

OCT 08 2019

**PUBLIC NOTICE OF SPECIAL MEETINGS OF THE  
BOARD OF DIRECTORS OF THE  
SETTLER'S CROSSING METROPOLITAN DISTRICT NOS. 1 AND 2**

PUBLIC NOTICE IS HEREBY GIVEN that special meetings of the Board of Directors of the Settler's Crossing Metropolitan District Nos. 1 and 2 (collectively, the "**Districts**") of the City of Commerce City, Adams County, Colorado, shall be held on Monday, October 14, 2019, at 1:30 p.m., at the offices of McGeady Becher P.C., 450 E. 17<sup>th</sup> Ave., Suite 400, Denver, Colorado 80203. At such meeting, the Board shall conduct the regular business of the Districts and any other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute.

**SETTLER'S CROSSING  
METROPOLITAN DISTRICT NOS. 1  
AND 2**

By: /s/ Paula J. Williams  
McGEADY BECHER P.C.  
Attorneys for the Districts

**NOTICE AS TO PROPOSED 2019 BUDGETS**

**SETTLER'S CROSSING METROPOLITAN DISTRICT NOS. 1 AND 2  
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN, pursuant to Section 29-1-108, C.R.S., that proposed budgets have been submitted to the Board of Directors of the Settler's Crossing Metropolitan District Nos. 1 and 2 (collectively, the "Districts") for the current year of 2019. Copies of the proposed 2019 budgets are on file in the office of the Districts' General Counsel, McGeady Becher P.C., 450 E. 17<sup>th</sup> Ave., Suite 400, Denver, CO 80203, where such are available for public inspection. Such proposed 2019 budgets will be considered at special meetings of the Districts, to be held on Monday, October 14, 2019, at 1:30 p.m., at the offices of McGeady Becher P.C., 450 E. 17<sup>th</sup> Ave., Suite 400, Denver, Colorado 80203. Any interested elector within the Districts may, at any time prior to the final adoption of the 2019 budgets, inspect the 2019 budgets and file or register any objections thereto.

**SETTLER'S CROSSING  
METROPOLITAN DISTRICT NOS. 1  
AND 2**

By: /s/ Paula J. Williams  
McGEADY BECHER P.C.  
Attorneys for the Districts

# SETTLER'S CROSSING METROPOLITAN DISTRICT NO. 1

450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203-1254

Phone: 303-592-4380

Fax: 303-592-4385

## NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	Monday, October 14, 2019
TIME:	1:30 p.m.
PLACE:	McGeady Becher P.C. 450 E. 17 <sup>th</sup> Ave., Suite 400 Denver, CO 80203

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Richard A. Frank	President	May 2022
Toni L. Serra	Treasurer	May 2022
Joel H. Farkas	Assistant Secretary	May 2020
Daniel E. Frank	Assistant Secretary	May 2020
VACANT	N/A	May 2022
Craig Sorensen	Secretary	N/A

### I. ADMINISTRATIVE MATTERS

- A. Review and consider adoption of Resolution No. 2019-10-\_\_\_\_\_, Resolution of Intent to Return to Active Status (enclosure). Authorize any necessary actions in connection therewith.
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- B. Present disclosures of potential conflicts of interest.
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C. Approve agenda; confirm location of meeting, posting of meeting notices and quorum.

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D. Ratify adoption of the following resolutions and discuss results of 2016 and 2018 regular elections for directors (enclosures):

1. Resolution No. 2016-01-01, Resolution Calling a Regular Election for Directors on May 3, 2016.

2. Resolution No. 2018-02-01, Resolution Calling a Regular Election for Directors on May 8, 2018.

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E. Consider appointment of officers.

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

F. Review and approve the Minutes of the December 8, 2010 Special Meeting and the February 25, 2015 Special Meeting (enclosures).

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G. Discuss new legislation regarding posting of meeting notices and establishment of website (enclosure – memorandum from McGeady Becher P.C.).

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- H. Discuss regular meeting schedule for 2019 and 2020. Consider adoption of Resolution No. 2019-10-\_\_\_\_, Resolution Establishing Regular Meeting Dates, Time and Location, Establishing District Website, and Designating Locations for Posting of 24-Hour Notices (enclosure).
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- I. Review and consider approval of Eligible Government Entity Agreement between the Statewide Internet Portal Authority of the State of Colorado and Settler's Crossing Metropolitan District No. 1 (enclosure).
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## II. FINANCIAL MATTERS

- A. Ratify approval, execution and filing of 2015 Application for Exemption from Audit (enclosure).
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- B. Discuss and consider appointment of District Accountant to prepare 2019 Application for Exemption from Audit.
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- C. Ratify appointment of McGeady Becher P.C. to prepare 2019 Budget. Conduct Public Hearing on the proposed 2019 Budget and consider adoption of Resolution No. 2019-10-\_\_\_\_ to Adopt the 2019 Budget and Appropriate Sums of Money (enclosures – draft budget and resolutions).
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- D. Discuss and consider appointment of District Accountant to prepare 2020 Budget, and direct that the form of the 2020 Budget shall be the same as the 2019 Budget.
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**III. LEGAL MATTERS**

A. Review and consider adoption of Resolution No. 2019-10-\_\_\_\_, Resolution Regarding the Retention and Disposal of Public Records and Adopting a Public Records Retention Schedule (enclosure).

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B. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2019 (District Transparency Notice).

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C. Discuss and consider approval of Operation Funding Agreement between the District and 96 Tower Investors, LLC (to be distributed).

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D. Discuss and consider approval of Project Funding and Reimbursement Agreement between the District and 96 Tower Investors, LLC (to be distributed).

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E. Discuss potential Service Plan amendment.

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F. Discuss potential bond issuance.

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**IV. OTHER BUSINESS**

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**V. ADJOURNMENT**

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# SETTLER'S CROSSING METROPOLITAN DISTRICT NO. 2

450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80203-1254  
Phone: 303-592-4380  
Fax: 303-592-4385

## NOTICE OF SPECIAL MEETING AND AGENDA

DATE:	Monday, October 14, 2019
TIME:	1:30 p.m.
PLACE:	McGeady Becher P.C. 450 E. 17 <sup>th</sup> Ave., Suite 400 Denver, CO 80203

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Richard A. Frank	President	May 2022
Toni L. Serra		May 2022
Joel H. Farkas		May 2020
Daniel E. Frank	Assistant Secretary	May 2020
VACANT	N/A	May 2022

### I. ADMINISTRATIVE MATTERS

- A. Review and consider adoption of Resolution No. 2019-10-\_\_\_\_, Resolution of Intent to Return to Active Status (enclosure). Authorize any necessary actions in connection therewith.

- B. Present disclosures of potential conflicts of interest.

C. Approve agenda; confirm location of meeting, posting of meeting notices and quorum.

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D. Acknowledge resignation of Stephen A. Prokopiak from the Board of Directors, effective as of December 31, 2014.

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E. Ratify adoption of the following resolutions and discuss results of 2012, 2014, 2016 and 2018 regular elections for directors (enclosures):

1. Resolution No. 2012-01-01, Resolution Calling a Regular Election for Directors on May 8, 2012.

2. Resolution No. 2014-02-01, Resolution Calling a Regular Election for Directors on May 6, 2014.

3. Resolution No. 2016-01-01, Resolution Calling a Regular Election for Directors on May 3, 2016.

4. Resolution No. 2018-02-01, Resolution Calling a Regular Election for Directors on May 8, 2018.

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F. Consider appointment of officers.

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

G. Review and approve the Minutes of the December 8, 2010 Special Meeting (enclosure).

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H. Discuss new legislation regarding posting of meeting notices and establishment of website (enclosure – memorandum from McGeady Becher P.C.).

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I. Discuss regular meeting schedule for 2019 and 2020. Consider adoption of Resolution No. 2019-10-\_\_\_\_, Resolution Establishing Regular Meeting Dates, Time and Location, Establishing District Website, and Designating Locations for Posting of 24-Hour Notices (enclosure).

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J. Review and consider approval of Eligible Government Entity Agreement between the Statewide Internet Portal Authority of the State of Colorado and Settler's Crossing Metropolitan District No. 2 (enclosure).

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## **II. FINANCIAL MATTERS**

A. Ratify approval, execution and filing of 2010 Application for Exemption from Audit (enclosure).

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B. Discuss and consider engagement of Simmons & Wheeler, P.C. as District Accountant.

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C. Discuss and consider establishment of the District's operating account at such bank as is recommended by the District Accountant, and authorize all Board Members to be signers on the account (with all checks requiring two signatures).

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D. Discuss and consider appointment of District Accountant to prepare 2019 Application for Exemption from Audit.

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E. Ratify appointment of McGeady Becher P.C. to prepare 2019 Budget. Conduct Public Hearing on the proposed 2019 Budget and consider adoption of Resolution No. 2019-10-\_\_\_\_ to Adopt the 2019 Budget and Appropriate Sums of Money (enclosures – draft budget and resolutions).

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F. Discuss and consider appointment of District Accountant to prepare 2020 Budget, and direct that the form of the 2020 Budget shall be the same as the 2019 Budget.

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### III. LEGAL MATTERS

A. Review and consider adoption of Resolution No. 2019-10-\_\_\_\_, Resolution Regarding Colorado Open Records Act Requests (enclosure).

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B. Review and consider adoption of Resolution No. 2019-10-\_\_\_\_, Resolution Regarding the Retention and Disposal of Public Records and Adopting a Public Records Retention Schedule (enclosure).

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C. Discuss requirements of Section 32-1-104.8, C.R.S., regarding required Special District Public Disclosure Document. Acknowledge preparation and recording of Special District Public Disclosure Document.

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D. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2019 (District Transparency Notice).

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E. Discuss and consider approval of Operation Funding Agreement between the District and 96 Tower Investors, LLC (to be distributed).

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F. Discuss and consider approval of Project Funding and Reimbursement Agreement between the District and 96 Tower Investors, LLC (to be distributed).

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G. Discuss potential Service Plan amendment.

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H. Discuss potential bond issuance.

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**IV. OTHER BUSINESS**

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**V. ADJOURNMENT**

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