

MARKET STATION METROPOLITAN DISTRICT NO. 1

450 E. 17th Avenue, Suite 400

Denver, CO 80203

Phone: 303-592-4380

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

NOTICE OF A REGULAR MEETING AND AGENDA

DATE: Monday, November 2, 2026

TIME: 9:00 a.m.

ACCESS: Via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/88672858505?pwd=k9XotN4vzrqpcjuqlax89Ir8lBpZpE.1>

Meeting ID: 886 7285 8505

Passcode: 932099

Dial In: 1-719-359-4580

Board of Directors

Office

Term Expires

Roger Pecsok

President

May, 2027

Lenn Moldenhauer

Secretary

May, 2029

Jennifer Walker

Treasurer

May, 2027

Mark Falcone

Assistant Secretary

May, 2029

Vacant

May, 2027

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum and present disclosures of potential conflicts of interest.
- B. Confirm location of meeting, posting of meeting notice 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. Comments will be limited to three (3) minutes.
- D. Review and consider approval of minutes of the November 3, 2025 regular meeting (enclosure).
- E. Discuss posting and remediation of meeting minutes on District website and authorize actions associated therewith.
- 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 [suggested date is Monday, November 1, 2027 at 9:00 a.m.] (enclosure).

- G. Discuss and authorize renewal of the District's insurance and Special District Association (SDA) membership for 2027.
 - 1. Confirm sufficient funds for payment of insurance/SDA renewal and accountant's ability to timely pay same.
- H. Acknowledgement of acquisition of Streamline by Civic Plus.

II. FINANCIAL MATTERS

- A. Ratify approval of 2025 Audit Exemption Application (enclosure).
- B. Review and consider acceptance of unaudited financial statements and schedule of cash position for the period ending June 30, 2026 (enclosure).
- C. Review and consider ratification of payment of claims for the period of October 22, 2025 through October 22, 2026, in the amount of \$45,257.73 (enclosure).
- D. Conduct Public Hearing to consider amendment of the 2026 Budget and consider adoption of Resolution to Amend the 2026 Budget, if necessary.
- E. 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 – preliminary AV, draft 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 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. Review and consider approval of Statement of Work between the District and CliftonLarsonAllen LLP ("CLA") for 2027 Accounting Services and consider the appointment of CLA to prepare 2028 Budget.
- I. Consider the appointment of District Accountant to prepare and file the 2026 Application for Exemption from Audit.

III. LEGAL MATTERS

- A. 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.
- B. 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).
- C. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).
- D. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).
- E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (District Transparency Notice – post on SDA and District websites).

IV. OTHER BUSINESS

- A. Acknowledge Annual Meeting and publication of notice of same as required under the District’s Service Plan, as amended. (*Notice published October 1, 2026*).

V. ADJOURNMENT

There are no more regular meetings scheduled in 2026.