

# ABILENE STATION METROPOLITAN DISTRICT NO. 1 ("DISTRICT")

8390 E. CRESCENT PKWY., STE. 300  
GREENWOOD VILLAGE, CO 80111  
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## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, November 16, 2021  
**TIME:** 10:00 a.m.  
**LOCATION:** CliftonLarsonAllen LLP  
8390 E. Crescent Pkwy., Ste. 300  
Greenwood Village, CO 80111  
Bierstadt Conference Room

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

1. To attend via videoconference, use the following link:

**ACCESS:** [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_NDIxZmJlZGUtM2M5OS00OGI5LTgxMzUtMjFiM2JmZc5YTk1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NDIxZmJlZGUtM2M5OS00OGI5LTgxMzUtMjFiM2JmZc5YTk1%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e93cd08-3bae-48d3-b32e-d8f57cd88c24%22%7d)

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

Conference ID: 400 431 21#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
David J. Erb	President	May 2022
Marilyn Erb	Treasurer	May 2023
VACANT	Secretary	May 2022
VACANT	Assistant Secretary	May 2023
VACANT	Assistant Secretary	May 2022

### **I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.

- B. Confirm quorum, location of meeting, and posting of meeting notice and designate 24-hour posting location. Approve Agenda.
- C. 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.
- D. Acknowledge the resignation of Keith M. Pockross from the Board of Directors, effective October 13, 2021.
- E. Discuss Board vacancies.
- F. Consider appointment of officers.

President:

Secretary: \_\_\_\_\_

Treasurer/Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

Assistant Secretary: \_\_\_\_\_

- G. Discuss business to be conducted in 2022 and schedule regular meeting dates; discuss and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location and Designating Location for Posting of 24-Hour Notices; appoint representative to post notices within District (enclosed).
- H. Consider approval of Master Service Agreement between the District and CliftonLarsonAllen LLP and related statements of work (enclosed).

**II. CONSENT AGENDA**

- A. Review and consider approval of Minutes from the November 17, 2020 Special Board Meeting (enclosure).
- B. Discuss renewal of District insurance, insurance schedules, and renewal of Special District Association membership.
- C. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2022 (District Transparency Notice).
- D. Ratify approval of the preparation, execution and filing of the District’s Application for Exemption from Audit for 2020 (enclosed).
- E. Other.

### **III. FINANCIAL MATTERS**

- A. Conduct public hearing to consider amendment to 2021 Budget. If necessary, consider adoption of Resolution to Amend the 2021 Budget.
- B. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolution to Adopt the 2022 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosed).
- C. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.
- D. Consider appointment of District Accountant to prepare and file the District's Application for Exemption from Audit for 2021.
- E. Consider appointment of District accountant to prepare 2023 Budget.
- F. Discuss matters related to proposed Bond issuance.
- G. Other.

### **IV. LEGAL MATTERS**

- A. Discuss May 3, 2022 Regular Election regarding new legislative requirements and related expenses for same.
  - 1. Review and consider adoption of Resolution Calling a Regular Election for Directors May 3, 2022, appointing the Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosed). Self-Nomination and Acceptance Forms are due by February 25, 2022. Discuss the need for ballot issues and/or questions.
- B. Ratify approval of Service Agreement for District Engineering and Cost Certification Services by and among the District, Abilene Station Metropolitan District No. 2 ("District No. 2") and Ranger Engineering, LLC (enclosed).
- C. Discuss and consider acceptance of Engineer's Report and Certification #01, dated March 8, 2021, prepared by Ranger Engineering, LLC, and reimbursable costs in the amount of \$332,702.70 (enclosed).
  - 1. Authorize reimbursement to Abilene Station LLC in the amount of \$332,702.70 pursuant to the Facilities Acquisition Agreement by and among the District, District No. 2 and Abilene Station LLC.
- D. Review and consider approval of First Amendment to Resolution No. 2015-04-05; Regarding Colorado Open Records Act Requests (enclosed).

- E. Discuss ownership and maintenance of District infrastructure.
  - 1. Discuss status of transfer of ownership of Tract A (which includes the storm water pond) to the District. Authorize necessary actions in connection therewith.

**V. MANAGER ITEMS**

- A. Other.

**VI. OTHER MATTERS**

- A. Update on status of development/construction outlook.
- B. Confirm quorum for next regular meeting.

**VII. ADJOURNMENT**

**There are no more regular meetings scheduled in 2021.**