

# Beebe Draw Farms Metropolitan District No. 1

Pursuant to section 32-1-809, Colorado Revised Statutes for Transparency Notices may be filed with Special District Association of Colorado. This information must be provided annually to the eligible electors of the district no later than January 15 of each year.

\*Note that some information provided herein may be subject to change after the notice is posted.

## District's Principal Business Office

<b>Company</b>	CliftonLarsonAllen LLP
<b>Contact</b>	Lisa Johnson
<b>Address</b>	8390 E. Crescent Pkwy., Greenwood Village, Colorado 80111
<b>Phone</b>	303-779-5710

## District's Physical Location

<b>Counties</b>	Weld County
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## Regular Board Meeting Information

**Location** Virtual /telephonic & Facilities and Maintenance  
Building 16494 Beebe Draw Farms Parkway  
Platteville, CO 80651

**Address**

**Day(s)** November 12, 2025

**Time** 6:00 p.m.

## Posting Place for Meeting Notice

**Location** Website: [beebedrawfarmsauthority.colorado.gov](http://beebedrawfarmsauthority.colorado.gov). If  
unavailable: Pelican Lake Ranch Community Info  
and Sales Center

**Address** 16502 Beebe Draw Farms Parkway, Platteville,  
Colorado 80651

## Notice of Proposed Action to Fix or Increase Fees, Rates, Tolls, Penalties or Charges for Domestic Water or Sanitary Sewer Services

**Location**

**Address**

**Date**

**Notice**

### Current District Mill Levy

**Mills** 40.000 mills, for collection in 2025

### Ad Valorem Tax Revenue

Revenue reported may be incomplete or unaudited as of the date this Notice was posted.

**Amount(\$)** 408,339 (collected in 2024)

### Date of Next Regular Election

**Date** 05/06/2025

### Pursuant to 24-72-205 C.R.S

The district's research and retrieval fee is **41.37** per hour

#### **District Policy**

WHEREAS, the Beebe Draw Farms Metropolitan District No. 1 (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the Board of Directors of the District (the "Board") is responsible for the management, control and supervision of all business and affairs of the District and has the authority to appoint, hire, and retain agents; and the District is authorized pursuant to

Colorado law to fix and from time to time to increase or decrease fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District; and

WHEREAS, the Board recognizes a need for a comprehensive records retention schedule for the District's non-permanent records and the retention of those records that have long-term administrative, fiscal, and historical value; and

WHEREAS, the Board has determined that it is appropriate to designate an official custodian of the District's records for the purpose of storing, maintaining, and protecting such records in accordance with state statute and to permit their inspection in an orderly and timely fashion; and

WHEREAS, pursuant to C.R.S. § 24-80-101 et seq., the Colorado State Archives has developed a statewide records retention schedule in cooperation with the Special District Association, the Colorado Attorney General's Office, and the State Auditor's Office for special districts and other governmental entities to use and follow; and

WHEREAS, the Board has determined that it is appropriate to adopt the model special district retention schedule unless modified by Section 4 below; and

WHEREAS, C.R.S. § 24-72-200.1 et seq., (Colorado Open Records Act or CORA) requires that public documents and records be made available upon request to members of the public unless protected by an exception and allows for public entities such as special districts to charge a reasonable fee for copying such documents and for any extra work that is required to research and retrieve requested documents; and

WHEREAS, the Board has determined that it is appropriate to adopt policies regarding CORA requests for documents and a fee schedule for the copying and retrieval of such documents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. The Board designates the Board Secretary or his/her designee as the Official Custodian of public records as such term is used in C.R.S. § 24-72-202. The Official Custodian is authorized to

develop such procedures as may be reasonably required for the protection of such records. On behalf of the District, the Official Custodian may charge the maximum fees allowed by law for the development of a privilege log, copies, a printout or photograph, and such other services as are authorized by law.

The Board hereby sets a charge of \$41.37 per hour for research and retrieval of documents. The first hour of time spent on research and retrieval will be without charge.

Unless otherwise determined by the Board, all such fees and charges shall be increased or decreased for changes in the maximum rates allowed by law.

Section 2. The Official Custodian shall have the authority to designate such persons and/or organizations as it shall determine appropriate to perform any and all acts necessary to the maintenance, care, and keeping of the District's records. This may include, and shall not be limited to, the temporary, off-site storage of such records.

Section 3. The Board hereby adopts the 2008 Colorado Special District Records Retention Schedule ("Schedule") and all subsequent amendments, modifications, and revisions.

Section 4. Unless otherwise prescribed by Statute, all District records shall be retained in accordance with the Schedule and the Board authorizes the District Secretary or the Official Custodian to submit a request to the Colorado State Archivist to adopt the Schedule.

Approval from the State Archivist is legal authority for the destruction and preservation of District records. This Schedule may be amended from time to time as required by the Official Custodian or by the State Archivist.

Section 5. All District records are public records and shall be available for public inspection as set forth in the District's Policy on Responding to Open Records Request outlined in Attachment A as may be amended from time to time by the Board, the Official Custodian or his or her designee, unless prohibited by the exceptions of Part 2 of Title 24, Article 72, C.R.S. Inspection shall be permitted during normal hours, Monday through Friday, except on holidays, at a time set by the

Official Custodian.

Section 6. No person shall be permitted to inspect or copy any records of the District if, in the opinion of the Official Custodian after consultation with the District's general counsel, such inspection or copying would be prohibited by one or more exceptions set forth in the Colorado Open Records Act.

Section 7. Unless otherwise directed by the Board, by July 1 of every five-year period after July 1, 2024, the Official Custodian shall adjust the maximum hourly fee specified in this Resolution in accordance with the percentage change over the period of the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for Denver-Aurora-Lakewood, All Items, All Urban Consumers, or its successor index as posted by the Director of Research of the Legislative Council on the website of the General Assembly.

Section 8. If any provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, it being the Board's intention the various provisions hereof are severable.

Section 9. All acts, orders, and resolutions or parts thereof of the District's Board which are inconsistent with or in conflict with this Resolution, are hereby repealed to the extent only of such consistency or conflict.

Section 10. The provisions of this Resolution shall take effect as of the date set forth below.

Approved and adopted this 13th day of November, 2024.

**District contact information for open records request:**

Lisa Johnson

Names of District Board Members

**Board President**

**Name** William Caldwell  
**Contact Info** c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy.,  
Ste. 300 Greenwood Village, CO 80111  
**Election** **No**, this office will not be on the next regular  
election ballot

**Board Member 2**

**Name** Cindy Billinger  
**Contact Info** c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy.,  
Ste. 300 Greenwood Village, CO 80111  
**Election** **No**, this office will not be on the next regular  
election ballot

**Board Member 3**

**Name** Catrena Rosentreader  
**Contact Info** c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy.,  
Ste. 300 Greenwood Village, CO 80111  
**Election** **Yes**, this office will be on the next regular election  
ballot

**Board Member 4**

**Name** Brenda Lewis  
**Contact Info** c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy.,  
Ste. 300 Greenwood Village, CO 80111  
**Election** **Yes**, this office will be on the next regular election  
ballot

### **Board Member 5**

**Name** Vacant

**Contact Info** c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy.,  
Ste. 300 Greenwood Village, CO 80111

**Election** **Yes**, this office will be on the next regular election  
ballot

### Board Candidate Self-Nomination Forms

Any eligible elector of the special district who desires to be a candidate for the office of special district director must file a self-nomination and acceptance form or letter with the designated election official.

### Deadline for Self-Nomination Forms

Self-nomination and acceptance forms or letters must be filed not less than 67 days before the date of the regular election.

### District Election Results

The district's current election results will be posted on the website of the Colorado Secretary of State ([www.sos.state.co.us](http://www.sos.state.co.us)) and the website indicated below, if any.

**Website** [www.colorado.gov/beebedrawfarms](http://www.colorado.gov/beebedrawfarms)

### Permanent Mail-In Voter Status



Absentee voting and Permanent absentee voter status (formerly Permanent Mail-In voter status): Where to obtain and return forms.

Robin Navant, DEO c/o Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, CO 80203

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

Robin Navant, DEO c/o Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, CO 80203

## Notice Completed By

**Name**

Natalie Herschberg

**Company/District**

CliftonLarsonAllen LLP

**Title**

District Administrator

**Email**

Natalie.Herschberg@claconnect.com

**Dated**

01/10/2025