

LINCOLN STATION METROPOLITAN DISTRICT

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Wednesday, November 10, 2021
TIME: 10:00 a.m.
LOCATION: CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Nathan Melchior	President	May, 2022
VACANT	Secretary/Treasurer	May, 2023
VACANT	Assistant Secretary	May, 2023
VACANT	Assistant Secretary	May, 2022
VACANT	Assistant Secretary	May, 2022

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices, designate 24-hour posting location (9380 Station Street, Lone Tree, Colorado 80124).
- D. 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.

II. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Consider approval of November 11, 2020 Special Meeting Minutes (enclosure).

2. Consider approval and/or ratify claims totaling \$499,171.92 (enclosure).
3. Ratify approval of Consulting Services Agreement with Mulhern MRE, Inc. for professional consulting and engineering services (enclosure).
4. Ratify approval of Services Agreement with Conserve-A-Watt Lighting, Inc. (enclosure)
5. Ratify approval of Designation of Member Representative and Alternate Member Representative for the Colorado Special Districts Property and Liability Pool (enclosure).
6. Ratify approval of 2020 Audit Extension, the 2020 Audit, and submissions.
7. Ratify First Amendment to General Maintenance Services Contract with CDR Construction, LLC (enclosure).
8. Ratify approval of Second Amendment to General Maintenance Services Contract with CDR Construction, LLC (enclosure).
9. Ratify Bradbury Transit Village Development Agreement Estoppel Certificate (enclosure).
10. Ratify License Agreement with Seven Point Construction, Inc. (enclosure).
11. Consider approval and/or ratify the following Agreements for 2021-2022 services:
 - a. 2021 Security Services Contract with Advantage Security, LLC (enclosure).
 - b. 2022 Security Services Contract with Advantage Security, LLC, effective January 1, 2022 (enclosure).
 - c. Snow Management Services Contract with Snow Management Services, LLC, effective January 1, 2022 (enclosure).
 - d. Janitorial Services Contract with Roth Property Maintenance, LLC, effective January 1, 2022 (enclosure).
 - e. General Maintenance Services Contract with CDR Construction, LLC, effective January 1, 2022 (enclosure).
 - f. Work Order Contract with Bristol Botanics, Inc. for 2021 exterior holiday décor (enclosure).
 - g. Landscaping Services Contract with Brightview Landscape Services, Inc. for 2022 landscaping maintenance (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider acceptance of September 30, 2021 Unaudited Financial statements and Cash Position Report (enclosure).

- B. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolution No. 2011-11-__ to Adopt the 2022 Budget, Appropriate Sums of Money and Set Mill Levies (enclosures).
- C. Discuss statutory requirements for an audit. Consider approving audit engagement with Wipfli, LLP for 2021 audit services (to be distributed).
- D. Discuss and consider approval of correspondence to the City of Centennial re Lot Line Vacation (enclosures).
- E. Other.

IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution No. 2021-11-__ Annual Administrative Resolution (enclosure).
 - i. Regular Meeting Date/Location.
- B. Review and consider adoption of Resolution No. 2021-11-__ A Resolution Designating an Official Custodian and a Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S. (enclosure).
 - i. Official Custodian Adoption of Rules Related to Requests for Inspection of Public Records Pursuant to The Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S. (enclosure).
- C. Consider adoption of Resolution No. 2021-11-__ Calling a Regular Election for Directors on May 3, 2022, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination and Acceptance Forms are due by February 25, 2022. Discuss need for ballot issues and/or questions.
- D. Consider approval of Termination of Private Vehicular and Pedestrian Access Easement (enclosure).
- E. 2021 Legislative Report (enclosure).
 - i. Discuss creation of website for new legislation requirement (enclosure).
- F. Consider engagement of Icenogle Seaver Pogue, P.C. for 2022 legal services (enclosure).
- G. Other.

V. MANAGER MATTERS

- A. Consider approval of CliftonLarsonAllen LLP Master Service Agreement and related statements of work (enclosure).

B. Discuss vacant Board positions.

C. Other.

VI. DIRECTOR MATTERS

A. Other.

VII. OTHER BUSINESS

A. Other

VIII. ADJOURNMENT

The next regular meeting is scheduled for November 9, 2022 at 10:00 a.m. at the offices of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado.