

LINCOLN METROPOLITAN DISTRICT

2001 16th St, Ste 1700
Denver, CO 80202
Phone: 303-779-5710
www.LincolnStationMD.com

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: July 22, 2025

TIME: 11:00 a.m. or as soon thereafter as possible

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODk0N2JlZGEtNzIyOS00M2FmLWI3ODktNDI5ZmUwMzJkYjY1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22294eff39-c7d0-48c1-bc01-2bf9670aa52a%22%7d

Meeting ID: 215 053 864 424 9 Passcode: yn3Bw993

To attend via telephone, dial +1 612-213-1012 and enter:

Phone Conference ID: 399 445 782#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Nathan Melchior	President	May 2029
Jeremy Bayens	Secretary/Treasurer	May 2029
Natalie L. Dustman	Assistant Secretary	May 2027
VACANT	TBD	May 2029
VACANT	TBD	May 2027

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices, designate 24-hour posting location.
- D. Public Comment.

- E. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- F. Discuss vacancy on the Board and consider the appointment of District eligible elector to the Board of Directors of the District. (Notice of Vacancy published July 10, 2025).
Administer Oaths of Office.
- G. Consider Election of Officers:

President: _____
Treasurer: _____
Secretary: _____
Assistant Secretary: _____

II. 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(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Review and consider approval of Minutes from November 11, 2024 Regular Meeting and Minutes from November 11, 2024 Annual Meeting (enclosures).
- B. Consider approval and/or ratify claims totaling \$524,100.43 (enclosure).
- C. Ratify approval of Estoppel Certificate as it relates to the Joint Access Easement Agreement recorded on April 8, 2004 (enclosure).
- D. Consider approval, ratification and/or acknowledgement of the following Agreements for 2025-2026 services:

- a. **SNOW MANAGEMENT SERVICES, LLC:**

Ratify approval of Snow Management Services Contract with Snow Management Services, LLC for 2025/2026 snow removal services (enclosure).

- b. **STREAMLINE SOFTWARE, INC.:**

Ratify approval of website hosting services with Streamline Software, Inc. for 2025 (enclosure).

- c. **TRYG GROUP, LLC:**

Ratify approval of proposal from Tryg Group for RTU Control Board Replacement (Lincoln Station Clifton Larson) in the amount of \$1,255.00 (enclosure).

Ratify approval of proposal from Tryg Group for Atrium RTU Repairs (Clocktower) in the amount of \$9,998.00 (enclosure).

d. **SCHINDLER ELEVATOR CORPORATION:**

Ratify approval of Work Order Contract with Schindler Elevator Corporation for 2025 for elevator maintenance (enclosure).

e. **LICENSE AGREEMENTS:**

Ratify approval of License Agreement with GLM Eats Inc., for food truck located at 9360 Station Street in Lone Tree (enclosure).

Ratify approval of License Agreement for dumpster placement at 9380 Station Street with EJCM, LLC (enclosure).

Consider approval of License Agreement for dumpster placement at 9380 Station Street with Leopardo Construction, Inc. (enclosure).

f. **BRIGHTVIEW LANDSCAPE SERVICES, INC.:**

Ratify approval of proposal from Brightview Landscape Services, Inc. for 2025 tree care in the amount of \$2,166.39 (enclosure).

Ratify approval of proposal from Brightview Landscape Services, Inc. for 2025 rock top dress in the amount of \$5,000.00 (enclosure).

Ratify approval of proposal from Brightview Landscape Services, Inc. for 2025 fill in plant material on E side and top dress rock around planters in the amount of \$3,193.05 (enclosure).

g. **TOWING RESOLUTION/PARKING RULES**

Consider approval of Resolution Adopting Rules and Regulations Regarding the Parking of Vehicles on the Roads of Lincoln Station Metropolitan District (Draft Resolution enclosed, Parking Regulations to be distributed).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of March 31, 2025 Unaudited Financial statements and Schedule of Cash Position updated as of July 14, 2025 (enclosure).

IV. LEGAL MATTERS

- A. Discuss Memorandum re Amended Rules Establishing Technology Accessibility Standards (enclosure).

- 2025 Amended Website Accessibility Rules.

- Changes Implemented by HB25-1219 – Better Understanding of Metropolitan Districts.

- B. Consider Approval of Resolution Adopting the Lincoln Station Metropolitan District Revised Technology Accessibility Statement and Directing Compliance with the Accessibility Rules (enclosure).
- C. Discuss Comcast Scope of Work Statement at 9380 Station Street in Lone Tree, CO 80124 (enclosure).

V. MANAGER MATTERS

- A. Confirm November 10, 2025 Regular Meeting at 11:00 a.m.

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular meeting is scheduled for November 10, 2025 at 11:00 a.m.