

KIME RANCH METROPOLITAN DISTRICT

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://kimeranch.specialdistrict.net/>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Friday, November 8, 2024

TIME: 10:00 a.m.

LOCATION/ ACCESS: Join Zoom Meeting
<https://us02web.zoom.us/j/89897478904?pwd=MVA3OHhNaEN0QXNUNUM3RnBWUEcvdz09>

Meeting ID: 898 9747 8904

Passcode: 681143

Dial-in: 1-346-248-7799

Meeting ID: 898 9747 8904

Passcode: 681143

Board of Directors

Cynthia Myers

Mark Hensley

Nash Verano

Eric Barney

Joseph Sutton

Office

President

Treasurer

Secretary

Assistant Secretary

Assistant Secretary

Term Expires

May, 2027

May, 2025

May, 2027

May, 2025

May, 2027

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of conflicts of interest.
- B. Confirm location of meeting, posting of meeting notices and designate 24-hour posting location. Approve agenda.
- C. Public Comment - Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- D. Discuss status of Builder Disclosure pursuant to Section 38-35.7-110, C.R.S. requirements.

- E. Website Accessibility Discussion
 - 1. Discuss and consider proposals from Streamline Software, Inc., Generation Web and A360 Enterprises, LLC (dba Allyant) related to website accessibility matters (enclosure). [current website provider is Generation Web]
 - 2. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.
- F. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Location for Posting of 24-Hour Notices (enclosure).
- G. Discuss insurance requirements (public officials' liability, general liability, property coverage, workers' compensation, comprehensive crime and cybersecurity/social engineering) [District's existing Position Schedule Bond is valid through November 7, 2026]. Authorize renewal of District's insurance and Special District Association ("SDA") membership for 2025. [Crime coverage increased to \$100,000 in 2024]

II. CONSENT AGENDA

These routine items 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 subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approval of December 8, 2023 Organizational Meeting Minutes (enclosure).
- B. Approval of December 8, 2023 Statutory Annual Meeting Minutes (enclosure).
- C. Ratify approval of the 2023 Audit Exemption Application (enclosure).

III. FINANCIAL MATTERS

- A. Report on status of District bank account(s); authorize signers on account.
- B. Review and consider approval of the First Amendment to Operation Funding Agreement between the District and Century Land Holdings, LLC (enclosure).
- C. Conduct Public Hearing to consider Amendment to 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.

- D. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary assessed valuation, draft 2025 budget and resolutions).
- E. Review and consider adoption of a Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.
- F. Authorize District Accountant to prepare, sign and file the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form for certification to the Board of County Commissioners and other interested parties.
- G. Consider the appointment of District Accountant to prepare the draft 2026 Budget.
- H. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare Application for Exemption from Audit for 2024.

IV. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution Calling May 6, 2025 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 28, 2025 (enclosure). Discuss the need for ballot issues and/or questions.
- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (District Transparency Notice).

V. CONSTRUCTION MATTERS

- A. Discuss development/construction outlook.

VI. OTHER BUSINESS

VII. ADJOURNMENT

THERE ARE NO FURTHER REGULAR MEETINGS SCHEDULED FOR 2024