

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT

REGULAR BOARD MEETING

AGENDA

Board of Directors:	Term Expires:
Michael P. Vickers, Chairman/President	May 2014
Tom List, Vice President/Secretary/Treasurer	May 2014
VACANT, Asst. Secretary/Treasurer	May 2016
Kevin Michalek, Asst. Secretary/Treasurer	May 2014
VACANT, Asst. Secretary/Treasurer	May 2016

DATE: November 26, 2013

TIME: 12:15 p.m.

PLACE: CliftonLarsonAllen LLP
8390 E. Crescent Parkway, Suite 500
Greenwood Village, Colorado 80111-2814

I. Call to Order

II. Conflicts of Interest

III. Discuss Board Vacancies

CONSENT AGENDA (Section IV - VIII) PAGE 7

IV. Review and Approve Minutes of the August 27, 2013 Regular Meeting **PAGE 8**

V. Financial Items

A. Approve October Claims Totaling \$163,607.05 **PAGE 14**

B. Ratify August and September Claims Totaling \$54,344.15 **PAGE 20**

C. Consider Approval of 2013 Audit Agreement with L. Paul Goedecke - \$TBD

- D. Review and Consider Approval of Engagement Letter with CliftonLarsonAllen LLP for 2014 Accounting Services **PAGE 21**
 - E. Ratify Tap Fee Payment Agreement with Provident Construction @ 13796 Compark Blvd. - \$106,782.61 (revenue) **PAGE 28**
 - F. Accept September 30, 2013 Continuing Disclosure Statement **PAGE 32**
- VI. Manager's Items
- A. Review and Consider Adoption of 2014 Annual Administrative Matters Resolution **PAGE 37**
 - B. Accept SVMD Meeting Information and 2014 Draft SVMD Budget **PAGE 42**
 - C. Accept SMWSA Meeting Information
 - D. Information Items and Referrals **PAGE 64**
 - E. Other
- VII. Attorney's Items
- A. Review and Consider Approval of Resolution Calling a Regular Election for Directors on May 6, 2014 and Appointing DEO **PAGE 69**
- VIII. Engineer's Items
- A. Ratify Agreement Between GM Consulting LLC and Compark Business Campus Metropolitan District to Oversee Drainage Improvements at Compark Village Filing No. 5, Town of Parker, CO - \$3,000 **PAGE 71**
 - B. Ratify Agreement Between GM Consulting LLC and Compark Business Campus Metropolitan District to Oversee Hauling and Placement of Approximately 1500 Cubic Yards of Dirt to Filing 5 Detention Pond, Town of Parker, CO - \$1,000 **PAGE 76**
 - C. Ratify First Amendment to Public Improvement Financing Agreement with The Opus Group, LLC - \$12,167.50 (revenue to the District) **PAGE 81**
 - D. Ratify Proposal for Construction Staking and Surveying Services, Compark Lot 4B-1B with Manhard Consulting - \$1,350 **PAGE 87**
 - E. Ratify Contract with Premier Earthworks Infrastructure for Compark Filing 2, 6th Amendment, Lot 4B-1B Drainage Improvements - \$127,554.54 **PAGE 97**
 - F. Ratify Agreement with DTEC for Trail and Drainage Improvements - \$12,762.50 **PAGE 94**

- G. Ratify Approval of Change Order No. 1 with Premier for Detention Pond Work - \$19,335 **PAGE 98**
- H. Ratify Agreement with Manhard Consulting for Staking and Surveying Services – Compark Village Filing No. 5, Detention Pond Improvements - \$7,900 **PAGE 100**
- I. Ratify Agreement with GM Consulting for CM for Overseeing Drainage and Landscaping Work for Filing 5 - \$12,500 **PAGE 108**
- J. Ratify Agreement with Manhard Consulting for Engineering Design Services, Compark Filing 2, Lot 4B-1B Drainage Improvements - \$6,500 **PAGE 113**
- K. Ratify Easement Deed Between Compark Properties and CBCMD for Fire Line Loop, Compark Filing 2, Lot 4B-1A **PAGE 126**
- L. Ratify Easement Deed Between Compark Land Company and CBCMD for Fire Line Loop on Filing 2, Lot 4B-1B **PAGE 134**
- M. Ratify Agreement with Manhard Consulting for Engineering and Survey Services for Detention Pond Upgrade for Filing 5 - \$8,950 **PAGE 145**
- N. Ratify Drainage Easement Agreement, Filing 2, 6th Amendment Lot 4B-1B **PAGE 155**
- O. Ratify Conveyance of Sanitary Service Easement From CBCMD to SVMD for Tract C, Compark Filing No. 4 **PAGE 166**
- P. Ratify Conveyance of Water Easement From CBCMD to SVMD for Tract C, Compark Filing No. 4 **PAGE 174**
- Q. Accept October 11, 2013 Town of Parker Floodplain Development Permit (East of Chambers Road and East End of Canyon Rim) **PAGE 180**

DISCUSSION AGENDA (Section IX - XVI) PAGE 190

IX. Construction Items

- A. Status of District Work Related to Opus Project – Russ Burrows **PAGE 191**
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- B. Discuss District Work Regarding Lot 4B-1B – Russ Burrows
 - 1. Discuss Agreement with Premier for Storm Drainage Work – NTE \$60,000
-

C. Discuss Future Landscaping Work Required on Filing 5 – Estimate \$100,000

D. Status of E-470/Chambers Interchange Landscaping/Signage Design – David Brehm

X. Financial Items

A. Review and Approve September 30, 2013 Financial Statements and November 26, 2013 Cash Position **PAGE 193**

B. Status of Prior Operating Advances by Compark Properties to the District - \$353,263.08 (12/31/07 Balance) **PAGE 204**

C. Review SVMD Financial Forecast (2012-47) Regarding CBCMD Future Costs **PAGE 206**

D. Other

XI. Landscape Maintenance/Construction Report

A. Landscape Maintenance Updates

B. Discuss Maintenance of Two New Detention Ponds

C. Discuss Maintenance of Tracts Related to Lennar Homes Project

1. Trails

2. Detention Pond

D. Discuss Private Fire Hydrant Maintenance Agreement with SVMD

E. Approve 2014 Landscape Maintenance Services Agreement with Atira Golf & Landscape - \$TBD

XII. Manager's Items

A. Conduct Public Hearing to Consider Amending the 2013 Budget;
Consider Adoption of Resolution to Amend 2013 Budget **PAGE 222**

B. Conduct Public Hearing to Consider Adoption of 2014 Budget,
Appropriate Expenditures and Set Mill Levy; Consider Adoption of
Resolution to Adopt 2014 Budget, Appropriate Expenditures and Set Mill
Levy **PAGE 224**

1. Discuss SVMD Projected Water Fund and Sewer Fund Costs Allocated to
CBCMD in 2014

C. Status of SVMD WWTP Work

D. Status of SVMD WISE Agreement

E. Website Update

F. Other

XIII. Attorney's Items

A. Discussion and Possible Action Regarding SVMD / CBCMD IGA Issues

1. Status of September 17, 2013 Letter to Mitch Chambers Regarding WWTP and WISE Projects **PAGE 243**
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- B. Ratify Approval of Access Easement with Canyon Creek HOA **PAGE 245**
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- C. Status of Western Waterline License with ECCV WSD
-

- D. Discuss Possible Exclusion of Second Lennar Tract
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- E. Discussion and Possible Action on Tap Purchase Agreement with Opus for Lot 4B-1B **PAGE 249**
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XIV. Director's Items

- A. Development Update
-

- B. Other
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XV. Other Items

- A. Confirm Quorum for February 25, 2014 Regular Meeting
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XVI. Adjournment

NOTE: The Next Regular Board meeting is scheduled for February 25, 2014 at 12:15 p.m., at the District offices; 8390 E. Crescent Parkway, Suite 500, Greenwood Village, Colorado 80111-2814.