

# TALLYN'S REACH AUTHORITY

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Greenwood Village, CO 80111  
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Phone: 303-779-5710

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** September 17, 2024  
**TIME:** 6:00 p.m.  
**LOCATION:** Tallyn's Reach Clubhouse  
24900 E. Park Crescent Dr.  
Aurora, CO 80016

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE AUTHORITY 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 AUTHORITY 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 IN PERSON OR 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\\_ZTEyYmlyMTUtYTQwYS00MDg2LTg5NjktOTZjMGIxNGQ4YzJk%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTEyYmlyMTUtYTQwYS00MDg2LTg5NjktOTZjMGIxNGQ4YzJk%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:  
**Phone Conference ID: 661 742 638#**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Harry Yosten ( <i>appointed by MD2</i> )	President	May 2025
David Patterson ( <i>appointed by MD3</i> )	Vice-President / Secretary	May 2027
BJ Pell ( <i>appointed by MD2</i> )	Treasurer	May 2025
Mike Dell'Orfano ( <i>appointed by MD3</i> )	Assistant Secretary	May 2025
Brian Crandall ( <i>appointed by MDs 2&amp;3</i> )	Assistant Secretary	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.

### **II. PUBLIC COMMENT**

Members of the public may express their views to the Board on matters that affect the Authority that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.

### **III. CONSENT AGENDA**

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda, if desired. Items on the consent agenda are then voted on by a single motion, second, and vote by the Board.

- A. Approval of the Minutes of the Regular Meeting on July 16, 2024 (enclosure).
- B. Ratify approval of Joint Defense Agreement (enclosure).
- C. Ratify approval of Fourteenth Addendum to Independent Contractor Agreement with Brightview Landscape Services, Inc. for mulch top dress on Easter Place in the amount of \$4,471.55 (enclosure).
- D. Ratify approval of Fifteenth Addendum to Independent Contractor Agreement with Brightview Landscape Services, Inc. for tree removal in the amount of \$3,458.36 (enclosure).
- E. Ratify approval of Independent Contract Agreement with Colorado Stoneworks LLC for entrance monument signs in the amount of \$17,127.26 (enclosure).
- F. Ratify approval of Independent Contract Agreement with Schedio Group LLC for Pond Draining and Cleaning in the amount of \$42,000.00 + \$1,320.00 per cu/yd of debris removed (enclosure).
- G. Ratify approval of Independent Contract Agreement with SavATree for 2024 Holiday Décor in the amount of \$15,615.00 (enclosure).

### **IV. FINANCIAL MATTERS**

- A. Review and consider approval of claims for period ending September 11, 2024, in the amount of \$601,317.75 (enclosure).
- B. Review and consider approval of unaudited financial statements as of July 31, 2024, and schedule of cash position updated as of September 5, 2024 (enclosure).
- C. Review and consider accepting draft 2023 Audit, authorize execution of Representations Letter, and authorize filing (to be distributed).

### **V. LEGAL MATTERS**

- A. Update on Phillips 66 payment for damages to easement area.
- B. Discussion on offer for mineral interests.

### **VI. MANAGER MATTERS**

- A. Schedio Engineering Report.
  - 1. Pond #7 updates.
  - 2. Streets updates.
- B. Xcel Energy (“Xcel”) update on street light poles and lights, landscaping and snow removal.
  - 1. Consider approval of proposal from MFish Graphics LLC for light pole

- brackets in the amount of \$25,817.05 (enclosure).
2. Per the Xcel tariff with COA: Except for LED lights, the monthly rate for street lighting service includes the ordinary and routine maintenance, and replacement for lamps and light sensitive devices. All other maintenance and replacement for street lighting facilities and routine maintenance for LED lights will be separately billed to customer in accordance with the provisions of maintenance charges for street lighting service in company's Rules and Regulations for Street Lighting Service.
  3. Current status of 10 streetlights which are not on the Xcel tariff list and in need of repair. These 10 have non-standard light sensitive devices and Xcel won't assume responsibility until they are fixed. *See tariff language above.*
  4. Future status of TRA streetlights after implementation of COA/Xcel arrangement for COA to assume ownership of all City streetlights. Per Ryan Gemeroth, the City Deputy Director of Transportation & Mobility: "This agreement to maintain all streetlights in the City has not been finalized yet. That agreement won't be finalized until Xcel has finished a project to remove lights from the electric distribution poles in northwest Aurora. This turnover of all lights was negotiated between 2017 and 2019 with the caveat that turnover wouldn't occur until the project in northwest Aurora is done. That project started in 2021 / 2022 and is still underway but should be finished soon. I don't have the exact details on the end date. However, all new streetlights installed within City limits since 2019 are owned and maintained by the City. We only pay for the electricity on those lights." Also, per Mr. Gemeroth, once the City assumes responsibility for TRA streetlights, COA will no longer repair or replace streetlights on wood poles, instead will install steel poles to bring them up to the current City standards.
  5. Current status of agreement with Xcel on TRA continuing landscape and snow removal services on Xcel property.
- C. Landscape updates.
1. Irrigation System and long-term planning (ET Irrigation enclosure).
  2. City of Aurora IGA updates – turf conversions and tree removal. Trees have been removed but will need 2025 replacements. Still waiting on deeds and Access Agreement to allow COA to remove snow on TRA trails and vice versa, and License Agreement to permit TRA to continue to maintain medians. Turf conversions have been completed and ET Irrigation is continuing to work with COA contractor thru season end.
  3. Update on 2024 TRA turf conversions to natives, and to shrubs & xeriscaping; COA rebates. Between COA and TRA 2024 conversions, water reductions will approach 2 million gallons annually.
  4. Discussion of pine beetle and treatment recommendations from Brightview Landscape Services, Inc. (to be distributed).
- D. Pool updates.
1. Security updates.
    - i. Discuss use of security cameras and AI for identification purposes.
    - ii. Review and consider approval of Video Recording System Policy (enclosure).
- E. Update on 9/26/2024 Landscape Committee meeting to plan 2025 landscape

maintenance and improvements. This must be a legal meeting if more than 2 Authority Board Members plan to attend. Discuss planned Board attendance.

- F. Preparing Homes for Wildfire (Brad Dahke enclosure). Five opinions on native grasses behind homes: Craig Miller, Ray Sperger, Sara Rutman, Brian Green, and Brad Dahnke. Consider fuel breaks for 2024 and 2025. Consider requesting Brightview Landscape to purchase mower with 6” mowing height.
- G. Discuss statutorily required documents posted on website and consider remediation service:
  - 1. Ratify approval of Accessibility Statement and posting on website (enclosure).
  - 2. Consider approval of proposals from NetCentric Technologies Inc. d/b/a/ Allyant Remediation Services and/or CommonLook for website remediation services (enclosures).
- H. Consider approval of proposal from Brightview Landscape Services, Inc. for 2024/2025 snow removal services (enclosure).
- I. Discuss Free Little Library request.

**VII. EXECUTIVE SESSION**

**VIII. OTHER MATTERS**

- A. **Authority:** Next Board meeting is scheduled for November 19, 2024 at 6:00 p.m.

**IX. ADJOURNMENT**

**The next regular meeting is scheduled for November 19, 2024 at 6:00 p.m.**