

**RIVERDALE RANCH METROPOLITAN DISTRICT  
ORGANIZATIONAL MEETING**

August 22, 2018 at 1:30 p.m.

712 Main Street

Louisville, CO 80027

Steven A. Erickson, Director  
Term to May, 2022

Michael Justin Sinkey, Director  
Term to May, 2020

Kacey M. Funari, Director  
Term to May, 2022

VACANT, Director  
Term to May, 2020

VACANT, Director  
Term to May, 2022

Agenda

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Appointment of Officers
5. Affidavits of Qualification/Oaths
6. Public Comment-Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.
7. Organizational Matters
  - a. Consider Adoption of Organizational Administrative Matters Resolution (**enclosure**)
  - b. Consider Adoption of Resolution Establishing Meeting Location and dates (**enclosure**)
  - c. Consider Adoption of Resolution Designating the 24-hour Notice Posting Place (**enclosure**)
  - d. Consider Adoption of Indemnification Resolution (**enclosure**)
  - e. Consider Adoption of Public Records Policy (**enclosure**)
  - f. Consider Adoption of Records Retention Policy (**enclosure**)
  - g. Consider Approval of Special District Public Disclosures/Notices
    - i. Disclosure re Debt and Taxes § 32-1-104.8, C.R.S. (**enclosure**)
    - ii. District Notice Per Service Plan
      - (a) By District (**enclosure**)
      - (b) By Developer
8. Liability Management
  - a. Confirm Director Bonds (**enclosure**)

- b. Consider Adoption of Resolution Approving an IGA with SDA Property and Liability Pool Insurance and SDA Membership (**enclosure**)
  - c. Consider Approval of Agency Services Agreement with T. Charles Wilson Insurance Services (**enclosure**)
  - d. Consider Approval of Exclusion of Uncompensated Public Officials for 2015 (**enclosure**)
  - e. Consider Approval of Property and Liability Insurance from the SDA Property and Liability Pool (**enclosure**)
9. Engagement of Consultants
- a. Consider Engagement of WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law as General Counsel (**enclosure**)
  - b. Consider Engagement of Simmons & Wheeler for Accounting
  - c. Consider Engagement of Engineering for Future Improvement Cost Reimbursement Certification (\$7,300,000 Public Improvement Cost Estimate)
10. Legal Matters
- a. Consider Adoption of Resolution Concerning Authorization for Approval of Contracts and Payment of Claims (**enclosure**)
  - b. Consider Approval of Intergovernmental Agreement with the City of Thornton Regarding the Service Plan (**enclosure**)
  - c. Discuss District Operation and Maintenance of Park and Recreation Improvements (Parkes A-E, Brantner Gulch trail); City Consent Required for Any Other Operation and Maintenance (alleys)
  - d. Discuss Administrative Funding and Reimbursement Agreement with Developer
  - e. Discuss Infrastructure Acquisition and Reimbursement Agreement with Developer
  - f. Discuss Covenant Enforcement
11. Financial Matters
- a. Federal Employer Identification Numbers, Colorado Sales Tax Exemption Numbers, and PDPA Numbers (**enclosure**)
  - b. 2018 Budget Hearing/Consider and Approve 2018 Budget Resolution (**enclosure**)
  - c. Consider Approval to Establish Bank Accounts, Signers on the Account and Requiring Two Signatures on Checks
  - d. Service Plan Limitation: No Debt Issuance Nor Debt Service Mill Levy Until Conceptual Site Plan Approved and City/District IGA Executed
  - e. Service Plan Maximum Debt Mill Levy: 50 With Gallagher from 2004
12. Other Business
- a. Next Meeting/2019 Budget Hearing
13. Adjourn