

**AVIATION STATION NORTH METROPOLITAN  
 DISTRICT NO. 1 (“DISTRICT”)**  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111  
 Phone: 303-779-5710  
[www.aviationstationnorthmds.com](http://www.aviationstationnorthmds.com)

**NOTICE OF REGULAR MEETING AND AGENDA**

<b>DATE:</b>	September 7, 2022
<b>TIME:</b>	2:00 p.m.
<b>LOCATION:</b>	Microsoft Teams Videoconference.
<b>ACCESS:</b>	<p>You can attend the meeting in any of the following ways:</p> <p>1. To attend via Microsoft Teams Videoconference:</p> <p><a href="https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzZiYzRiNjAtY2QyNy00MzdjLTk2MDktNzQ2MjcwMWIyNDZk%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d">https://teams.microsoft.com/l/meetup-join/19%3ameeting_NzZiYzRiNjAtY2QyNy00MzdjLTk2MDktNzQ2MjcwMWIyNDZk%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d</a></p> <p>2. To attend via telephone: Dial 1-720-547-5281 and enter the following additional information:</p> <p>Meeting ID: 978 552 147#</p>

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Ferdinand L. Belz, III	President	May, 2025
Marcia Lujan	Treasurer	May, 2023
Mark T. Throckmorton	Secretary	May, 2023
Henry (Rick) Wells	Assistant Secretary	May, 2025
Matthew Stewart	Assistant Secretary	May, 2023

**I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notice. 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. Review and consider approval of minutes from the June 1, 2022 Regular Board Meeting (enclosure).

## **II. FINANCIAL MATTERS**

- A. Approve and/or ratify approval of payment of claims in the amount of \$3,443,749.25 (enclosure).
- B. Review and consider acceptance of the July 31, 2022 Unaudited Financial Statements (to be distributed).
- C. Discuss acceptance of and reimbursement for verified District eligible costs:
  - 1. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #05 R1, dated June 28, 2021, prepared by Ranger Engineering, LLC in the amount of \$1,834,118.96 (enclosure).
  - 2. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #06 R1, dated July 15, 2021, prepared by Ranger Engineering, LLC in the amount of \$145,418.48 (enclosure).
  - 3. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #07, dated July 20, 2021, prepared by Ranger Engineering, LLC in the amount of \$513,683.92 (enclosure).
  - 4. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #08, dated August 25, 2021, prepared by Ranger Engineering, LLC in the amount of \$229,464.11 (enclosure).
  - 5. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #09, dated September 23, 2021, prepared by Ranger Engineering, LLC in the amount of \$280,272.17 (enclosure).
  - 6. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #10, dated October 28, 2021, prepared by Ranger Engineering, LLC in the amount of \$337,746.27 (enclosure).

7. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #11, dated November 22, 2021, prepared by Ranger Engineering, LLC in the amount of \$57,503.98 (enclosure).
8. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #12, dated December 21, 2021, prepared by Ranger Engineering, LLC in the amount of \$106,050.24 (enclosure).
9. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #13, dated February 18, 2022, prepared by Ranger Engineering, LLC in the amount of \$733,482.24 (enclosure).
10. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #14, dated May 9, 2022, prepared by Ranger Engineering, LLC in the amount of \$8,623.66 (enclosure).
11. Review and consider acceptance of Phase II: Pena Station Filing 2 / DIBC Filing 7 - Engineer's Report and Certification #15 - FINAL, dated June 28, 2022, prepared by Ranger Engineering, LLC in the deductive amount of (\$3,063,046.33) (enclosure).
12. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #13, dated June 15, 2022, prepared by Ranger Engineering, LLC in the amount of \$791,481.29 (enclosure).
13. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #14, dated July 18, 2022, prepared by Ranger Engineering, LLC in the amount of \$618,116.20 (enclosure).
14. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #15, dated August 22, 2022, prepared by Ranger Engineering, LLC in the amount of \$477,238.06 (enclosure).
15. Review and consider acceptance of Core Infrastructure - Engineer's Report and Certification #02, dated June 16, 2022, prepared by Ranger Engineering, LLC in the amount of \$90,412.76 (enclosure).
16. Review and consider acceptance of Core Infrastructure - Engineer's Report and Certification #03, dated July 18, 2022, prepared by Ranger Engineering, LLC in the amount of \$55,466.82 (enclosure).

17. Review and consider acceptance of Core Infrastructure - Engineer's Report and Certification #04, dated August 22, 2022, prepared by Ranger Engineering, LLC in the amount of \$467,988.84 (enclosure).
- D. Review and consider approval of the 2021 Audit and authorize execution of the Representation Letters (enclosure).

### **III. LEGAL MATTERS**

- A. Acknowledge Supplement Withdrawing Residential Property from PIF Covenant by Rail Stop LLC (Declaration of Covenants Imposing and Implementing the Aviation Station North Public Improvement Fee, recorded June 12, 2015 at Reception No. 2015077733 in the real property records of the City and County of Denver) (enclosure).
- B. Acknowledge approval of Encroachment Agreement by and between Phillips 66 Pipeline LLC and the District (enclosure).

### **IV. MANAGER MATTERS**

- A. Review and consider approval of Proposal for Extra Work (Aviation Station - Tree Replacements) by and between the District and Brightview Landscape Development, Inc. in the amount of \$8,068.36 (enclosure).
- B. Review and consider approval of Service Agreement for Design Development and Final Design for Pena Station Filing #4 District Infrastructure by and between the District and JR Engineering, LLC (enclosure).
- C. Ratify approval of Change Order No. 2 to Service Agreement for Aviation Place Landscape and Amenity Design between the District and Brightview Landscape Development, Inc. for Additional Construction Observation Services in the amount of \$5,000.00 (enclosure).
- D. Acknowledge License Agreement for Access and Work between the District and Continental 555 Fund LLC (enclosure).
- E. Ratify approval of Work Order No. 2 to Construction Contract for Pena Station Filing 3 – Core – Park Infrastructure between the District and Crossland Construction Company, Inc. for COR 0003 – CORE and East ½ Panasonic Way, COR 0004 - West ½ Panasonic Way, COR 0006 - Filing 3 Infrastructure and COR 0007 – Park, in the total amount of \$1,129,856.76 (enclosure).
- F. Ratify approval of Work Order No. 3 to Construction Contract for Pena Station Filing 3 – Core – Park Infrastructure between the District and Crossland Construction Company, Inc. for COR 0014 - Filing 3, COR 0015 – CORE and East ½ Panasonic Way, COR 0016 – CORE and East ½ Panasonic Way, COR 0017 - Park and COR 0018 – CORE and East ½ Panasonic Way, in the total amount of \$550,571.89 (enclosure).

- G. Review and consider approval of the 2022 – 2024 Snow Removal Contract between the District and CoCal Landscape Services Inc. (enclosure).
- H. Acknowledge recordation of Public Service Company of Colorado Easement granted to Public Service Company of Colorado (Tract A of Subdivision Pena Station Filing No. 3 and Tract C of Subdivision Pena Station Filing No. 2) (enclosure).
- I. Discuss Security Patrols.
- J. Other.

**V. CAPITAL IMPROVEMENTS**

- A. Discuss 2022 development/construction outlook.

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

**The next regular meeting is scheduled for December 7, 2022 at 2:00 p.m.**