

SOUTHLANDS METROPOLITAN DISTRICT NO. 1

405 Urban Street, Suite 310

Lakewood, Colorado 80228

Tel: 720-213-6621

<https://southlandsmid1.colorado.gov/>

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Martin Liles	President	2027/May 2027
Joyce Rocha	Secretary	2025/May 2025
April Elliott	Treasurer	2025/May 2025
VACANT		2027/May 2027
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DATE: October 27, 2023 (Friday)

TIME: 9:30 A.M.

PLACE: Southlands Shopping Center
Management Office
6155 South Main Street, Suite 260
Aurora, Colorado 80016

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 Minutes of the September 7, 2023 Special Meeting (enclosure).

II. 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.

III. 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.

- Ratify approval of proposal from Full Spectrum Lighting to repair electrical wiring on circuit, in the amount of \$11,426 (enclosure).

- Ratify approval of proposal from Wolfs Site Services for the replacement of the summer banners for the holiday banners at Southlands Mall (enclosure).
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IV. FINANCIAL MATTERS

- A. 2024 Budget Workshop (enclosure).
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V. LEGAL MATTERS

- A. Discuss status of the license for the E-470 Monuments and Consider Authorization of a Sublicense Agreement with Southlands TC, LLC and Southlands PC, LLC
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VI. OPERATIONS AND MAINTENANCE

- A. Discuss maintenance services for 2024:
 1. Review and consider approval of Independent Contractor Agreement with CDI Environmental Contractor for snow removal services (enclosure).
 2. Review and consider approval of an Independent Contract Agreement between the District and Pool Doctor, Inc. for fountain maintenance services (to be distributed).
 - B. Discuss crime and additional security for the District.
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VII. CAPITAL IMPROVEMENTS MATTERS

- A. Discuss status of the design work for the wayfinding signs.
 - B. Discuss status of the 2024 Median Project.
 1. Consider approve of a proposal from Architerra Group for preparation of landscape plans and obtaining approval from the City of Aurora (to be distributed).
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- C. Discuss the warranty walk for the 2022/2023 Median Project. Authorize release of retainage to Keesen Landscape Management, Inc.

- D. Discuss 2024 Monument/Landscape Renovations. Review and approve Independent Contract Agreement between the District and Merrick & Company for design work (to be distributed).

- E. Review and consider approval of proposal from Sunland Asphalt & Construction, LLC to make repairs to the failing asphalt, in the amount of \$188,527.30 (enclosure).

VIII. OTHER BUSINESS

- A.

IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD ON NOVEMBER 14, 2023 ~ BUDGET HEARING**