

# SOUTHLANDS METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
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## NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Jeff Nemec	President	2018/May 2018
Kevin McGlynn	Vice President	2016/May 2016
Robin Boileau	Treasurer	2018/May 2018
Joyce Rocha	Secretary	2016/May 2016
<b>VACANT</b>		2018/May 2016

**DATE:**        **September 29, 2015**  
**TIME:**        9:00 A.M.  
**PLACE:**       Southlands Shopping Center  
                    Management Office  
                    6155 S. Main Street, #260  
                    Aurora, CO 80016

### I.       ADMINISTRATIVE MATTERS

A.       Present Disclosures of Potential Conflicts of Interest.

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B.       Approve Agenda.

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C.       Review and approve the Minutes of the June 2, 2015 Regular Meeting (enclosure).

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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.

1. Tree Replacement proposal from Metco Landscape, Inc. for the amount of \$6,090.00 and a proposal for Root Feeding Maple trees for the amount of \$3,125.00 (enclosures).

2. Independent Contractor Agreement between the District and Rocky Mountain Parking Lot Services, Inc. for 2015 Striping Services for the amount of \$10,929.92 (enclosure).
  3. Independent Contractor Agreement between the District and Gesco Nursery for tree replacements in the amount of \$4,995.00 (proposal enclosed).
  4. Independent Contractor Agreement between the District and YESCO, LLC for East Commons and South Central Sidewalk/Median Lighting Project (enclosure).
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III. PUBLIC COMMENTS

A. \_\_\_\_\_

IV. FINANCIAL MATTERS

A. Discuss possible debt restructuring (enclosure).

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B. Review and ratify approval of the payment of claims through the periods ending June 17, 2015, totaling \$169,576.44, July 27, 2015, totaling \$80,435.58, August 18, 2015, totaling \$157,072.73, and September 15, 2015, totaling \$218,719.73 (enclosures).

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C. Review and accept unaudited financial statements for the period ending June 30, 2015, cash position statement and the operations fees report (enclosure).

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D. Discuss scheduling a work session on the 2016 Budget (enclosure – 2015 Preliminary Assessed Valuation). Consider date for public hearing to adopt the 2016 Budget (December 1, 2015 at 9:00 a.m. at the Regular Meeting location).

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E. Consider approval of 2016 Professional Services Agreement and Billing Services with CliftonLarsonAllen LLP as the District Accountant (to be distributed).

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V. LEGAL MATTERS

- A. Discuss possible reimbursement of costs related to Smoky Hill Road Improvements.

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- B. Ratify approval of an Assignment Agreement between the District and Southlands Colorado, LLC of the License Agreement with Public Service Company of Colorado for access to certain property for maintenance of landscaping and monument signs (enclosure).

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- C. Discuss status of Easement Agreement with Wal-Mart for landscaping and monument maintenance.

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- D. Consider approval of Revocable License Agreement No. 2015-1 between the District and Bad Daddy's - Colorado LLC (enclosure).

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- E. Discuss and consider approval of a Project Management Agreement between the District and Northwood Retail, LLC.

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VI. CAPITAL

- A. Ratify approval of Independent Contractor Agreement (Landscape Architectural Services) between the District and studioINSITE, LLC (enclosure).

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VII. OPERATIONS

- A. Property Management Report:

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  - 1. Consider approval of proposals for 2015 Maintenance Services:
    - a. Site Lighting Services (YESCO, LLC - enclosure)

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b. Traffic Signal Maintenance (W.L. Contractors)

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c. Common Area Cleaning (Millard Mall Services, Inc. - enclosure)

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d. Security Services (Securitas, Inc. – enclosure)

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e. Street Sweeping Services (TBD)

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f. General Maintenance Services (Northwood Retail - enclosure)

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g. Property Management Services (SDMS, Inc. – enclosure)

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h. Landscape/Floral Services (Metco Landscape, Inc. – to be distributed)

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2. Consider approval of proposal from DTM, Inc. for additional holiday lighting services (Christmas tree decoration and installing bows on monument signs - enclosure).

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3. Consider approval of Independent Contractor Agreement between the District and Gordon Sign for labor and materials to level the monument sign located on South Aurora Parkway for the amount of \$5,104.80 (enclosure).

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B. Maintenance Report (Northwest Retail, LLC.):

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1. Discuss status of Sidewalk Replacement Project.

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2. Discuss damage to District improvements from construction on East Smoky Hill Road.

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3. Discuss Tree Replacement Plan.
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4. Discuss upcoming holiday season (events, ice rink and lighting).
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VIII. OTHER BUSINESS

- A. Discuss 2015 Special District Association of Colorado's Annual Conference and Business Meeting. Ratify authorization of Karen J. Steggs to act as proxy for the District to vote at the Annual Meeting of Members of the Association (enclosure – Proxy Instructions and Form).
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IX. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
DECEMBER 1, 2015.**

Informational Enclosure:

- SDMS, Inc. Fee Memorandum