

**AEROTROPOLIS AREA COORDINATING
METROPOLITAN DISTRICT (“DISTRICT”)**

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 8011

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: November 21, 2024

TIME: 1:00 p.m.

LOCATION: Virtual via Zoom

PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting

<https://us02web.zoom.us/j/83927842723?pwd=NXA3bjc3VVJ2R2RZQjJyWXhMbVBzUT09>

Meeting ID: 839 2784 2723

Passcode: 979737

One tap mobile

+17193594580, *979737#

Board of Directors

Matt Hopper

Carla Ferreira

Michael Sheldon

Cynthia (Cindy) Shearon

VACANT

VACANT

VACANT

Denise Denslow

Office

President

Vice President

Treasurer

Assistant Secretary

Secretary

Term Expires

May, 2025

May, 2025

May, 2027

May, 2027

May, 2025

May, 2027

May, 2027

N/A

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices. 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 business to be conducted in 2025 and location (**virtual and/or physical**) of meetings. Schedule regular meetings (proposed date/time: third Thursdays of each month at 1:00 p.m.) and consider adoption of Resolution Establishing Regular

Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices (enclosure).

- E. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (Transparency Notice).

II. CONSENT AGENDA

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

- Approval of October 17, 2024 special meeting minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$56,662,87 (numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting) (enclosure).
- B. Review and accept cash position report dated August 31, 2024, updated as of November 15, 2024 (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2024 Budget. If necessary, consider adoption of Resolution to Amend the 2024 Budget.
- D. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – draft budget and resolutions).
- E. Authorize District Accountant to prepare and sign, and/or authorize Board member to signed the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- F. Consider appointment of District Accountant to prepare 2026 Budget.
- G. Discuss and consider the engagement of Fiscal Focus Partners LLC to perform the 2024 Audit (enclosure).
- H. Discuss and consider approval of recommendation to The Aurora Highlands Community Authority Board (“**CAB**”) for acceptance of the CAB and District Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 77 Engineer’s Report and Verification of Costs No. 56 prepared by Schedio Group LLC (enclosure).

- I. Discuss and consider approval of recommendation to the CAB for acceptance of the CAB and District Engineer’s Report and Verification of Costs Associated with Public Improvements, In-Tract Improvements / In Tract Home Builder Expenses, Engineer’s Report and Verification of Costs No. 37 prepared by Schedio Group LLC (enclosure).

IV. CAPITAL PROJECTS

- A. Discuss and acknowledge funding sources in the total amount of \$9,346,614.04* (checks and interim payments) prepared by the District’s accountant (enclosures - summary and list of checks):

TAH CAB/Spine Costs	\$5,463,254.27
AH In-Tract Costs	\$ 261,964.93
AF ARTA	\$1,843,956.49
ARTA	\$ 977,946.49
AF ATEC Spine Costs	\$ 799,491.86
Developer	\$ 0
Total:	\$9,346,614.04

* Numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting.

District Capital Projects:

- B. Discuss and consider approval of **Change Order No. 03 to Task Order No. 12 to Master Service Agreement (“MSA”)** for Program Management, Design and Construction Services (ARTA) between the District and **AECOM Technical Services, Inc. (“AECOM”)** for 48th Avenue, E470 to Windler (North) ISP, PDR, Ponds, in the amount of \$526,000.00, subject to approval of the Construction Committee.
- C. Discuss and consider approval of **Change Order No. 04 to Task Order No. 13 to MSA** for Program Management, Design and Construction Services (ATEC) between the District and **AECOM** for SWMP BMPs and Additional Soil Remediation, in the amount of \$22,100.00, subject to approval of the Construction Committee.
- D. Discuss and consider approval of **Change Order No. 09.01 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM** for Construction Management for Filing 19, 32nd Ave. Construction, in the amount of \$136,000.00, subject to approval of the Construction Committee.
- E. Discuss and consider approval of **Change Order No. 09.02 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM** for Filing 16 Tri Pointe Landscaping Construction Management, in the amount of \$13,000.00, subject to approval of the Construction Committee.

- F. Discuss and consider approval of **Change Order No. 10.01 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM** for AACMD Construction Management, in the amount of \$2,300.00, subject to approval of the Construction Committee.
- G. Discuss and consider approval of **Change Order No. 10.02 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM** for Construction Management for F9 Landscaping CO 08 and 09, in the amount of \$800.00, subject to approval of the Construction Committee.
- H. Discuss and consider approval of **Change Order No. 10.03 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM** for Construction Management for ISP-01, CO-03 Solar Power at POCs 5, 39, 40 & 45, in the amount of \$200.00, subject to approval of the Construction Committee.
- I. Discuss and consider approval of **Change Order No. 10.04 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM** for Construction Management for ISP-01, CO-04 Grading - 42nd Ave. and Reserve, in the amount of \$600.00, subject to approval of the Construction Committee.
- J. Discuss and consider approval of **Change Order No. 10.05 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM** for Construction Management for ISP-01, CO-05 F14 Added Scope, in the amount of \$14,100.00, subject to approval of the Construction Committee.
- K. Discuss and consider approval of **Change Order No. 12.01 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM** for AACMD Construction Management, in the amount of \$4,100.00, subject to approval of the Construction Committee.
- L. Discuss and consider approval of **Task Order No. 12 to MSA** for Program Management, Design and Construction Services between the District and **AECOM** for Tract J Landscaping Design (between TAH Parkway and Tributary T Channel), in the amount of \$240,600.00, subject to approval of the Construction Committee.
- M. Discuss and consider approval of **Task Order No. 15 to MSA** for Design and Construction Support Services (ATEC) between the District and **AECOM** for High School Concept Support (Site SE of Aerotropolis Parkway and 48th Avenue), in the amount of \$7,500.00, subject to approval of the Construction Committee.
- N. Discuss and consider approval of **Change Order No. 002 to Agreement** between the District and **ATCO Structure & Logistics (USA), Inc.** for Construction Tailer (Relocate Ramp and Adjust Stairs), in the amount of \$3,000.00, subject to approval of the Construction Committee.
- O. Discuss and consider approval of **Change Order No. 01 to Task Order No. 05 to MSA** for Program Management Services between the District and **Bowman**

- Consulting Group, Ltd.** for District Utility Trailer (Drainage Letter to Support Design of Entrance), in the amount of \$6,500.00, subject to approval of the Construction Committee.
- P. Discuss and consider approval of **Task Order No. 07 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for PA-43 Community Center (Conceptual Site Layout and Landscape Plans), in the amount of \$5,000.00, subject to approval of the Construction Committee.
- Q. Discuss and consider approval of **Task Order No. 08 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for Aquatic Center / Recreation Center 01 Pool, in the amount of \$285,000.00, subject to approval of the Construction Committee.
- R. Discuss and consider approval of **Task Order No. 10 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for Pipe Size Exhibit (Cost Delta Analysis), in the amount of \$6,250.00, subject to approval of the Construction Committee.
- S. Discuss and consider approval of **Task Order No. 11 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for ATEC Residential (Conceptual Lotting Plan for ATEC Residential Areas), in the amount of \$22,600.00, subject to approval of the Construction Committee.
- T. Discuss and consider approval of **Task Order No. 12 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for Sculpture Foundation Design (46th and Main St.), in the amount of \$8,000.00, subject to approval of the Construction Committee.
- U. Discuss and consider approval of **Task Order No. 13 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for Concept Layout PA-64.2, in the amount of \$11,800.00, subject to approval of the Construction Committee.
- V. Discuss and consider approval of **Change Order No. 03 to Construction Agreement** for ISP-01 Landscape between the District and **BrightView Landscape Development, Inc.** for Solar Panel Install for POCs 5, 39, 40 & 45, in the amount of \$6,800.00, subject to approval of the Construction Committee.
- W. Discuss and consider approval of **Change Order No. 04 to Construction Agreement** for ISP-01 Landscape between the District and **BrightView Landscape Development, Inc.** for Grading SW Corner at 42nd Ave. and Reserve, in the amount of \$16,858.00, subject to approval of the Construction Committee.
- X. Discuss and consider approval of **Change Order No. 05 to Construction Agreement** for ISP-01 Landscape between the District and **Brightview Landscape Development,**

- Inc.** for F14 Added Scope, in the amount of \$402,837.00, subject to approval of the Construction Committee.
- Y. Discuss and consider approval of **Short Form Construction Agreement** between the District and **Hudick Excavating, Inc. d/b/a HEI CIVIL** for Filing 19, 32nd Ave. Construction, in the amount of \$4,466,546.95, subject to approval of the Construction Committee.
- Z. Discuss and consider approval of **MSA** for Geotechnical and Special Inspections Testing Services between the District and **Kumar and Associates, Inc.**, subject to approval of the Construction Committee.
- AA. Discuss and consider approval of **Task Order No. 01 to MSA** for Geotechnical and Special Inspections Testing Services between the District and **Kumar and Associates, Inc.**, for Beach Club Geotechnical Testing, in the amount of \$58,656.00, subject to approval of the Construction Committee.
- BB. Discuss and consider approval of **Change Order No. 2.1 to Construction Agreement** for Farmhouse Demolition and Remediation between the District and **Knight Industries, LLC** for SWMP BMPs, in the amount of \$17,202.00, subject to approval of the Construction Committee.
- CC. Discuss and consider approval of **Change Order No. 2.2 to Construction Agreement** for Farmhouse Demolition and Remediation between the District and **Knight Industries, LLC** for Additional Soil Remediation, in the amount of \$615,420.00, subject to approval of the Construction Committee.
- DD. Discuss and consider approval of **Short Form Construction Agreement** for Filing 16 – Tri-Pointe Landscaping and Irrigation between the District and **Landtech Contractors, LLC**, in the amount of \$791,914.05, subject to approval of the Construction Committee.
- EE. Discuss and consider approval of **Change Order No. 08 to Short Form Construction Agreement** between the District and **Landtech Contractors, LLC** for Tract C Removal of Weeds, Grade and Sod, in the amount of \$14,163.00, subject to approval of the Construction Committee.
- FF. Discuss and consider approval of **Change Order No. 09 to Short Form Construction Agreement** between the District and **Landtech Contractors, LLC** for Weed Removal (Warm Springs and Highland Creek), in the amount of \$7,271.00, subject to approval of the Construction Committee.
- GG. Discuss and consider approval of **Short Form Construction Agreement** between the District and **Lighthouse Transportation Group, LLC** for On-Call Electrical Work, subject to approval of the Construction Committee.

- HH. Discuss and consider approval of **Change Order No. 03 to Task Order No. 22 to MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for North Mass Grading (Subsurface Utility Exploration), in the amount of \$10,000.00, subject to approval of the Construction Committee.

- II. Discuss and consider approval of **Change Order No. 02 to Task Order No. 01 to MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for North District Roadways (Denali, Fultondale, 46th, Main Street, Coolidge), in the amount of \$24,650.00, subject to approval of the Construction Committee’

- JJ. Discuss and consider approval of **Change Order No. 02 to Task Order No. 05 to MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for 32nd Avenue CA Support, in the amount of \$29,000.00, subject to approval of the Construction Committee.

- KK. Discuss and consider approval of **Task Order No. 43 to MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for Design of 470 Landscape, 26th to 38th – Review of Grading Near Main and 26th), in the amount of \$2,100.00, subject to approval of the Construction Committee.

- LL. Discuss and consider approval of **Change Order No. 06 to Short Form Construction Agreement** between the District and **Mid City Corporation** for Clocktower Emergency Repair, in the amount of \$6,688.34, subject to approval of the Construction Committee.

- MM. Discuss and consider approval of **Change Order No. 03 to Contract** (District / ATEC Grading Pads 2 and 3 Work) between the District and **R.E. Monks Construction Company, LLC** for North Mass Grading (Storm Adjustments), in the amount of \$18,870.00, subject to approval of the Construction Committee.

- NN. Discuss and consider approval of **Change Order No. 04 to Contract** (District / ATEC Grading Pads 2 and 3 Work) between the District and **R.E. Monks Construction Company, LLC** for North Mass Grading (PA-8, PA-12, Boulder Disposal), in the amount of \$52,386.90, subject to approval of the Construction Committee.

- OO. Discuss and consider approval of **Task Order No. 02 to MSA** for Stormwater Services between the District and **Stormwater Logistics, LLC** for North Mass Grading A, PA-3 Restoration (Erosion Control Restoration / Stabilization), in the amount of \$39,271.00, subject to approval of the Construction Committee.

- PP. Discuss and consider approval of **Short Form Construction Contract** between the District and **Weilfield Group Contracting, Inc.** for On-Call Electrical Contactor Services, subject to approval of the Construction Committee

V. LEGAL MATTERS

- A. Discuss and consider approval of East Cherry Creek Valley Water and Sanitation District Overlap Area Consent Agreement Regarding Aurora Highlands (Filing 28) by and between the District and East Cherry Creek Valley Water and Sanitation District.
- B. Discuss May 6, 2025 Regular Director Elections and consider adoption of Resolutions Calling May 6, 2025 Elections for Directors, appointing Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot elections (enclosures). Self- Nomination and Acceptance Forms are due by February 28, 2025. Discuss need for ballot issues and/or questions.

VI. ARTA MATTERS

VII. MANAGER MATTERS

- A. Authorize renewal of Districts’ insurance and Special District Association (SDA) memberships for 2025 (enclosure).
 - 1. Discuss need for any updates to property schedules.
- B. Review and consider approval of CliftonLarsonAllen LLP Statements of Work for 2025 Management and Accounting Services (enclosures).
- C. Acknowledge responsibility of The Aurora Highlands Community Authority Board (“CAB”) to comply with ADA requirements on the CAB website and authorize necessary actions in connection therewith.

VIII. OTHER BUSINESS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

The next regular meeting is scheduled for December 19, 2024 at 1:00 p.m.