

## **BNC METROPOLITAN DISTRICT NO. 3**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 - 800-741-3254  
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<https://bncmetrodistrict3.colorado.gov>

### **NOTICE OF SPECIAL MEETING AND AGENDA**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term/Expires</u></b>
Michael Chacon, Jr.	President	2027/May 2027
Diana Garcia	Treasurer	2029/May 2029
Michelle Chavez	Assistant Secretary	2029/May 2029
Brandon Berens	Assistant Secretary	2027/May 2027
Edgar Estrada	Assistant Secretary	2027/May 2027
David Solin	Secretary	(not an elected position)

DATE: Tuesday, November 4, 2025

TIME: 5:00 p.m.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:  
*\*Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

#### **I. ADMINISTRATIVE MATTERS**

A. Present disclosures of potential conflicts of interest.

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B. Confirm quorum, location of the meeting and posting of meeting notices. Approve Agenda.

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C. Review and approve the Minutes of the April 22, 2025 Special Meeting, June 10, 2025 Regular Meeting, and July 16, 2025 Statutory Annual Meeting (enclosures).

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D. Discuss business to be conducted in 2026 and location (virtual) of meetings. Schedule regular meeting dates (suggested dates are June 9, 2026 and October 13, 2026 at 5:00 p.m.) and consider adoption of Resolution No. 2025-11-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

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- E. Discuss requirements of Section 32-1-809, C.R.S. (Transparency Notice), and direct staff regarding compliance for 2026.
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## II. PUBLIC COMMENTS

- A. 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 per person.
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## III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims as follows (enclosures):

Fund	Period Ending Oct. 2024	Period Ending Nov. 2024	Period Ending Dec. 2024
General	\$ 11,213.87	\$ 10,330.23	\$ 9,724.32
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 11,213.87	\$ 10,330.23	\$ 9,724.32

Fund	Period Ending Jan. 2025	Period Ending Feb. 2025	Period Ending Mar. 2025
General	\$ 23,270.56	\$ 11,374.12	\$ 11,150.03
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 23,270.56	\$ 11,374.12	\$ 11,150.03

Fund	Period Ending Apr. 2025	Period Ending May 2025	Period Ending Jun. 2025
General	\$ 19,023.60	\$ 24,073.91	\$ 34,306.92
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 19,023.60	\$ 24,073.91	\$ 34,306.92

Fund	Period Ending Jul. 2025	Period Ending Aug. 2025	Period Ending Sept. 2025
General	\$ 64,748.18	\$ 32,267.97	\$ 16,440.65
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 64,748.18	\$ 32,267.97	\$ 16,440.65

Fund	Period Ending Oct. 2025
General	\$ 15,301.59
Debt	\$ -0-
Capital	\$ -0-
Total	\$ 15,301.59

- B. Review and accept unaudited financial statements (enclosure).
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- C. Review and ratify approval of 2024 Audit (enclosure), and authorization of execution of Representations Letter.
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- D. Consider engagement of auditor for preparation of 2025 Audit (to be distributed).
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- E. Conduct Public Hearing to consider Amendment of 2025 Budget. If necessary, consider adoption of Resolution No. 2025-11-\_\_, Resolution to Amend the 2025 Budget and Appropriate Expenditures.
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- F. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution to Set Mill Levies, for General Fund \_\_\_\_, Debt Service Fund \_\_\_\_, and Other Fund(s) \_\_\_\_ for a total mill levy of \_\_\_\_ (enclosures – preliminary AV, draft 2026 Budget, and Resolutions).
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1. Consider adoption of 2025-11-\_\_, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (to be distributed).
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- G. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
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- H. Authorize renewal of the District’s insurance and Special District Association (“SDA”) membership for 2025.
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- I. Consider appointment of the District Accountant to prepare the 2027 Budget and set the date for a Public Hearing to adopt the 2027 Budget for October 13, 2026, at 5:00 p.m., to be held via videoconference.
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- J. Review and consider approval of Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2026 Accounting Services (to be distributed).
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- K. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (to be distributed).
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- L. Review and consider payment of Director Fees.
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VI. LEGAL MATTERS

- A. **ADJOURN TO EXECUTIVE SESSION** to receive legal advice on specific legal questions relating to Adams County District Court Case No. 2023CV30630, BNC Metropolitan District Nos. 1 and 2 v. BNC Metropolitan District, et al.
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- B. Discuss and consider acceptance of tract transfer from Century Holdings. Authorize any necessary actions in connection therewith.
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- C. Discuss HB25-1090 compliance related to professional services provider engagements.
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V. OPERATION AND MAINTENANCE

- A. Discuss imposition of operations and maintenance fees. Authorize any necessary actions in connection therewith.
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VI. ADJOURNMENT ***THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2025.***

Enclosures:

- **Notice of 2026 Rate Increase from Special District Management Services, Inc.**