

SWEETGRASS METROPOLITAN DISTRICT NOS. 1 & 3
JOINT SPECIAL MEETING

Wednesday, October 28, 2026 at 10:15 a.m.

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

This meeting will be held via teleconferencing and can be joined through the directions below:

Zoom Meeting Link:

<https://us06web.zoom.us/j/84902898372?pwd=pHHbHY1b8Ww6qJCTVKyYBYqhMFS6gf.1>

Meeting ID: 849 0289 8372

Passcode: 948121

Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

Board of Directors

Jon R. Lee, President	Term Expires May 2029
Jessica Brothers, Secretary	Term Expires May 2029
Amber Morrison, Treasurer	Term Expires May 2027
Crosby Lee, Assistant Secretary	Term Expires May 2027
VACANT	Term Expires May 2027

AGENDA AND NOTICE

1. Call to Order; Declaration of Quorum; Director Qualifications/Disclosure of Conflicts
2. Approval of Agenda
3. 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 per person. Comments will be taken in the order reflected on the sign-in sheet.
4. Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, by any Board member.
 - a. Approval of April 23, 2026 Joint Regular Minutes and August 26, 2026 Joint Special Minutes (*enclosures*)
 - b. Approval of Proposals for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (*enclosure*)
 - c. Discuss and Consider Approval of 2027 Exclusion from BMO Worker's Compensation Coverage (District No. 3)
 - d. Consider Adoption of Joint 2027 Annual Administrative Resolution (*enclosure*)
 - e. Ratification of 2025 Consolidated Annual Report (*enclosure*)
 - f. Approval of Disclosure Notice Pursuant to §32-1-809, C.R.S. (*enclosures*)

- g. Consider Adoption or Ratification of Joint Resolution Calling May 4, 2027 Election and Ratifying All Previous Action (*enclosure*)

4.1 Items pulled from Consent Agenda

5. Administrative Matters

- a. Engagement Letters with WBA, PC for Legal Services (*enclosures*)
- b. Consider Approval of 2026 Statements of Work with CliftonLarsonAllen, LLC (*enclosure*)
- c. Other Administrative Matters

6. Financial Matters

- a. Review of Payables/Financials (*enclosures*)
- b. Conduct Public Hearing on 2026 Budget Amendment
 - i. Consider Adoption of Resolutions Amending 2026 Budget (*enclosures*)
- c. Conduct Public Hearing on 2027 Budget
 - i. Consider Adoption of Resolutions Adopting Budget, Appropriating Sums of Money for the 2027 Calendar Year (*enclosures*)
- d. Consider Auditor Proposal for 2026 Audits (*enclosures*)
- e. Discuss 5.25% TABOR Revenue Growth Limitation; November 2026 Waiver Election
- f. Oil and Gas Site Plug/Abandonment/Line Removal Costs as Potential District Eligible Capital Cost
- g. Other Financial Matters

7. Construction Update District No. 1 and No. 3

- a. PIARA Reimbursement Application: Dacono Development Company, Inc. (Filing 5, Replat A – Outlot 1)
- b. Certified Cost Reports: IDES and CLA (Final Reports; TABOR Cost Category Allocation)
- c. Joint Resolution: District No. 3 Certified Cost Acceptance and District No. 1 Payment of District No. 3's Accepted Certified Costs by District No. 1's Series 2024 Drawdown Bond
- d. Dedication of Tot Lot and Open Space; Determination of Operations and Maintenance Responsibility
- e. Status Report on Century Land Holdings, LLC and Oread Capital and Development Public Improvement Construction and Cost Certification

8. Next Regular Meeting (TBD); Adjourn