



**Work Session Minutes**  
**E-470 Public Highway Authority**  
**November 23, 2021 Work Session**  
**Virtual Meeting conducted via “Teams”**

**ATTENDEES:**

Committee Members: Mayor Pro Tem Francoise Bergan (City of Aurora),  
Council Member Craig Hurst (City of Commerce City)

Staff: Tim Stewart, Neil Thomson, Derek Slack, Mike Hancock

Legal Counsel: Tamara Seaver (Icenogle Seaver Pogue)

Visitors: Matt Hopper (Aurora Highlands)

**1) CALL TO ORDER**

Mayor Pro Tem Bergan called the work session to order at 11:01 AM.

**2) PUBLIC COMMENT**

There was no public comment.

**3) ADAMS COUNTY TRAIL IGA**

Mr. Thomson presented a summary of an IGA with Adams County to build the Authority's High Plains Trail within County property between the Platte River and Toll Plaza E. The trail will be re-routed inside the County's future Riverdale Bluffs Regional Park which will provide a better user experience.

The County will design the project and manage construction in 2022 and 2023. The Authority will provide construction funding up to a cap of \$3.1M. Mayor Pro Tem Bergen suggested the installation of a trail sign to acknowledge the Authority's funding contribution toward the project. Staff will present the IGA for Board approval on December 9.

**4) OTHER BUSINESS**

Mr. Thomson provided brief updates on the following items:

- a. Road Widening. Staff conducted a feasibility study into the future 88<sup>th</sup> Avenue interchange and whether to include the scope of work in the upcoming Road Widening project. The interchange is projected to yield limited additional traffic and revenue. In addition, Commerce City does not support the proposed split diamond layout. The City would prefer a conventional diamond interchange at 88<sup>th</sup> Avenue but this layout would not accommodate the proposed Applegreen development of the C-Stores just north of 88<sup>th</sup> Avenue. Staff therefore does not recommend proceeding with the construction of the 88<sup>th</sup> Avenue interchange.
- b. Hazmat Route Petition. The Colorado State Patrol accepted the Authority's petition in early November. The Authority will host two public information meetings in early January and the State Commission decision is expected in spring 2022.
- c. Applegreen Lease. The lease to redevelop the Parker, Aurora and Commerce City plaza buildings was executed in November. Demolition of the old buildings is expected in late 2022 and the new convenience stores and gas stations should open in late 2023.
- d. Aurora Highlands Purchase Sale Agreement. Aurora Highlands recently submitted a proposal to purchase about 10 acres of Authority fee property on the east side of E-470 between 26<sup>th</sup> Avenue and 38<sup>th</sup> Avenue. The property would be used to satisfy the City of Aurora's offset requirements and for stormwater facilities associated with a proposed hospital development. Aurora Highlands would grant a full use easement back to the Authority so the Authority could continue to utilize the property for future utilities etc. Aurora Highlands would cover the cost to relocate the Authority's fiber optic line and provide surplus fill material for the 38<sup>th</sup> Avenue interchange. The purchase price is TBD. Staff will present this item for Board approval on December 9.

## 5) **ADJOURNMENT**

Mayor Pro Tem Bergan adjourned the work session at 11:24 AM.