

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
HELD
April 9, 2018**

A special meeting of the Board of Directors of the Compark Business Campus Metropolitan District was held on Monday, April 9, 2018 at 1:30 p.m. at 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111.

Attendance In attendance were Directors:

Michael P. Vickers, President (via phone)
Tom List, Vice-President/Secretary/Treasurer (via phone)
Kevin Michalek, Asst. Secretary/Treasurer (via phone)

Also in attendance were:

Bob Blodgett, Anna Jones and Janece Soendker; CliftonLarsonAllen LLP
Russ Burrows and Greg McIlvain; Calibre Engineering
Rick Kron; Spencer Fane LLP (via phone)

Call to Order President Vickers called the meeting to order at 1:30 p.m.

Disclosures of
Potential Conflicts The Board disclosed possible conflicts of interest. No additions were
Of Interest reported.

III. Filing 8 Sanitary Sewer Line Extension

A. Review Bids

Mr. Burrows and Mr. McIlvain reviewed the bids received for the Filing 8 sanitary sewer line extension. PEI Construction was the third low bidder at 580,968.71. Escoc Construction was at \$575,000. BEC Construction was at \$526,000. Based on experience, qualifications and an expedited schedule of work in the Happy Canyon Creek floodplain, Mr. Burrows recommended approval of PEI as the third low bidder. After discussion, the Board determined this was in the best interest of the District.

Upon a motion duly made by Director Vickers, second by Director List, and upon vote unanimously carried, the Board approved to award the Filing 8 sanitary sewer line extension contract to PEI in the amount of \$580,968.71.

Mr. Burrows reported that GESC permit work is also required. He recommended Hydro, for an amount not to exceed \$20,000.

Upon a motion duly made by Director List, second by Director Vickers, and upon vote unanimously carried, the Board approved the GESC work as required by the Town of Parker for an amount not to exceed \$20,000.

Mr. Burrows further reported that the necessary consulting fees for Calibre Engineering, Manhard Engineering, GM Consulting and Strauss Building Services are also needed for this project.

After discussion, upon a motion duly made by Director Vickers, second by Director Michalek, and upon vote unanimously carried, the Board approved the necessary Consulting Services for Calibre Engineering, Manhard Engineering, GM Consulting and Strauss Building Services subject to final review by Mr. Blodgett and President Vickers.

Mr. Burrows further reported a Temporary Construction Easement may be required for some of the work outside of the District's property.

After discussion, upon a motion duly made by Director Vickers, second by Director Michalek, and upon vote unanimously carried, the Board approved the Temporary Construction Easement subject to review by Mr. Kron.

B. Award Contract to Low Responsible Bidder

Previously discussed.

C. Schedule

Mr. Burrows reported the project will be completed by mid summer, 2018

IV. Filing 11 Reimbursement Agreement

Director Vickers reported that three agreements are necessary with the Red Barre regarding their potential project including the Filing 11 Reimbursement:

- 1- an agreement providing for \$275,000 reimbursement from Red Barre for the detention pond serving their property
- 2- A purchase and option agreement allowing them to purchase up to 115 SFE's now for five years and five one-year options after with a \$20,000 annual fee
- 3- An easement on site to build their improvements

Director Vickers recused himself from the vote related to the Red Barre agreements.

After discussion, upon a motion duly made by Director List, second by Director Michalek, and upon vote 2-0-1, with Director Vickers abstaining, the Board approved these three items subject final review by Mr. Kron and Mr. Blodgett.

V. Other Items

A. Confirm Quorum for May 22, 2018 Regular Meeting

A quorum was confirmed.

B. Other

Director Vickers reported that the Vista South property has requested an easement from the District across the North side of the District's detention pond as a part of an Access Easement from the Vista South Property to Chambers Rd. for potential truck traffic. Director Vickers further reported the Town of Parker seeking to annex the Vista south side and eliminate the current uses for a Trash Transfer Station.

After discussion, the board directed Mr. Kron to communicate to the Vista South attorney that the board was not yet ready to take action on this request for an easement since it was unclear whether the project would happen and the easement would be needed. The Board can revisit this issue in the future when more information is available. Director Vickers recused himself from this discussion.

VI. Adjournment

Director Vickers adjourned the meeting at 2:30 p.m.

Respectfully submitted,



Secretary for the Meeting