

KIME RANCH METROPOLITAN DISTRICT

450 E. 17th Avenue, Suite 400

Denver, Colorado 80203

Phone: 303-592-4380

<https://kimeranch.specialdistrict.org/>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, October 26, 2026

TIME: 10:00 a.m.

LOCATION/ ACCESS: Join Zoom Meeting
<https://us02web.zoom.us/j/88408806024?pwd=ebPC0NZ0UeEgUK7K4nnbLtir7BOdcM.1>

Meeting ID: 884 0880 6024
Passcode: 910117

Dial-in: 1-719-359-4580
Meeting ID: 884 0880 6024
Passcode: 910117

Board of Directors

Cynthia Myers
Adam Coates
Cameron Turner
VACANT
VACANT

Office

President
Assistant Secretary
Secretary

Term Expires

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

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of conflicts of interest.
- B. Confirm location of meeting, posting of meeting notices and designate 24-hour posting location. Approve agenda.
- C. Public Comment - 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.
- D. Acknowledge resignations of Mark Hensley and Joseph Sutton from the Board of Directors of the District. Discuss Board vacancies.
- E. Consider appointment of Treasurer.

- F. Discuss business to be conducted in 2027 and location (virtual and/or physical) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Location for Posting of 24-Hour Notices (enclosure).
- G. Discuss insurance requirements (public officials' liability, general liability, property coverage, workers' compensation, comprehensive crime and cybersecurity/social engineering). Authorize renewal of District's insurance and Special District Association ("SDA") membership for 2027.
- H. Discuss remediation and posting of meeting minutes on District website and authorize actions associated therewith.

II. CONSENT AGENDA

These routine items 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 subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approval of October 27, 2025 Regular Meeting Minutes (enclosure).
- B. Approval of October 27, 2025 Statutory Annual Meeting Minutes (enclosure).
- C. Ratify approval of the 2025 Audit Exemption Application (enclosure).
- D. Acknowledgement of acquisition of Streamline by Civic Plus.

III. FINANCIAL MATTERS

- A. Review and consider ratification or approval (as appropriate) of the payment of claims for the period ending October 12, 2026, in the amount of \$27,835.19 (enclosure)
- B. Review and consider acceptance of unaudited financial statements through the period ending June 30, 2026 (enclosure).
- C. Review and consider approval of Third Amendment to Operation Funding Agreement between the District and Century Land Holdings, LLC (enclosure).
- D. Conduct Public Hearing to consider amendment of the 2025 Budget, and consider adoption of Resolution to Amend the 2025 Budget, if necessary.
- E. Conduct Public Hearing to consider amendment of the 2026 Budget, and consider adoption of Resolution to Amend the 2026 Budget, if necessary.
- F. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures).

- G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- H. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).
- I. Consider appointment of District Accountant to prepare 2028 Budget.
- J. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare and file the Application for Exemption from Audit for 2026.

IV. LEGAL MATTERS

- A. Discuss proposed bond issuance and related matters.
 - 1. Discuss and consider engagement of D.A. Davidson & Co. Fixed Income Capital Markets for Investment Banking Services.
 - 2. Discuss and consider engagement of Taft Stettinius and Hollister LLP as Bond Counsel.
 - 3. Discuss and consider engagement of Kutak Rock LLP as Disclosure Counsel.
 - 4. Discuss and consider engagement of External Financial Advisor.
- B. Discuss and consider engagement of Ranger Engineering, LLC for Cost Verification Services and authorize the preparation and execution of a Service Agreement for same.
- C. Discuss May 4, 2027 Regular Director Election and consider adoption of Resolution Calling May 4, 2027 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 26, 2027 (enclosure). Discuss the need for ballot issues and/or questions.
- D. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice).
- E. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).
- F. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

- G. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

V. CONSTRUCTION MATTERS

- A. Discuss 2026/2027 development/construction outlook.

VI. OTHER BUSINESS

VII. ADJOURNMENT

THERE ARE NO FURTHER REGULAR MEETINGS SCHEDULED IN 2026.