

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

8390 E. CRESCENT PKWY., STE. 300
GREENWOOD VILLAGE, CO 80111
303-779-4525 (B) 303-773-2050 (F)
www.abilenestationmetrodistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, November 21, 2023

TIME: 10:00 a.m.

LOCATION: Video / Telephone Conference

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

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

ACCESS: https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTA2Zjc2OTktOTBmYi00ZWRjLWE5MmUtNWRiNjczMzkwYTVi%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

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

Conference ID: 583 260 265#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
David J. Erb	President	May, 2025
Marilyn Erb		May, 2027
Vacant		May, 2025
Vacant		May, 2025
Vacant		May, 2027

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. Discuss results of May 2, 2023 Director Election and vacancies on the Board.
- E. Consider appointment of officers:
 - President: _____
 - Secretary/Treasurer: _____
- F. Discuss business to be conducted in 2024 and meeting location (virtual and/or physical) and schedule regular Board meetings. Consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices (enclosure).
- G. Insurance Discussion
 - 1. Cyber Security and Increased Crime Coverage.
 - 2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
 - 3. Authorize renewal of District’s insurance, worker’s compensation and Special District Association (SDA) membership for 2024 (enclosure).
- H. Review and consider approval of minutes from the November 15, 2022 regular meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of revised TCW Risk Management Invoices regarding TCW Risk Management 2023 Agency Fees (enclosure).
- B. Ratify approval of Service Agreement for Landscape Maintenance Services between the District and Landwise, LLC, in an amount not to exceed \$9,581.04 and Change Oder No. 1 thereunder, in the amount of \$11,940.00 (enclosure).
- C. Ratify approval of Memorandum of Understanding by and among the District, Abilene Station Metropolitan District No. 2 (“District No. 2”), Abilene Station LLC and CP Acquisition Holdings, LLC (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2023 Unaudited Financial Statements (enclosure).

- B. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget (enclosure).
- C. Review and consider approval of First Amendment to Operation Funding Agreement by and between the District and Abilene Station LLC, if necessary.
- D. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosure).
- E. Authorize District Accountant to prepare and sign, and/or appoint Board Member to sign, the DLG-70 Certification of Tax Levies form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, if necessary.
- G. Consider appointment of District Accountant to prepare 2025 Budget.
- H. Discuss statutory requirements for an audit. Consider appointment of District Accountant to prepare and file an Application for Exemption from Audit for 2023, or authorize District Accountant to obtain proposals to perform the 2023 Audit, if Audit is required.
- I. Discuss matters related to the District’s proposed Bond issuance and authorize any necessary actions in connection therewith.

IV. LEGAL MATTERS

- A. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).
- B. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).
- C. Discuss status of Second Amended and Restated Resolution of the District and District No. 2 Regarding the Imposition of Facilities Fees and Park Development Fees, and authorize necessary actions in connection therewith (enclosure).
- D. Acknowledge approval of amendment(s) to the Aurora Regional Transportation Authority Establishment Agreement by and among HM Metropolitan District Nos. 1, 3, 4, 5, 6, 7, 8 and 9; SLC Metropolitan District Nos. 1, 2, 3 and 4; Fitzsimons Village Metropolitan District Nos. 1, 2 and 3; Harvest Crossing Metropolitan District Nos. 1, 2, 3, and 4; Sagebrush Farm Metropolitan District Nos. 1, 2, 3, 4, 5 and 6; Abilene Station Metropolitan District Nos. 1 and 2; Park70 Metropolitan District; EastPark70 Metropolitan District; ACC Metropolitan District; Waterstone Metropolitan District Nos. 1 and 2; Bristol Metropolitan District; Aurora High

Point at DIA Metropolitan District; Colorado International Center Metropolitan District Nos. 4 and 5; East Bend Metropolitan District; Sky Dance Metropolitan District Nos. 1 and 2; TBC Metropolitan District; Powhaton Road Metropolitan District Nos. 8, 9, 10 and 11; MJC Metropolitan District; and Tollgate Creek Commons Metropolitan District Nos. 1 and 2.

V. MANAGER MATTERS

- A. Review and consider approval of Special Districts Master Services Agreement and Special Districts Preparation Statement of Work by and between the District and CliftonLarsonAllen LLP for 2024 Management and Accounting Services (enclosure).
- B. Discuss District services for 2024 and consider approval of necessary service agreements for related services.

VI. OTHER BUSINESS

- A. Update on status of development/construction outlook.

VII. ADJOURNMENT

THERE ARE NO REGULAR MEETINGS SCHEDULED FOR THE REMAINDER OF 2023.