

**Parker Jordan Metropolitan District**  
**[www.pjmd.org](http://www.pjmd.org)**

**PARKER JORDAN METROPOLITAN DISTRICT**  
**SPECIAL BOARD MEETING**

**AGENDA**

**Board of Directors:**

**Term Expires:**

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Norman A. Sheldon, President	May 2014
Mike Cornelsen, Vice President	May 2016
Bill Lamberton, Secretary/Treasurer	May 2014
Clint Waldron, Asst. Secretary/Treasurer	May 2016
Cal Lennon, Asst. Secretary/Treasurer	May 2014

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**DATE:**       **November 13, 2012**  
                  **Special Board Meeting**

**TIME:**       **5:00 p.m.**

**PLACE:**      **CliftonLarsonAllen LLP**  
                  **8390 E. Crescent Parkway, Suite 500**  
                  **Greenwood Village, CO 80111**

# Parker Jordan Metropolitan District

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## AGENDA

### Special Board Meeting

Tuesday, November 13, 2012 5:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Declaration of Quorum/Director Qualifications/Disclosure Matters
4. Consideration of Agenda
5. Public Comment – Members of the public may express their views to the Board on matters that Affect the District. Comments will be limited to three (3) minutes.

#### CONSENT AGENDA (5:15-5:20) PAGE 4

6. The items listed below are a group of items to be acted on with a single motion and vote by the Board to expedite the handling of limited routine matters. The Board has received the information on these matters prior to the meeting. 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. Review and Approve Minutes of the October 29, 2012 Special and October 16, 2012 Regular Board Meeting **PAGE 5**
  - b. Review and Approve Minutes of the October 15 and October 12, 2012 Budget Workshop Meetings **PAGE 18**
  - c. Review and Accept November 12, 2012 Cash Position Report **PAGE 24**
  - d. Review and Approve October 2012 Claims Totaling \$TBD and Directors' Fees Totaling \$TBD
  - e. Approve Engagement Letter with Simmons & Wheeler, PC for the 2012 Audit - \$ TBD
  - f. Accept Fiore & Sons Builder's Risk Insurance Policy Information **PAGE 26**
  - g. Ratify Agreement with Mulhern MRE for Community Center and Pool Site Due Diligence Services - \$3,000 **PAGE 27**
  - h. Ratify LOI with South Creek Investors, LLC for Community Center and Pool Site Purchase - \$450,000 **PAGE 33**
  - i. Information Items **PAGE 46**

#### DISCUSSION AGENDA PAGE 55

7. PJCOS Stream Restoration and Open Space Reclamation/Amenity Work (5:20-6:15)
  - a. Status of Fiore Request for Additional Compensation - \$863,000 **PAGE 56**
  - b. \*Executive Session – Legal Advice (If Necessary)
  - c. Other
8. Proposed Community Center and Pool Project (6:15– 7:00)
  - a. Discussion and Possible Action Concerning Engagement Letter with Appraiser for Possible CCP Site(s) **PAGE 78**

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- b. Discussion and Possible Action Concerning Engagement Letter with Architect for Possible CCP Site(s) **PAGE 101**
  - c. Discussion and Possible Action Concerning LOI and Purchase and Sale Agreement for a TBD Community Center and Pool Site in the Vicinity of Jordan Road and Broncos Parkway
  - d. Discussion and Possible Action Concerning Purchase Agreement with South Creek Investors, LLC for 2 Acres at Northwest Corner of E. Jamison Road and Broncos Parkway - \$450,000
  - e. Executive Session Pursuant to Section 24-6-402(4)(b) and (e) to Consult with Attorney on Specific Legal Questions and to Develop Negotiating Positions, Strategy, and Instruct Negotiators Concerning the Offer from South Creek Investors, LLC
9. Other Capital Projects (7:00-7:15)
- a. Ladera Connection
  - b. 2013 Arapahoe County Open Space Grant Cycle
  - c. Other
10. Legal (7:15 – 7:30)
- a. CORA Lawsuit Update
  - b. Status of Rules and Regulations for PJCOS **PAGE 108**
11. Financial (7:30 – 7:35)
- a. Other
12. Director's Items (7:35 - 8:00)
- a. Ratify the Actions Taken at the October 12 and October 15, 2012 Board Meetings on the Approval of a Payment to Micro Center for iPad Maintenance and Approval of Check Numbers 1510 Through 1516 and Check Number 1503
  - b. Bookmobile Usage
  - c. Discuss Holiday Dinner – Week of December 10<sup>th</sup> ?
  - d. Confirm Quorum for Next Meeting – December 18, 2012 at 5:00 p.m.
13. Manager's Items (8:00-8:15)
- a. Conduct Public Hearing to Consider Amending the 2012 Budget; Consider Adoption of Resolution to Amend 2012 Budget **PAGE 114**
  - b. Conduct Public Hearing to Consider Adoption of 2013 Budget, Appropriate Expenditures and Certify Mill Levies; Consider Adoption of Resolutions to Adopt 2013 Budget, Appropriate Expenditures and Certify Mill Levies **PAGE 117**
  - c. Approve 2013 Annual Administrative Matters Resolution **PAGE 122**
  - d. 2013 Insurance Options **PAGE 127**
  - e. Other
14. Other Business
15. Adjournment (8:15 p.m.)

\*Prior to voting to go into Executive Session, the Board will declare the topic(s) of the Executive Session pursuant to § 24-6-402, C.R.S. If the Board votes to go into Executive Session, only those persons directly involved with the subject matter will be invited to remain in the room for the duration of the discussion. Any action taken by the Board will occur in regular session, open to the public.