



**SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")**

370 Interlocken Boulevard, Suite 500
Broomfield, Colorado 80021
Tel: 303-466-8822
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<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: March 14, 2025
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue
Building 1, Suite D
Watkins, CO 80137

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB WILL BE PHYSICALLY PRESENT AND WILL ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION BELOW.

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmZjMTNiNDYtZDIwNi00MThkLTk1YjYtMTQ2MDE1ZjE0ZTJj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID:
Phone Conference ID: **851 825 276#**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Harding	President (representing MD1)	May 2027
Joe Knopinski	Vice President (representing MD5)	May 2025
Marc Spezialy	Treasurer (representing MD5)	May 2027
Scott E. Lehman	Secretary (representing MD3)	May 2027
Dirk Lashnits	Assistant Secretary (representing MD5)	May 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Approve Minutes from the February 14, 2025 Special Meeting (enclosure).

II. CONSENT AGENDA

- A. Ratify approval of Pay Application No. 11 to the Erosion Control Contract with Pure Cycle Corporation for Filing 5 in the amount of \$12,880.10.
- B. Ratify approval of Pay Application No. 4 to the Fencing Contract with Pure Cycle Corporation for Filing 5 in the amount of \$22,059.00.
- C. Ratify approval of Pay Application No. 11 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. (“PEI”) for Filing 5 in the amount of \$4,401.61.
- D. Ratify approval of Pay Application No. 5 to the GESC Contract with Pure Cycle Corporation for Filing 6 in the amount of \$5,744.50.
- E. Ratify reimbursement to Pure Cycle Corporation under the Facilities Funding and Acquisition Agreement (for Phase 1) and/or the Phase 2 Facilities Funding and Acquisition Agreement costs associated with regional improvements, in the amount of \$350,000.00.

III. PUBLIC COMMENT

- A. Public Comment.
(Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not listed as public hearings on the agenda. Comments will be limited to three (3) minutes per person.)

IV. SKY RANCH CITIZENS ADVISORY COMMITTEE (“CAC”) MATTERS

- A. CAC presentation to the CAB Board regarding CAC recommendations, if any.

V. FINANCIAL MATTERS

- A. Consider approval and/or ratification of payables through March 7, 2025 in the amount of \$1,273,513.76 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position as of February 28, 2025, updated as of March 10, 2025, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).

VI. CONSTRUCTION MATTERS

- A. Project Manager’s Report (enclosure).
- B. Consider approval of Task Order No. 34 to the Master Services Agreement (“MSA”) with KT Engineering, LLC for miscellaneous staking in an amount not to exceed \$7,500.00.
- C. Consider approval of Task Order No. 9 to the MSA with Westwood Professional

Services, Inc. for Monaghan turn lane addendum in an amount not to exceed \$17,250.00.

- D. Engineer's Report (enclosure).
- E. Review and consider acceptance of Cost Certification Report No. 14 prepared by Independent District Engineering Services, LLC ("IDES") in the amount of \$2,321,981.25 (enclosure).
- F. Consider approval of Task Order No. 9 to the MSA with IDES for District Oversight Services in an amount not to exceed \$50,000 (enclosure).
- G. Review Filing 7 Grading, Erosion and Sediment Control bid analysis and consider award of contract to Pure Cycle Corporation (enclosure).
- H. Review Filing 7 Wet Utilities and Roadways bid analysis and consider award of contract to Premier Earthworks & Infrastructure, Inc. ("PEI") (enclosure).
- I. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
None.
- J. Phase II (Filing No. 4) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. None.
 - 2. **Drainage and Utilities:**
 - a. None.
 - 3. **Erosion Control:**
 - a. None.
 - 4. **Roadway Improvements:**
 - a. Paving/Asphalt
 - 1) None
 - b. Concrete/Striping/Signage
 - 1) None.
 - 5. **Landscape:**
 - a. Consider approval of Pay Application No. 23 to the Landscape Installation Contract with Consolidated Divisions Inc. ("CDI") in the amount of \$61,612.11.
 - 6. **Fencing:**
 - a. None.
- K. Phase II (Filing No. 5) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. None.
 - 2. **Drainage and Utilities:**
 - a. None.
 - 3. **Erosion Control:**
 - a. Consider approval of Pay Application No. 13 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$6,295.65.
 - 4. **Roadway Improvements:**
 - a. Paving/Asphalt
 - 1) None.
 - b. Concrete/Striping/Signage
 - 1) None.
 - 5. **Landscape:**

- a. Consider approval of Change Order No. 4 to the Materials Contract with Landwise, LLC for additional materials costs to repair the landscaping on either side of the maintenance trail in an amount not to exceed \$2,259.90.
 - b. Consider approval of Pay Application No. 7 to the Materials Contract with Landwise, LLC in the amount of \$19,244.82.
 - 6. Fencing:**
 - a. None.
- L. Phase II (Filing No. 6) Construction Matters:
 - 1. Grading/Earthwork:**
 - 2. Drainage and Utilities:**
 - a. Consider approval of Change Order No. 9 to the Materials Contract with PEI for material costs to replace sanitary sewer and storm sewer manhole lids in Filing 4 for an amount not to exceed \$4,336.08.
 - b. Consider approval of Change Order No. 10 to the Materials Contract with PEI for material costs associated with adding signage and striping in an amount not to exceed \$51,250.42.
 - c. Consider approval of Change Order No. 11 to the Materials Contract with PEI for material costs associated with removal and replacement of thirty-three (33) sanitary services that extend into Filing 7 in an amount not to exceed \$1,769.00.
 - d. Consider approval of Pay Application No. 9 to the Materials Contract with PEI for materials in the amount of \$65,914.58.
 - 3. Erosion Control:**
 - a. Consider approval of Pay Application No. 11 to the GESC Contract with Pure Cycle Corporation in the amount of \$7,597.15.
 - 4. Roadway Improvements:**
 - a. Paving/Asphalt
 - 1) None.
 - b. Concrete/Striping/Signage
 - 1) None.
 - 5. Landscape:**
 - a. None.
 - 6. Fencing:**
 - a. None.
- M. Phase II (Filing No. 7) Construction Matters:
 - 1. Grading/Earthwork:**
 - a. Consider approval of Pay Application No. 3 to the Grading Contract with Bemis Construction, Inc. in the amount of \$71,343.34.
 - 2. Drainage and Utilities:**
 - a. None.
 - 3. Erosion Control:**
 - a. None
 - 4. Roadway Improvements:**
 - a. Paving/Asphalt
 - None.
 - b. Concrete/Striping/Signage
 - None.

5. **Landscape:**
 - a. None.
6. **Fencing:**
 - a. None.

VII. LEGAL MATTERS

- A. Executive Session (if needed).

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager's Update (enclosures).
- B. Accounts Receivable Report (enclosure).

IX. OTHER BUSINESS

- A. Confirm quorum for April 11, 2025 Regular Meeting at 8:30 a.m.

X. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (February 2025).

The next regular meeting is scheduled for April 11, 2025 at 8:30 a.m.