

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
REUNION METROPOLITAN DISTRICT
HELD
SEPTEMBER 18, 2017**

A special meeting of the Board of Directors of the Reunion Metropolitan District was held Monday, September 18, 2017, at 1:00 p.m., at the Reunion Recreation Center, 17910 E. Parkside Drive North, Commerce City, Colorado 80022. The meeting was open to the public.

In attendance were Directors:

Scott Custer
Jeffrey Kappes
Tim Roberts

Also in attendance were:

Denise Denslow and Sarah Hunsche; CliftonLarsonAllen LLP
Kristen Bear; Esq.; White Bear Ankele Tanaka & Waldron P.C.
Ryan McDermott; Shea Homes

Call to Order

Director Kappes called the meeting to order at 1:02 p.m. The absence of Directors Kershisnik and Zemcik were noted and excused.

Declaration of
Quorum

A quorum was confirmed.

Disclosures and
Potential Conflicts
of Interest

The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Bear noted that all Directors' Disclosure Statements have been filed. The Board noted that there are no additional conflicts to those filed with the Secretary of State pursuant to statute.

Approve Agenda
And Location of
Meeting

After discussion, upon a motion duly made by Director Custer, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the meeting location and approved the agenda as presented.

Public Comments

None.

RECORD OF PROCEEDINGS

Legal Matters

Ryan McDermott gave an overview to the Board of the drainage needs in Reunion that are to be addressed in the T88 Agreement. In 2006, the ponds were built to accommodate a potential Walmart and other parcels along 104th. About a year ago, the City engaged in discussions regarding additional development of a T88 drainage facility due to growth and expansion of Tower Road. The City has funds to contribute to this project. It will add capacity and change T88 from retention to detention purposes. Reunion will get a credit back of \$1.4 million that has already been contributed. Shea has another \$388,000 to put toward platting the project as it occurs. As this was going to fall primarily on Reunion, this yields District savings. The City will be funding \$5 million of the project. The remainder will be paid by other parties, but the City will front the money. The City has pricing from Flatirons, and intends to provide a Notice of Award after the Council meeting tonight. The maintenance of the ponds will be that of the District.

A. Review and Consider Approval of T88 Agreement with Commerce City

After review, upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the Board approved the T88 Agreement with Commerce City.

B. Review and Consider Approval of License Agreement (Prairie Water Pipeline Easement) from City of Aurora to Reunion Metropolitan District

After review, upon a motion duly made by Director Custer, seconded by Director Roberts, and upon vote unanimously carried, the Board approved the License Agreement (Prairie Water Pipeline Easement) from City of Aurora to Reunion Metropolitan District.

C. Review and Consider Approval of License Agreement from Reunion Metropolitan District to Commerce City for Access to 104th Ponds

After review, upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the Board approved the License Agreement from Reunion Metropolitan District to Commerce City for Access to 104th Ponds.

D. Consideration of Authorization to Reimburse Shea for T88 Costs

After review, upon a motion duly made by Director Roberts, seconded by Director Custer, and upon vote unanimously carried, the Board authorized to reimburse Shea for T88 costs of not-to-exceed \$2,500 and authorized legal to work with Shea legal to come up with an appropriate agreement.

RECORD OF PROCEEDINGS

Other
Business

There was no other business to discuss.

Adjournment

There being no further business to come before the Board, upon a motion duly made by Director Custer, seconded by Director Roberts, and upon vote unanimously carried, the Board adjourned the meeting at 1:40 p.m.

The foregoing record constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,



Secretary for the Meeting