

HM METROPOLITAN DISTRICT NO. 1 (“DISTRICT”)

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.hmmetrodistricts.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: June 4, 2025

TIME: 2:00 p.m.

LOCATION: Microsoft Teams Videoconference

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmRhOGVhNTAtNmRlZi00M2M4LWEwZmYtNjNiNDc5MTdlY2Vj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d

Meeting ID: 259 733 131 419 7
Passcode: UF2hk3Tk

To attend via telephone, dial 720-547-5281 and enter Conference ID: 561 502 764#

Board of Directors

Henry (Rick) Wells

Gregg Johnson

Matthew Stewart

Ferdinand L. Belz, III

Blake Fulenwider

Office

President

Assistant Secretary

Term Expires

May, 2027

May, 2029

May, 2029

May, 2027

May, 2029

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notice. 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 results of May 6, 2025 Regular Election (enclosure).
- E. Consider appointment of officers.

President: _____

Secretary: _____

Treasurer: _____

Assistant Secretary: _____

Assistant Secretary: _____

- F. Review and consider approval of minutes of the March 5, 2025 Regular Board Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Review and approve and/or ratify approval of payment of claims in the amount of \$1,957,166.60 (enclosure).
- B. Review and consider acceptance of the April 30, 2025 Unaudited Financial Statements (enclosure).
- C. Conduct Public Hearing to consider amendment of the 2024 Budget. Consider adoption of Resolution to Amend the 2024 Budget (enclosure).
- D. Review and consider approval of 2024 Audit and authorize execution of the Representation Letter (enclosure).
- E. Review and consider acceptance of District Engineer’s Report and Certification #47, dated March 22, 2025, prepared by Ranger Engineering, LLC in the amount of \$609,576.72 (enclosure).
- F. Review and consider acceptance of District Engineer’s Report and Certification #48, dated April 10, 2025, prepared by Ranger Engineering, LLC in the amount of \$23,212.15 (enclosure).
- G. Review and consider acceptance of District Engineer’s Report and Certification #49, dated April 21, 2025, prepared by Ranger Engineering, LLC in the amount of \$411,738.24 (enclosure).
- H. Review and consider acceptance of District Engineer’s Report and Certification #50, dated May 20, 2025, prepared by Ranger Engineering, LLC in the amount of \$1,972,236.42 (enclosure).

III. LEGAL MATTERS

- A. Discuss and consider approval of Cost Sharing and Reimbursement Agreement between the District and Aurora 310 Property LLC (enclosure).

IV. MANAGER MATTERS

- A. Ratify approval of Change Order No. 11 to Service Agreement for Phase 1 Infrastructure Improvements between the District and AE Design, Inc. for Additional Design Services for Box Elder Infrastructure Projects (Update 68th Ave.

and Harvest Rd. street lighting - engineering plans to include power requirements for the irrigation controllers), in the amount of \$1,000.00 (enclosure).

- B. Ratify approval of Service Agreement for Landscaping Services between the District and Consolidated Divisions Inc. d/b/a CDI Environmental Contractor (Second Creek and 60th Avenue ROW Landscaping), in the amount of \$150,403.68 (enclosure).
- C. Ratify approval of Work Order No. 02 to Standard Agreement and General Conditions between Owner and Construction Manager (Where the CM is At-Risk) between the District and Dynalectric Company for Box Elder Infrastructure Development 56th Avenue (E470 to Harvest) and Harvest Road (from 56th to 64th Avenue) Street Power and Lighting between the District and Dynalectric Company, for added electrical lighting service for North side of 56th Avenue), in the amount of \$25,507.00 (enclosure).
- D. Ratify approval of Change Order No. 20 to Service Agreement for Phase 1 Infrastructure Improvements between the District and Ground Engineering Consultants, Inc. for Additional Professional Services, Geotechnical Evaluation, Construction Materials Testing and Special Inspection (PA-9 Infrastructure Development Phase 1 construction), in the amount of \$28,150.00 (enclosure).
- E. Ratify approval of Change Order No. 21 to Service Agreement for Phase 1 Infrastructure Improvements between the District and Ground Engineering Consultants, Inc. for Additional Professional Services, Geotechnical Evaluation, Construction Materials Testing and Special Inspections (PA-9 Infrastructure Development Phase 1 - private drive final pavement design and GESC to develop final pavement design), in the amount of \$11,490.00 (enclosure).
- F. Ratify approval of Standard Short Form Agreement between Owner and Constructor (Lump Sum Price) for Harvest Road Landscaping between the District and Hall Contracting, LLC, in the amount of \$877,661.64 (enclosure).
- G. Ratify approval of Work Order No. 21 to Standard Agreement and General Construction between Owner and Construction Manager (Where the CM is At-Risk) between the District and Hudick Excavating, Inc. d/b/a HEI Civil for Box Elder Infrastructure Development - 56th Ave from E-470 to Harvest Road and Harvest Rd. from 56th to 64th Ave (additional cost for the required E-470 Permit and Fee) in the amount of \$112,357.09 (enclosure).
- H. Ratify approval of Service Agreement for Landscaping Services between the District and Schultz Industries Incorporated (Denali, 64th Avenue Right of Way), in the amount of \$16,656.00 (enclosure).
- I. Ratify approval of Change Order No. 02 to Service Agreement for Phase I Infrastructure Improvements (56th Avenue) between the District and Westwood Professional Services, Inc., for additional design and engineering services for Phase 1 Infrastructure Projects (Construction administration services - 56th Avenue Project and 56th Ave. North borrow area SWMP Amendment), in the amount of \$11,000.00 (enclosure).

- J. Ratify approval of Change Order No. 03 to Service Agreement for Phase I Infrastructure Improvements (56th Avenue) between the District and Westwood Professional Services, Inc., for additional design and engineering services for Phase 1 Infrastructure Projects (Construction Administration Services - 56th Avenue Project and 56th Ave. dry utility conflict resolution and Amendment), in the amount of \$11,000.00 (enclosure).

V. CAPITAL IMPROVEMENTS

VI. OTHER BUSINESS

VII. ADJOURNMENT

The next regular meeting is scheduled for September 3, 2025