

**NOTICE OF SPECIAL MEETING OF  
WINDLER PUBLIC IMPROVEMENT AUTHORITY**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the Windler Public Improvement Authority (the “Authority”), will conduct a regular meeting on Thursday, May 30, 2024 at 3:45 p.m., at 5750 DTC Parkway, Suite 210, Greenwood Village, CO 80111

*This meeting will also be held via Zoom and may be joined using the following link:*

**<https://us02web.zoom.us/j/89732258449>  
Call-In Number: 1-719-359-4580  
Meeting ID: 897 3225 8449**

The Board will take up such other business as may be before the Board. The meeting is open to the public.

This notice is given by order of the Board.

BY ORDER OF THE BOARD OF DIRECTORS  
WINDLER PUBLIC IMPROVEMENT AUTHORITY

By: /s/ Chris Fellows  
President

**AGENDA**

- 1) Call to Order.
- 2) Declaration of Quorum/Director Conflict of Interest Disclosures.
- 3) Confirmation of Meeting Notice and Posting.
- 4) Approval of Agenda.
- 5) Public Comment – Members of the public may express their views to the Board on matters that affect the Authority. Comments will be limited to three (3) minutes per person.
- 6) Review and consider approval of May 21, 2024 Meeting Minutes.
- 7) Review and consider approval of Payment of Claims.
- 8) Review and consider approval of Financials.
- 9) Review and consider approval of Resolution Accepting Engineer’s Report and Requesting Requisition of Funds No. 45 in the amount of \$2,331,548.91.
- 10) Review and consider approval of Authorization of Professional Services with Martin/Martin regarding Windler – Midtown Commercial Subdivision Plat in the amount of \$26,500.
- 11) Review and consider approval of Authorization of Professional Services with Martin/Martin regarding Windler – Collect Road Package #3 (Phase 1) and Northwest Retail Pads in the amount of \$282,000.
- 12) Review and consider approval of Authorization of Professional Services with Martin/Martin regarding Windler – Collect Road Package #3 (Phase 2) in the amount of \$273,000.
- 13) Review and consider approval of Authorization of Professional Services with Kimley-Horn regarding Windler Monument Signage in the amount of \$25,000.
- 14) Review and consider approval of Authorization of Professional Services with Westwood regarding 48<sup>th</sup> Stormsewer Concept Analysis in the amount of \$29,500.

- 15) Review and consider approval of Authorization of Professional Services with Westwood regarding Perimeter Park – 56<sup>th</sup> Ave in the amount of \$44,100.
- 16) Review and consider approval of Authorization of Professional Services with Demiurge regarding Butterfly Park in an amount ranging from \$843,750 to 1,093,750.
- 17) Review and consider approval of Authorization of Professional Services with Civitas regarding Big Tree Procurement Assistance in an amount not to exceed \$10,000.
- 18) Review and consider approval of Additional Services Authorization with Civitas regarding Big Tree Procurement Assistance in an amount not to exceed \$10,000.
- 19) Review and consider approval of Additional Services with Westwood regarding Tibet Road – 48<sup>th</sup> Ave to Southern Property Line in the reduced amount of \$54,532.50.
- 20) Review and consider approval of Additional Services with Westwood regarding Construction Coordination in the amount of \$52,500.
- 21) Review and consider approval of Additional Services with Westwood regarding Neighborhood PA 25 in the amount of \$54,000.
- 22) Review and consider approval of Additional Services with Westwood regarding Neighborhood P 45<sup>th</sup> Place in the amount of \$16,750.
- 23) Review and consider approval of Additional Services with Westwood regarding Neighborhood PA 24 in the amount of \$19,500.
- 24) Review and consider approval of Additional Services with Westwood regarding Tributary T North Bend in the amount of \$10,000.
- 25) Review and consider approval of Additional Services with Westwood regarding 56<sup>th</sup> Avenue from E-470 to Harvest Road in the amount of \$28,000.
- 26) Review and consider approval of Additional Services with Westwood regarding Wentachee – 48<sup>th</sup> Avenue to Southern Property Line in the amount of \$10,000.
- 27) Review and consider approval of Additional Services with Westwood regarding Neighborhood P North in the amount of \$18,000.
- 28) Review and consider approval of Additional Services with Westwood regarding 48<sup>th</sup> Avenue West – Tibet Road to E-470 in the amount of \$10,000.
- 29) Review and consider approval of Addendum No. 4 with Westwood regarding Denali Street – 48<sup>th</sup> Avenue to 56<sup>th</sup> Avenue in the amount of \$27,000.
- 30) Review and consider approval of Additional Services Request No. 20 with Superbloom regarding 1881 Redesign – Landscape in the amount of \$170,500.
- 31) Review and consider approval of Additional Services Request No. 21 with Superbloom regarding 1881 Redesign – Landscape in the amount of \$35,955.
- 32) Review and consider approval of Additional Services Work Authorization with Civitas regarding the Discovery Park Community Center and Pool Facility in the amount of \$79,450.
- 33) Review and consider approval of Change Order No. 11 with Cole Garner Geotechnical regarding Geotechnical Engineering Services – Windler Subdivision – Midtown in the amount of \$7,450.
- 34) Review and consider approval of Addendum to Lease Agreement with Willscot regarding MS Holding Tank – 1x Weekly Service in the amount of \$600 per 28-day billing cycle.
- 35) Review and consider approval of Addendum to Lease Agreement with Willscot regarding MS Water Tank – 1x Weekly Service in the amount of \$770 per 28-day billing cycle.
- 36) Review and consider approval of Temporary Construction Easement regarding Storm Sewer Improvements - GVRE 470 LLC and WPIA.
- 37) Review and consider approval of Perpetual Easement Agreement - Storm Sewer Improvements - GVRE 470 LLC and WPIA.
- 38) Review and consider ratification of the Amended and Restated Establishment Agreement.
- 39) Construction update.

- 40) Any other matter that may come before the Board.
- 41) Adjourn.

This meeting is open to the public.

WINDLER  
PUBLIC IMPROVEMENT AUTHORITY

By:     /s/ Matthew P. Ruhland      
Attorney for the Authority

I hereby certify that a copy of the foregoing Notice of Special Meeting was, by me personally, posted to the Authority's website at least 24 hours prior to the meeting.

\_\_\_\_\_  
Date: \_\_\_\_\_