SOUTHGLENN METROPOLITAN DISTRICT

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Monday, November 9, 2026

TIME: 1:00 p.m.

LOCATION: Via Zoom Teleconference

ACCESS: To attend via Zoom Teleconference, use the below link:

https://us06web.zoom.us/j/86500279440?pwd=3TxVHFYmKvXDQb6nZa7iz5BI9BwJO0.1

Meeting ID: 865 0027 9440
Passcode: 078563
Call in Number: 720-707-2699

Board of Directors	Office	Term Expires
David Goldberg	President	May, 2027
Douglas Hatfield	Secretary	May, 2027
Tim O'Connor	Treasurer	May, 2027
Vacant	Director	May, 2029
Vacant	Director	May, 2029

I. ADMINISTRATIVE MATTERS

A. Call to order.

B. Present disclosures of potential conflicts of interest.

C. Confirm quorum, location of meeting and posting of meeting notices.

D. Consider approval of Agenda.

E. Public comment. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA – The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired.

A. Approve Minutes from October 22, 2026, Special Meeting (enclosure).

B. Approve and Ratify claims (enclosure).

C. Ratify 2025 Annual Report (enclosure).

D. Ratify additional work order for wheel stop repairs with Structural Preservation Systems in the amount of $760.00 (enclosure).

E. Ratify Work Order No. 1 for replacement of towing signs with CDR Construction, LLC in the amount of $983.62 (enclosure).

F. Ratify Work Order No. 2 for replacement of parking garage exit signs with CDR Construction, LLC in the amount of $2,383.62 (enclosure).

III. MANAGEMENT ITEMS

A. Update on Paving and Concrete Repairs.

B. Review and consider approval of Independent Contractor Agreement for garage sweeping from NH Bighorn Contracting in the amount of $24,900/year for monthly services or $13,120/year for quarterly services (enclosure).

1. Review and consider approval of proposal for annual garage pressure washing from NH Bighorn Contracting in the amount of $42,150.00 (enclosure).

C. Review and consider approval of Independent Contractor Agreement with Colorado Aquatics, LLC for 2027 water feature maintenance (enclosure).

D. Review and consider approval of Independent Contractor Agreement with 3Phase Elevator Corp. d/b/a Mile High Elevator for 2027 elevator maintenance services (enclosure).

E. Review and consider approval of Independent Contractor Agreement with OTB Supply, Inc. d/b/a OTB Site Solutions for 2026-2027 snow removal services (enclosure).

F. Review and consider approval of Independent Contractor Agreement with Professional Elevator Inspections, Inc. (PEI) for 2027 elevator inspection services (enclosure).

G. Review and consider approval of Work Order No. 4 with Colorado Hardscapes, Inc. for autofill valves removal and replacement of theater and midway fountain in the amount of $540.60 (enclosure).

H. Review and consider approval of Independent Contractor Agreement for Stormwater Facility Maintenance (to be distributed).

I. Review and consider approval of CLA Statements of Work for 2027 for public management services, accounting services and payroll services (enclosures).

J. Review and consider approval of Property and Liability Coverage renewal for 2027. Discuss changes needed to property schedule (if any) (to be distributed).

K. Consider adoption of Annual Administrative Resolution (2027) (enclosure).

1. Confirm 2027 meeting dates and times
2. Schedule 2027 Annual Meeting
3. Workers' compensation coverage for 2027 (enclosure)

L. Other Management Matters.

IV. FINANCIAL ITEMS

A. Review and consider acceptance of June 30, 2026 Unaudited Financial Statements, Schedule of Cash Position and Property Tax Reconciliation (enclosure).

B. Conduct Public Hearing to consider amendment of the 2026 Budget. Consider adoption of Resolution to Amend the 2026 Budget. (If necessary)

C. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution Adopting Budget, Appropriate Sums of Money and Certifying Mill Levies for the Calendar Year 2027 (enclosures – draft Budget and Resolution).

D. Review and consider approval of engagement letter with Fiscal Focus Partners, LLC to prepare the 2026 Audit (enclosure).

E. Acknowledge CLA Cash Access Policy (enclosure).

V. LEGAL ITEMS

A. Consider Approval of Updated Engagement Letter with WBA, PC for Legal Services (enclosure).

B. Update regarding Blink Charging Services Agreement and Developer Funding.

C. Review and consider adoption of Resolution Calling Election for (May 4, 2027 Election). Self-Nomination and Acceptance Forms are due by February 28, 2027. Discuss need for ballot issues or questions (enclosure).

D. Other Legal Matters.

VI. OTHER BUSINESS

VII. ADJOURNMENT

There are no Board meetings scheduled for the remainder of 2026.