

DENVER CONNECTION WEST METROPOLITAN DISTRICT

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Lakewood, Colorado 80228-1898
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NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Robert A. Johnson	President	2020/May 2020
Craig Wagner	Treasurer	2018/May 2018
Eric McEachen	Assistant Secretary	2020/May 2020
David Brown	Assistant Secretary	2020/May 2020
Jeff McGovern	Assistant Secretary	2018/May 2018
Lisa A. Johnson	Secretary	

DATE: June 27, 2017

TIME: 1:30 P.M.

PLACE: William Lyons Homes
8480 E. Orchard Road, Suite 1000
Greenwood Village, CO 80111

I. ADMINISTRATIVE MATTERS

A. Present Conflict Disclosures.

B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

C. Review and approve Minutes of the May 23, 2017 regular meeting (enclosure).

II. FINANCIAL MATTERS

A. Review and approve payment of claims through June 27, 2017 as follows (enclosure):

Fund	Period Ending June 27, 2017
General	\$ 11,669.56
Debt	\$ -0-
Capital	\$ 97,190.13
Total	\$ 108,859.69

- B. Review and accept Cash Position Statement dated June 27, 2017 (to be distributed at meeting).
-

- C. Conduct Public Hearing to consider Amendment to 2017 Budget and (if necessary) consider adoption of Resolution to Amend the 2017 Budget and Appropriate Expenditures (enclosure).
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III. LEGAL MATTERS

- A. Discuss Service Plan compliance regarding the following:

1. Prevailing Wages.
-

2. Small or Disadvantaged Business Enterprises.
-

3. Public Art.
-

- B. Discuss status of Service Agreement for Swimming Pool and Spa Design between the District and Joe King Enterprises, Inc. d/b/a Aquality Construction.
-

IV. COVENANT ENFORCEMENT/DESIGN REVIEW

- A. Discuss Intergovernmental Agreement between the District and the City and County of Denver regarding Gateway Public Improvements.
-

V. CONSTRUCTION MATTERS

- A. Engineer's Report (enclosure).

1. Discuss status of bids/construction of HUB Facility.
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2. Discuss status of bids/construction of Signal.
-

- B. Discuss status of Infrastructure Acquisition Report No. 1.
-

VI. OTHER BUSINESS

- A.

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
JULY 25, 2017.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE DENVER CONNECTION WEST METROPOLITAN DISTRICT (THE “DISTRICT”) HELD MAY 23, 2017

A Regular meeting of the Board of Directors of the Denver Connection West Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, May 23, 2017, at 1:30 p.m., at the offices of William Lyons Homes, 8480 E. Orchard Road, Suite 1000, Greenwood Village, Colorado 80111. The meeting was open to the public.

Directors In Attendance Were:

Robert A. Johnson
Craig Wagner
Eric McEachen
David Brown
Jeffrey McGovern

Also In Attendance Were:

Lisa A. Johnson; Special District Management Services, Inc.

Elisabeth Cortese, Esq.; McGeady Becher P.C.

Jason Carroll, CliftonLarsonAllen LLP

Guy Ford; Independent District Engineering Services, LLC (via speakerphone)

Kim Casey Reed; Kutak Rock LLP (via speakerphone for a portion of the meeting)

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

The Board noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Cortese requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Cortese noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the

RECORD OF PROCEEDINGS

statutes. It was noted that disclosure statements had been filed for all Directors by the statutory deadline.

ADMINISTRATIVE MATTERS

Agenda: Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director McGovern, seconded by Director McEachen and, upon vote unanimously carried, the Agenda was approved, as presented.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director McGovern, seconded by Director McEachen and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries, or within the county the District is located, to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of this location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

Minutes: The Board reviewed the Minutes of the April 25, 2017 Regular Meeting.

Following discussion, upon motion duly made by Director Brown, seconded by Director Wagner and, upon vote, unanimously carried, the Board approved the Minutes of the April 25, 2017 Regular Meeting, as presented.

FINANCIAL MATTERS

Issuance of the District's Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2017A and the District's Subordinate Limited Tax General Obligation Bonds, Series 2017B: Attorney Reed presented to the Board a resolution authorizing the issuance of the District's Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2017A and the District's Subordinate Limited Tax General Obligation Bonds, Series 2017B.

Following discussion, upon motion duly made by Director McGovern, seconded by Director Wagner and, upon vote, unanimously carried, the Board adopted the Resolution authorizing the issuance of the District's Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds, Series 2017A and the District's Subordinate Limited Tax General Obligation Bonds, Series 2017B in the approximate aggregate principal amount of \$14,000,000 and authorized the Board

RECORD OF PROCEEDINGS

President to execute the indentures of trust, bond purchase agreements, and all other agreements, documents, instruments, certificates, and actions necessary or appropriate in connection with the issuance of the two series of bonds.

LEGAL MATTERS

Service Plan Compliance: *Prevailing Wages*: There was nothing new to report.

Small or Disadvantaged Business Enterprises (M/WBE): Attorney Cortese reported to the Board that she is meeting with the City and County of Denver on May 24, 2017 to discuss the Compliance Plan for this project.

Public Art: Attorney Cortese noted that discussion with the City and County of Denver on the Public Art requirement will also take place on May 24, 2017.

Service Agreement for Swimming Pool and Spa Design: There was no new report at this time.

COVENANT ENFORCEMENT/ DESIGN REVIEW

Resolution No. 2017-04-03; Resolution Adopting Design and Landscape Guidelines: Attorney Cortese reviewed with the Board Resolution No. 2017-04-03; Resolution Adopting Design and Landscape Guidelines.

Following review and discussion, upon motion duly made by Director Johnson, seconded by Director Wagner and, upon vote, unanimously carried, the Board ratified adoption of Resolution No. 2017-04-03; Resolution Adopting Design and Landscape Guidelines.

Resolution No. 2017-04-04; Regarding the Imposition of District Fees: Attorney Cortese reviewed with the Board Resolution No. 2017-04-04; Regarding the Imposition of District Fees.

Following review and discussion, upon motion duly made by Director Wagner, seconded by Director McGovern and, upon vote, unanimously carried, the Board ratified adoption of Resolution No. 2017-04-04; Regarding the Imposition of District Fees.

Rules and Regulations: The Board discussed the future need for Rules and Regulations. It was determined that rules and regulations will be drafted for each amenity upon approval by the Board.

RECORD OF PROCEEDINGS

Intergovernmental Agreement between the District and the City and County of Denver regarding Public Improvements: Attorney Cortese reported to the Board that she is gathering information to draft the agreement regarding the Gateway Improvements.

CONSTRUCTION MATTERS

Engineer's Report: Mr. Ford reviewed with the Board the Engineers report dated May 23, 2017. A copy of the report is attached hereto and incorporated herein by this reference.

Bids/Construction of HUB Facility: It was noted that base bid documents have been created and awaiting comments from the Architect and Legal Counsel pending M/WBE percentage determination from the City.

Bids/Construction of Signal: It was noted that base bid documents have been created and finalizing the agreement format with Legal Counsel.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 23, 2017
REGULAR MINUTES OF THE DENVER CONNECTION WEST
METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING
BELOW:

Robert A. Johnson

Craig Wagner

Eric McEachen

David Brown

Jeffrey McGovern

DENVER CONNECTION WEST METRO DISTRICT

Board Meeting Project Status

May 23, 2017



Project Work

Monthly Site Visit

A site visit to see the general progress of construction was done on 5/5/17.

- Bringing in fill to bring the park site up has been put on hold;
- Water north of the channel was complete;
- Storm is complete in Kittredge Street north of the channel and in Warner Drive.
- Utility construction is ongoing in the Single Family area south of the channel.
- Model construction is ongoing
- Fencing on the north property line has begun.
- All construction plans for the residential areas have been approved. Monuments are being designed.

Infrastructure Acquisition

- The Infrastructure Acquisition Report #1 will begin when invoices are available. Report #1 will cover all work up to the current month. Then reports will be monthly after that.



Construction Contract Documents

Contractor Contracts

- Signalization Bid
 - Bid Documents created;
 - Finalizing Agreement format with Legal Counsel;
 - Preparing Project Estimates for Denver M/WBE requirements;
 - Plans say “Not for Construction” – Are there more recent plans?
 - Plan to send out Bid Documents to Sturgeon and WL Contractors – Any others?
- HUB Bid
 - Created Base Bid Documents – Awaiting comments/review by Architect and Legal;
 - Bid when comments are received and incorporated in Bid Documents;
 - Status of Interior Design?
 - Status of Pool Design?

District Contract Change Orders

None

Consultant/Vendor Agreements

Consultant/Vendor Agreements

None

Other Matters

None

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1000						
06/01/2017	CliftonLarsonAllen, LLP	1433917	Accounting	3-612	819.45	819.45
06/01/2017	CliftonLarsonAllen, LLP	1433917	Accounting	1-612	546.30	546.30
06/01/2017	CliftonLarsonAllen, LLP	1499881	Audit	1-615	443.25	443.25
06/01/2017	CliftonLarsonAllen, LLP	1499881	Accounting	3-612	679.88	679.88
06/01/2017	CliftonLarsonAllen, LLP	1499881	Accounting	1-612	453.26	453.26
06/01/2017	CliftonLarsonAllen, LLP	1541617	Accounting	1-612	334.86	334.86
06/01/2017	CliftonLarsonAllen, LLP	1541617	Accounting	3-612	502.29	502.29
Total 1000:						3,779.29
1001						
06/01/2017	Godden Sudik Architects	16-964	Architecture	3-761	11,785.50	11,785.50
06/01/2017	Godden Sudik Architects	17-029	Architecture	3-761	18,724.80	18,724.80
06/01/2017	Godden Sudik Architects	17-185	Architecture	3-761	18,836.40	18,836.40
06/01/2017	Godden Sudik Architects	17-311	Architecture	3-761	18,852.50	18,852.50
06/01/2017	Godden Sudik Architects	17-404	Architecture	3-761	127.70	127.70
Total 1001:						68,326.90
1002						
06/01/2017	Manager of Finance	SD FEE 17-039	Miscellaneous	1-685	3,000.00	3,000.00
Total 1002:						3,000.00
1003						
06/01/2017	McGeady Becher P.C.	1324M APR 17	Legal	3-675	4,673.62	4,673.62
06/01/2017	McGeady Becher P.C.	1324M APR 17	Legal	3-675	5,077.50	5,077.50
06/01/2017	McGeady Becher P.C.	1324M APR 17	Legal	1-675	3,115.75	3,115.75
06/01/2017	McGeady Becher P.C.	1324M FEB 17	Legal	3-675	1,621.08	1,621.08
06/01/2017	McGeady Becher P.C.	1324M FEB 17	Legal	3-675	735.00	735.00
06/01/2017	McGeady Becher P.C.	1324M FEB 17	Legal	1-675	1,080.72	1,080.72
06/01/2017	McGeady Becher P.C.	1324M JAN 17	Legal	3-675	2,188.80	2,188.80
06/01/2017	McGeady Becher P.C.	1324M JAN 17	Legal	1-675	1,459.20	1,459.20
06/01/2017	McGeady Becher P.C.	1324M MAR 17	Legal	3-675	2,372.40	2,372.40
06/01/2017	McGeady Becher P.C.	1324M MAR 17	Legal	3-675	3,871.61	3,871.61
06/01/2017	McGeady Becher P.C.	1324M MAR 17	Legal	1-675	1,581.60	1,581.60
Total 1003:						27,777.28
1004						
06/01/2017	Special Dist Management Svcs	APRIL 2017	District Management - CP	3-680	844.50	844.50
06/01/2017	Special Dist Management Svcs	APRIL 2017	District Management	1-680	563.00	563.00
06/01/2017	Special Dist Management Svcs	APRIL 2017	Miscellaneous	1-685	71.36	71.36
06/01/2017	Special Dist Management Svcs	FEBRUARY 2017	District Management	1-680	582.00	582.00
06/01/2017	Special Dist Management Svcs	FEBRUARY 2017	District Management - CP	3-680	873.00	873.00
06/01/2017	Special Dist Management Svcs	FEBRUARY 2017	Miscellaneous	1-685	71.62	71.62
06/01/2017	Special Dist Management Svcs	JANUARY 2017	District Management - CP	3-680	873.90	873.90
06/01/2017	Special Dist Management Svcs	JANUARY 2017	District Management	1-680	582.60	582.60
06/01/2017	Special Dist Management Svcs	JANUARY 2017	Miscellaneous	1-685	59.44	59.44
06/01/2017	Special Dist Management Svcs	MARCH 2017	District Management - CP	3-680	730.20	730.20
06/01/2017	Special Dist Management Svcs	MARCH 2017	District Management	1-680	486.80	486.80
06/01/2017	Special Dist Management Svcs	MARCH 2017	Miscellaneous	1-685	37.80	37.80
Total 1004:						5,776.22
1005						
06/01/2017	Special District Association	2017011324693158	Insurance/Dues/Members	1-670	200.00	200.00

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 1005:						200.00
Grand Totals:						108,859.69

Denver Connection West Metropolitan District
June-17

	General	Debt	Capital	Totals
Disbursements	\$ 11,669.56	\$ -	\$ 97,190.13	\$ 108,859.69
		\$ -		\$ -
Total Disbursements from Checking Acct	\$ 11,669.56	\$ -	\$ 97,190.13	\$ 108,859.69

RESOLUTION TO AMEND 2017 BUDGET
DENVER CONNECTION WEST METROPOLITAN DISTRICT

WHEREAS, the Board of Directors of the Denver Connection West Metropolitan District adopted a budget and appropriated funds for the fiscal year 2017 as follows:

General Fund	\$	67,500
Debt Service Fund:	\$	444,460
Capital Projects Fund:	\$	9,974,934

WHEREAS, the necessity has arisen for additional expenditures in the Capital Projects Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2017; and

WHEREAS, the expenditure of such funds is a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the Capital Projects Fund from bond proceeds.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Denver Connection West Metropolitan District shall and hereby does amend the adopted Budget for the fiscal year 2017 and adopts a supplemental budget and appropriation for the Capital Projects Fund for the fiscal year 2017, as follows:

Capital Projects Fund	\$14,000,000
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 27th day of June, 2017.

DENVER CONNECTION WEST METROPOLITAN
DISTRICT

By: _____

Secretary

DENVER CONNECTION WEST METRO DISTRICT

Board Meeting Project Status

June 27, 2017



Project Work

Monthly Site Visit

A site visit to see the general progress of construction was done on 5/5/17.

- Bringing in fill to bring the park site up is on hold;
- Storm is being installed in the Multifamily area.
- The water services are complete in the north Single Family area.
- Utility construction is ongoing in the Single Family area south of the channel.
- Concrete construction has started.
- Model construction is ongoing
- Fence construction is ongoing.
- It is anticipated the Multifamily models will be complete early July.

Infrastructure Acquisition

- The Infrastructure Acquisition Report #1 will begin when invoices are available. Report #1 will cover all work up to the current month. Then reports will be monthly after that.



Construction Contract Documents

Contractor Contracts

- Prequalification
 - As part of Outreach, a prequalification ad will be sent out before June 23 to request M/WBE contractors to submit prequalification information for upcoming bidding.
- Signalization Bid
 - Bid Documents created;
 - Denver Goals Committee set a goal of 15% M/WBE participation;
 - Invitation to bid is expected to be sent out before June 23.
- Monuments Bid
 - Bid Documents created;
 - Invitation to bid is expected to be sent out before June 23.
- HUB Bid
 - Bid Documents created;
 - Denver Goals Committee set a goal of 28% M/WBE participation;
 - Invitation to bid is expected to be sent out after the Signal and Monument Bids.
 - Status of Interior Design?
 - Status of Pool Design?
- Future Bids
 - Additional bid packages will be created and sent out as plans and specifications become available.
 - Future bid costs will be sent to the Goals Committees for review until an overall project Goals Plan has been established.

District Contract Change Orders

None

Consultant/Vendor Agreements

Consultant/Vendor Agreements

None

Other Matters

None