

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 REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Laura H. Newman	President	2020/May 2020
Donald D. Cabrera	Treasurer	2020/May 2020
Jeffrey D. Jones	Asst. Secretary	2022/May 2020
David H. Smith	Asst. Secretary	2022/May 2020
Todd T. Wenskoski	Asst. Secretary	2022/May 2022
Ann E. Finn	Secretary	

DATE: November 19, 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.

C. Review and approve the Minutes of the September 17, 2019 Regular Meeting and the October 28, 2019 Work Session (enclosures).

D. Consider Regular Meeting dates for 2020. Review and consider approval of Resolution No. 2019-11-___; Resolution Establishing Regular Meeting Dates, Time and Location, Establishing District Website and Designating Location for Posting of 24-Hour Notices (enclosure).

II. **CONSENT AGENDA** – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Discuss §32-1-809, C.R.S.–2019 Transparency Notice reporting requirements and mode of eligible elector notification (Transparency Notice was posted on the SDA’s website in 2019).
- Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2019.

- Ratify approval of Service Agreement for Snow Removal Services by and between the District and JPL Cares, Inc.
 - Ratify approval of Right-of-Way Street Occupancy Permit from JEX Construction LLC for the Blind Tie In Project.
 - Ratify approval of authorization related to detour for RTD traffic.
 - Ratify approval of establishment of a Permit Committee for the District
-

III. 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.
-

IV. FINANCIAL MATTERS

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

Fund	Period Ending October 29, 2019
General	\$ 24,866.69
Debt Service	\$ -0-
Capital Projects	\$ -0-
Total	\$ 24,866.69

- B. Review and accept the unaudited financial statements through the period ending September 30, 2019 and Schedule of Cash Position as of November 4, 2019 (enclosure).
-

- C. Conduct Public Hearing to consider Amendment to 2019 Budget and (if necessary) adopt Resolution to Amend the 2019 Budget and Appropriate Expenditures.
-

- D. Conduct Public Hearing on the proposed 2020 Budget and consider adoption of Resolutions No. 2019-11-___ to Adopt the 2020 Budget and Appropriate Sums of Money and Resolution No. 2019-11-___ to Set Mill Levies (for General Fund _____, Debt Service Fund _____ and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary assessed valuation, 2020 draft budget, draft operations and maintenance budget and resolution).
-

- E. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
-

- F. Consider appointment of District Accountant to prepare the 2021 budget, and direct that the form of the 2021 budget be the same as the 2020 budget.
-

V. LEGAL MATTERS

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

- B. Consider adoption of Resolution No. 2019-11-__; Resolution Calling a Regular Election for Directors on May 5, 2020, appointing the Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure - Election Resolution). Self-Nomination forms are due by February 28, 2020. Discuss the need for ballot issues and/or questions.
-

- C. Discuss update on McGeady Becher P.C. District Records Retention Policy.
-

- D. Review and consider adoption of Resolution Approving Amended and Restated Rules and Regulations for Construction Activity (to be distributed).
-

VI. OPERATIONS AND MAINTENANCE

- A. Discuss 2020 operation and maintenance services and consider approval of 2020 Service Agreements and/or Change Orders for the following services:
-

- 1. Landscape maintenance services (proposals – enclosed).
-

- 2. Site lighting maintenance services (proposals – enclosed).
-

- 3. Towing (to be distributed).
-

4. Security (to be distributed).

5. Locates (to be distributed).

6. Construction Management Services. (to be distributed)

B. Discuss adopting Rules and Regulations (related to signage, parking, etc.) (enclosure).

VII. CAPITAL MATTERS

A. _____

VIII. OTHER MATTERS

A. Discuss AT&T request for a small cell site.

B. Confirm annual meeting for property owners and overlapping entities (enclosure-notice of meeting that was published on October 10, 2019).

IX. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2019.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 1 HELD SEPTEMBER 17, 2019

A Regular 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 Tuesday, the 17th day of September, 2019, at 4:30 p.m., at The Waterford RiNo (Conference Room), 2797 Wewatta Way, Denver, Colorado 80216. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Laura H. Newman
Donald D. Cabrera
Jeffrey D. Jones
David H. Smith
Todd T. Wenskoski

Also In Attendance Were:

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

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

Jason Carroll; CliftonLarsonAllen LLP

Rick Abeyta; City and County of Denver (for a portion of the meeting)

Mark Gehrke, Senior Engineer; City and County of Denver (for a portion of the meeting)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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 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

RECORD OF PROCEEDINGS

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 Regular Meeting.

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

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 Newman, 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 taxpaying 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 June 26, 2019 Special Meeting.

Following discussion, upon motion duly made by Director Newman, seconded by Director Cabrera and, upon vote, unanimously carried, the Board approved the Minutes of the June 26, 2019 Special Meeting.

New Legislation Concerning Requirements for Posting Meeting Notices: Attorney Williams discussed with the Board new legislation concerning requirements for posting meeting notices.

First Amendment to Resolution No. 2018-11-01, Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 72-Hour and 24-Hour Notices: The Board reviewed a First Amendment to Resolution No. 2018-11-01, Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 72-Hour and 24-Hour Notices.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Jones, seconded by Director Cabrera and, upon vote, unanimously carried, the Board adopted the First Amendment to Resolution No. 2018-11-01, Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 72-Hour and 24-Hour Notices.

Resolution No. 2019-09-01, Resolution Establishing District Website and Designating Location for Posting of 24-Hour Notices: The Board reviewed Resolution No. 2019-09-01, Resolution Establishing District Website and Designating Location for Posting of 24-Hour Notices.

Following discussion, upon motion duly made by Director Jones, seconded by Director Cabrera and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-09-01; Resolution Establishing District Website and Designating Locations for Posting of 72-Hour and 24-Hour Notices. A copy of the Resolution is attached hereto and incorporated herein by this reference.

Eligible Governmental Entity Agreement with the Statewide Internet Portal Authority ("SIPA") of the State of Colorado: The Board reviewed the Eligible Governmental Entity Agreement with the SIPA to establish a website for the District.

Following discussion, upon motion duly made by Director Jones, seconded by Director Cabrera and, upon vote, unanimously carried, the Board ratified the approval of the Eligible Governmental Entity Agreement with the SIPA of the State of Colorado.

PUBLIC COMMENT

There were no public comments at this time.

CAPITAL MATTERS

Detention Vault Outfall for a "Blind Tie In" Connection to the Stormwater Line: The Board entered into discussion regarding the status of the Detention Vault Outfall Project which includes a "blind tie in" connection into the stormwater line.

Right-of-Way Street Occupancy Permit: The Board reviewed a Right-of-Way Street Occupancy Permit from JEX Construction LLC for the Blind Tie In Project.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Newman and, upon vote, unanimously carried, the Board

RECORD OF PROCEEDINGS

approved the Right-of-Way Street Occupancy Permit from JEX Construction LLC for the Blind Tie In Project.

Traffic Control Plan: The Board reviewed the Traffic Control Plan from JEX Construction LLC. Following review, the Board approved the Traffic Control Plan.

Construction Traffic: The Board entered into discussion concerning the construction traffic on District roads. No action was taken by the Board at this time.

Issues Concerning Sub-Contractors: The Board entered into discussion regarding issues concerning sub-contractors not obtaining permits from the District. Ms. Finn reported that Xcel Energy closed Wewatta and the entrance into the parking garage without providing notice to the District.

Right-of-Way Occupancy Permit: The Board reviewed a Right-of-Way Occupancy Permit in the amount of \$534.75 for a sidewalk closure from Cypress Real Estate Advisors (“Cypress”).

Following review and discussion, upon motion duly made by Director Wenskoski, seconded by Director Cabrera and, upon vote, unanimously carried, the Board ratified the approval of the Right-of-Way Occupancy Permit in the amount of \$534.75 for a sidewalk closure from Cypress.

Request from the City and County of Denver (“City”) Concerning a Detour for RTD Traffic: Messrs. Abeyta and Gehrke from the City addressed the Board requesting a detour through the District to accommodate RTD due to the closure of a portion of Denargo Street and Arkins Street for the installation of a trash vault on Denargo Street. Mr. Abeyta discussed the timing with the Board. It was noted the project would take five to six weeks to complete.

Following discussion, the Board authorized the detour and Directors Smith and Cabrera to work with the City on the timing of the detour.

Permit Committee: The Board entered into discussion regarding establishing a Permit Committee for the District.

Following discussion, upon motion duly made by Director Wenskoski, seconded by Director Jones and, upon vote, unanimously carried, the Board established a Permit Committee and appointed Directors Smith and Cabrera to the Permit Committee.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

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

Fund	Period Ending May 19, 2019	Period Ending June 19, 2019	Period Ending July 19, 2019	Period Ending August 19, 2019
General	\$ 15,473.49	\$ 27,927.43	\$ 15,520.01	\$ 22,152.97
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 15,473.49	\$ 27,927.43	\$ 15,520.01	\$ 22,152.97

Fund	Period Ending Sept. 19, 2019
General	\$ 13,410.30
Debt Service	\$ -0-
Capital Projects	\$ -0-
Total	\$ 13,410.30

Following discussion, upon motion duly made by Director Newman, seconded by Director Jones and, upon vote, unanimously carried, the Board ratified approval of the payment of the claims, as presented.

Unaudited Financial Statements: Mr. Carroll reviewed with the Board the unaudited financial statements through the period ending June 30, 2019 and Schedule of Cash Position as of June 30, 2019, updated September 12, 2019.

Following review, upon motion duly made by Director Wenskoski, seconded by Director Cabrera and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending June 30, 2019 and Schedule of Cash Position as of June 30, 2019, updated September 12, 2019.

2020 Budget: The Board entered into discussion regarding appointment of the District Accountant to prepare the 2020 Budget and setting the date for a Public Hearing to adopt the 2020 Budget.

Following discussion, upon motion duly made by Director Newman, seconded by Director Cabrera and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2020 Budget and set the date for a Public Hearing to adopt the 2020 Budget for November 19, 2019 at 4:30 p.m., at The Waterford at RiNo, 2797 Wewatta Way, Denver, Colorado 80216.

Schedule 2020 Budget Work Session: The Board discussed scheduling a 2020 Budget Work Session. Following discussion, the Board set the date for a 2020

RECORD OF PROCEEDINGS

Budget Work Session on Monday, October 28, 2019 at 4:30 p.m., at the Waterford at RiNo, 2797 Wewatta Way, Denver, Colorado 80216.

LEGAL MATTERS

Termination of Multiple-Year Operation Funding Agreement by and between the District and Denargo Market Development, LLC: The Board entered into discussion regarding the Termination of Multiple-Year Operation Funding Agreement by and between the District and Denargo Market Development, LLC.

Following discussion, upon motion duly made by Director Newman, seconded by Director Cabrera and, upon vote, unanimously carried, the Board determined to Termination of Multiple-Year Operation Funding Agreement by and between the District and Denargo Market Development, LLC.

Multiple-Year Operation Funding Agreement by and between the District and Golub and Company LLC: The Board deferred discussion.

Estoppel Certificate for a Declaration of Covenants, Conditions and Restrictions for Denargo Market: Attorney Williams reviewed with the Board an Estoppel Certificate from the District to Golub Real Estate Corp. for a Declaration of Covenants, Conditions and Restrictions for Denargo Market.

Following discussion, upon motion duly made by Director Newman, seconded by Director Jones and, upon vote, unanimously carried, the Board ratified approval of the Estoppel Certificate from the District to Golub Real Estate Corp. for a Declaration of Covenants, Conditions and Restrictions for Denargo Market.

Estoppel Certificate for a Multiple-Year Operation Funding Agreement: Attorney Williams reviewed with the Board an Estoppel Certificate from the District to Golub Real Estate Corp. for a Multiple-Year Operation Funding Agreement

Following discussion, upon motion duly made by Director Newman, seconded by Director Jones and, upon vote, unanimously carried, the Board ratified approval of the Estoppel Certificate from the District to Golub Real Estate Corp. for the Multiple-Year Operation Funding Agreement.

Estoppel Certificate for an Amended and Restated Framework Agreement for Denargo Market: Attorney Williams reviewed with the Board an Estoppel Certificate from the District to Golub Real Estate Corp. for an Amended and Restated Framework Agreement for Denargo Market.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Newman, seconded by Director Jones and, upon vote, unanimously carried, the Board ratified approval of the Estoppel Certificate from the District to Golub Real Estate Corp. for an Amended and Restated Framework Agreement for Denargo Market.

OPERATIONS AND MAINTENANCE

2020 Maintenance Contracts:

Service Agreement for Snow Removal Services: The Board entered into discussion regarding a Service Agreement by and between the District and JPL Cares, Inc. for snow removal services.

Following discussion, upon motion duly made by Director Cabrera, seconded by Director Newman and, upon vote, unanimously carried, the Board approved the Service Agreement by and between the District and JPL Cares, Inc. for snow removal services.

Landscape Maintenance Services: The Board entered into discussion regarding landscape maintenance services for 2020. Following discussion, the Board directed staff to obtain three proposals for 2020 landscape maintenance services.

Site Lighting: The Board directed staff to obtain proposals for site lighting.

Security: The Board entered into discussion regarding security for the District. It was noted that a late-night patrol might be an option for 2020.

Locates: The Board entered into discussion regarding locates for the District. Following discussion, the Board directed staff to obtain a proposal from Diversified Underground for 2020 locate services.

Construction Management Services: The Board entered into discussion regarding construction management services for the District. Following discussion, the Board directed staff to obtain a proposal from Triunity Engineering & Management, Inc.

Towing: The Board deferred discussion to the next meeting.

Curbs (Green Paint): Ms. Finn discussed with the Board the green paint on the curbs around The Waterford RiNo apartment building. Following discussion, the Board directed staff to contact the owner of the apartment building to remove the green paint and stencils.

RECORD OF PROCEEDINGS

OTHER MATTERS

AT&T Request for a Small Cell Site: The Board deferred discussion at this time.

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

RESOLUTION NO. 2019-09-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 1 ESTABLISHING DISTRICT WEBSITE AND DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES

A. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings ("**Notice of Meeting**") will be physically posted at least 24 hours prior to each meeting ("**Designated Public Place**").

B. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., effective as of August 2, 2019, special districts are relieved of the requirement to physically post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district ("**District Website**") at least 24 hours prior to each regular and special meeting.

C. Pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., if a special district does not have a District Website or is unable to post a Notice of Meeting on its District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Effective as of August 2, 2019, Section 32-1-903(2) has been amended to remove the requirement for additional postings at three public places within the boundaries of the special district and the office of the county clerk and recorder and the requirement for 72-hour notices for special meetings.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denargo Market Metropolitan District No. 1 (the "**District**"), City and County of Denver, Colorado:

1. That the Board of Directors (the "**District Board**") authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of regular and special meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

2. That the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each regular and special meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S., effective August 2, 2019.

3. That if the District does not yet have a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) _____


RESOLUTION APPROVED AND ADOPTED on September ____, 2019.

**DENARGO MARKET METROPOLITAN
DISTRICT NO. 1**

By: 

President

Attest:



Secretary

RECORD OF PROCEEDINGS

MINUTES OF A WORK SESSION OF THE BOARD OF DIRECTORS OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 1 HELD OCTOBER 28, 2019

A Work Session 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 Monday, the 28th day of October, 2019, at 4:30 p.m., at The Waterford RiNo, 2797 Wewatta Way, Denver, Colorado 80216. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Laura H. Newman
Jeffrey D. Jones
David H. Smith
Todd T. Wenskoski

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

Also In Attendance Were:

Ann E. Finn and Brian Bowers; Special District Management Services, Inc. ("SDMS")

Matt Vigil; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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 Secretary of State. It was 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.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn reviewed with the Board a proposed Agenda for the District's Work Session.

Following discussion, upon motion duly made by Director Wenskoski, seconded by Director Jones and, upon vote, unanimously carried, the Agenda was approved, as presented.

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 Wenskoski, seconded by Director Jones 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 taxpaying 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.

PUBLIC COMMENT

There were no public comments at this time.

FINANCIAL MATTERS

Budget Work Session: Mr. Vigil reviewed with the Board a draft 2020 budget. No action was taken by the Board at this time.

Mr. Bowers reviewed with the Board a detailed operations and maintenance budget, including optional expenditures for 2020. No action was taken by the Board at this time.

Services Agreements for 2020 Operation and Maintenance Services: The Board entered into discussion regarding Service Agreements for 2020 operation and maintenance services and security concerns within the District.

Rules and Regulations: The Board entered into discussion regarding the adoption of rules and regulations regarding signage, parking, and other concerns within the District. The Board requested staff to prepare draft rules and regulations for the Board's consideration at the next Board meeting.

RECORD OF PROCEEDINGS

OTHER MATTERS

There were no other matters to discuss.

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 Work Session was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RESOLUTION NO. 2019-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE DENARGO MARKET METROPOLITAN DISTRICT NO. 1
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION,
ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings ("**Notice of Meeting**") will be physically posted at least 24 hours prior to each meeting ("**Designated Public Place**"). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

C. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting, if a special district posts the Notice of Meeting online at a public website of the special district ("**District Website**") at least 24 hours prior to each regular and special meeting

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

E. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

F. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denargo Market Metropolitan District No. 1 (the "**District**"), City and County of Denver, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2020 shall be held on _____ at _____, at The Waterford RiNo, 2797 Wewatta Way, Denver, Colorado 80216

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District Board authorizes establishment of a District Website, if such District Website does not already exist, in order to provide full and timely notice of regular and special meetings of the District Board online pursuant to the provisions of Section 24-6-402(2)(c)(III), C.R.S.

8. That, if the District has established a District Website, the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to each regular and special meeting pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

9. That, if the District has not yet established a District Website or is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) _____

10. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, ESTABLISHING DISTRICT WEBSITE AND
DESIGNATING LOCATION FOR 24-HOUR NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 19, 2019.

**DENARGO MARKET METROPOLITAN
DISTRICT NO. 1**

By: _____
President

Attest:

Secretary

Check No/ Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Auto Pay
1898							
10/29/2019	Arrowhead Landscape S	19-699-10	Landscape & Irri	1-674-0	1,822.00	1,822.00	
10/29/2019	Arrowhead Landscape S	19-699-18A	Landscape & Irri	1-674-0	304.31	304.31	
10/29/2019	Arrowhead Landscape S	19-699-18B	Landscape & Irri	1-674-0	882.68	882.68	
10/29/2019	Arrowhead Landscape S	19-699-19E	Landscape & Irri	1-674-0	224.31	224.31	
10/29/2019	Arrowhead Landscape S	19-911-17G	Landscape & Irri	1-674-0	3,344.46	3,344.46	
Total 1898:						6,577.76	
1899							
10/29/2019	CliftonLarsonAllen LLP	2269842	Accounting	1-614-0	2,483.00	2,483.00	
Total 1899:						2,483.00	
1900							
10/29/2019	Colorado Lighting, Inc	413121	Site Lighting	1-697-0	350.54	350.54	
Total 1900:						350.54	
1901							
10/29/2019	Dazzio & Associates, P	355	Audit	1-615-0	4,500.00	4,500.00	
Total 1901:						4,500.00	
1902							
10/29/2019	Diversified Underground	20781	Locates	1-793-0	85.00	85.00	
Total 1902:						85.00	
1903							
10/29/2019	McGeady Becher P.C.	1057W 08/19	Legal	1-616-0	500.20	500.20	
Total 1903:						500.20	
1904							
10/29/2019	Special Dist Manageme	SEPT 2019 D2	Management	1-612-0	523.98	523.98	
10/29/2019	Special Dist Manageme	SEPT 2019 D3	Management	1-612-0	1,331.95	1,331.95	
10/29/2019	Special Dist Manageme	SEPT 2091 D1	Management	1-612-0	5,373.76	5,373.76	
Total 1904:						7,229.69	
1905							
10/29/2019	Triunity Engineering & M	100517-09	Site Inspection	1-785-0	1,629.50	1,629.50	
Total 1905:						1,629.50	
1906							
10/29/2019	UNCC	219090349	Locates	1-793-0	35.50	35.50	
Total 1906:						35.50	
1907							
10/29/2019	Xcel Energy	652991400	Utilities	1-794-0	50.78	50.78	

Check No/ Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Auto Pay
Total 1907:						50.78	
1908							
10/29/2019	Denver Metro Protective	19-100257	Security	1-788-0	190.00	190.00	
Total 1908:						190.00	
20191029							
10/29/2019	Denver Water	3150 9/19	Utilities	1-794-0	389.46	389.46	M
Total 20191029:						389.46	
20191030							
10/29/2019	Denver Metro Protective	19-100257	Security	1-788-0	190.00	190.00	M
10/29/2019	Denver Metro Protective	19-100257	Security	1-788-0	190.00-	190.00-	V
Total 20191030:						.00	
20191031							
10/29/2019	Denver Water	3250 9/19	Utilities	1-794-0	475.86	475.86	M
Total 20191031:						475.86	
Grand Totals:						24,497.29	

Denargo Market Metropolitan District No. 1
November-19

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 24,497.29	\$ -	\$ -	\$ 24,497.29
Payroll	\$ 369.40	\$ -	\$ -	\$ 369.40
Total Disbursements from Checking Acct	\$ 24,866.69	\$ -	\$ -	\$ 24,866.69

DENARGO MARKET METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS

SEPTEMBER 30, 2019



Accountant's Compilation Report

Board of Directors
Denargo Market Metropolitan District No. 1
Denver, Colorado

Management is responsible for the accompanying financial statements of Denargo Market Metropolitan District No. 1, which comprise the balance sheet - governmental funds as of September 30, 2019, and the related statement of revenues, expenditures, and changes in fund balance - actual, for the period from January 01, 2019 through September 30, 2019, for the General Fund, in accordance with accounting principles generally accepted in the United States of America. Management is also responsible for the accompanying financial forecasted budget, which comprises the statement of revenues, expenditures, and changes in fund balance - budget, for the year then ending, for the General Fund, and the related summary of significant assumptions in accordance with guidelines for the presentation of financial forecast established by the American Institute of Certified Public Accountants. We have performed compilation engagements in accordance with Statements of Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit, examine, or review the historical financial statements or the financial forecasted budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these historical financial statements and this financial forecasted budget.

The forecasted budget results may not be achieved as there will usually be differences between the forecasted budget and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

Management has elected to omit the management's discussion and analysis, the government-wide financial statements, the statement of revenues, expenditures and changes in fund balance - governmental funds, and substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the historical financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the historical financial statements are not designed for those who are not informed about such matters.

The supplementary information and the supplementary financial forecasted budget information are presented for additional analysis and are not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however we have not audited, examined, or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on the supplementary historical information and the supplementary budget information.

We are not independent with respect to Denargo Market Metropolitan District No. 1.

A handwritten signature in cursive script that reads "CliftonLarsonAllen LLP".

Greenwood Village, Colorado
November 04, 2019

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019

	General
ASSETS	
Cash - Checking	\$ 183,296
Colotrust	545
Due from District No. 2	2,269
TOTAL ASSETS	\$ 186,110
LIABILITIES AND FUND BALANCES	
CURRENT LIABILITIES	
Accounts payable	\$ 22,675
Payroll taxes payable	138
Damage Deposits	81,173
Total Liabilities	103,986
FUND BALANCES	
Total Fund Balances	82,124
TOTAL LIABILITIES AND FUND BALANCES	\$ 186,110

These financial statements should be read only in connection with the accompanying accountant's compilation report.

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2019

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Interest income	\$ 2,000	\$ 14	\$ (1,986)
Other revenue	-	535	535
Permit fees	-	30,000	30,000
Transfer from District No. 2	202,200	201,363	(837)
TOTAL REVENUES	<u>204,200</u>	<u>231,912</u>	<u>27,712</u>
EXPENDITURES			
Accounting	20,000	21,418	(1,418)
Auditing	8,650	4,500	4,150
City of Denver annual fee	9,000	6,000	3,000
Contingency	938	-	938
Directors' fees	1,000	900	100
District management	35,000	41,610	(6,610)
Insurance and bonds	11,500	11,246	254
Landscape & irrigation repairs	40,000	26,209	13,791
Legal services	30,000	22,256	7,744
Locates	3,200	1,862	1,338
Miscellaneous	3,500	2,292	1,208
Payroll taxes	77	69	8
Repairs and maintenance	20,000	6,562	13,438
Security	7,500	2,390	5,110
Sight lighting	5,000	1,423	3,577
Site inspection	12,000	5,154	6,846
Snow removal	20,600	14,561	6,039
Street sweeping	2,000	-	2,000
Utilities	20,000	5,539	14,461
TOTAL EXPENDITURES	<u>249,965</u>	<u>173,991</u>	<u>75,974</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(45,765)	57,921	103,686
OTHER FINANCING SOURCES (USES)			
Developer advance	43,000	14,294	(28,706)
TOTAL OTHER FINANCING SOURCES (USES)	<u>43,000</u>	<u>14,294</u>	<u>(28,706)</u>
NET CHANGE IN FUND BALANCES	(2,765)	72,215	74,980
FUND BALANCES - BEGINNING	<u>8,893</u>	<u>9,910</u>	<u>1,017</u>
FUND BALANCES - ENDING	<u>\$ 6,128</u>	<u>\$ 82,125</u>	<u>\$ 75,997</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1
2019 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation, was formed in June 2010, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Denver, Colorado.

The District was established to provide for acquisition, construction, and installation of water, sanitation, drainage, street improvements, parks and recreational facilities, television relay and translation, and mosquito control.

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.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6% of the property taxes collected.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.50%.

Developer Advance

The District is in the development stage. As such, the portion of the capital expenditures is expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1
2019 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expense.

Debt and Leases

The District doesn't have any debt or leases.

Reserve Fund

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending, as defined under the TABOR Amendment.

This information is an integral part of the accompanying budget.

DENARGO MARKET METROPOLITAN DISTRICT NO. 1

Schedule of Cash Position

September 30, 2019

Updated as of November 4, 2019

	<u>General Fund</u>
<u>First Bank - Checking Account</u>	
Balance as of 9/30/19	\$ 183,295.65
Subsequent activities:	
<i>Anticipated transfer from Denargo No. 2</i>	2,269.12
<i>Anticipated Vouchers Payable</i>	<u>(25,397.61)</u>
<i>Anticipated Balance</i>	<u>160,167.16</u>
<u>ColoTrust</u>	
Balance as of 9/30/19	544.68
Subsequent activities:	
<i>October Interest</i>	0.93
<i>Anticipated Balance</i>	<u>545.61</u>
<u>Yield information:</u>	
ColoTrust - 2.19% (9/30/19)	

Certification of Valuation by County Assessor

Name of Jurisdiction Denargo Market Metropolitan District No 1 New Entity? Yes No
 IN Denver COUNTY, COLORADO ON August 21, 2019

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS ("5.5%" LIMIT) ONLY
--

In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S., and no later than August 25, the Assessor certifies the TOTAL VALUATION FOR ASSESSMENT for the taxable year 2019:

1. Previous year's NET TOTAL TAXABLE assessed valuation:	1.	\$30
2. Current year's GROSS TOTAL TAXABLE assessed valuation: <small>This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution.</small>	2.	\$30
3. LESS TIF District Increment, If any:	3.	\$0
4. Current year's NET TOTAL TAXABLE assessed valuation:	4.	\$30
5. New Construction*: <small>New Construction is defined as: Taxable real property structures and the personal property connected with the structure.</small>	5.	\$0
6. Increased production of producing mine*:	6.	\$0
7. Annexations/Inclusions:	7.	\$0
8. Previously exempt Federal property*:	8.	\$0
9. New primary oil or gas production from any producing oil and gas leasehold or land (29-1-301(1)(b), C.R.S.): <small>Jurisdiction must apply (Form DLG 52B) to the division of Local Government before the value can be treated as growth in the limit calculation.</small>	9.	\$0
10. Taxes collected last year on omitted property as of August 1 (29-1-301(1)(a), C.R.S.):	10.	\$0
11. Taxes abated and refunded as of August 1 (29-1-301(1)(a), C.R.S. and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$0

*Jurisdiction must submit respective certifications (Forms DLG 52 & 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

USE FOR "TABOR LOCAL GROWTH" CALCULATIONS ONLY

In accordance with the provisions of Art. X, Sec. 20, Colo. Cons., and 39-5-121(2)(b), C.R.S., the Assessor certifies the TOTAL ACTUAL VALUATION for the taxable year 2019:

1. Current year's total actual value of ALL REAL PROPERTY: <small>This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.</small>	1.	\$100
ADDITIONS to taxable real property:		
2. Construction of taxable real property improvements: <small>Construction is defined as newly constructed taxable real property structures.</small>	2.	\$0
3. Annexation/Inclusions:	3.	\$0
4. Increased mining production: <small>Includes production from new mines and increases in production of existing producing mines.</small>	4.	\$0
5. Previously exempt property:	5.	\$0
6. Oil or gas production from a new well:	6.	\$0
7. Taxable real property omitted from the previous year's tax warrant: <small>If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	7.	\$0
DELETIONS from taxable real property:		
8. Destruction of taxable real property improvements:	8.	\$0
9. Disconnections/Exclusions:	9.	\$0
10. Previously taxable property:	10.	\$0

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:	
1. Total actual value of all taxable property:	1.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.



CliftonLarsonAllen

CliftonLarsonAllen LLP
CLAconnect.com

Accountant's Compilation Report

Board of Directors
Denargo Market Metropolitan District No. 1

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Denargo Market Metropolitan District No. 1 for the year ending December 31, 2020, including the estimate of comparative information for the year ending December 31, 2019, and the actual comparative information for the year ended December 31, 2018, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Denargo Market Metropolitan District No. 1.

Greenwood Village, Colorado
_____, 2019



An independent member of Nexia International

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,

11/12/19

	ACTUAL 2018	BUDGET 2019	ACTUAL 9/30/2019	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ 6,755	\$ 8,893	\$ 9,909	\$ 9,909	\$ 32,678
REVENUES					
Interest income	3,679	2,000	14	24	2,000
Developer advance	-	43,000	14,294	14,294	-
Other revenue	19,127	-	535	535	-
Permit fees	-	-	30,000	30,000	-
Transfer from District No. 2	161,230	202,200	201,363	204,246	279,037
Total revenues	<u>184,036</u>	<u>247,200</u>	<u>246,206</u>	<u>249,099</u>	<u>281,037</u>
Total funds available	<u>190,791</u>	<u>256,093</u>	<u>256,115</u>	<u>259,008</u>	<u>313,715</u>
EXPENDITURES					
General and administrative					
Accounting	20,733	20,000	21,418	25,000	20,000
Auditing	8,606	8,650	4,500	8,650	9,000
Contingency	-	938	-	-	-
Directors' fees	1,100	1,000	900	1,200	1,000
District management	42,302	35,000	41,610	45,000	45,000
Election expense	2,007	-	-	-	1,500
Insurance and bonds	10,033	11,500	11,246	11,246	11,800
Legal services	28,907	30,000	22,256	30,000	30,000
Miscellaneous	1,838	3,500	2,292	2,500	2,500
Payroll taxes	84	77	69	34	77
Security	-	7,500	2,390	5,000	7,500
Operations and maintenance					
Repairs and maintenance	-	20,000	6,562	13,000	27,100
Landscape & irrigation repairs	31,988	40,000	26,209	35,000	45,535
Dentention Pond Cleanup	-	-	-	-	6,000
Snow removal	11,721	20,600	14,561	20,000	25,000
Utilities	10,338	20,000	5,539	11,000	15,000
Street sweeping	-	2,000	-	1,000	2,000
Streets and Sidewalk	-	-	-	-	7,000
City of Denver Annual Fee	6,000	9,000	6,000	6,000	6,000
Site inspection	1,995	12,000	5,154	6,000	12,000
Site lighting	2,104	5,000	1,423	2,500	5,000
Locates	1,126	3,200	1,862	3,200	3,500
Total expenditures	<u>180,882</u>	<u>249,965</u>	<u>173,991</u>	<u>226,330</u>	<u>282,512</u>
Total expenditures and transfers out requiring appropriation	<u>180,882</u>	<u>249,965</u>	<u>173,991</u>	<u>226,330</u>	<u>282,512</u>
ENDING FUND BALANCE	<u>\$ 9,909</u>	<u>\$ 6,128</u>	<u>\$ 82,124</u>	<u>\$ 32,678</u>	<u>\$ 31,203</u>
EMERGENCY RESERVE	<u>\$ 5,600</u>	<u>\$ 6,100</u>	<u>\$ 7,100</u>	<u>\$ 7,100</u>	<u>\$ 8,500</u>
TOTAL RESERVE	<u>\$ 5,600</u>	<u>\$ 6,100</u>	<u>\$ 7,100</u>	<u>\$ 7,100</u>	<u>\$ 8,500</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2020 BUDGET
WITH 2018 ACTUAL AND 2019 ESTIMATED
For the Years Ended and Ending December 31,**

11/12/19

	ACTUAL 2018	BUDGET 2019	ACTUAL 9/30/2019	ESTIMATED 2019	BUDGET 2020
ASSESSED VALUATION					
Vacant land	\$ 30	\$ 30	\$ 30	\$ 30	\$ 30
Certified Assessed Value	<u>\$ 30</u>	<u>\$ 30</u>	<u>\$ 30</u>	<u>\$ 30</u>	<u>\$ 30</u>
MILL LEVY					
Total mill levy	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
PROPERTY TAXES					
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES					
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation, was formed in June 2010, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Denver, Colorado.

The District was established to provide for acquisition, construction, and installation of water, sanitation, drainage, street improvements, parks and recreational facilities, television relay and translation, and mosquito control.

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.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.50%.

Developer Advance

The District is in the development stage. As such, the portion of the capital expenditures is expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expense.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1
2020 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

The District doesn't have any debt or leases.

Reserve Fund

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending, as defined under the TABOR Amendment.

This information is an integral part of the accompanying budget.

Expense Description	Quantity/ Area	Unit Price			*Notes
Expenditures		Necessary	Immediate Deferred	Long Term Deferred	
General and Administrative					
Accounting		\$20,000.00			
Auditing		\$9,000.00			
Contingency		\$0.00			
Director's Fees		\$1,000.00			
District Management		\$45,000.00			
Election Expense		\$1,500.00			
Insurance and Bonds		\$11,800.00			
Legal Services		\$30,000.00			
Miscellaneous		\$2,500.00			
Payroll Taxes		\$77.00			
Security		\$7,500			
Operations and Maintenance					
Repairs and Maintenance		\$25,000			Includes Storm Drain Cleanup
<i>Trash Can Replacement</i>		\$1,000			
<i>Tree Well</i>		\$1,100			
Detention Pond Cleanup		\$6,000			
Snow Removal		\$25,000			
Utilities		\$15,000			
Street Sweeping		\$2,000			
City of Denver Annual Fee		\$6,000			
Site Inspections		\$12,000			
Site Lighting		\$5,000			
Landscaping		\$45,535			
Locates		\$3,500			
Total Expenditures		\$275,512			
Landscaping					
Tree Replacement					
Various Trees	15		\$7,500	\$7,500	
Plant Replacement					
Various Plants			\$2,500	\$2,500	

Total Replacements			\$10,000	\$10,000	
Dog Park	See Attachment				
Streets and Sidewalk Repair					
Street Repair				\$10,000	
Striping		\$2,000			
Sidewalk Repair		\$5,000		\$5,000	
Total Streets and Sidewalks		\$7,000		\$15,000	
Table Replacement	See Attachment			\$20,000	

Expenditures		\$275,512		
Tree/Plant Replacement			\$10,000	\$10,000
Dog Park				\$60,000
Streets and Sidewalk		\$7,000		\$15,000
Table Replacement				\$20,000
Total		\$282,512	\$292,512	\$397,512

Denargo Market Metropolitan District - Dog Park

	Low Estimate	High Estimate
Surfaces (7500 sqft)	<i>Material and Labor</i>	
Mulch/Woodchips	\$5,000	\$6,500
Crush Refine	\$5,000	\$10,000
Decomposed Granite	\$8,100	\$12,000
Sod (Full Replacement)	\$13,000	\$25,000
Artificial Turf	\$84,000	\$97,000
Fencing (350 ft)		
Split Rail Fence with Wire Mesh	\$6,100	\$9,000
4-5' Chain Link w/one gate	\$7,000	\$13,000
4' Panel Section w/one gate	\$22,000	\$26,000
Miscellaneous		
Signs (2) with install	\$450	\$600
Pet Stations with install	\$650	\$800
Hill Climb	\$2,000	\$2,500
Rover Jump Over	\$1,000	\$1,500
Doggie Crawl	\$1,100	\$1,500
Leash Post	\$500	\$700
Benches	\$2,000	\$4,200
Total:	\$7,700	\$11,800
Pet Station Servicing		
Regular	\$22/Weekly	
Composte Service	\$40 initial, \$40/Weekly	
Compostable Bags	\$199/2500	
Estimated Annual Cost of Composting Pet Waste		
	\$3,200	
Estimated Cost		
Decomposed Granite, accessories with split rail fence	\$14,200	\$21,000
Decomposed Granite, accessories with chain link fence	\$22,800	\$36,800
Decomposed Granite, accessories with panel fence	\$37,800	\$49,800
Crush Refine, accessories with split rail fence	\$11,000	\$19,000
Crush Refine, accessories with chain link fence	\$12,000	\$23,000

Crush Refine, accessories with panel fence	\$27,000	\$36,000
Sod, accessories with split rail fence	\$19,100	\$25,000
Sod, accessories with chain link fence	\$20,000	\$38,000
Sod, accessories with panel fence	\$35,000	\$51,000
Mulch/Woodchips, accessories with split rail fence	\$11,100	\$15,500
Mulch/Woodchips, accessories with chain link fence	\$19,700	\$31,300
Mulch/Woodchips, accessories with panel Fence	\$34,700	\$44,300
Artificial Turf, accessories with split rail fence	\$90,100	\$106,000
Artificial Turf, accessories with chain link fence	\$98,700	\$121,800
Artificial Turf, accessories with panel fence	\$113,700	\$134,800

Denargo Market Table Replacement

Brand	Cost per	Shipping	Total Cost
SuperSaver Commercial Round Table	\$668	\$400	\$3,072
Ultra Play Round Perforated Outdoor Table	\$1,150	\$712	\$5,312
Landscape Forms (Carousel - 6 seat)	\$2,860	\$1,500	\$12,940
Landscape Forms (Charlie Table - Currently installed)	\$4,380	\$1,500	\$19,020

SuperSaver™ Commercial Round Picnic Table



DESCRIPTION

Economical thermoplastic-coated table offers easy set up. The more you order, the more you save!

- Tabletop & Seats: Thermoplastic-coated expanded metal
- Tabletop Diameter: 46"
- Frame: 1-5/8" OD Black powder-coated steel tubing
- 11-gauge expanded metal strength
- 4 colors are UV-protected – won't peel or crack
- Seats up to 8 people on 10" wide seats
- Durable, protective thermoplastic coating
- Maintenance-free & corrosion-resistant
- 1-5/8" dia. umbrella hole
- Pre-drilled for surface mounting
- Easy assembly

Ultra Play

Round Perforated Outdoor Table - 46"



This 46" round outdoor table is the perfect addition to outdoor break areas. This table can seat up to four people. A 1.5625" umbrella hole allows for the option to add an umbrella to keep users cool in the sun. The table and seats feature a perforated design that allows for surfaces to dry quickly.

This outdoor table is constructed of steel with a protective thermoplastic coating. The portable steel tube frames are bolted together.

Assembly required.

Features:

- Steel construction with thermoplastic coating
- Seats four
- Perforated surfaces
- Umbrella hole
- Assembly required

Dimensions and Weight:

- Dimensions: 92"Wx92"Dx37"H
- Seat Dimensions: 18"Wx23.75"Dx18"H
- Weight: 251.00 lbs.
- SIN#: 71 207
- Carton Dimensions:
 - 48"W x 48"D x 48"H

Landscape Forms



Tables

Steelhead and Catania tabletops are formed of heavy gauge steel reinforced with channels beneath.

Catania features a rolled edge. Steelhead is framed by a 1-1/2" diameter metal tube and may be specified with solid perforated, or wood top.

Wood tabletop has mortise and tenon construction with a steel plate for reinforcement, and available round or square.

- Available with a round or Varnaaix tabletop.
- All tabletops are available with or without umbrella holes
- Umbrella holes must be specified when ordered, cannot be retrofitted on site.

Dining Height

- The Carousel table in dining height are available with 3, 4, 5, or 6 seats
- Three-seat is ADA compliant and five-seat styles are wheelchair accessible.
- Seats are available backless, backed, or hoop.
- Supports are formed of 2" steel tubing.
- Umbrella holder is a built-in feature on all supports.
- Available with a 42" table with a height of 28.5".

Mounting Options

- Table can be either freestanding or surface mount. (Note: 3 seat table must be surface mounted.)
- Four, five and six seat styles may be freestanding with glides or surface mounted.
- All tables must be surface mounted when used with all sun shades.

Landscape Forms

(currently installed)



Charlie Table

- The Charlie table is a 67" oval that seats up to 6 people.
- Steel seat panels have a perforated pattern, and are surrounded by cast aluminum trim.
- Ribbon-like steel legs support the steel/aluminum table top, and are surface mounted through stainless steel glides/inserts
- Stainless steel anchoring hardware ships with the table.
- An offset umbrella hole option is available.
- Charlie is ADA compliant and must be surface mounted.
- Umbrella must be ordered with stand.

To Specify

- Specify a Charlie table, with or without umbrella hole and powdercoat color.
- Charlie ships with mounting hardware.

Designed by Gustafson Guthrie Nichol Ltd

RESOLUTION NO. 2019 - 11 - __

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 1
TO ADOPT THE 2020 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Denargo Market Metropolitan District No. 1 ("District") has appointed the District Accountant to prepare and submit a proposed 2019 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2019, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 19, 2019, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denargo Market Metropolitan District No. 1:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Denargo Market Metropolitan District No. 1 for the 2020 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 19th day of November, 2019.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, Ann E. Finn, hereby certify that I am the duly appointed Secretary of the Denargo Market Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2020, duly adopted at a meeting of the Board of Directors of the Denargo Market Metropolitan District No. 1 held on November 19, 2019.

By: _____
Secretary

RESOLUTION NO. 2019-11-_____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
DENARGO MARKET METROPOLITAN DISTRICT NO. 1
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 5, 2020**

A. The term of the office of Director Cabrera shall expire upon the election of his successor at the regular election, to be held on May 5, 2020 (“**Election**”), and upon such successor taking office.

B. The terms of the offices to which Directors Jones, Smith and Newman have previously been appointed expire upon their re-election, or the election of their successors at the Election, and upon such successors taking office.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 3, 2022, and two (2) Directors to serve until the second regular election, to occur May 2, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denargo Market Metropolitan District No. 1 (the “**District**”) of the City and County of Denver, Colorado:

1. Date and Time of Election. The Election shall be held on May 5, 2020, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 3, 2022, and two (2) Directors shall be elected to serve until the second regular election, to occur May 2, 2023.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann E. Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed

with the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 28, 2020).

6. Self-Nomination and Acceptance Forms. Self-nomination and acceptance forms are available at the office of the Designated Election Official located at the above address. All candidates must file a self-nomination and acceptance form with the Designated Election Official no later than 3:00 P.M. on February 28, 2020.

7. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 3, 2020, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

8. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

9. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

10. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of Denargo Market Metropolitan District No. 1.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 5, 2020]**

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER _____, 2019.

**DENARGO MARKET METROPOLITAN
DISTRICT NO. 1**

By: _____
President

Attest:

Secretary



LANDSCAPE MAINTENANCE AGREEMENT FOR DENARGO MARKET / 2525 WEWATTA WAY

This AGREEMENT is made and entered into this _____ day of _____, 20____, by and between, Denargo Market (Customer) and Arrowhead Landscape Services, Inc., (Contractor).

I. SCOPE

To provide specific landscape maintenance services as described in this agreement and provide additional services requested by the Customer at separate costs that are not included herein.

II. CONTRACT TERM

The contract term shall be from **JANUARY 1, 2020** to **DECEMBER 31, 2020**. Unless terminated as per Section "VI." or a new Agreement has been executed by both parties, this Agreement will automatically renew and remain in full effect for an additional contract term. A cost of living adjustment, not to exceed 3%, will be applied to the Agreement price. Unit and hourly rates will adjust to Arrowhead Landscape Services, Inc. current rates for each renewal period.

III. DEFINITIONS

The term "Customer" and "Contractor" where used in this agreement shall be those specifically named above including any authorized representative of Customer.

IV. GENERAL REQUIREMENTS

- a) The Contractor shall furnish all labor, materials and equipment to perform landscape maintenance services in accordance with the requirements herein specified.
- b) By execution of this Agreement, the Customer guarantees that sufficient funds are available for the payment of all contracted services and additional work required.
- c) The Contractor shall be responsible for any neglectful damages caused by his work force while performing the requirements of this Agreement. Labor and materials for the repair or replacement of these damages shall be provided by the Contractor. The Contractor reserves the right to an arbitration hearing with the Customer and a nonpartisan third party on questionable damages.
- d) The Contractor will hold the Customer harmless for all costs associated with liens of as a result of the Contractor's failure to pay all sums due or claimed for materials, labor or services associated with this agreement.
- e) Both parties agree to binding arbitration for any dispute arising out of this agreement. Location to be in the county where the work was performed. The prevailing party shall have and recover against the other party, in addition to all costs and disbursements, such sums as the Arbitrator deems to be a reasonable attorney's fee. While in dispute, Customer agrees to pay for all contractual and additional service work as invoiced and as per the terms of this Agreement until a final arbitration decision is issued in regard to the dispute.

V. MODIFICATION OR AMENDMENT

This Agreement constitutes the entire understanding between Customer and Contractor. No modification, amendment, renegotiation or other alteration to the terms of the Agreement shall be of any force or effect unless mutually agreed upon in writing by both parties.

VI. TERMINATION

Either party may terminate this Agreement with notice in writing by certified mail to the other party. Notice to be given at least 30 days prior to the effective date of such termination.

Contractor and Customer agree that work performed is proportionally greater during the growing season rather than the winter months. In the event of termination by either party, full payment for actual services performed or materials provided become due and payable on or before date of termination. In the event of pre-payment of services or materials not performed or provided, a refund will be issued on the termination date.

If payment for services rendered is delinquent by 15 days or more, Arrowhead Landscape Services, Inc. and its affiliated companies have the option of suspending services until the account is made current or terminating the Agreement immediately.

VII. INSURANCE

The Contractor shall be covered by a minimum of \$1,000,000 of liability insurance and statutory limits for workers compensation insurance. Upon request, the Contractor shall provide proof of coverage to the Customer.

VIII. FORCE MAJEURE

Contractor may be unable to perform and shall be excused due to acts of God, extreme or unusual weather, labor problems such as strikes and shortages, delays, supply shortages and any government or governing agencies regulations.

IX. SCOPE OF WORK

See the Service Summary within this agreement for specific number of occurrences for the following services when applicable.

X. ROUTINE MAINTENANCE

a) MOWING

All manicured turf areas to be mowed at an approximate height of 3 – 3-1/2" during the growing season. Mowing will vary in frequency when the turf is growing at a slower rate in the spring and in the fall. Clippings will be mulched and excessive clumps will be distributed or gathered and removed. Catchers will be used only where deemed necessary by Contractor.

b) TRIMMING

Areas inaccessible to mowers will be string trimmed. The Contractor will use care in utilizing string trimmers however, the Customer acknowledges that structures may be damaged by long term use of string trimmers.

c) EDGING

All concrete walks and curbs adjacent to turf areas will be edged with a steel-bladed edger. Contractor will use care in utilizing edging equipment however, the Customer acknowledges that irrigation system components or items buried beneath the surface may be damaged.

d) WEEDING

Beds will be weeded using a combination of hand pulling and chemical control. Unless specified in this agreement, maintaining annual floral beds are contracted separately.

e) CLEAN-UP

At the time of mowing, all turf and bed areas will be policed for loose trash and debris. Policing does not include parking lots, vandalism, removing bio-hazards and cleaning-up from storms or other acts of God. Grass clippings will be blown from walks, porches and curb lines.

XI. SPRING CLEAN-UP

Dependent upon the dates of this Agreement, the Contractor shall be responsible for gathering and removal of leaves from manicured turf and bed areas one (1) time in the spring. At such time select perennials and ornamental grasses shall be cut back to near ground level.

XII. FALL CLEAN-UP

Dependent upon the dates of this Agreement, manicured turf and bed areas will have leaves and debris removed in the fall after all leaves have dropped. This is performed on two (2) occasions in October and/or November approximately 10-14 days apart. At such time, select perennials shall be cut back to near ground level and may include ornamental grasses if deemed appropriate by Contractor.

XIII. TURF FERTILIZATION, INSECT & DISEASE

- a) Contractor will determine and administer an appropriate fertilization program for manicured turf areas based upon the season, turf conditions and timing of this Agreement's term.
- b) Unless specified differently within this Agreement, turf insect and disease control applications are not included but may be proposed separately at an additional cost.

XIV. CHEMICAL CONTROL PLAN

- a) The Contractor shall provide chemical applications targeted toward common weeds in manicured turf areas. Select weed species may require separate applications not included in this agreement.
- b) Dependent upon the dates of this Agreement, one (1) pre-emergent application for problematic mulch bed and rock bed areas may be included at the Contractor's discretion depending upon seasonal conditions.
- c) Non-selective post emergent weed applications will be made to sidewalk cracks, curb lines and bed areas on a regular basis throughout the contract term.
- d) A grass free area will be established chemically around trees in turf areas and maintained seasonally.
- e) Unless specified differently within this Agreement, Integrated Pest Management (IPM), which can include services such as topical spraying, injections and fertilizations, is not included in this agreement but may be proposed separately at an additional cost.

XV. TURF AERATION

Performed in the spring and/or fall, core aeration is beneficial in breaking up soil compaction and allowing air, water and nutrients to enter the root zone. See the Service Summary for occurrences when applicable.

XVI. TREE AND SHRUB PRUNING

- a) Contractor shall perform aesthetic (shearing and shaping) pruning of deciduous and evergreen shrubs under ten feet (10'). Pruning select species, such as flowering varieties, will occur so as not to discourage blooming. Follow up pruning to maintain certain clearances may be performed at the Contractor's discretion. The number of pruning occurrences is shown on the service summary at the end of this Agreement.

Low limbs on trees and shrubs under ten feet (10') which over hang sidewalks and drives will be pruned to maintain clearances as determined by Contractor. This applies to trees which have been maintained in this manner. Tree suckers will be removed continuously to maintain a neat appearance.

Trees and shrubs over ten feet (10') in height are not included in this contract.

Pruning shall be accomplished with proper tools and equipment. Debris resulting from all pruning operations shall be collected and removed by Contractor before departing the worksite.

b) STRUCTURAL, RENEWAL, SELECTIVE PRUNING

Unless specified differently within this Agreement, corrective, selective hand pruning and removal of deadwood is not included as part of this agreement but may be proposed separately at an additional cost.

XVII. IRRIGATION SYSTEM MAINTENANCE AND OPERATION

Irrigation system services are dependent on the dates of this agreement, please see Service Summary at the end of this agreement for specific occurrences, if applicable.

a) ACTIVATION

The irrigation system will be activated in the spring. Actual date of activation will be at the discretion of the Contractor and dependent on weather conditions.

b) SYSTEM MONITORING

Contractor shall assess the sprinkler system operation weekly to ensure proper function. Pattern adjustments and controller programming is included in this agreement and will be performed as the Contractor deems necessary with water conservation being a priority.

c) WINTERIZATION

In the fall, as weather conditions warrant, the contractor will deactivate the irrigation system to aid in preventing freeze damage. This may include wrapping backflow devices at an additional cost unless specified differently in this agreement. After deactivation, the contractor will evacuate water from accessible lines and components of the irrigation system using compressed air.

d) REPAIRS & TROUBLESHOOTING

Contractor will perform repairs and or troubleshooting to keep the system in operating condition. Irrigation repairs will be billed as per the hourly rates outlined in this agreement. Materials and equipment fees will be charged when applicable.

XVIII. WINTER POLICING

Dependent upon the dates of this Agreement and as weather conditions allow, landscape areas will be policed weekly for loose trash and debris from November to March. Periodic inspections will be made through the winter months to assess special requirements of the landscape.

XIX. MISCELLANEOUS SERVICES

a) Mowing and maintenance of native areas is not included in this Agreement.

b) Maintaining pet waste stations and trash receptacles is included in this Agreement.

XX. HOURLY RATES

Work not covered in this Agreement will be billed at the rates listed below. If requested, a quotation will be furnished to the Customer for special projects.

IRRIGATION TECHNICIAN	\$68.00 per hour
WATER MANAGER (smart controller or central control mgmt)	\$95.00 per hour
EMERGENCY DISPATCH (outside of normal business hours of 7am-5pm, weekends and company holidays)	\$115.00 per hour
SUPERVISOR W/TRUCK	\$60.00 per hour
LABORER (without equipment)	\$46.00 per hour
CHEMICAL APPLICATOR W/ EQUIPMENT (materials extra)	\$95.00 per hour
HAND WATERING (from onsite tap using hoses)	\$60.00 per hour
WATERING TRUCK (per person plus water)	\$85.00 per hour
MISCELLANEOUS MOWING (standard equipment)	\$65.00 per hour
BACKFLOW TESTING (per device)	\$100.00 each

XXI. SERVICE SUMMARY

SIDEWALK AND CURB EDGING	13
SPRING LEAF CLEAN-UP	1
FALL LEAF CLEAN-UP	2
CUTTING ORNAMENTAL GRASSES (WHEN APPLICABLE)	1
TURF FERTILIZATION	3
PRE-EMERGENT WEED CONTROL - TURF AREAS	1
POST EMERGENT WEED CONTROL- TURF AREAS	3
PRE-EMERGENT WEED CONTROL- BED AREAS	1
BED AREA AND HARDSCAPE WEED CONTROL	26
TURF AERATION	2
SEASONAL PRUNING - SHRUBS UNDER 10'	1
PRUNING- LOW LIMBS ON TREES UNDER 10'	1
IRRIGATION SYSTEM ACTIVATION	1
IRRIGATION SYSTEM INSPECTION AND ADJUSTMENT	26
IRRIGATION SYSTEM WINTERIZATION	1
WINTER POLICING	26
TRASH RECEPTACLES & DOG STATIONS	104

REMAINDER OF PAGE LEFT BLANK INTENTIONALLY

XXII. PAYMENT SCHEDULE

The total price for this Agreement is **\$22,524.00** and will be invoiced at **\$1,877.00** per month from **January 1, 2020 to December 31, 2020**.

Invoices will be submitted on approximately the 1st of each month and due at the end of each month. Payments shall be made payable to Arrowhead Landscape Services, Inc. Any additional work will be invoiced at a time and materials rate immediately upon completion. A brief description including dates, time spent, and material cost will be submitted with each additional work billing.

XXIII. PAYMENT TERMS

Payment for all invoices is due within 30 days of invoice date. A service charge of \$50.00 per month per invoice and two percent (2%) interest per month will be charged on all past due amounts. Billing discrepancies must be brought to the attention of an Arrowhead Landscape Services, Inc. representative within 30 days of invoice date or all rights to a resolution will be waived.

IN WITNESS WHEREOF, THE CUSTOMER AND CONTRACTOR HAVE CAUSED THIS AGREEMENT TO BE DULY EXECUTED ON THE DATE FIRST HEREIN WRITTEN, ALL COPIES OF WHICH, FOR ALL INTENTS AND PURPOSES, SHALL BE CONSIDERED THE ORIGINAL.

CONTRACTOR: **Arrowhead Landscape Services, Inc.**

By: _____

Printed Name: _____

Title: _____

Date: _____

CUSTOMER: **Denargo Market**

By: _____

Printed Name: _____

Title: _____

Date: _____

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
 REQUEST FOR PROPOSAL FOR 2020 LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES
 SCHEDULE

Proposal Submission Deadline: OCTOBER 18, 2019

Proposal Submitted by: Arrowhead Landscape Services

CONTRACT SERVICES

ACTIVITY	FREQUENCY	UNIT PRICE	EXTENDED PRICE
PLANT & TREE CARE			
Shrub/perennial/ornamental grass pruning	2	\$ <u>571.00</u>	\$ <u>1,142.00</u>
Tree pruning (traffic/safety)	1	\$ <u>410.00</u>	\$ <u>410.00</u>
Fertilization	1	\$ <u>1,170.00</u>	\$ <u>1,170.00</u>
Weed control - pre-emergent application	1	\$ <u>302.00</u>	\$ <u>302.00</u>
Weed control - post-emergent applications	26	\$ <u>40.00</u>	\$ <u>1,040.00</u>
TURF CARE:			
Mowing/trimming/clean-up	26	\$ <u>181.50</u>	\$ <u>4,719.00</u>
Edging	13	\$ <u>17.00</u>	\$ <u>221.00</u>
Fertilization	3	\$ <u>91.00</u>	\$ <u>273.00</u>
Aeration	2	\$ <u>160.00</u>	\$ <u>320.00</u>
Weed control - post emergent	3	\$ <u>59.00</u>	\$ <u>177.00</u>
IRRIGATION SYSTEM MANAGEMENT:			
Activation	1	\$ <u>126.00</u>	\$ <u>126.00</u>
Monitoring - all components	26	\$ <u>(50.35)</u>	\$ <u>1,309.00</u>
Winterization	1	\$ <u>302.00</u>	\$ <u>302.00</u>
Insulate backflow prevention assemblies	2	\$ <u>NA</u>	\$ <u>NA</u>
MISCELLANEOUS:			
Spring Clean-up	1	\$ <u>616.00</u>	\$ <u>616.00</u>
Fall Clean-up	2	\$ <u>534.50</u>	\$ <u>1,069.00</u>
Debris & Litter Removal	52	\$ <u>(30.83)</u>	\$ <u>1,603.00</u>
Collect, remove, and replace trash bags at 17 receptacles and 1 park dog station	104	\$ <u>(74.28)</u>	\$ <u>7,725.00</u>
TOTAL CONTRACT PRICE			\$ <u>22,524.00</u>
MONTHLY CONTRACT PRICE			\$ <u>1,877.00</u>

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
REQUEST FOR PROPOSAL FOR 2020 LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES
SCHEDULE

ADDITIONAL SERVICES

LABOR RATES:

Irrigation Technician
Irrigation Labor

COST PER HOUR

\$ 68.00
\$ NA

MULCH:

Refresh mulch at park - 2" harvest brown mulch (80 CY)

TOTAL COST

\$ 12,000.00

TREE REPLACEMENTS:

Honeylocust
Hackberry
Kentucky Coffeetree

\$ 1,150.00
\$ 1,260.00
\$ 1,150.00

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1
REQUEST FOR PROPOSAL FOR 2020 LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES
SCHEDULE**

Proposal Submission Deadline: OCTOBER 18, 2019

Proposal Submitted by: LMI Landscapes

CONTRACT SERVICES

ACTIVITY	FREQUENCY	UNIT PRICE	EXTENDED PRICE
PLANT & TREE CARE:			
Shrub/perennial/ornamental grass pruning	2	\$ 1,082.26	\$ 2,164.52
Tree pruning (traffic/safety)	1	\$ 364.52	\$ 364.52
Fertilization	1	\$ 75.00	\$ 75.00
Weed control - pre-emergent application	1	\$ 106.90	\$ 106.90
Weed control - post-emergent applications	26	\$ 21.69	\$ 563.94
TURF CARE:			
Mowing/trimming/clean-up	26	\$ 130.26	\$ 3,386.76
Edging	13	\$ 11.47	\$ 149.11
Fertilization	3	\$ 38.39	\$ 115.17
Aeration	2	\$ 40.06	\$ 80.12
Weed control - post emergent	3	\$ 27.67	\$ 83.01
IRRIGATION SYSTEM MANAGEMENT:			
Activation	1	\$ 136.69	\$ 136.69
Monitoring - all components	26	\$ 60.75	\$ 1,579.50
Winterization	1	\$ 197.61	\$ 197.61
Insulate backflow prevention assemblies	2	\$ 112.50	\$ 225.00
MISCELLANEOUS:			
Spring Clean-up	1	\$ 170.61	\$ 170.61
Fall Clean-up	2	\$ 348.97	\$ 697.94
Debris & Litter Removal	52	\$ 89.18	\$ 4,637.36
Collect, remove, and replace trash bags at 17 receptacles and 1 park dog station	104	\$ 76.95	\$ 8,002.70
TOTAL CONTRACT PRICE			\$ 22,736.52
MONTHLY CONTRACT PRICE			\$ 1,894.71

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1
REQUEST FOR PROPOSAL FOR 2020 LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES
SCHEDULE**

ADDITIONAL SERVICES

LABOR RATES:

Irrigation Technician
Irrigation Labor

COST PER HOUR

\$ 75.00

\$ 45.00

MULCH:

Refresh mulch at park - 2" harvest brown mulch (80 CY)

TOTAL COST

\$ 12,800.00

TREE REPLACEMENTS:

Honeylocust 2" caliper
Hackberry 2" caliper
Kentucky Coffeetree 2" caliper

\$ 917.00

\$ 917.00

\$ 917.00

LIGHTING INSPECTION AGREEMENT EXTERIOR

Customer: Denargo Market Metropolitan District #1
c/o Special District Management Services, Inc.
Attn: Ann Finn
Billing Address: 141 Union Blvd, Suite 150
Lakewood, CO 80228

This agreement made this _____ day of _____, 2019, by and between **Colorado Lighting, Inc.** (hereinafter referred to as **Contractor**) and **Denargo Market Metropolitan District #1 c/o Special District Management Services, Inc.** (hereinafter referred to as **Customer**) hereby states:

1. The Contractor agrees to inspect the **Denargo Market Metro District #1** property located at **28th St & Wewatta St, Denver, CO 80216** in **Denver County**, for all wall-pack and soffit lighting, parking lot lighting and monument signage.
2. The Contractor agrees to inspect the property once per month for the fee as shown below and return during normal business hours to complete repairs on a time and materials basis. A log is created for the exterior lighting, which will indicate repaired outages. Invoices will correspond with the provided map, showing numbered locations.
3. The Contractor agrees to verify all the time clock settings and to adjust accordingly:

March	ON	5:30 pm*	OFF	7:00 am
April		7:00 pm		6:00 am
June		8:00 pm		5:30 am
August		7:00 pm		6:30 am
September		6:30 pm		7:00 am
October		5:30 pm		7:30 am
November		4:30 pm*		7:30 am

*Adjustment for Daylight Savings/Standard Time change

*Service provided while onsite for repairs. Special circumstances to be billed T&M

4. Both Parties agree that this agreement does not cover warranty repairs to fixtures, poles or wiring damaged by high voltage surges, lightning, fire, strikes, accidents, government regulations or other causes unavoidable or beyond control.
5. The Customer agrees to pay the sum of **\$20.00** per month for services specified herein. Modifications to property lighting configuration can affect monthly fee and is subject to change with a 30-day notice. For example: remodel or upgrade.

6. This agreement shall be in effect upon completion of the Contractor's initial repair program and shall remain in full force and effect for a period of twelve (12) months from such time and shall continue for additional like periods, with a cost-of-living increase, unless notice of termination, with cause, is given in writing by either party thirty (30) days prior to the end of the month.
7. The Contractor agrees to carry Workman's Compensation and adequate Public Liability insurance for protection of the Customer. A copy of our standard insurance certificate is available upon request. A surcharge will be applied for any additional insurance requirements.
8. There are no warranties, express or implied, between the Parties hereto except as set forth herein and shall become binding only when accepted and signed by an Officer of the Contractor.
9. All spent material will be removed from the Customer's premises for disposal. Contractor will charge a fee of \$2.50 per HID lamp, \$0.72 per four-foot fluorescent lamp, \$1.44 per eight-foot fluorescent lamp, and ballasts are based on type and weight. All records of disposal will be kept on file by Contractor.
10. The information contained in the Agreement and associated with this Agreement, including but not limited to site maps or inspection logs, is privileged and confidential and intended only for the use of the individual named on this document. Any unauthorized review, use, disclosure, or distribution is prohibited and could result in monetary damages.

Accepted:

Denargo Market Metropolitan District #1
c/o Special District Management Services, Inc.

By:

Title:

Date:

Accepted:

Colorado Lighting, Inc.

By:

_____ *Chris Frank*

Title:

_____ Chief Operations Officer

Date:

_____ September 23, 2019

EXHIBIT B COMPENSATION

The Customer agrees to pay the sum of **\$20.00** per month for services specified herein. Modifications to property lighting configuration can affect monthly fee and is subject to change with a 30-day notice. For example: remodel or upgrade.

All spent material will be removed from the Customer's premises for disposal. Contractor will charge a fee of \$2.50 per HID lamp, \$0.72 per four-foot fluorescent lamp, \$1.44 per eight-foot fluorescent lamp, and ballasts are based on type and weight. All records of disposal will be kept on file by Contractor.

2019 Hourly Labor Rates

Lighting Tech with fully-stocked service van	\$69.50
<i>Fully-stocked 40' aerial bucket truck</i>	<i>\$27.50 add on</i>
<i>Fully-stocked above 40' aerial truck</i>	<i>\$39.50 add on</i>
<i>Lift with trailer</i>	<i>\$27.50 add on</i>
Sign Technician	\$75.50
Sign Tech with Bucket (over 40')	\$95.50
Journeyman or Master Electrician with service van	\$89.50
Apprentice or Helper	\$69.50
Trip Charge (Standard per Trip)	\$25.00
*Overtime, Weekends & Night Work Labor Rate X 1.5	
*Holiday Work Labor Rate X 2	
'There rates are subject to change'	



Full Spectrum Lighting

6896 E. Archer Dr.

Denver, Co. 80230

303-204-0949

September 25, 2019

Denargo Market MD No. 1

Proposal for monthly inspection and repair of lighting

SCOPE of WORK:

Inspect all lighting throughout property. This inspection will be performed at night on a monthly basis. Repairs will be made during daytime hours shortly after monthly inspection. Fixtures that will be inspected park lights, Pole lights on the street, and monument lights.

Night inspection per month \$125

Electrical services (if needed) \$80 per hour, plus \$55 truck fee.

Boom Truck service \$75 per hour, plus \$55 truck fee.

Materials TBD

This contract is executed at Denver, Colorado. Vista Marketing Lighting, LLC. DBA/ Full Spectrum Lighting is entitled to recover attorney fees, costs, or other expenses incurred by Full Spectrum Lighting. In any attempted collection, legal proceedings for collection, enforcement, or attempted enforcement of this contract for services or enforcement of any judgement obtained for services provided pursuant to this contract.

This proposal is hereby accepted and Full Spectrum
Lighting is authorized to proceed with the work

This proposal is valid until:
November 25, 2019

Purchaser- Company Name

Signature

DENARGO MARKET METROPOLITAN DISTRICT

PARKING RULES AND REGULATIONS

1. Each ownership group will be permitted 5 designated parking spaces.
 - a. 3 parking spaces for future tenants
 - b. 1 15/30-minute parking space
 - c. 1 parking space designated as ownership group sees fit.
(scooters, extra future tenants, loading/unloading.)
 2. Painting curbs will not be permitted. Painting curbs with lettering to designate parking spaces will be permitted. Red lettering is not permitted. All colors and stencil size must be approved prior to painting.
 3. All signs to indicate designated parking spaces must be approved by the District.
 4. No signs are permitted in District right of ways.
 5. Only the District has the ability to tow vehicles on District owned streets.
 6. Ownership groups may issue temporary permits to allow vehicles too large to enter parking garages to unload/load, subject to approval by the Board.
 7. The District reserves the right to have any stenciling or colors used, and signs removed at the ownership groups expense.
-
8. Vehicles may be parked for a maximum of 72 hours.
 9. No maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, is permitted within designated parking spaces.
 10. No boats, recreational vehicles, golf carts, mobile homes or tractors may park in designated parking spaces.
 11. No parking on street during future established street sweeping days/times.
 12. No parking on sidewalks, pavers, landscaping or grassy areas.

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF THE
DENARGO MARKET METROPOLITAN DISTRICT NOS. 1 AND 2**

NOTICE is hereby given that a meeting of the Board of Directors of the Denargo Market Metropolitan District Nos. 1 and 2, of the City and County of Denver, State of Colorado, shall be held at 4:30 p.m. on Tuesday, November 19, 2019 at The Waterford RiNo, Conference Room, 2797 Wewatta Way, Denver, Colorado 80216.

The address of the Districts' office where the names and addresses of the Board of Directors and their officers may be obtained is Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, and the office telephone number is 303-987-0835, fax number is 303-987-2032 and e-mail address is receptionist@sdmsi.com.

The City and County of Denver maintains a file regarding the Districts.

DENARGO MARKET METROPOLITAN
DISTRICT NOS. 1 AND 2

By: /s/ Ann E. Finn
Secretary