

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE:	June 1, 2022
TIME:	2:00 p.m.
LOCATION:	Microsoft Teams Videoconference.
ACCESS:	<p>You can attend the meeting in any of the following ways:</p> <p>1. To attend via Microsoft Teams Videoconference:</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2RmMDc5OTktNjYzNi00YmNILWE5OTYtYtZzhNzQ1NThjNWJk%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</p> <p>2. To attend via telephone: Dial 720-547-5281 and enter the following additional information:</p> <p>Meeting ID: 178 884 906#</p>

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

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 the May 3, 2022 Regular Directors Election (enclosure).
- E. Consider appointment of officers.

President:

Secretary:

Treasurer

Assistant Secretary:

Assistant Secretary:

- F. Review and consider approval of minutes from the March 2, 2022 Regular Board Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Approve and/or ratify approval of payment of claims in the amount of \$1,786,886.63 (enclosure).
- B. Review and ratify approval of the cash position schedule (to be distributed).
- C. Discuss acceptance of and reimbursement for verified District eligible costs:
 - 1. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #01, dated June 14, 2021, prepared by Ranger Engineering, LLC in the amount of \$111,291.24 (enclosure).
 - 2. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #02, dated July 13, 2021, prepared by Ranger Engineering, LLC in the amount of \$37,773.45 (enclosure).
 - 3. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #03, dated July 21, 2021, prepared by Ranger Engineering, LLC in the amount of \$13,528.69 (enclosure).
 - 4. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #04, dated August 24, 2021, prepared by Ranger Engineering, LLC in the amount of \$7,334.41 (enclosure).

5. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #05, dated September 23, 2021, prepared by Ranger Engineering, LLC in the amount of \$22,978.86 (enclosure).
 6. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #06, dated October 28, 2021, prepared by Ranger Engineering, LLC in the amount of \$30,442.04 (enclosure).
 7. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #07, dated November 22, 2021, prepared by Ranger Engineering, LLC in the amount of \$11,900.12 (enclosure).
 8. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #08, dated December 29, 2021 and revised May 6, 2022, prepared by Ranger Engineering, LLC in the amount of \$5,146.47 (enclosure).
 9. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #09, dated January 24, 2022 and revised May 6, 2022, prepared by Ranger Engineering, LLC in the amount of \$3,684.09 (enclosure).
 10. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #10, dated March 22, 2022 and revised May 6, 2022, prepared by Ranger Engineering, LLC in the amount of \$5,768.54 (enclosure).
 11. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #11 R1, dated April 5, 2022 and revised May 6, 2022, prepared by Ranger Engineering, LLC in the amount of \$257,782.42 (enclosure).
 12. Review and consider acceptance of Phase III: Pena Station Filing 3 - Engineer's Report and Certification #12, dated May 6, 2022 and revised My 23, 2022, prepared by Ranger Engineering, LLC in the amount of \$847,632.48 (enclosure).
 13. Review and consider acceptance of Core Infrastructure Project - Engineer's Report and Certification #01 R1, dated May 6, 2022 and revised May 23, 2022, prepared by Ranger Engineering, LLC in the amount of \$549,694.86 (enclosure).
- D. Discuss status of draft 2021 Audit and authorize District Accountant to prepare and file a Request for Extension of Time to File Audit for Year-End December 31, 2021.

III. LEGAL MATTERS

- A. Acknowledge grant of Public Service Company of Colorado Easement from the District to Public Service Company of Colorado (Tract B, Pena Station Filing No. 2) (enclosure).
- B. Acknowledge grant of Public Service Company of Colorado Easement from the District to Public Service Company of Colorado (Block 5, Pena Station Filing No. 1) (enclosure).
- C. Acknowledge Correction Special Warranty Deed between Rail Stop LLC and the District and Special Warranty Deed between Rail Stop LLC and the District (enclosures).
- D. Authorize engagement of McCloud & Associates to update appraisal for Tracts F and B, Pena Station Filing No. 1.
- E. Review and consider approval of Fourth Amendment to Facilities Funding and Acquisition Agreement by and between the District and Rail Stop LLC (in consideration of District acquisition of Tracts F and B, Pena Station Filing No. 1) (enclosure).
- F. Review and consider approval of Real Estate Purchase Agreement by and between Rail Stop LLC and the District (District acquisition of Tracts F and B, Pena Station Filing No. 1) (enclosure).
- G. Review and consider approval of Intergovernmental Agreement Regarding Pena Station Core Infrastructure Improvements by and between the District and the City and County of Denver on behalf of the Department of Aviation (enclosure).

IV. MANAGER MATTERS

- A. Ratify approval of Change Order No. 01 to Service Agreement for Pena Station Aviation Place Landscape and Amenity Design between the District and Brightview Landscape Development, Inc. d/b/a Brightview Design Group for Construction Administration (added scope of work), in the amount of \$7,000.00 (enclosure).
- B. Ratify approval of Change Order No. 02 to Service Agreement for Pena Station Filing 3 Street Lighting Design between the District and AE Design, Inc. for Panasonic Way Street Lighting Electrical Design, in the amount of \$3,900.00 (enclosure).
- C. Ratify approval of On-Site Distribution Extension Agreement (Electric) by and between the District and Public Service Company of Colorado d/b/a Xcel Energy (enclosure).

- D. Ratify approval of Frost Agreement (for Installation of Gas and/or Electric Distribution and Service Laterals by and between the District and Public Service Company of Colorado d/b/a Xcel Energy (enclosure)
- E. Ratify approval of Work Order No. 01 to Construction Contract for Pena Station Filing 3 – Core – Park Infrastructure between the District and Crossland Construction Company, Inc. for Furnishing and Installation of Bike Racks, Planter Rings, Trash Receptacles, Benches, Pet Waste Litter Bins and Tree Grates in the amount of \$196,793.75 (enclosure).

V. CAPITAL IMPROVEMENTS

- A. Discuss 2022 development/construction outlook.

VI. OTHER BUSINESS

VII. ADJOURNMENT

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