

# OMNIPARK METROPOLITAN DISTRICT

8390 E. CRESENT PKWY., STE. 300  
GREENWOOD VILLAGE, CO 80111  
303-779-5710 (O) 303-779-0348 (F)  
[www.omniparkmd.org](http://www.omniparkmd.org)

## NOTICE OF REGULAR MEETING AND AGENDA

**DATE:** Monday, March 18, 2024  
**TIME:** 11:30 a.m.  
**LOCATION:** CLA Offices  
Pikes Peak Conference Room  
8390 E. Crescent Pkwy., Ste. 300  
Greenwood Village, CO 80111

You can attend the meetings in any of the following ways:

1. Online Microsoft Teams Meeting – via link below:

**ACCESS:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZmRhZTRiNGUtMjBIMi00MGNkLWJiYjItNWUxMmU4ZmlyM2Rj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmRhZTRiNGUtMjBIMi00MGNkLWJiYjItNWUxMmU4ZmlyM2Rj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d)

2. To attend via telephone, dial 720-547-5281 and enter the following additional information:

Conference ID: 903 573 1#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Richard Egitto	President	May 2027
Hank J. Vanderryst	Secretary/Treasurer	May 2027
VACANCY	Assistant Secretary/Treasurer	May 2025
VACANCY	Assistant Secretary/Treasurer	May 2027
VACANCY	Assistant Secretary/Treasurer	May 2025

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.

- C. Confirm quorum, location of meeting and posting of meeting notice.
- D. Public comment.
- E. Review and approve minutes of the February 19, 2024 regular meeting (enclosure).

## **II. FINANCIAL ITEMS**

- A. Review and accept the December 31, 2023 Schedule of Cash Position, updated as of March 13, 2024 (enclosure).
- B. Review and approve March 2024 Claims and Directors' Fees totaling \$42,888.92 (enclosure).

## **III. LANDSCAPE MAINTENANCE ISSUES**

- A. BrightView March 2024 Landscape Maintenance Status Report (enclosure).
- B. Update regarding pedestrian improvements and survey of Lincoln and Park Meadows Drive.
- C. Review and consider BrightView proposals for pedestrian improvements (enclosures).
- D. Review and consider BrightView proposal for Pond A maintenance (enclosure).
- E. Review and consider BrightView proposal for Acelepryn application for grub control (enclosure).
- F. Review and consider proposals for installation of 2024 holiday décor (enclosures).

## **IV. MANAGER ITEMS**

## **V. ENGINEER ITEMS**

- A. Review and consider approval of estimate from Bigfoot Electric Inc. to connect the irrigation pump to the transformer (enclosures).

## **VI. LEGAL MATTERS – ATTORNEY REPORT**

- A. Legislative update.

## **VII. DIRECTORS' ITEMS**

## **VIII. OTHER BUSINESS**

- A. Confirm quorum for next meeting – April 15, 2024 at 11:30 a.m.

## **IX. ADJOURNMENT**

**X. The next regular meeting is scheduled for April 15, 2024 at 11:30 a.m.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE OMNIPARK METROPOLITAN DISTRICT (THE “DISTRICT”) HELD FEBRUARY 19, 2024

A regular meeting of the Board of Directors of the OmniPark Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, February 19, 2024, at 11:30 a.m., at the offices of CliftonLarsonAllen LLP (“CLA”), 8390 E. Crescent Pkwy., Suite 300, Greenwood Village, Colorado 80111. This District Board meeting was also available via Microsoft Teams. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

Richard Egitto, President  
Hank Vanderryst, Secretary/Treasurer

##### Also, In Attendance Were:

Anna Jones, Rachel Alles and Alex Fink; CliftonLarsonAllen, LLP (“CLA”)  
Russ Dykstra, Esq. and Dani Kaiser; Spencer Fane, LLP  
Leigh Dufresne; BrightView Landscaping (“BrightView”)  
John Cotten; ByDesign, LLC

#### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Egitto called the meeting to order at 11:34 a.m. Following review, upon a motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote unanimously carried, the Board approved the agenda, as presented.

**Disclosures of Potential Conflicts of Interest:** All required conflicts have been filed.

**Quorum, Location of Meeting and Posting of Meeting Notice:** A quorum and the location of the meeting were confirmed and verified notice was posted.

**Public Comment:** None.

**Minutes of the January 15, 2024 Regular Meeting:** Following review, upon motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote unanimously carried, the Board approved the minutes of the January 15, 2024 regular meeting, as presented.

#### FINANCIAL MATTERS

**December 31, 2023 Unaudited Financial Statements:** Mr. Fink reviewed the financial statements with the Board. Discussion ensued regarding the assessed value discrepancy between 2023 and 2024. Following review and discussion, upon a motion duly made by Director Egitto, seconded by Director Vanderryst

## RECORD OF PROCEEDINGS

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and, upon vote, unanimously carried, the Board accepted the December 31, 2023 Unaudited Financial Statements, as presented.

**December 31, 2023 Schedule of Cash Position, Updated as of February 13, 2024:** Mr. Fink reviewed the Schedule of Cash Position with the Board. Following review, upon a motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board accepted the December 31, 2023 Schedule of Cash Position, updated as of February 13, 2024, as presented.

**February 2024 Claims and Directors' Fees Totaling \$17,275.48:** Mr. Fink reviewed the February 2024 Claims and Directors' Fees with the Board. Following review, upon motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the February 2024 Claims and Directors' Fees Totaling \$17,275.48, as presented.

### LANDSCAPE MAINTENANCE ISSUES

**BrightView February 2024 Landscape Maintenance Status Report:** Ms. Dufresne reviewed the report with the Board.

**Pedestrian Improvements and Survey of Lincoln and Park Meadows Drive:** Ms. Dufresne presented improvement design options to the Board. Discussion ensued. Following discussion, the Board directed BrightView to move forward with the options presented. It was noted that a formal proposal for the improvements will be presented at the March meeting for Board consideration.

Ms. Jones provided an update to the Board on communications with the City of Lone Tree regarding shared maintenance and cost responsibilities with the District.

**Proposals for Installation of 2024 Holiday Decor:** Ms. Alles reviewed the proposals for 2024 holiday decor and a comparison chart with the Board. Discussion ensued. Director Egitto requested more information to be included in a comprehensive comparison to be presented at the March meeting.

### MANAGER MATTERS

**Survey:** Ms. Jones provided an update to the Board, noting she is working with HCL Engineering & Surveying, LLC to complete the survey. HCL is requesting an additional \$2,000.00 in addition to the approved \$5,000.00 to include the two adjacent parcels in the survey.

Following discussion, upon a motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved an additional \$2,000.00 for HCL to complete the survey in a total amount not to exceed \$7,000.00.

## RECORD OF PROCEEDINGS

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### ENGINEER MATTERS

**Booster Pump:** Mr. Cotten provided an update to the Board, noting that Xcel has approved the booster pump application and Bigfoot Electric has obtained the permit from Xcel. Bigfoot Electric has submitted a permit to Douglas County to request the ability to work in the Right of Way. Installation is anticipated to begin within the next few weeks.

Following discussion, upon a motion duly made by Director Vanderryst, seconded by Director Egitto and, upon vote, unanimously carried, the Board approved the installation of the booster pump and related costs in an amount not to exceed \$3,000.00. It was noted that Bigfoot Electric will provide a proposal to be put into the District's form of contract for Board consideration at the March meeting.

### LEGAL MATTERS – ATTORNEY REPORT

**Detention Pond Maintenance Obligation and Ownership:** Attorney Kaiser reviewed her findings regarding detention pond maintenance obligation and ownership with the Board, noting that Pond A is the only pond that the District is responsible for maintaining. Discussion ensued. It was noted that Attorney Kaiser will convert the information presented into a memorandum for Ms. Jones to relay to the City of Lone Tree so they can inform the property owners of the other ponds that are their maintenance responsibility. It was noted that BrightView will check on the maintenance of the pond in the next few weeks.

**Title Work for Corner Parcels:** Attorney Kaiser provided an update to the Board, noting that she acquired title work for both parcels that will be part of the survey. Discussion ensued. It was noted that Attorneys Dykstra and Kaiser will continue research on the lien of one of the parcels and provide the Board with an update at the March meeting.

Attorney Dykstra noted that Attorney Kaiser will be taking over as the attorney of the District due to his retirement.

Attorney Kaiser also provided an update to the Board on recent legislation. Discussion ensued.

### DIRECTORS' ITEMS

None.

### OTHER BUSINESS

**Quorum for Next Meeting – March 18, 2024 at 11:30 a.m.:** A quorum will be confirmed for the March 18, 2024 meeting a couple of weeks prior.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Egitto adjourned the meeting at 12:30 p.m.

**RECORD OF PROCEEDINGS**

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Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

**OMNIPARK METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**December 31, 2023**  
**Updated as of March 13, 2024**

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<b><u>1st Bank - Checking Account</u></b>			
Balance as of 12/31/2023	\$ 6,822.00	\$ -	\$ 6,822.00
Subsequent activities:			
01/11/2024 - Director's Fees	(215.30)	-	(215.30)
01/12/2024 - Transfer from CT	5,000.00	-	5,000.00
01/17/2024 - Denver Water Autopay	(339.56)	-	(339.56)
01/24/2024 - Xcel Energy Autopay	(372.82)	-	(372.82)
01/30/2024 - Check 1133-1136	(4,737.45)	-	(4,737.45)
02/14/2024 - Transfer from CT	15,000.00	-	15,000.00
02/15/2024 - Director's Fees	(215.30)	-	(215.30)
02/16/2024 - Denver Water Autopay	(406.06)	-	(406.06)
02/23/2024 - Xcel Energy Autopay	(331.80)	-	(331.80)
02/27/2024 - Check 1137-1141	(16,537.62)	-	(16,537.62)
<i>Anticipated Activity</i>			
<i>Denver Water Autopay</i>	(406.06)	-	(406.06)
<i>Xcel Energy Autopay</i>	(258.45)	-	(258.45)
<i>Vouchers Payable</i>	(44,487.91)	-	(44,487.91)
<i>Directors' Fees</i>	(215.30)	-	(215.30)
<i>CLA Invoice</i>	(8,279.50)	-	(8,279.50)
<i>Transfer from Colostrust</i>	53,000.00	-	53,000.00
<i>Anticipated Balance</i>	<u>3,018.87</u>	<u>-</u>	<u>3,018.87</u>
<b><u>Colostrust - Plus</u></b>			
Balance as of 12/31/2023	1,003,892.91	-	1,003,892.91
Subsequent activities:			
01/10/2024 - Property Tax - December	2,410.13	-	2,410.13
01/12/2024 - Transfer to 1st Bank	(5,000.00)	-	(5,000.00)
01/31/2024 - Interest income	4,727.55	-	4,727.55
02/09/2024 - Property Tax - January	2,785.36	-	2,785.36
02/14/2024 - Transfer to 1st Bank	(15,000.00)	-	(15,000.00)
02/29/2024 - Interest income	4,378.66	-	4,378.66
<i>Anticipated Activity</i>			
<i>Property Tax - February</i>	121,093.05	-	121,093.05
<i>Transfer to 1st Bank</i>	(53,000.00)	-	(53,000.00)
<i>Anticipated Balance</i>	<u>1,066,287.66</u>	<u>-</u>	<u>1,066,287.66</u>
<b><i>Anticipated Balances</i></b>	<u>\$ 1,069,306.53</u>	<u>-</u>	<u>\$ 1,069,306.53</u>

**Yield information: (as of 02/29/24)**

Colostrust Plus - 5.2411%



# Omnipark Metro District Cash Requested Report

Bill number	Date	Fund_ID	Account	Account title	Transaction amount
<b>BrightView Landscape Services, Inc.</b>					
8828387	01/01/2024	10	7585-70168-00001	Landscaping - maintenance contract	9,200.00
8828388	02/01/2024	10	7585-70168-00001	Landscaping - maintenance contract	9,200.00
8828391	03/01/2024	10	7585-70168-00001	Landscaping - maintenance contract	9,200.00
<b>Sum for BrightView Landscape Services, Inc.</b>					<b>27,600.00</b>
<b>CliftonLarsonAllen LLP</b>					
L241072779	12/31/2023	10	7000	Accounting	2,775.14
L241072779 (2)	01/31/2024	10	7440	District management	5,504.36
<b>Sum for CliftonLarsonAllen LLP</b>					<b>8,279.50</b>
<b>Denver Water</b>					
4303150000Feb24	02/26/2024	10	6503	Irrigation service fees	203.03
5357840000Feb24	02/26/2024	10	6503	Irrigation service fees	203.03
<b>Sum for Denver Water</b>					<b>406.06</b>
<b>Spencer Fane LLP</b>					
1263300	02/29/2024	10	7460	Legal	5,960.08
<b>Sum for Spencer Fane LLP</b>					<b>5,960.08</b>
<b>Utility Notification Center of Colorado</b>					
224020978	02/29/2024	10	7480	Miscellaneous	34.83
<b>Sum for Utility Notification Center of Colorado</b>					<b>34.83</b>
<b>Wright Pest Control, Inc</b>					
51891	02/07/2024	10	7585-70168-00002	Landscaping - tree and plant maintenance	350.00
<b>Sum for Wright Pest Control, Inc</b>					<b>350.00</b>
<b>Xcel Energy</b>					
866950510	02/28/2024	10	7701	Utilities	22.25
867031994	02/28/2024	10	7701	Utilities	236.20
<b>Sum for Xcel Energy</b>					<b>258.45</b>
<b>Sum Total</b>					<b>42,888.92</b>



***MONTHLY MAINTENANCE  
MARCH REPORT 2024***

Recipients  
Board Members  
Anna Jones  
Mike Crespin

**FOR: Omni Park Metropolitan District**

**SUBMITTED BY: Leigh DuFresne**

**DATE: 3/7/24**

**REVIEW OF OPERATIONS**

**General Services/ Updates:**

Pre-emergent of rock and mulch areas is scheduled for March 12<sup>th</sup>, weather permitting.

Mulching of medians and entrance beds will be in March.

Pond A needs cleaned out and the edging in that area is rusted through. A proposal for this work is included in the packet.

**Trees:**

Tree care applications for insect control will begin in April as well as deep root fertilization.

Pruning needs will be evaluated this month.

**Irrigation:**

Weather depending, the irrigation system will be activated in March/April.

**Site Policing**

Trash and debris cleanup is ongoing.

**General Updates:**

Pricing to beautify Lincoln Ave landscaping is included. When we met with the city, they suggested we consider adding concrete the entire length of the bed along Lincoln. Pricing for this consideration as well as the original plan we discussed at the last meeting are attached.

Proposal to treat turf areas with Acelepryn for season long grub control is included in packet.

## Proposal for Extra Work at OMNI PARK METRO DISTRICT

Property Name	OMNI PARK METRO DISTRICT	Contact	Anna Jones
Property Address	Park Meadows Drive and Lincoln Lonetree, CO 80124	To	Clifton Larson Allen LLP
		Billing Address	8390 E Crescent Pkwy Ste 300 GREENWOOD VILLAGE, CO 80111

Project Name      Lincoln Ave Beautification Options  
 Project Description      Enhancement Options for Lincoln Ave Landscaping

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
<b>Add Plant Material Around Utility Area</b>			<b>Subtotal</b>	<b>\$6,904.19</b>
1.00	LUMP SUM	Demo Existing Plant Material and Rock		
600.00	SQUARE FEET	Filter Fabric Installed		
0.50	CUBIC YARD	Planters mix - Amendment Installed		
15.00	EACH	DAYLILY, HYPERION- 1 gal. Shrub/Perennial Installed		
8.00	EACH	SPIREA, BLUE MIST - 5 gal. Shrub/Perennial Installed		
8.00	TON	1-1/2" Mountain Granite - TON Rock/Gravel Installed		
1.00	LUMP SUM	Irrigation Adjustment Ballpark		
1.00	LUMP SUM	Delivery and Mobilization		
<b>Stamped Concrete first 175'</b>			<b>Subtotal</b>	<b>\$38,571.42</b>
<b>Cobble remaining 170' with boulders</b>			<b>Subtotal</b>	<b>\$13,634.34</b>
1.00	LUMP SUM	Permits and Traffic Control		
1.00	LUMP SUM	Demo Existing Area to a 2' depth		
1,130.00	SQUARE FEET	Filter Fabric Installed		
18.00	TON	White Cobblestone 2-4 - TON Rock/Gravel Installed		
1.00	LUMP SUM	Delivery and Mobilization		
<b>Add Cobble Under Trees</b>			<b>Subtotal</b>	<b>\$6,175.33</b>
1.00	LUMP SUM	Demo Existing Area to a 2' depth		
600.00	SQUARE FEET	Filter Fabric Installed		
9.00	TON	White Cobblestone 2-4 - TON Rock/Gravel Installed		
1.00	LUMP SUM	Delivery and Mobilization		
<b>Boulders Along Street in Cobble</b>			<b>Subtotal</b>	<b>\$6,251.31</b>
10.00	TON	Granite Boulders - TON Boulders Installed		
1.00	LUMP SUM	Delivery and Mobilization		

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
 2333 W Oxford Ave, Sheridan, CO 80110-4340 ph. (303) 761-9262 fax (303) 761-9023

## Proposal for Extra Work at OMNI PARK METRO DISTRICT

For internal use only

**SO#** 8340676  
**JOB#** 400407400  
**Service Line** 130

**Total Price** \$71,536.59

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2333 W Oxford Ave, Sheridan, CO 80110-4340 ph. (303) 761-9262 fax (303) 761-9023

## Proposal for Extra Work at OMNI PARK METRO DISTRICT

Property Name	OMNI PARK METRO DISTRICT	Contact	Anna Jones
Property Address	Park Meadows Drive and Lincoln Lonetree, CO 80124	To	Clifton Larson Allen LLP
		Billing Address	8390 E Crescent Pkwy Ste 300 GREENWOOD VILLAGE, CO 80111

Project Name      Lincoln Ave Beautification #2

Project Description      Enhancement Options for Lincoln Ave Landscaping-all concrete along street option

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
<b>Add Plant Material Around Utility Area</b>			<b>Subtotal</b>	<b>\$6,904.19</b>
1.00	LUMP SUM	Demo Existing Plant Material and Rock		
600.00	SQUARE FEET	Filter Fabric Installed		
0.50	CUBIC YARD	Planters mix - Amendment Installed		
15.00	EACH	DAYLILY, HYPERION- 1 gal. Shrub/Perennial Installed		
8.00	EACH	SPIREA, BLUE MIST - 5 gal. Shrub/Perennial Installed		
8.00	TON	1-1/2" Mountain Granite - TON Rock/Gravel Installed		
1.00	LUMP SUM	Irrigation Adjustment Ballpark		
1.00	LUMP SUM	Delivery and Mobilization		
<b>Stamped Concrete Along Street</b>			<b>Subtotal</b>	<b>\$73,142.84</b>
<b>Add Cobble Under Trees</b>			<b>Subtotal</b>	<b>\$6,175.33</b>
1.00	LUMP SUM	Demo Existing Area to a 2' depth		
600.00	SQUARE FEET	Filter Fabric Installed		
9.00	TON	White Cobblestone 2-4 - TON Rock/Gravel Installed		
1.00	LUMP SUM	Delivery and Mobilization		

For internal use only

**SO#**                      8348112  
**JOB#**                    400407400  
**Service Line**        130

**Total Price**                      \$86,222.36

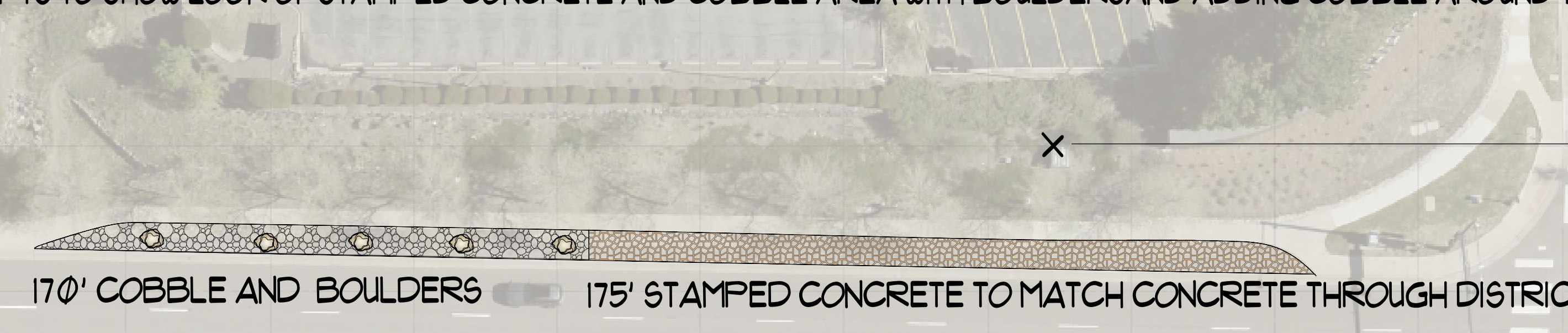
**THIS IS NOT AN INVOICE**

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CONCEPTS TO SHOW LOOK OF STAMPED CONCRETE AND COBBLE AREA WITH BOULDERS AND ADDING COBBLE AROUND TREES



170' COBBLE AND BOULDERS

175' STAMPED CONCRETE TO MATCH CONCRETE THROUGH DISTRICT

CONCEPT TO BEAUTIFY AREA AROUND UTILITIES WITH BLUE MIST SPIREA AND DAYLILIES



EXISTING CONCRETE IN DISTRICT





## Proposal for Extra Work at OMNI PARK METRO DISTRICT

Property Name	OMNI PARK METRO DISTRICT	Contact	Anna Jones
Property Address	Park Meadows Drive and Lincoln Lonetree, CO 80124	To	Clifton Larson Allen LLP
		Billing Address	8390 E Crescent Pkwy Ste 300 GREENWOOD VILLAGE, CO 80111

Project Name            Pond A cleaning

Project Description    Clean debris out of drain and surrounding area, remove and replace rusted edging

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Remove debris from inside grate and surrounding area, remove old rusted edging
200.00	LINEAR FEET	Galvanized Roll top - Edging Installed
1.00	LUMP SUM	Disposal

### Images

**Pond A 1**



**Pond A 2**



**THIS IS NOT AN INVOICE**

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## Proposal for Extra Work at OMNI PARK METRO DISTRICT

**Pond A 3**



**Pond A 4**



For internal use only

**SO#** 8357200  
**JOB#** 400407400  
**Service Line** 130

**Total Price** \$4,016.83

**THIS IS NOT AN INVOICE**

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2333 W Oxford Ave, Sheridan, CO 80110-4340 ph. (303) 761-9262 fax (303) 761-9023



## Proposal for Extra Work at OMNI PARK METRO DISTRICT

Property Name	OMNI PARK METRO DISTRICT	Contact	Anna Jones
Property Address	Park Meadows Drive and Lincoln Lonetree, CO 80124	To	Clifton Larson Allen LLP
		Billing Address	8390 E Crescent Pkwy Ste 300 GREENWOOD VILLAGE, CO 80111

Project Name      2024 Acelepryn Application

Project Description      Treat all turf areas with granular Acelepryn for season long grub control

### Scope of Work

QTY	UoM/Size	Material/Description
3.00	ACRE	Acelepryn application for season long grub control

For internal use only

**SO#**                      8350097  
**JOB#**                    400407400  
**Service Line**        807350004

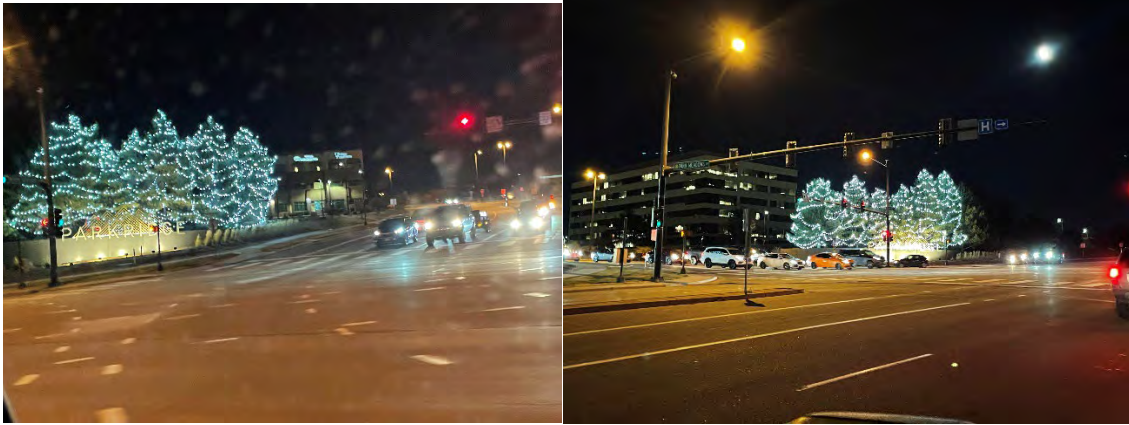
**Total Price**                      \$1,800.00

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
2333 W Oxford Ave, Sheridan, CO 80110-4340 ph. (303) 761-9262 fax (303) 761-9023



Holiday Lighting at Park Meadows Dr. and Lincoln Ave.



2/15/24

Lighting for the Northwest and Northeast corners of Park Meadows Dr. and Lincoln Ave. for the 2024 holiday season.

Lights are provided by the district. We will store the lights and equipment on our property.

This proposal is for the setup and take down of holiday lights in the trees.

Total cost: \$14,500.00 (not including unforeseen service calls)

Service calls to address problems such as burn outs and vandalism will be charged at a rate of \$250/hr.

Nonfunctioning lights, timers, and extension cords that need to be replaced will be charged @ 3X the cost of the lighting to acquire, setup, and add to the current system.

We will do our best to match the style of lights currently in use but cannot guarantee an exact match.

Lights will be put up in late November and taken down mid to late January (unless otherwise requested with plenty of notice).

## Proposal for Extra Work at OMNI PARK METRO DISTRICT

Property Name	OMNI PARK METRO DISTRICT	Contact	Anna Jones
Property Address	Park Meadows Drive and Lincoln Lonetree, CO 80124	To	Clifton Larson Allen LLP
		Billing Address	8390 E Crescent Pkwy Ste 300 GREENWOOD VILLAGE, CO 80111

Project Name      PROPOSAL - Holiday Lights Installation 2024

Project Description      Holiday Lights Installation 2024

### Scope of Work

2024 Proposal to install holiday lights at both Monument signs on Park Meadows and Lincoln.

Removal of lights: \$2,700.00

no fee for storage in off season

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Install Holiday Lights at Lincoln and Park Meadows Drive (East and West Monument Signs Trees)	\$6,000.00	\$6,000.00
1.00	LUMP SUM	Lift Rental	\$2,900.00	\$2,900.00
1.00	LUMP SUM	Misc. Materials, new bulbs, electrical tape, cords, timers. This is an allotment and can be lowered if not needed or potentially increase if there are larger issues with lights	\$350.00	\$350.00

For internal use only

**SO#**                    8314928  
**JOB#**                 400407400  
**Service Line**        130

**Total Price**                    \$9,250.00

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
2333 W Oxford Ave, Sheridan, CO 80110-4340 ph. (303) 761-9262 fax (303) 761-9023



# BRISTOL BOTANICS INC

2024 Holiday Lighting Proposal

for

Parkridge Monuments

Presented to:  
Rachel Alles

December 15, 2023

Parkridge Monuments  
2024 Holiday Lighting Specifications  
12/15/23

		<u>Unit</u>	<u>Extended</u>
Northwest	(All materials supplied by client)		\$0.00
Corner	Labor (installation & removal)		\$5,000.00
Northeast	(All materials supplied by client)		\$0.00
Corner	Labor (installation & removal)		\$5,000.00
	<b><u>Summary:</u></b>		
	Material Lease		\$0.00
	Sales Tax (7.50%)		\$0.00
	Labor		\$10,000.00
	<i>Includes installation and removal</i>		
	<b>Total Project</b>		<b>\$10,000.00</b>

*Cost includes storage of lights & materials*

*50% deposit upon approval.  
Balance due upon completion.*



# Proposal

74 Rocky Cliff Road  
Elizabeth, CO 80107

**Proposal Date:** 1/19/2024

**Proposal #:** 1587

**Project:**

**Bill To:**

C/O Clifton Larsen Allen  
8390 E Crescent Parkway  
Ste. 500  
Greenwood Village, CO 80111

Description	Est. Hours/Qty.	Rate	Total
Omni Park 2024-25 Holiday Display Lincoln and Park Meadows Drive			
Holiday Lighting Tree Installation (per fft)	1,200	4.65	5,580.00
Lighting Removal (per fft)	1,200	1.25	1,500.00
Lift Rental (per event)	2	575.00	1,150.00
2023-24 Storage	1	575.00	575.00
<p>Note: Client owns all material including power supply cords, timers, C-9 Wire Strands and C-9 LED Bulb. All damaged product will be replaced and invoiced at a T&amp;M rate if product is stored by anyone other than KC Land Designs Terms: 50% deposit October 1, 2024, balance at the time of installation</p>			
<b>Total</b>			<b>\$8,805.00</b>

**2024 Holiday Lighting Proposals Comparison – Northwest & Northeast Corners  
OmniPark MD**

<b>Contractor</b>	<b>Scope</b>	<b>Total Cost</b>	<b>Background Information</b>
KC Company Land Designs	Includes installation, removal, lift rental and storage	\$8,805	KC performs holiday lighting services for another special district under CLA's management (Liverpool MD) and comes recommended by their District Manager for quality of work.
Bristol Botanics, Inc.	Includes installation, removal and storage	\$10,000	Bristol performs holiday lighting services for Lincoln Station MD, just down the road from OmniPark, so they are familiar with the area.
BrightView	Includes installation, lift rental, storage and miscellaneous materials  *Does not include removal	Installation = \$9,250 Removal = \$2,700  Total = \$11,950	BrightView has an established relationship with OmniPark and has been performing these services for at least 8 years.
Bailey Tree LLC	Includes installation, removal and storage  Additional service calls = \$250/hr  Nonfunctioning materials = 3x cost of lighting	\$14,500	Bailey Tree performs tree care services in other special districts under CLA's management and is new to the holiday lighting realm of the business.

Bigfoot Electric Inc.  
 875 S. Mobile St.  
 Elizabeth, CO 80107

# Estimate

Date	Estimate #
2/27/2024	2463

Name / Address
Omni Park Anna Jones 8390 East Crescent Parkway Suite 300 Greenwood Village, CO 80111

Ship To
Booster pump station 10443 Park Meadows Dr. Lone Tree, CO 80124

Terms
See contract.

Description	Qty
Bid price for installing a 100 amp panel board for booster pump power.	1
Trenching labor per foot. Mostly hand dug because of all the utilities and sidewalk involved. My excavator wants \$4120.00 to do the trenching due to the labor of a long hand dug trench. You could opt to trench it for us if you would like to save money. Landscaping will be returned as closely as possible to original after completion.	50
Provide and install 125 amp 120/240 volt outdoor distribution panel. 30 circuit NEMA 3R outdoor rated panel.	1
100 amp rated 208 volt 3 phase disconnect. NEMA 3R enclosure fused disconnect.	1
Utility meter socket 3 phase 200 amp rated outdoor unit.	1
Ground based small rack for equipment made from galvanized 1-7/8" Unistrut for structural support. Unistrut to be sunk into the ground with concrete caisson.	1
Weatherproof outlet. Includes "In-Use" cover and weather rated device. Tamperproof as required by code.	1
Bid price for wiring 40 amp circuit to pump.	1
Electrical permit.	1
Warranty of one year parts and labor. We do not warranty any item that we did not provide. Not responsible for fees incurred during construction from local utilities. Not responsible for reinspection fees from items out of our control (i.e. locked doors) Trash and debris removal by others. We will clean up our work areas but removal of trash from premises by owner. All other items not in this estimate are considered extra's and will be treated as such. All extra's and change orders are payable at the time of install.	1
Thank you for your business.	<b>Total</b>



Bigfoot Electric Inc.  
 875 S. Mobile St.  
 Elizabeth, CO 80107

# Estimate

Date	Estimate #
2/27/2024	2463

Name / Address
Omni Park Anna Jones 8390 East Crescent Parkway Suite 300 Greenwood Village, CO 80111

Ship To
Booster pump station 10443 Park Meadows Dr. Lone Tree, CO 80124

Terms
See contract.

Description	Qty
<p>Payment of 40% is due one month prior to starting the job for materials purchase and mobilization. 35% due at time of rough installation. All changes at rough are payable at the time of rough completion. The remaining 25% is due at the time of trim installation. We accept cash, checks, Visa, Master Card, American Express, and Discover cards. This estimate is only valid for 10 days, at which time labor and materials may be reevaluated. A signed copy of this estimate must be received by our office no later than 3 business days before work can begin. Our fax number is 303-646-6288 or e-mail at bigfootelectric77@gmail.com</p> <p>No delays in payment due to illnesses, materials delivery, or weather out of our control. We agree to keep the schedule of work as close as we possibly can. Due to illness, materials delivery, and weather delays out of our control we will attempt to keep schedule, however some delays are inevitable. Delays due to materials availability, illness and weather will not be a financial responsibility of Bigfoot Electric Inc.</p> <p>ACCEPTANCE OF PROPOSAL:              The above prices, specifications and conditions are satisfactory and hereby accepted. Bigfoot Electric is hereby authorized to do the work stated above. Payment will be made as outlined above. A service charge of 1-1/2% per month (18% annually) will be charged on all past due amounts. In the event it shall become necessary to collect herein above described sums, the sum or any part thereof, the purchaser agrees to pay all costs thereof, including reasonable attorney's fees and court costs.</p> <p>Signed _____              Date _____</p> <p>If you have any further questions or concerns please feel free to call us at (303)646-6247 or e-mail at bigfootelectric77@gmail.com</p>	1
Thank you for your business.	<b>Total</b> \$10,758.00



+1 (406) 927-7030 >

iMessage  
Yesterday 3:52 PM

The breakdown of the bill is:

\$2000 for Douglas County  
inspector  
\$4000 for hand digging the  
trench because of all that is  
buried there and the sidewalk  
\$5,000 for the materials and  
installing the connections to the  
transformer

This is on my wife's phone as  
mine will not text now

The sender is not in your contact list.

[Report Junk](#)



iMessage



**THE FOLLOWING ARE POST PACKET ITEMS:  
ITEMS THAT WERE DISTRIBUTED AT THE MEETING  
AND NOT IN THE ORIGINAL PACKET**

## Omnipark Metro District Check register

<u>Date</u>	<u>Vendor</u>	<u>Document no.</u>	<u>Amount</u>
	<b>Bank: 70168 1st Bank - 1st Bank</b>	<b>Account no: 3661315085</b>	
03/16/2024	40198-00040--BrightView Landscape Services, Inc.	1142	38,143.00
03/16/2024	70168-00001--CliftonLarsonAllen LLP	1143	8,279.50
03/16/2024	70198-00041--Spencer Fane LLP	1144	5,960.08
03/16/2024	70168-00002--Utility Notification Center of Colorado	1145	34.83
03/16/2024	70198-00042--Wright Pest Control, Inc	1146	350.00
	<b>Total for 70168 1st Bank</b>		<b><u>52,767.41</u></b>

OmniPark Metropolitan District  
40198-00040--BrightView Landscape Services, Inc  
Print As: BrightView Landscape Services, Inc.

PO Box 31001-2463  
Pasadena, CA 91110-2463

1142  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
11/30/2023	5847300		\$10,543.00	\$10,543.00
01/01/2024	8828387		\$9,200.00	\$9,200.00
02/01/2024	8828388		\$9,200.00	\$9,200.00
03/01/2024	8828391		\$9,200.00	\$9,200.00
Net Amount:				\$38,143.00

OmniPark Metropolitan District  
8390 E Crescent Parkway  
Suite 300  
Greenwood Village, CO 80111

1st Bank

1142  
Date: 03/16/2024

Pay To  
The Order Of BrightView Landscape Services, Inc.

\*\*\*Thirty Eight Thousand One Hundred Forty Three Dollars\*\*\*

\$\*\*38,143.00\*\*

BrightView Landscape Services, Inc.  
PO Box 31001-2463  
Pasadena, CA 91110-2463  
United States

⑈00 1 14 2⑈ ⑆ 10 700 50 4 7⑆

366 1 3 1 508 5⑈

OmniPark Metropolitan District  
40198-00040--BrightView Landscape Services, Inc  
Print As: BrightView Landscape Services, Inc.

PO Box 31001-2463  
Pasadena, CA 91110-2463

1142  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
11/30/2023	5847300		\$10,543.00	\$10,543.00
01/01/2024	8828387		\$9,200.00	\$9,200.00
02/01/2024	8828388		\$9,200.00	\$9,200.00
03/01/2024	8828391		\$9,200.00	\$9,200.00
Net Amount:				\$38,143.00

OmniPark Metropolitan District  
70168-00001--CliftonLarsonAllen LLP  
Print As: CliftonLarsonAllen LLP

PO Box 31001-2443  
Pasadena, CA 91110-2443

1143  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
12/31/2023	L241072779		\$2,775.14	\$2,775.14
01/31/2024	L241072779 (2)		\$5,504.36	\$5,504.36
Net Amount:				\$8,279.50

OmniPark Metropolitan District  
8390 E Crescent Parkway  
Suite 300  
Greenwood Village, CO 80111

1st Bank

1143  
Date: 03/16/2024

Pay To  
The Order Of CliftonLarsonAllen LLP

\*\*\*Eight Thousand Two Hundred Seventy Nine Dollars and 50 Cents\*\*\*

\$\*\*8,279.50\*\*

CliftonLarsonAllen LLP  
PO Box 31001-2443  
Pasadena, CA 91110-2443  
United States

⑈00 1 14 3⑈ ⑆ 10 700 504 7⑆

366 1 3 1 508 5⑈

OmniPark Metropolitan District  
70168-00001--CliftonLarsonAllen LLP  
Print As: CliftonLarsonAllen LLP

PO Box 31001-2443  
Pasadena, CA 91110-2443

1143  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
12/31/2023	L241072779		\$2,775.14	\$2,775.14
01/31/2024	L241072779 (2)		\$5,504.36	\$5,504.36
Net Amount:				\$8,279.50

OmniPark Metropolitan District  
70198-00041--Spencer Fane LLP  
Print As: Spencer Fane LLP

PO Box 872037  
Kansas City, MO 64187-2037

1144  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
02/29/2024	1263300		\$5,960.08	\$5,960.08
Net Amount:				\$5,960.08

OmniPark Metropolitan District  
8390 E Crescent Parkway  
Suite 300  
Greenwood Village, CO 80111

1st Bank

1144  
Date: 03/16/2024

Pay To  
The Order Of Spencer Fane LLP

\*\*\*Five Thousand Nine Hundred Sixty Dollars and 08 Cents\*\*\*

\$\*\*5,960.08\*\*

Spencer Fane LLP  
PO Box 872037  
Kansas City, MO 64187-2037  
United States

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⑈00 1 144⑈ ⑆ 10 700 504 7⑆

366 1 3 1 508 5⑈

OmniPark Metropolitan District  
70198-00041--Spencer Fane LLP  
Print As: Spencer Fane LLP

PO Box 872037  
Kansas City, MO 64187-2037

1144  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
02/29/2024	1263300		\$5,960.08	\$5,960.08
Net Amount:				\$5,960.08

OmniPark Metropolitan District  
70168-00002--Utility Notification Center of Col  
Print As: Utility Notification Center of Colorado

P.O. Box 208903  
Dallas, TX 75320-8903

1145  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
02/29/2024	224020978		\$34.83	\$34.83
Net Amount:				\$34.83

OmniPark Metropolitan District  
8390 E Crescent Parkway  
Suite 300  
Greenwood Village, CO 80111

1st Bank

1145  
Date: 03/16/2024

Pay To  
The Order Of Utility Notification Center of Colorado

\*\*\*Thirty Four Dollars and 83 Cents\*\*\*

\$\$\$34.83\*\*

Utility Notification Center of Colorado  
P.O. Box 208903  
Dallas, TX 75320-8903  
United States

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⑈00 1 14 5⑈ ⑆ 10 700 504 7⑆

366 13 1508 5⑈

OmniPark Metropolitan District  
70168-00002--Utility Notification Center of Col  
Print As: Utility Notification Center of Colorado

P.O. Box 208903  
Dallas, TX 75320-8903

1145  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
02/29/2024	224020978		\$34.83	\$34.83
Net Amount:				\$34.83



OmniPark Metropolitan District  
70198-00042--Wright Pest Control, Inc  
Print As: Wright Pest Control, Inc

5370 Dove Creek Drive  
Elizabeth, CO 80107

1146  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
02/07/2024	51891		\$350.00	\$350.00
Net Amount:				\$350.00

OmniPark Metropolitan District  
8390 E Crescent Parkway  
Suite 300  
Greenwood Village, CO 80111

1st Bank

1146  
Date: 03/16/2024

Pay To  
The Order Of Wright Pest Control, Inc

\*\*\*Three Hundred Fifty Dollars\*\*\*

\$\*\*350.00\*\*

Wright Pest Control, Inc  
5370 Dove Creek Drive  
Elizabeth, CO 80107  
United States

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⑈00 1 146⑈ ⑆ 10 700 504 7⑆

366 1 3 1 508 5⑈

OmniPark Metropolitan District  
70198-00042--Wright Pest Control, Inc  
Print As: Wright Pest Control, Inc

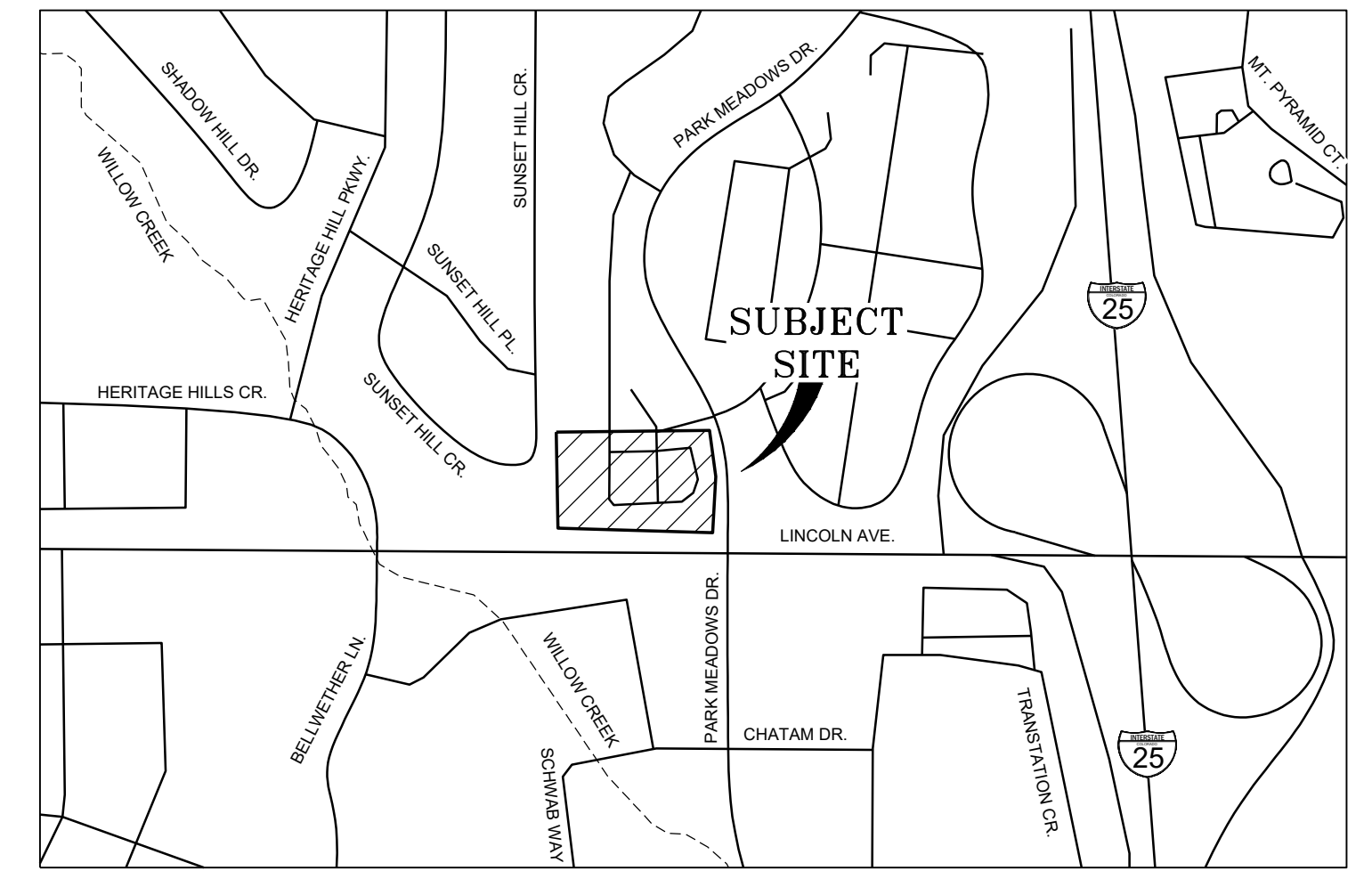
5370 Dove Creek Drive  
Elizabeth, CO 80107

1146  
1st Bank  
70168 1st Bank 5085  
Date: 03/16/2024

Date	Bill #	Reference Number	Amount Due	Amount Paid/Applied
02/07/2024	51891		\$350.00	\$350.00
Net Amount:				\$350.00

# LAND SURVEY PLAT

Lot 4A-2 & LOT 4A-3, OMNIPARK FILING 1, 6TH AMENDMENT,  
 Except that portion described in Reception No. 2013060084.  
 Located in the Southeast Quarter of Section 10,  
 Township 6 South, Range 67 West of the 6th Principal Meridian,  
 City of Lone Tree, County of Douglas, State of Colorado



### LEGAL DESCRIPTION:

Lot 4A-2 & Lot 4A-3, Omnipark Filing 1, 6th Amendment, Reception No. 2003110071, Recorded on 07/23/2003, except that parcel of land conveyed to The City of Lone Tree, Colorado for Street Right-of-Way purposes, Special Warranty Deed, Reception No. 2013060084, recorded on 07/19/2013, Douglas County Clerk & Recorder Office, more particularly described as follows (per Deed):

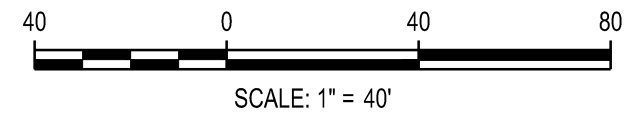
Commencing at the Northeast corner of said Lot 4A-3, and considering the adjacent north line of said Lot 4A-3, to bear South 72°43'07" West, with all bearings contained herein, relative thereto; thence along the easterly limits of said Lot 4A-3, along a curve to the right having a delta of 06°40'17", a radius of 700.00 feet, an arc of 81.51 feet, and a chord which bears South 15°59'43" East, 81.46 feet to the Point of Beginning of this description; Thence continuing along said easterly limits the following three courses: 1) Along a curve to the right having a delta of 12°41'40", a radius of 700.00, an arc of 155.09 feet, and a chord which bears South 06°18'45" East, 154.77 feet; 2) South 00°02'05" West, 36.27 feet; 3) along a curve to the right having a delta of 37°48'52", a radius of 60.00 feet, an arc of 39.60 feet, and a chord which bears South 18°56'31" West, 38.88 feet; Thence departing said easterly limits, North 00°02'05" East, 73.06 feet; Thence North 01°38'42" West, a 153.89 feet to the Point of Beginning of this description, containing 2,185 square feet (0.05 acres), more or less.

### GENERAL NOTES

- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class two (2) misdemeanor pursuant to State Statute 18-4-508, C.R.S.
- Bearings are based on the west line of Lot 4A-2, Omnipark Filing 1, 6th Amendment, Reception No. 2003110071, recorded on 07/23/2003, Douglas County Clerk and Recorder Office, State of Colorado, monumented at the south end by a found chiseled "X" on concrete wall, and monumented at the north end by a found found nail in 1" aluminum tag marked "LS 22564", said bearing is N00°06'18"E, as shown hereon.
- Date of field survey: 03/02/2024 - 03/11/2024
- Certification not valid without the original seal and signature. This survey and all related documents are for the sole use of the client at the date of certification.
- Street Right of Way by Warranty Deed to the City of Lone Tree, Colorado, Reception No. 2013060084, recorded on 03/04/2024, Douglas County Clerk and Recorder, Colorado.
- Notice: According to state law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown hereon.
- The linear units of measure used in this survey are U.S. survey feet. The United States survey foot is defined as exactly 1200 / 3937 meter.
- Construction site safety is the sole responsibility of the contractor; neither the owner nor the engineer shall be expected to assume any responsibility for safety of the work, of persons engaged in the work, of any nearby structures, or of any other persons.
- This survey does not constitute a title search by HCL Engineering & Surveying, LLC., to determine ownership or easements of record. Title commitment was not provided.
- No reproduction shall be made without the prior written consent of HCL Engineering & Surveying, LLC.
- The purpose of this survey is to show the boundary limits for landscaping improvements.

### LEGEND

	Boundary		Monument Set
	Easement		Monument Found
	Right Of Way		As Described Hereon
	Irrigation Control Valve		Light Pole
	Electric Meter		Telephone Pedestal
	M		Measured
	R1		Omnipark Filing 1, 6th Amendment
	R2		Street Right of Way, Special Warranty Deed
			Rec. 2013060084, 07/19/2013



### SURVEYOR'S CERTIFICATION

I, Andres Estrada, a registered Professional Land Surveyor in the state of Colorado, have affixed my stamp and signature representing that the surveying services addressed hereon have been performed by me or under my responsible charge, and are based upon the professional surveyor's knowledge, information, belief and is in accordance with applicable standards of practice.

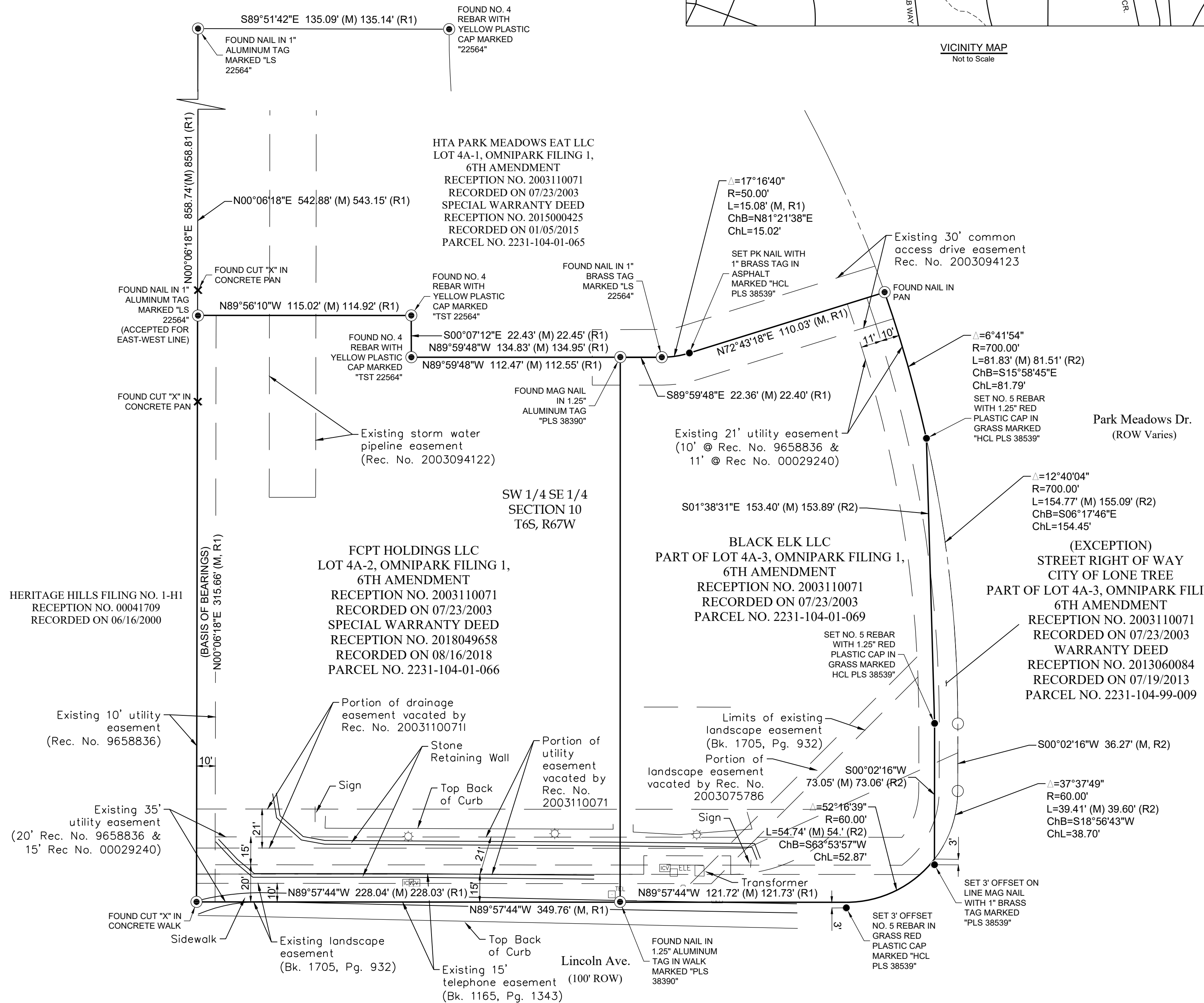
Andres Estrada P.L.S.  
 Colorado Reg. No. 35539 for and on behalf of  
 HCL Engineering and Surveying, LLC

The word "Certification" and/or "Certify" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

### COUNTY SURVEYOR'S INDEXING STATEMENT

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT LSP NO. \_\_\_\_\_, IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER.

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR



**PRELIMINARY PLAT**  
 NOT FOR RECONSTRUCTION,  
 CONVEYANCES, OR SALES

**HCL**  
ENGINEERS • SURVEYORS • ARCHITECTS

**LAND SURVEY PLAT**

10460 & 10470 PARK MEADOWS DR  
 CITY OF LONE TREE,  
 DOUGLAS COUNTY, CO

HCL ENGINEERING & SURVEYING, L.L.C.  
 5975 S. QUEBEC ST., SUITE 200  
 CENTENNIAL, CO 80111  
 PHONE: 303.773.1605  
 FAX: 303.773.3297  
 WWW.HCLENGINEERING.COM

Job Number: 240342  
 Date: 03-13-2024  
 Sheet Number: 1 of 1

Drawn By: AHE  
 Checked By: JNS

2024.03.13 11:42am By: aestrada H:\2024\_03\240342-Omnipark Lone Tree\Survey\CAD\240342-Omnipark Lone Tree\LSP.dwg