

SPRING VALLEY METROPOLITAN DISTRICT NO. 1

405 Urban Street, Suite 310
Lakewood, Colorado 80228
Tel: 720-213-6621
<https://springvalleymd.org>

NOTICE OF REGULAR MEETING AND AGENDA OF THE BOARD OF DIRECTORS OF THE DISTRICT AND OF THE WATER AND SEWER ACTIVITY ENTERPRISE

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
James E. Marshall	President	2027/May 2027
Shelley Marshall	Treasurer	2025/May 2025
Holly D. Robinson	Assistant Secretary	2025/May 2025
Leigh Lutz	Assistant Secretary	2027/May 2025
VACANT		2027/May 2025
AJ Beckman	Secretary	

DATE: August 15, 2024 (Thursday)

TIME: 4:00 P.M.

PLACE: **Zoom Meeting: The meeting can be joined through the directions below:**

Zoom Information

<https://us02web.zoom.us/j/7636703470>

Meeting ID: 763 670 3470

Participant Code: press #

Dial In: 1-720-707-2699

I. PUBLIC COMMENT

A. _____

II. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

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 on the Regular Agenda.

- Approve Minutes of the July 25, 2024 Special Meeting (enclosure).

IV. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims as follows (enclosure):

Fund	Period ending August 15, 2024
General	\$ 12,157.06
Operation	\$ 109,978.94
Utility Capital	\$ -0-
Capital	\$ 1,029,793.24
Total Claims	\$ 1,151,929.24

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- B. Review and consider ratifying approval of REVISED Cost Verification Report No. 52 dated May 13, 2024 and revised August 7, 2024, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$205,012.03 (enclosure). Ratify acknowledgement of Spring Valley Metropolitan District No. 6 Requisition No. 22 under the Series 2021(3) Bonds in the amount of \$205,012.03.

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- C. Review and consider ratifying approval of REVISED Cost Verification Report No. 53 dated June 17, 2024 and revised August 7, 2024, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$227,243.70 (enclosure). Ratify acknowledgement of Spring Valley Metropolitan District No. 6 Requisition No. 23 under the Series 2021(3) Bonds in the amount of \$227,243.70.

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- D. Review and consider ratifying approval of REVISED Cost Verification Report No. 54 dated July 12, 2024 and revised August 7, 2024, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$808,054.45 (enclosure). Ratify acknowledgement of Spring Valley Metropolitan District No. 6 Requisition No. 24 under the Series 2021(3) Bonds in the amount of \$808,054.45.

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- E. Review and consider approval of Cost Verification Report No. 55 dated August 9, 2024, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$1,028,600.04 (enclosure). Acknowledge Spring Valley Metropolitan District No. 6 Requisition No. 25 under the Series 2021(3) Bonds in the amount of \$1,028,600.04.
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V. LEGAL MATTERS

- A. Review and consider approval of the Water Service Agreement between the District and 3900 CR 174 LLC (enclosure).

- B. Review and consider approval of Development Improvement Agreement (Spring Valley Ranch Filing 8) between the District and Lennar Colorado, LLC (enclosure).

- C. Review and consider approval of [Filing 8] Homebuilder Letter Agreement Regarding Spring Valley Ranch Public Improvements and Services among Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 5, and Lennar Colorado, LLC (enclosure).

- D. Review and consider approval of Development Improvement Agreement (Spring Valley Ranch Filing 10) between the District and Lennar Colorado, LLC (enclosure).

- E. Review and consider approval of [Filing 10] Homebuilder Letter Agreement Regarding Spring Valley Ranch Public Improvements and Services among Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 5, and Lennar Colorado, LLC (enclosure).

- F. Discuss prior acceptance of property from Spring Valley Land Investments II, LLC and consider rescission of acceptance from Spring Valley Land Investments II, LLC. Discuss and consider ratifying acceptance of property from Hamsa Golf, LLC via Special Warranty Deed dated July 2, 2024 and recorded July 11, 2024 (enclosure).

- G. Review and consider approval of Master Service Agreement for Landscape Maintenance between the District and G.R.C. Consulting, Inc. (enclosure).

- H. Discuss status of Spring Valley Metropolitan District No. 7 Service Plan submittal/review process.

VI. CAPITAL IMPROVEMENTS MATTERS

- A. Report from Construction Committee on the status of construction projects.
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VII. OPERATIONS AND MAINTENANCE MATTERS

- A. Review Monthly Activities Report from Ramey Environmental Compliance for July 2024 (enclosure).
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- B. Discuss and consider approval of the District's conditional acceptance of the Spring Valley Ranch Filing 7 (Planning Area J) Phase One Improvements (enclosure).
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- C. Manager's Report (enclosure).
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VIII. OTHER BUSINESS

- A. _____

- IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD AT 4:00 P.M. ON THURSDAY, SEPTEMBER 19, 2024.**