

TRUENORTH COMMONS BUSINESS IMPROVEMENT DISTRICT

121 S. Tejon St., Suite 1100
Colorado Springs, Colorado 80903
719-635-0330

<https://www.truenorthcommonsbid.org>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, March 21, 2024

TIME: 9:00 a.m.

LOCATION: Via Microsoft Teams

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

1. To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTQ5NTc1YzgtOTU2Zi00NzA5LTk5ZmMtNjlmZWVkZDdiMzYw%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

ACCESS:

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

Conference ID: 588 358 694#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Daniel Schnepf	President	May, 2027
Donald Hunt	Treasurer	May, 2027
Eric Smith	Secretary	May, 2027
Vacant		May, 2025
Vacant		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 notices.

D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

E. Review and consider approval of minutes from the January 18, 2024 regular Board meeting (enclosure).

II. CONSENT AGENDA

A. Ratify approval of the following documents for Series 2022C Infrastructure Funds:

1. Change Order Request No. 094 to an agreement between the District and GE Johnson Construction Company, Inc. to add streetlights in the amount of \$0.00.
2. Change Order Request No. 165 to an agreement between the District and GE Johnson Construction Company, Inc. for asphalt paving escalation in the amount of \$0.00.
3. Change Order No. 2 to an agreement between the District and Monarch Landscaping & Lawn Care Maintenance LLC for landscaping around lift station and west ROW and additional irrigation and landscape on middle island along North gate in the amount of \$69,287.72.
4. Change Order No. 1 to Agreement between the District and Yesco for illuminated signage for signs in the amount of \$2,400.00.
5. Change Order No. 2 to Agreement between the District and YESCO for illuminated signage to precast concrete bases in the amount of \$8,100.00.

III. FINANCIAL MATTERS

- A. Consider ratification of past claims and approval of current claims (enclosure).
- B. Review and consider approval of requisitions (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2023 Budget. Consider adoption of Resolution to Amend the 2023 Budget (enclosure).

IV. LEGAL MATTERS

- A. Acknowledge contract tracking logs (enclosure).
- B. Designate *The Gazette* as District publication.

V. MANAGER MATTERS

- A. Review property insurance quotes.

VI. DIRECTOR MATTERS

- A. Construction and contract updates.
- B. Discuss turnover of Visitor Center to Air Force.
- C. Discussion and possible action regarding Provident payments to District related to the PILOT and applicable interest rate.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled for May 16, 2024 at 9:00 a.m. via video conference.