

CITADEL ON COLFAX BUSINESS IMPROVEMENT DISTRICT AND COLFAX SABLE METROPOLITAN DISTRICT

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Denver, CO 80202
Phone: 303-779-5710
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<https://www.colfaxsablemd.com/>

JOINT SPECIAL NOTICE OF MEETING AND AGENDA

DATE: Thursday, October 30, 2025

TIME: 1:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link: https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTc3Mjg4ZjAtYjcwNC00NWl4LThiMGYtZjNhMTIwMjEwOTE4%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22294eff39-c7d0-48c1-bc01-2bf9670aa52a%22%7d

To attend via telephone, dial +1 612-213-1012 and enter Conference ID: 403 628 217#

COLFAX SABLE METROPOLITAN DISTRICT:

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jason Marcotte	Director	May, 2027
Vacant	_____	May, 2027
Vacant	_____	May, 2027
Vacant	_____	May, 2025
Vacant	_____	May, 2025

CITADEL ON COLFAX BUSINESS IMPROVEMENT DISTRICT:

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jason Marcotte	Director	May, 2027
Vacant	_____	May, 2027
Vacant	_____	May, 2027
Vacant	_____	May, 2025
Vacant	_____	May, 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.

- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices, designate 24-hour posting location.
- D. Public Comment.

Members of the public may express their views to the Boards on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Discuss vacancies on the Boards and consider the appointment of District eligible elector to the Board of Directors of the Districts. Administer Oaths of Office (**enclosures**).
- F. Consider appointment of officers.

President:
Secretary:
Treasurer:
Assistant Secretary:
Assistant Secretary:

- G. **BID & MD:** Review and consider approval of minutes from the October 21, 2024, special board meeting (**enclosure**).
- H. **BID:** Consider Adoption of the Resolution Regarding 2026 Annual Administrative Matters (**enclosure**).
- I. **MD:** Consider Adoption of the Resolution Regarding 2026 Annual Administrative Matters (**enclosure**).
- J. **MD:** Schedule 2026 Annual Meeting.
- K. **BID:** Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any).
- L. **BID:** Consider Adoption of the Resolution Regarding Workers Compensation Exclusion Resolution (**enclosure**).
- M. **MD:** Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any).
- N. **MD:** Consider Adoption of the Resolution No. Regarding Workers Compensation Exclusion Resolution (**enclosure**).
- O. **BID & MD:** Authorize renewal of membership in the Special District Association for 2026.
- P. **BID & MD:** Authorize appointment of District Accountant to prepare 2027 Budget.

II. FINANCIAL MATTERS

- A. Review and ratify approval of previous claims (**enclosure**).
- B. **BID:** Review and consider acceptance of June 30, 2025 Unaudited Financial Statements (**enclosure**).
- C. **MD:** Review and consider acceptance of June 30, 2025 Unaudited Financial Statements (**enclosure**).
- D. **BID & MD:** Conduct Public Hearing to Consider Amendment of the 2025 Budget. If Necessary, Consider Adoption of Resolution to Amend the 2025 Budget.
- E. **BID:** Conduct Public Hearing on the Proposed 2026 Budget and Consider Adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money (**enclosure**).
- F. **BID:** Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.
- G. **BID:** Consider Approval of the engagement letter with Wipfli, LLC to prepare the 2025 Audit (**to be distributed**).
- H. **MD:** Conduct Public Hearing to Consider Amendment of the 2025 Budget. If Necessary, Consider Adoption of Resolution to Amend the 2025 Budget.
- I. **MD:** Conduct Public Hearing on the Proposed 2026 Budget and Consider Adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money (**enclosure**).
- J. **MD:** Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties. Consider Appointment of District Accountant to prepare 2026 Budget.

III. LEGAL MATTERS

- A. **BID:** Review and ratify the filing of 2024-2026 Operating Plans (**enclosures**).
- B. **MD:** Legislative Update Memorandum (**enclosure**).
- C. **BID:** Review and Consider Approval of May 2026 Election Resolution (**enclosure**).
- D. **BID & MD:** Spencer Fane LLP Updated Standard Terms and Conditions for Legal Services Engagement (**enclosure**).

IV. MANAGER / OPERATIONS MATTERS

- A. **BID & MD:** Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2026 for Public Management Services, Preparation and Public Improvement Fee (**enclosures**).

V. OTHER BUSINESS

VI. ADJOURNMENT