

# CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 - 800-741-3254  
Fax: 303-987-2032

<https://citycenterwestresidentialmd1-2.colorado.gov>

## NOTICE OF SPECIAL MEETING AND AGENDA

### Board of Directors:

Andrew R. Klein  
Michael J. Schroeder  
Paige Langley  
VACANT  
VACANT  
David Solin

### Office:

Treasurer  
Asst. Secretary  
Asst. Secretary  
Secretary (non-elected position)

### Term/Expiration:

2027/May 2027  
2027/May 2027  
2029/May 2029  
2027/May 2027  
2029/May 2029

DATE: Friday, November 21, 2025

TIME: 11:30 A.M.

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

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>  
**Meeting ID:** 546 911 9353  
**Passcode:** 912873  
**Dial In:** 1 (719) 359-4580

### I. PUBLIC COMMENTS

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 per person.

---

### II. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

---

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

---

C. Review and consider approval of the Minutes of the June 24, 2025 Special Meeting (enclosure).

---

D. Acknowledge the resignation of Mike Sandene, effective November 18, 2025.

---

E. Consider appointment of Officers:

President: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

F. Discuss business to be conducted in 2026 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are June 8, 2026 and November 9, 2026 at 1:00 p.m.) and consider adoption of Resolution No. 2025-11-01 Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

---

III. FINANCIAL MATTERS

A. Review and ratify approval of payment of claims as follows (enclosures):

Fund	Period Ending Jul. 2025	Period Ending Aug. 2025	Period Ending Sept. 2025	Period Ending Oct. 2025
General	\$ 17,830.68	\$ 17,848.42	\$ 9,557.80	\$ 22,064.66
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Payroll	\$ -0-	\$ -0-	\$ 289.40	\$ -0-
Total	\$ 17,830.68	\$ 17,848.42	\$ 9,847.20	\$ 22,064.66

B. Review and accept unaudited financial statements (enclosure).

---

C. Discuss statutory requirements for an audit. Consider appointment of District Accountant or engagement of outside accountant to prepare Application for Exemption from Audit for 2025.

---

D. Conduct Public Hearing to consider Amendment of 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.

---

E. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution No. 2025-11-02 Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution No. 2025-11-03 Resolution to Set Mill Levies (enclosures – preliminary AV, draft 2026 Budget, and Resolutions).

---

F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).

---

G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information Form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

---

H. Consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget for November 9, 2026, at 1:00 p.m., to be held via videoconference.

---

**VI. LEGAL MATTERS**

A. Conduct public hearing to consider inclusion of approximately 15.433 acres of property owned by The Element II Apartments, LLC into the boundaries of the District. Consider adoption of Resolution for Inclusion of Real Property.

---

B. Review and consider approval of Fifth Amendment to Amended and Restated Operation Funding Agreement between the District and City Center West, LP (enclosure).

---

C. Discuss requirements of Section 32-1-809, C.R.S. (Transparency Notice), and direct staff regarding compliance for 2026.

---

D. Discuss HB25-1090 compliance related to professional services provider engagements.

---

**V. CAPITAL MATTERS**

A. Discuss status of construction.

---

**VI. OPERATION MATTERS**

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

---

**VII. OTHER BUSINESS**

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

---

VIII. ADJOURNMENT      **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.