INDEPENDENCE COMMERCIAL METROPOLITAN DISTRICT AND INDEPENDENCE METROPOLITAN DISTRICT NOS. 3, 5 AND 6

7555 E. Hampden Avenue, Suite 501
Denver, Colorado 80231
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NOTICE OF JOINT SPECIAL MEETING AND AGENDA

Commercial Metropolitan District

Board of Directors	Office	Term/Expiration
Timothy Craft	President	2027/May 2027
Jim Yates	Secretary/Treasurer	2027/May 2027
Margaret Brown	Assistant Secretary	2027/May 2027
David Gallo	Assistant Secretary	2029/May 2029
Vacancy		2029/May 2029

Metropolitan District No. 3

Board of Directors	Office	Term/Expiration
Timothy Craft	President	2029/May 2029
Jim Yates	Secretary/Treasurer	2029/May 2029
Jeffrey Keeley	Assistant Secretary	2029/May 2029
Randall Roberts	Director	2027/May 2027
Zach Jansen	Director	2027/May 2027

Metropolitan District No. 5

Board of Directors	Office	Term/Expiration
Timothy Craft	President	2027/May 2027
Jim Yates	Secretary/Treasurer	2027/May 2027
Margaret Brown	Assistant Secretary	2027/May 2027
David Gallo	Assistant Secretary	2029/May 2029
Vacancy		2029/May 2029

Metropolitan District No. 6

Board of Directors	Office	Term/Expiration
Timothy Craft	President	2027/May 2027
Jim Yates	Secretary/Treasurer	2027/May 2027
Margaret Brown	Assistant Secretary	2027/May 2027
David Gallo	Assistant Secretary	2029/May 2029
Vacancy		2029/May 2029

DATE: November 24, 2026 (Tuesday)
TIME: 10:00 A.M.
LOCATION: Zoom Meeting

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

https://zoom.us/j/81144842686
Phone: 1 (719) 359-4580
Meeting ID: 811 4484 2686

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest

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

C. Consider appointment of Zach Jansen to fill the Board vacancy (Commercial, District No. 5 and District No. 6)

II. PUBLIC COMMENT

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.

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

A. Approval of Minutes from the Joint Regular Meeting held on March 3, 2026 (enclosure)

IV. FINANCIAL MATTERS

A. Approve District Payments in the amount of $2,657.14 and ratify District Payments for November 2025 through August 2026 in the amount of $36,591.25 (Commercial) (enclosure)

B. Approve District Payments in the amount of $302,397.26 and ratify District Payments for June through September 2026 in the amount of $21,785.42 (District No. 3) (enclosure)

C. Approve District Payments in the amount of $27,306.78 and ratify District Payments for November 2025 through June 2026 in the amount of $36,354.85 (District No. 5) (enclosure)

D. Approve District Payments in the amount of $5,274.09 and ratify District Payments for November 2025 through August 2026 in the amount of $19,343.26 (District No. 6) (enclosure)

E. Review and accept unaudited financial statements for the periods ending October 31, 2026 (enclosures)

F. Conduct Public Hearings to consider Amendments to the 2026 Budgets (if necessary) and consider adoption of Resolutions to Amend the 2026 Budgets and Appropriate Expenditures

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G. Conduct Public Hearings on the proposed 2027 Budgets and consider adoption of Resolutions to Adopt the 2027 Budgets, Appropriate Sums of Money, and to Set Mill Levies (enclosures)

H. Consider authorizing the District Accountant to prepare and sign the DLG-70 Certifications of Tax Levies for certification to the Board of County Commissioners and other interested parties

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I. Review and consider approval of Engagement Letter with The Adams Group, LLC for the 2026 Audit (District No. 3) (enclosure)

J. Fraud Prevention Reminder for Board Members (enclosure)

V. LEGAL MATTERS

A. Consider Adoption of 2027 Annual Administrative Resolutions (enclosures)

1. Discuss business to be conducted in 2027 and location for meetings. The Boards will not hold regular meetings and will call special meetings as needed. The 2027 annual meetings for District Nos. 3, 5 and 6 will be held immediately prior to the 2027 budget hearing meetings.

B. Consider Adoption of Resolutions Calling the May 4, 2027 Regular Elections (enclosures)

C. Consider Adoption of Resolutions Designating the Official Custodian of Records and Adopting a Policy on Responding to Open Record Requests (enclosures)

D. Consider Approval of Addenda to Service Agreements with Public Alliance LLC for 2027 Rates (enclosures)

VI. OTHER BUSINESS

VII. ADJOURNMENT

THERE ARE NO MORE REGULARLY SCHEDULED MEETINGS FOR 2026.