

INDY OAK TOD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 / 800-741-3254
Fax: 303-987-2032
<https://indyoaktodmd.colorado.gov/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Eric Knorr	President	2025/May 2025
Judson Connelly	Treasurer	2025/May 2025
Alex Braico	Assistant Secretary	2025/May 2027
VACANT		2025/May 2027
VACANT		2027/May 2027
Peggy Ripko	Secretary (non-elected)	

DATE: October 21, 2024

TIME: 6:00 P.M.

LOCATION: VIA ZOOM

Please email Peggy Ripko if there are any issues (pripko@sdmsi.com)

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

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial-In: 1-719-359-4580

I. PUBLIC COMMENT

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per speaker.
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II. ADMINISTRATIVE MATTERS

- A. Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda, confirm location of the meeting and posting of meeting notice.
-

- C. Acknowledge resignation of Director Anderson, effective October 3, 2024.

- D. Review and consider approval of Minutes from the August 26, 2024 Regular Meeting (enclosure).

- E. Discuss business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are February __, May __, August __ and October __, 2025 and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure)

- F. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2023 (District Transparency Notice).

- G. Discuss and authorize renewal of District’s insurance and Special District Association membership for 2025.

- H. Discuss website accessibility matters (if needed).

III. FINANCIAL MATTERS

- A. Approve/Ratify approval of the payment of claims (enclosure).

- B. Review unaudited financial statements (to be distributed).

- C. Discuss statutory and loan requirements for an audit. Consider engagement of Wipfli LLP for preparation of 2024 Audit (to be distributed).

- D. Conduct Public Hearing to Amend the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget and Appropriate Expenditures.

- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary AV, draft 2025 Budget, and Resolutions).
-

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

- G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”), and direct staff to file the Certification with the Board of County Commissioners and other interested parties.
-

- H. Consider appointment of District Accountant to prepare the 2026 Budget.
-

IV. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Director Election and consider adoption of Resolution Calling a Regular Election for Directors, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 28, 2025. Discuss the need for ballot issues and/or questions.
-

- B. Discuss and consider approval of Amendment to Management Agreement with Special District Management Services, Inc., related to water, sewer, and storm water billing (to be distributed).
-

V. LANDSCAPE MATTERS

- A. Discuss status of landscape walk on Tract C to be accepted from Century at Oak Street, LLC.
-

- B. Discuss status of landscape walks on tracts to be accepted from Century at Pearson Grove, LLC.
-

- C. Discuss status of repairs from snow removal property damage.
-

VI. DIRECTOR MATTERS

A. Discussion regarding storm water billing.

B. Other.

VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

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

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NOTICE OF STATUTORY ANNUAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Eric Knorr	President	2025/May 2025
Judson Connelly	Treasurer	2025/May 2025
Alex Braico	Assistant Secretary	2025/May 2027
VACANT		2025/May 2027
VACANT		2027/May 2027
Peggy Ripko	Secretary	(non-elected position)

DATE: October 21, 2024
TIME: 6:00 p.m.
PLACE: Via Zoom

- To attend via Zoom Videoconference, use the following link:**
<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>
- To attend via telephone, dial 1-719-359-4580 and enter the following additional information:**
 - Meeting ID: 862 6755 0643**
 - Passcode: 987572**

I. ANNUAL MEETING ITEMS

- Confirm posting of Notice of Statutory Annual Meeting and Agenda.
- Presentation regarding the status of the public infrastructure projects within the District and outstanding bonds, if any.
- Review unaudited financial statements, including year-to-date revenue and expenditures of the District in relation to its adopted budget, for the calendar year.
- Public questions.

II. ADJOURNMENT

THE NEXT REGULAR BOARD MEETING IS SCHEDULED FOR OCTOBER 21, 2024 AT 6:00 P.M.

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
INDY OAK TOD METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
AUGUST 26, 2024**

A Regular Meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Monday, August 26, 2024, at 6:00 p.m. This District Board meeting was held by Zoom videoconference and teleconference. The meeting was open to the public via Zoom.

ATTENDANCE

Directors in Attendance Were:

Eric Knorr
Judson Connelly
Alex Braico

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. (“SDMS”)

Suzanne Meintzer, Esq.; McGeady Becher P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

James Ward; Member of the Public

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Meintzer noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State and to the Board. The Board members were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. Attorney Meintzer noted for the record that no Board members made any disclosures prior to this meeting as all Board members are residents of the District and no disclosures were made during the meeting.

**ADMINISTRATIVE
MATTERS**

Agenda: Ms. Ripko reviewed the proposed Agenda for the Regular Meeting with the Board.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board excused the absence of Director Anderson and approved the Agenda.

RECORD OF PROCEEDINGS

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board determined to conduct this meeting via Zoom videoconference and teleconference and encouraged public participation via Zoom. The Board noted that notice of this meeting and the Zoom videoconference and teleconference access information was duly posted and that it had not received any objections to the meeting or any requests that the meeting be changed by taxing electors within the District's boundaries.

Meeting Minutes: The Board reviewed the Minutes of the April 22, 2024 Regular Meeting.

Following review and discussion, upon motion duly made by Director Knorr, seconded by Director Braico and, upon vote unanimously carried, the Board approved the Minutes.

PUBLIC COMMENT

Mr. Ward inquired about replacement of dead trees in tracts near his home. Ms. Ripko noted that landscaping matters would be addressed later in the meeting.

FINANCIAL MATTERS

Payment of Claims: Ms. Wheeler reviewed the payment of claims in the amount of \$77,895.52.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board approved the payment of claims in the amount of \$77,895.52.

Unaudited Financial Statements: The Board reviewed the unaudited financial statements for the period ending June 30, 2024.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Braico and, upon vote unanimously carried, the Board approved the unaudited financial statements for the period ending June 30, 2024.

2023 Audit: Ms. Wheeler reviewed the 2023 Audit with the Board.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Braico and, upon vote unanimously carried, the

RECORD OF PROCEEDINGS

Board ratified approval of the 2023 Audit, subject to final legal review, and authorized execution of the Representations Letter.

LEGAL MATTERS

New Legislation: Attorney Meintzer presented recent special district legislation to the board.

District Website Accessibility: Attorney Meintzer discussed website accessibility matters with the Board. Ms. Ripko noted that SDMS will coordinate any website accessibility compliance.

LANDSCAPE MATTERS

Landscape Walk on Tract C to be Accepted from Century at Oak Street, LLC: The Board discussed the Landscape Walk on Tract C to be accepted from Century at Oak Street, LLC. A final walk through is in the process of being scheduled.

Landscape Walks on Tracts to be accepted from Century at Pearson Grove, LLC: The Board discussed the Landscape Walks on Tracts to be accepted from Century at Pearson Grove, LLC.

Repairs from Snow Removal Property Damage: The Board discussed the repairs from snow removal property damage.

Proposal from Environmental Designs, LLC for Lawn and Soil Replacement: The Board reviewed the proposal from Environmental Designs, LLC for lawn and soil replacement in the amount of \$1,886.00.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for lawn and soil replacement in the amount of \$1,886.00 and approved the Task Order for same.

Proposal from Environmental Designs, LLC for Tree Replacement: The Board reviewed the proposal from Environmental Designs, LLC for tree replacement in the amount of \$6,052.00.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Braico and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for tree replacement in the amount of \$6,052.00 and approved the Task Order for same.

RECORD OF PROCEEDINGS

Proposal from Environmental Designs, LLC for 2024/2025 Snow Removal and Holiday Lighting: The Board reviewed the proposal from Environmental Designs, LLC for 2024/2025 Snow Removal and Holiday Lighting.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for 2024/2025 Snow Removal and Holiday Lighting.

Proposal of Estimate and New Pricing from Pet Scoop, Inc.: The Board reviewed the proposal of estimate and new pricing from Pet Scoop, Inc. for dog station maintenance.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board approved the proposal of estimate and new pricing from Pet Scoop, Inc. for dog station maintenance and approved the Task Order for same.

Estimate from Property Solutions Team LLC: The Board reviewed the estimate from Property Solutions Team LLC for fence repair in the amount of \$1,119.04.

Following discussion, upon motion duly made by Director Knorr, seconded by Director Connelly and, upon vote unanimously carried, the Board ratified approval of the estimate from Property Solutions Team LLC for fence repair in the amount of \$1,119.04.

DIRECTOR MATTERS

Storm Water Billing: The Board discussed irrigation repair invoices and storm water billing.

Other: None.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Knorr, and seconded by Director Braico, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2024 – 10 - 01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE INDY OAK TOD METROPOLITAN DISTRICT
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Indy Oak TOD Metropolitan District (the “**District**”), Jefferson County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2023 shall be held on February __, May __, August __ and October __, 2025 at 6:00 p.m., via Zoom.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://indyoaktodmd.colorado.gov/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

a. On a post within the Boundaries of the District.

9. The District President, or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on October 21, 2024.

**INDY OAK TOD METROPOLITAN
DISTRICT**

By: _____
President

Attest:

Secretary



JEFFERSON
COUNTY COLORADO

SCOT KERSGAARD

Assessor

August 26, 2024

AUG 29 2024

OFFICE OF THE ASSESSOR
100 Jefferson County Parkway
Golden, CO 80419-2500
Phone: 303-271-8600
Fax: 303-271-8616
Website: <http://assessor.jeffco.us>
E-mail Address: assessor@jeffco.us

INDY OAK TOD METRO
SPECIAL DISTRICT MANAGEMENT, PEGGY
RIPKO
141 UNION BLVD 150
LAKEWOOD CO 80228

Code # 4437

CERTIFICATION OF VALUATION

The Jefferson County Assessor reports a taxable assessed valuation for your taxing entity for 2024 of:

\$5,003,157

The breakdown of the taxable valuation of your property is enclosed. The certification reflects any adjustments enacted by the Legislature, including adjustments resulting from Senate Bill 22-238 and Senate Bill 23B-001.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

SCOT KERSGAARD
Jefferson County Assessor

enc

CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity YES NO

Date: August 26, 2024

NAME OF TAX ENTITY: INDY OAK TOD METRO

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2024:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	5,302,170
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: †	2.	\$	5,003,157
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	5,003,157
5. NEW CONSTRUCTION: *	5.	\$	0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Ⓟ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0

† This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Ⓟ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	82,236,993
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	0
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	73,597,276
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

Application/Tool:

CERTIFICATION OF TAX LEVIES
for NON-SCHOOL Governments
– Jefferson County, Colorado

External

This Job Aid will cover how to submit the DLG70 form for CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments – Jefferson County, Colorado

Submitting the DLG 70 form to Jefferson County, Colorado

Below are the steps on how to submit your taxing entities DLG 70 to Jefferson County, Colorado.

Mill levy certification submission how-to

1. Access the Jefferson County Certification of Tax Levies Landing Page:

<https://www.jeffco.us/3804/Certification-of-Tax-Levies>

This page will have additional information on how to access the form center along with a job aid, links, and deadlines to help with completing the Mill Levy Certification submission.

- a. Access the Jefferson County Form Center submission form:

<https://www.jeffco.us/FormCenter/Finance-42/CERTIFICATION-OF-TAX-LEVIES-for-NONSCHOO-412>

- b. Assessor Notification Letter:

2. Directly access the form from the Jefferson County Website under the Finance subsection:

<https://www.jeffco.us/FormCenter/Finance-42>

- a. The form is located under the *Finance* section of the Forms Center:

<https://www.jeffco.us/formcenter>

- b. Either scroll down to the finance section

or

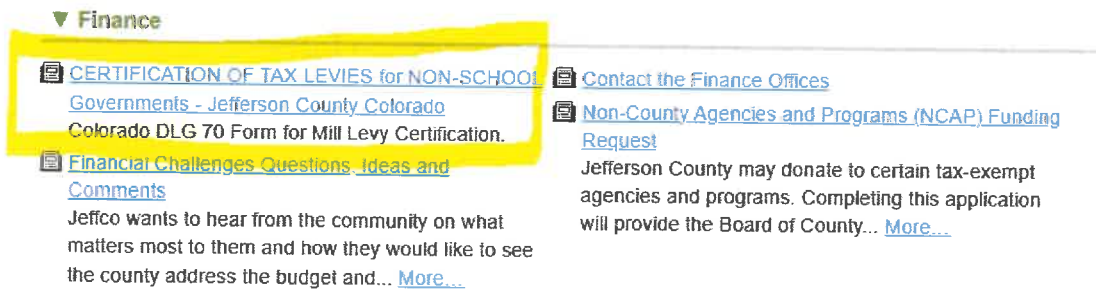
Application/Tool: CERTIFICATION OF TAX LEVIES
for NON-SCHOOL Governments
– Jefferson County, Colorado

External

c. Filter for *Finance*



3. Click on the form titled CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments – Jefferson County Colorado



Application/Tool:

CERTIFICATION OF TAX LEVIES
for NON-SCHOOL Governments
– Jefferson County, Colorado

External

4. Complete the entries on the form; note these entries should come directly from the completed DLG 70 form for your taxing entity.

County Tax Entity Code

DOLA LGID/SID

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners of Jefferson County, Colorado.

On behalf of the*

(taxing entity)

the*

(governing body)

of the*

(local government)

5. Select whether your taxing entity has a tax levy submission (Yes or No). If yes, the below section of the form will be populated and must be completed accordingly. If no, gross and net amounts as well as section 1-7 under *Purpose* will not be applicable, nor will those sections be presented in the form.

Application/Tool:

CERTIFICATION OF TAX LEVIES
for NON-SCHOOL Governments
– Jefferson County, Colorado

External

Does the taxing entity have a tax levy submission?*

Yes

No

6. The below sections are only applicable and will be presented in the form if *Does the taxing entity have a tax levy submission* selection of Yes. If no, section will not be presented in the form or be applicable (proceed to step 9).

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

(GROSS assessed valuation, Line 2 of the certification of Valuation Form DLG 57)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

(NET assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted:*

(mm/dd/yyyy)

(no later than Dec. 15)

for budget/fiscal year*

(YYYY)

PURPOSE

1. General Operating Expenses

LEVY in mills

1. General Operating Expenses

REVENUE in \$'s

2. *MINUS* Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction

LEVY in mills

2. *MINUS* Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction

REVENUE in \$'s

SUBTOTAL FOR GENERAL OPEARTING

LEVY in mills

SUBTOTAL FOR GENERAL OPERATING

REVENUE in \$'s

3. General Obligation Bonds and Interest

LEVY in mills

3. General Obligation Bonds and Interest

REVENUE in \$'s

4. Contractual Obligations

LEVY in mills

4. Contractual Obligations

REVENUE in \$'s

5. Capital Expenditures

LEVY in mills

5. Capital Expenditures

REVENUE in \$'s

6. Refunds/Abatements

LEVY in mills

6. Refunds/Abatements

REVENUE in \$'s

7. Other

LEVY in mills

7. Other

REVENUE in \$'s

(specify Other in box below)

(specify Other in box below)



Note: LEVY in mills must be numbers and REVENUES in \$'s must be currency.

If revenue amounts greater than \$1.00 for lines 3 and 4 are entered, then bond and contractual obligation entry sections will populate below where the signed DLG 70 form and signed resolution attachments are uploaded.

Other Explanation

Specify

TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]

LEVY in mills

TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]

REVENUE in \$'s

File Attached of Taxing Entity Completed and Signed DLG 70 Form

No file chosen

Please also attach a copy of your completed and signed DLG 70 form

Please use Taxing Entity Name in file attachment naming

File Attachment of Taxing Entity Full Executed Resolution

No file chosen

Please also attach a copy of your fully executed resolution

Please use Taxing Entity Name in file attachment naming

- 7. In order to satisfy the mill levy certification submission the completed and fully executed DLG 70 form and resolution MUST be attached to the bottom of the submission form.

File Attached of Taxing Entity Completed and Signed DLG 70 Form

No file chosen

Please also attach a copy of your completed and signed DLG 70 form

Please use Taxing Entity Name in file attachment naming

File Attachment of Taxing Entity Full Executed Resolution

No file chosen

Please also attach a copy of your fully executed resolution

Please use Taxing Entity Name in file attachment naming

Application/Tool:

CERTIFICATION OF TAX LEVIES
for NON-SCHOOL Governments
- Jefferson County, Colorado

External

8. Bond and Contractual Obligations; as noted above, if revenue amounts greater than \$1.00 are entered into lines 3 and 4 of the *Purpose* section then the below short answer entry boxes will populate for details pertaining to Bond(s) and/or Contractual Obligations(s) related to those specific revenue(s).

Below sections for Bonds and Contracts ONLY applicable if bond revenue or contractual obligation revenue is included in submission

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT

BONDS

1. Purpose of Issue:

Series:

Date of Issue:

Coupon Rate:

Maturity Date:

Levy:

Revenue:

Application/Tool:

CERTIFICATION OF TAX LEVIES
for NON-SCHOOL Governments
– Jefferson County, Colorado

External

CONTRACTS

4. Purpose of Contract:

Title:

Date:

Principal Amount:

Maturity Date:

Levy:

Revenue:

9. Submit form and complete reCAPTCHA authentication



* indicates a required field

Application/Tool:

CERTIFICATION OF TAX LEVIES
for NON-SCHOOL Governments
– Jefferson County, Colorado

External

Additional Information

Please Visit the Jefferson County Certification of Tax Levies Landing Page at

<https://www.jeffco.us/3804/Certification-of-Tax-Levies>

For any questions regarding how to submit your Mill Levy Certification (DLG 70 form) to Jefferson County, Colorado, please reference the below contact information:

Please contact Jefferson County Strategy, Planning and Analysis at
milllevycertify@co.jefferson.co.us

With the Subject line of *Mill Levy Certification – Taxing Entity – Budget/Fiscal Year*

Or

Call us at 303-271-8589



Important: *Mill Levy MUST be submitted through the Jefferson County Form Center to be considered submitted. If the Mill Levy is submitted to the above email address, it will not be processed as a submission*****

Indy Oak Tod Metropolitan District
Proposed Budget
General Fund
For the Year ended December 31, 2025

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>06/30/24</u>	Estimate <u>2024</u>	Proposed Budget <u>2025</u>
Beginning fund balance	\$ 186,234	\$ 150,766	\$ 241,822	\$ 241,822	\$ 306,198
Revenues:					
Property taxes	234,735	293,915	279,950	293,915	277,340
Specific ownership taxes	16,798	23,573	8,909	18,000	22,247
Fees	158,780	156,480	78,240	158,000	156,480
Insurance reimbursement			16,770	16,770	
Interest income	<u>20,953</u>	<u>50</u>	<u>17,989</u>	<u>35,000</u>	<u>50</u>
Total revenues	<u>431,266</u>	<u>474,018</u>	<u>401,858</u>	<u>521,685</u>	<u>456,117</u>
Total funds available	<u>617,500</u>	<u>624,784</u>	<u>643,680</u>	<u>763,507</u>	<u>762,315</u>
Expenditures:					
Accounting / audit	23,045	19,000	13,228	23,000	19,000
Insurance/SDA dues	4,052	4,500	4,846	4,900	4,500
Legal - general counsel	73,929	55,000	20,449	55,000	55,000
Legal - covenant	1,762	5,000	-	5,000	5,000
Election	-	-	-	-	-
Management	55,353	74,000	28,179	74,000	74,000
Miscellaneous	7,376	8,000	3,876	7,500	8,000
Common area lights	-	2,000	-	-	2,000
Landscape Contract	19,802	30,000	14,594	30,000	30,000
Grounds Contract Extras	37,172	25,000	-	25,000	25,000
Sprinkler Repairs	75	5,000	-	5,000	5,000
Snow Removal	19,695	60,000	28,350	60,000	60,000
Street / sidewalk Repairs	-	20,000	-	20,000	20,000
Street Sweeping	-	1,000	-	1,000	1,000
Signage	-	500	-	500	500
Perimeter Walls / Fence / railings / retaining walls	-	2,500	-	2,500	2,500
Pet Waste Pickup	423	3,000	232	3,000	3,000
Detention Pond Maintenance	-	2,500	-	2,500	2,500
Gas & Electric	3,812	10,000	1,955	5,000	10,000
Irrigation water & Sewer	12,165	15,000	11,361	16,000	15,000
Domestic water & Sewer	81,190	80,000	40,532	80,000	80,000
Trash	32,129	33,000	15,804	33,000	33,000
Treasurer fees	3,522	4,409	4,200	4,409	4,160
Reserve	-	100,000	-	-	200,000
Contingency	-	48,593	-	-	51,610
Emergency reserve	-	<u>16,782</u>	-	-	<u>19,775</u>
Total expenditures	<u>375,502</u>	<u>624,784</u>	<u>187,606</u>	<u>457,309</u>	<u>730,545</u>
Ending fund balance	<u>\$ 241,998</u>	<u>\$ -</u>	<u>\$ 456,074</u>	<u>\$ 306,198</u>	<u>\$ 31,770</u>
Assessed valuation		<u>\$ 5,302,170</u>			<u>\$ 5,003,157</u>
Mill Levy		<u>55.433</u>			<u>55.433</u>

**Indy Oak Tod Metropolitan District
Proposed Budget
Capital Projects Fund
For the Year ended December 31, 2025**

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>06/30/24</u>	Estimate <u>2024</u>	Proposed Budget <u>2025</u>
Beginning fund balance	\$ 355,994	\$ 371,994	\$ 365,934	\$ 365,934	\$ 365,934
Revenues:					
Interest income	<u>9,940</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>9,940</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>365,934</u>	<u>371,994</u>	<u>365,934</u>	<u>365,934</u>	<u>365,934</u>
Expenditures:					
Capital expenditures	<u>-</u>	<u>349,302</u>	<u>-</u>	<u>-</u>	<u>349,302</u>
Total expenditures	<u>-</u>	<u>349,302</u>	<u>-</u>	<u>-</u>	<u>349,302</u>
Ending fund balance	<u>\$ 365,934</u>	<u>\$ 22,692</u>	<u>\$ 365,934</u>	<u>\$ 365,934</u>	<u>\$ 16,632</u>

Indy Oak Tod Metropolitan District
Proposed Budget
Debt Service Fund
For the Year ended December 31, 2025

	Actual <u>2023</u>	Adopted Budget <u>2024</u>	Actual <u>06/30/24</u>	Estimate <u>2024</u>	Proposed Budget <u>2025</u>
Beginning fund balance	\$ 614,816	\$ 86,410	\$ 85,137	\$ 85,137	\$ 64,030
Revenues:					
Property taxes	248,793	226,090	215,348	226,090	226,088
Specific ownership taxes	17,804	18,081	6,853	13,000	18,081
Bond proceeds	3,804,000	-	-	-	-
Interest income	<u>16,938</u>	<u>-</u>	<u>2,418</u>	<u>5,000</u>	<u>-</u>
Total revenues	<u>4,087,535</u>	<u>244,171</u>	<u>224,619</u>	<u>244,090</u>	<u>244,169</u>
Total funds available	<u>4,702,351</u>	<u>330,581</u>	<u>309,756</u>	<u>329,227</u>	<u>308,199</u>
Expenditures:					
Bond interest expense Series A bonds	88,550	-	-	-	-
Bond interest expense Series B bonds	64,922	-	-	-	-
Loan interest expense	84,946	244,806	122,403	244,806	244,806
Loan principal	-	10,000	-	10,000	10,000
Cost of issuance	170,770	-	-	-	-
Payment to refunding escrow	4,197,293	-	-	-	-
Treasurer's fees	3,733	3,391	3,231	3,391	3,391
Trustee / paying agent fees	<u>7,000</u>	<u>4,000</u>	<u>-</u>	<u>7,000</u>	<u>4,000</u>
Total expenditures	<u>4,617,214</u>	<u>262,197</u>	<u>125,634</u>	<u>265,197</u>	<u>262,197</u>
Ending fund balance	<u>\$ 85,137</u>	<u>\$ 68,384</u>	<u>\$ 184,122</u>	<u>\$ 64,030</u>	<u>\$ 46,002</u>
Assessed valuation		<u>\$ 5,302,170</u>			<u>\$ 5,003,157</u>
Mill Levy		<u>42.641</u>			<u>45.189</u>
Total Mill Levy		<u>98.074</u>			<u>100.622</u>

RESOLUTION NO. 2024 – 10 – ___
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE INDY OAK TOD METROPOLITAN DISTRICT
TO ADOPT THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Indy Oak TOD Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2024, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 21, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF INDY OAK TOD METROPOLITAN DISTRICT, CITY OF LAKEWOOD, JEFFERSON COUNTY, COLORADO:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Indy Oak TOD Metropolitan District for the 2025 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 21ST day of OCTOBER, 2024.

Secretary

EXHIBIT A
(Budget)

I, Peggy Ripko, hereby certify that I am the duly appointed Secretary of the Indy Oak TOD Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Indy Oak TOD Metropolitan District held on October 21, 2024.

By: _____
Secretary

RESOLUTION NO. 2024 - 10 - __
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE INDY OAK TOD METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Indy Oak TOD Metropolitan District (“District”) has adopted the 2025 annual budget in accordance with the Local Government Budget Law on October 21, 2024; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2025 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Indy Oak TOD Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Jefferson County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 21st day of October, 2024.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, Peggy Ripko, hereby certify that I am the duly appointed Secretary of the Indy Oak TOD Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Indy Oak TOD Metropolitan District held on October 21, 2024.

Secretary

RESOLUTION NO. 2024-10-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
INDY OAK TOD METROPOLITAN DISTRICT
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 6, 2025**

A. The term of the office of Directors Knorr shall expire upon the election of his successor at the regular election, to be held on May 6, 2025 (“**Election**”), and upon such successor taking office.

B. The terms of the offices to which Directors Braico and Connelly have previously been appointed expire upon their re-election, or the election of their successors at the Election, and upon such successors taking office.

C. Two (2) vacancies currently exist on the Board of Directors of the District.

D. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the next regular election, to occur May 4, 2027, and two (2) Directors to serve until the second regular election, to occur May 8, 2029.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Indy Oak TOD Metropolitan District (the “**District**”) of the County of Jefferson, Colorado:

1. Date and Time of Election. The Election shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the next regular election, to occur May 4, 2027, and two (2) Directors shall be elected to serve until the second regular election, to occur May 8, 2029.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Peggy Ripko shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with Peggy Ripko, the Designated Election Official of the District, c/o Peggy Ripko, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 29, 2025).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from Peggy Ripko, the Designated Election Official for the District, c/o Peggy Ripko, Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 592-4380, and on the District's website at <https://indyoaktodmd.colorado.gov/>.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 4, 2025, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 6, 2025]**

RESOLUTION APPROVED AND ADOPTED on October 21, 2024.

**INDY OAK TOD METROPOLITAN
DISTRICT**

By: _____
President

Attest:

Secretary



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: September 23, 2024

RE: Notice of 2025 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (2.5%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.