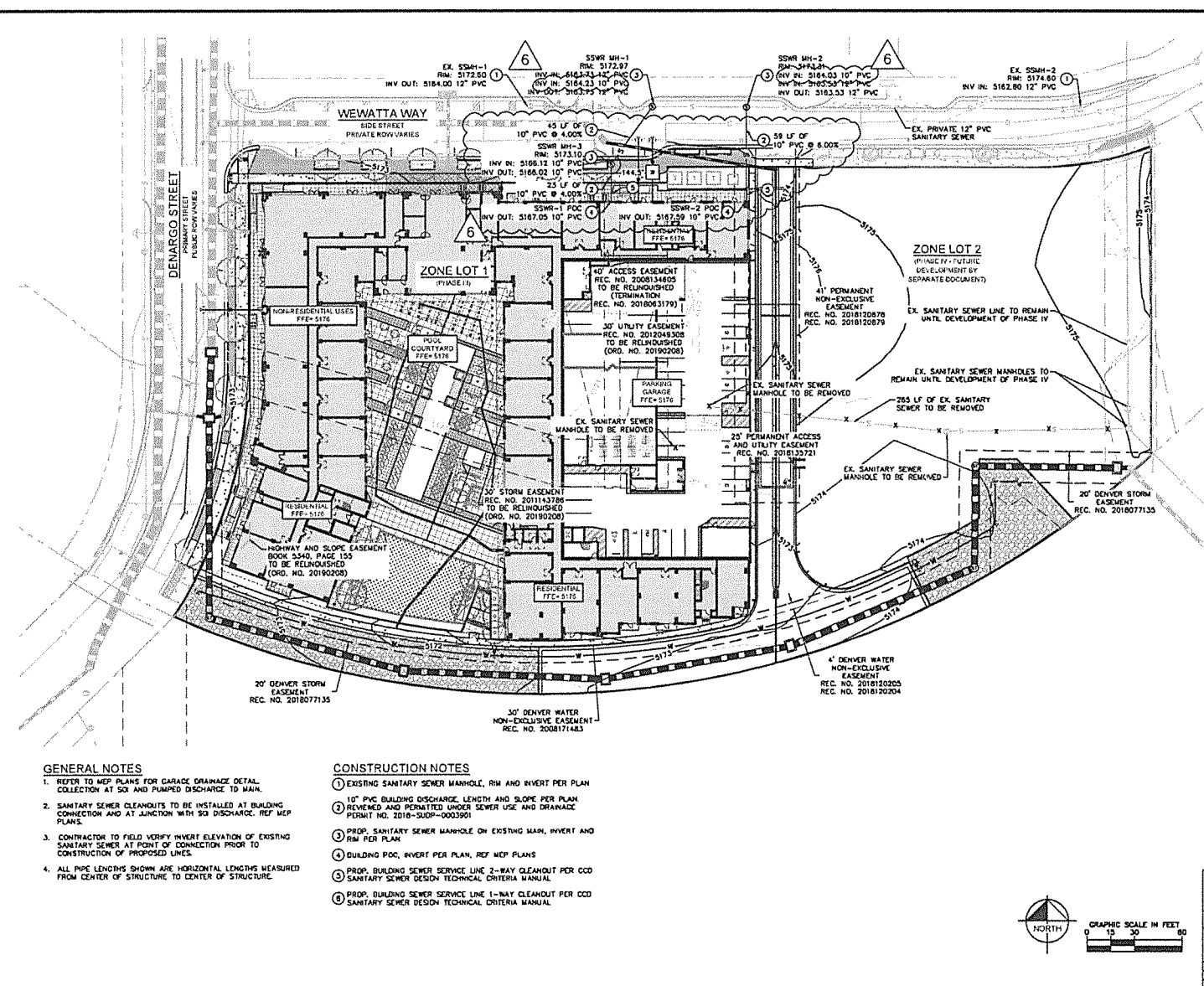
Kimley»Horn
2016 KIMLEY-HORN AND ASSOCIATES, INC.
1000 N. GARDEN CITY AVENUE, SUITE 200
DENVER, COLORADO 80202 (303) 733-2288

DESIGNED BY: OTD
DRAWN BY: RICK
CHECKED BY: MAT
DATE: 05/04/18

DENARGO MARKET PHASE III
CITY AND COUNTY OF DENVER
PRIVATE STORM SEWER PLANS
STORM DRAIN PLAN AND PROFILE

NO.	DATE	BY	DESCRIPTION
1	05/04/18	OTD	ISSUED FOR CONSTRUCTION
2	05/04/18	OTD	ISSUED FOR CONSTRUCTION
3	05/04/18	OTD	ISSUED FOR CONSTRUCTION
4	05/04/18	OTD	ISSUED FOR CONSTRUCTION
5	05/04/18	OTD	ISSUED FOR CONSTRUCTION
6	05/04/18	OTD	ISSUED FOR CONSTRUCTION
7	05/04/18	OTD	ISSUED FOR CONSTRUCTION
8	05/04/18	OTD	ISSUED FOR CONSTRUCTION
9	05/04/18	OTD	ISSUED FOR CONSTRUCTION
10	05/04/18	OTD	ISSUED FOR CONSTRUCTION

V:\denver\008448003\CADD\008448003\008448003_05_05.dwg, M:\008448003_05_05.dwg
 V:\denver\008448003\CADD\008448003\008448003_05_05.dwg, M:\008448003_05_05.dwg

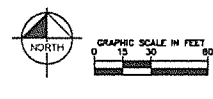


GENERAL NOTES

1. REFER TO MEP PLANS FOR GARAGE DRAINAGE DETAIL. COLLECTION AT SO AND PUMPED DISCHARGE TO MAIN.
2. SANITARY SEWER CLEANOUPS TO BE INSTALLED AT BUILDING CONNECTION AND AT JUNCTION WITH SO DISCHARGE. REF MEP PLANS.
3. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION OF EXISTING SANITARY SEWER AT POINT OF CONNECTION PRIOR TO CONSTRUCTION OF PROPOSED LINES.
4. ALL PIPE LENGTHS SHOWN ARE HORIZONTAL LENGTHS MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

CONSTRUCTION NOTES

1. EXISTING SANITARY SEWER MANHOLE, RM AND INVERT PER PLAN
2. 10" PVC BUILDING DISCHARGE, LENGTH AND SLOPE PER PLAN
3. REVIEWED AND PERMITTED UNDER SEWER USE AND DRAINAGE PERMIT NO. 2018-3029-000390
4. PROP. SANITARY SEWER MANHOLE ON EXISTING MAIN, INVERT AND RM PER PLAN
5. BUILDING POOL, INVERT PER PLAN, REF MEP PLANS
6. PROP. BUILDING SEWER SERVICE LINE 2-WAY CLEANOUP PER CDD SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL
7. PROP. BUILDING SEWER SERVICE LINE 1-WAY CLEANOUP PER CDD SANITARY SEWER DESIGN TECHNICAL CRITERIA MANUAL



CITY AND COUNTY OF DENVER Development Engineering Services Site Engineering	
DES PROJECT NO.	2018-SSFR-000082
PROJECT NAME:	DENARGO MARKET PHASE III
REVISION NO.	DATE
1	05/04/18
2	05/04/18
3	05/04/18
4	05/04/18
5	05/04/18
6	05/04/18
7	05/04/18
8	05/04/18
9	05/04/18
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43	05/04/18
44	05/04/18
45	05/04/18
46	05/04/18
47	05/04/18
48	05/04/18
49	05/04/18
50	05/04/18

Kimley»Horn
 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 Denver, Colorado 80217 (303) 738-2300
 DECISION BY: DTG
 DRAWN BY: RDK
 CHECKED BY: HMT
 DATE: 05/04/18
 DENARGO MARKET PHASE III
 CITY AND COUNTY OF DENVER
 PRIVATE STORM SEWER PLANS
 SANITARY SEWER PLAN

Check No/ Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Auto Pay
1839							
04/18/2019	Arrowhead Landscape S	19-699-4	Landscape & Irri	1-674-0	1,822.00	1,822.00	
Total 1839:						<u>1,822.00</u>	
1840							
04/18/2019	Colorado Lighting, Inc	402725	Site Lighting	1-697-0	20.00	20.00	
Total 1840:						<u>20.00</u>	
1841							
04/18/2019	Denver Metro Protective	19-040226	Security	1-788-0	700.00	700.00	
Total 1841:						<u>700.00</u>	
1842							
04/18/2019	Diversified Underground	20101	Locates	1-793-0	85.00	85.00	
Total 1842:						<u>85.00</u>	
1843							
04/18/2019	JPL Cares	67417	Snow Removal	1-792-0	1,704.00	1,704.00	
04/18/2019	JPL Cares	67815	Snow Removal	1-792-0	3,408.00	3,408.00	
04/18/2019	JPL Cares	67977	Snow Removal	1-792-0	1,904.00	1,904.00	
Total 1843:						<u>7,016.00</u>	
1844							
04/18/2019	McGeedy Becher P.C.	1057W FEB 19	Legal	1-616-0	145.00	145.00	
Total 1844:						<u>145.00</u>	
1845							
04/18/2019	Special Dist Manageme	#1 MARCH 2019	Management	1-612-0	6,007.14	6,007.14	
04/18/2019	Special Dist Manageme	#2 MARCH 2019	Management	1-612-0	815.60	815.60	
Total 1845:						<u>6,822.74</u>	
1846							
04/18/2019	Triunity Engineering & M	100517-07	Site Inspection	1-785-0	390.00	390.00	
Total 1846:						<u>390.00</u>	
1847							
04/18/2019	Utility Noification Center	219030323	Utilities	1-794-0	18.46	18.46	
Total 1847:						<u>18.46</u>	
1848							
04/18/2019	Xcel Energy	629798746	Utilities	1-794-0	54.11	54.11	
Total 1848:						<u>54.11</u>	

Check No/ Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Auto Pay
20180401							
04/18/2019	Denver Water	3250 MAR 19	Utilities	1-794-0	22.26	22.26	M
Total 20180401:						22.26	
20190402							
04/18/2019	Denver Water	3150 MAR 19	Utilities	1-794-0	22.26	22.26	M
Total 20190402:						22.26	
20190403							
04/18/2019	Xcel Energy	630763721	Utilities	1-794-0	158.85	158.85	M
Total 20190403:						158.85	
Grand Totals:						17,276.68	

Denargo Market Metropolitan District No. 1

April-19

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 17,276.68	\$ -	\$ -	\$ 17,276.68
Payroll	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$ 17,276.68	\$ -	\$ -	\$ 17,276.68



LANDSCAPE / IRRIGATION PROPOSAL

SUBMITTED TO: Denargo Market ATTENTION: Dan Cordova
PROJECT: Revised Park Mulch SUBMITTAL DATE: 6/17/2019

Bidding Firm: ARROWHEAD LANDSCAPE SERVICES, INC.
Contact: Scott McGarrity
Address: P O Box 17150 Golden, CO 80402

Phone: 303-432-8282
Fax: 303-432-8191

This proposal covers the work to install 2 inches of Western Cedar Mulch into all the planting beds in and around the park. Assumes the use of adjacent parking in order to stage the job.

Qty.	Description	Bid Amount
80	CY of Western Cedar Mulch	
TOTAL PRICE		\$16,244.00

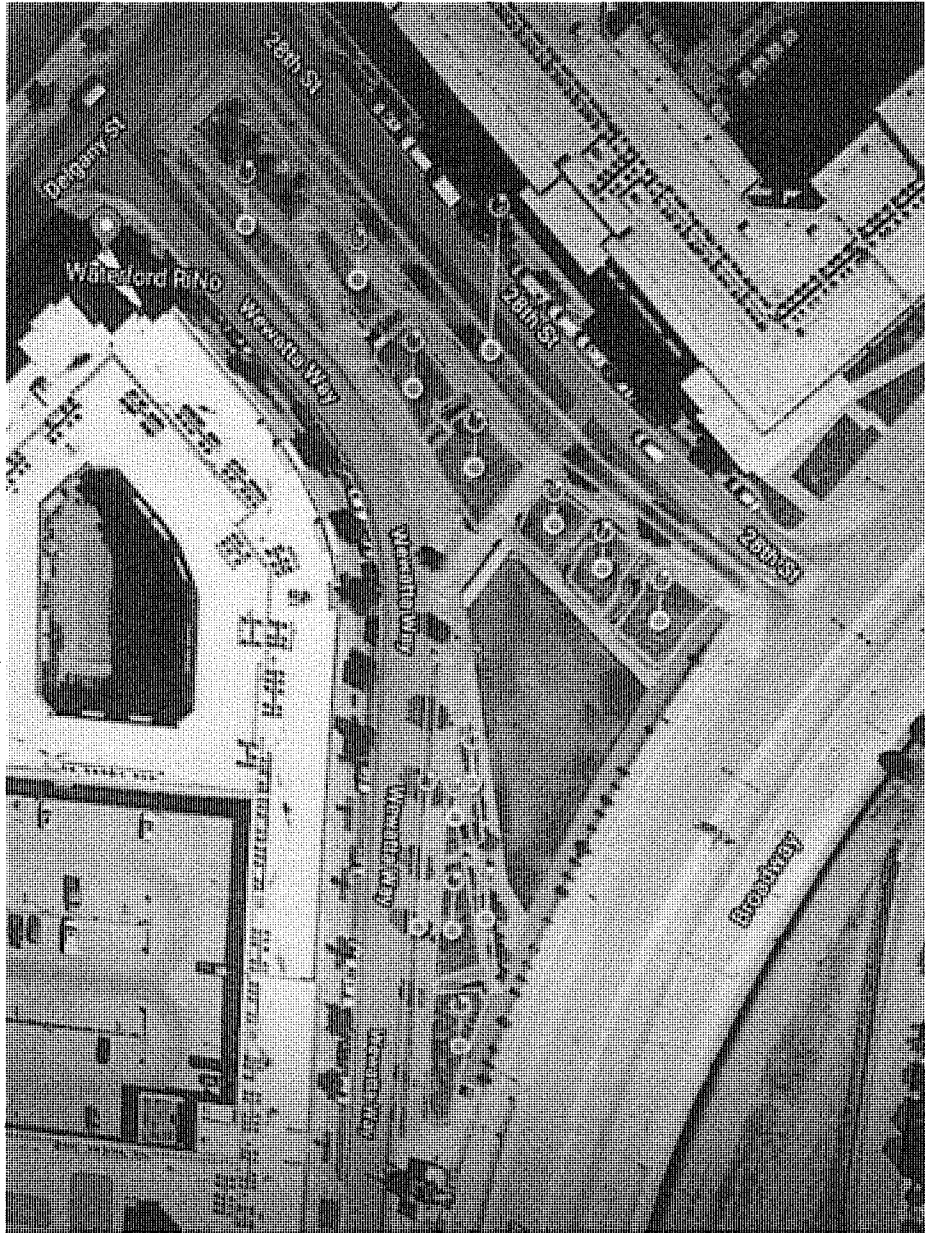
SPECIFIC QUALIFICATIONS OR EXCLUSIONS

1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services and maintained under contract by Arrowhead Landscape Services during the warranty period provided that the Customer follows all recommendations for care.
3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.

This quote is good for 30 days from the submittal date

Authorization to perform work

Arrowhead Landscape Services, Inc.
Scott McGarrity





Activity Log Report

**399: Denargo Market Metropolitan District
No. 1**


06/14/2019 07:00 - 06/17/2019 06:59

Date and Name	Activity
06/14/2019 17:39 1k21	GPS Hit (39.7632832, -104.9877263) 0.1 mi.
06/14/2019 18:20 1k21	Patrol Inspection: Conducted leash enforcement at dog park. Several residents in the area were at the park with dogs off leash. Approximatley 12 dogs were off leash and residents were very argumentative and confused on the reasons why. I explained the city ordianence regarding off leash animals as well as the rules od the dog park. They understood and are very insisting on speaking with property management regarding the issue. Residents did no hiesitate wiith me at all about putting leashes on after i informed them and gave them the information.
06/14/2019 18:26 1k21	GPS Hit (39.7632027, -104.9885561) 0.0 mi.
06/15/2019 23:12 DMPS_UNIT 9901	Automated GPS Hit (39.7638162, -104.9947599) 0.4 mi.
06/15/2019 23:13 DMPS_UNIT 9901	Automated GPS Hit (39.7650872, -104.9947794) ** Departed Site **
06/16/2019 01:30 DMPS_UNIT 9901	Automated GPS Hit (39.7644918, -104.9867661) 0.2 mi.
06/16/2019 01:31 DMPS_UNIT 9901	Automated GPS Hit (39.7656347, -104.9852733) ** Departed Site **



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors
FROM: Deborah D. McCoy 
President
DATE: June, 2019
RE: Notice of Rate Restructuring

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), as of August 1, 2019, the hourly rates described in Article III for all services provided by SDMS shall be subject to the following rate restructuring schedule.

District Management & Administration:

Senior Managers and Managers	\$140.00 - \$190.00
Assistant Managers & Admin. Coordinators	\$115.00 - \$150.00

Finance & Accounting:

Senior Accountants and Accountants	\$130.00 - \$160.00
Assistant Accountants & AP Coordinators	\$110.00 - \$150.00

Utility Billing Service: \$65.00

Operations, Maintenance and Field Services: \$75.00 - \$95.00

Community Management:

Managers and Assistant Managers	\$ 95.00 - \$140.00
Administrative Support	\$ 75.00 - \$140.00

SDMS is one of the few consultants that has not adopted a variable rate structure. We hope you will understand that, in order to keep up with the changes in our industry, it is beneficial to implement this rate restructuring so that we may continue to provide the best and most efficient management services you expect from SDMS.

We look forward to serving you for many years to come. Please feel free to speak directly with your current District Manager if you have questions.