

**NOTICE AND AGENDA
SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
EBERT METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the **Ebert Metropolitan District**, of the City and County of Denver, Colorado, will hold a special meeting at 6:00 p.m., or as soon thereafter as possible, on Monday, August 18, 2025, by telephone and videoconference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

<https://www.ebertmetrodistrict.org/>

DATE: Monday – August 18, 2025

TIME: 6:00 p.m.

LOCATION: Virtual via Zoom at <https://goodwintx.zoom.us/j/9524154326?omn=83034520989>
or via telephone at 719-359-4580, then Meeting ID: 952 415 4326

Board of Directors

Bruce Shibles, President & Co-Treasurer
Louis Kennedy, Treasurer
Khadija Haynes, Assistant Secretary
Michael Williams, Assistant Secretary
Elise Topliss

Term Expires

May 2029
May 2027
May 2029
May 2027
May 2029

AGENDA

1. Call to Order
 - A. Roll Call of the Board of Directors / Declaration of a Quorum
 - B. Director Qualifications and Disclosures
2. Election of Officers – Elise Topliss
3. Review and Approve Agenda
4. Consent Agenda: The Consent Agenda consists of matters that occur in the normal course of business. The following items are summarized and are approved and enacted at this time by the Board of Directors in one (1) motion.
 - A. Minutes from the Regular Meeting on June 3, 2025
 - B. Minutes from the Special Meeting on June 23, 2025

5. Correspondence to or from Board or District
6. Public Comment: The Board and District staff truly value the public's input. Please keep comments restricted to the topics of the District and its business, and time limited to a maximum of three (3) minutes.
7. Directors Items / Comments
8. Committee Reports
 - A. Landscape Committee
9. Financial Items
 - A. Review of Financial Statements for Period Ending June 30, 2025 (enclosure)
 - B. Review and Consider Ratification of District Payables for Town Center Metropolitan District for Period Ending June 30, 2025 (enclosure)
 - C. Review and Consider Ratification of District Payables for Period Ending July 31, 2025 (enclosure)
 - D. Consider Ratification of Waiver of Fees for Delinquent Account Number 719751
10. Legal Items
 - A. Update Regarding Consolidation
 - B. Discuss and Consider Acceptance of the Amendment to the Revival and Amendatory Cooperative Agreement between the District and the City and County of Denver (enclosed)
 - C. Discuss and Consider Termination of Services Agreement between Town Center Metropolitan District and Timberline District Consulting for Professional District Management Services for First Creek Village Metropolitan District, Towns at Oak Crest, and Tower Commons
 - D. Discuss and Consider Termination of Spencer Fane who Serves as Legal Counsel for Town Center Metropolitan District
 - E. Discuss and Consider Termination of Services Agreement between Town Center Metropolitan District and CliftonLarsonAllen, LLP for Professional Accounting Services
 - F. Discuss and Consider Acceptance of Addendum to Agreement for Professional District Management Services between the District and Goodwin (enclosure)
 - G. Discuss IGA between Ebert and Green Valley Ranch Metro District for Filing 35 (enclosure)
 - H. Discuss and Consider Acceptance of Goodwin Contract for First Creek Village, Oak Crest Townhomes and Tower Commons (enclosure)
 - I. Discuss and Consider Acceptance of Lease Agreement for local office space (enclosure)
 - J. Discuss and Consider Acceptance of Services Agreement with Schedio Group, LLC for Services Related to Cost Certification of Public Improvements (enclosure)
 - K. Discuss and Consider Acceptance of Services Agreement with Land and Districts, LLC (Joe Knopinski) for Consulting Services (enclosure)
 - L. Discuss and Consider Acceptance of Resolution Adopting a Policy for Interim Approval of Expenditures and Determinations (enclosure)
 - M. Discuss and Consider Acceptance of Detention Pond Landscaping at Maxwell and

Tower and Maxwell and Argonne as proposed by EDI.

- N. Consider Reimbursement of Developer for \$245,394.64 per Reimbursement Agreement
- O. Discussion Regarding Scheduling of Additional Regular Board Meetings

11. District Management Report

- A. Discuss and Consider Acceptance of a Basketball Sport Court in the Park on 55th ave and N Lisbon St. with Saavy Construction.
- B. Discuss and Consider Acceptance of a Pump on the Shelf as Backup for the Irrigation System with a 25% share to the District.
- C. Discuss and Consider Acceptance Subdistrict 2 Landscape Enhancements with EDI
- D. Discuss and Consider Acceptance of the City of Denver Request to Extend and Close the Dunkirk Median
- E. Review and Consider Acceptance to Rehab Gravel Path at Open Space in CP Bedrock by EDI
- F. Discuss and Consider Acceptance of a Quarterly District Newsletter with Porchlink
- G. Covenant Enforcement Report
- H. Design Review Report

12. Executive Session:

- A. Executive Session for the purposes of receiving legal advice on specific legal questions concerning the consolidation of Town Center Metropolitan District and Ebert Metropolitan District, and for the purposes of receiving legal advice regarding the proposed District Lease Agreement, per § 24-6-402(4)(b), C.R.S.

13. Other Business

14. Adjourn

Next Regular Meeting: September 9, 2025 @ 7:00 p.m.