

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
JUNE 4, 2013**

A special meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on June 4, 2013 at 11:30 a.m. at Maggie Smith's Irish Pub, 6631 S. Peoria Street Centennial, CO 80112.

Attendance

In attendance were Directors:

Norman A. Sheldon
Bill Lamberton

Also in attendance were:

Bob Blodgett and Mat Mendisco; CliftonLarsonAllen LLP
Shannon Carter; Arapahoe County
Don Leyn; 16498 E. Phillips Place
Laura Hoepfner; City of Centennial

Call to Order

Director Sheldon called the meeting to order at 11:30 a.m.

Declaration of
Quorum/Director
Qualifications
Disclosure Matters

The Board was advised that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made of record, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Sheldon reported that he had disclosed his interest as an owner of property located in the District. His son, Dan Sheldon, owns a minority interest in South Creek Investors, LLC and Director Sheldon has no financial interest therein. Director Sheldon is adding his wife as an owner of property in the District. These disclosures are in association with the consideration and/or approval of agenda items which may affect his interests. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

RECORD OF PROCEEDINGS

Director Lamberton reported that he had disclosed his interest as an owner of property located in the District. He is a director and owns a minority interest in Emerald Isle Landscaping, LLC, and family members have additional interests therein. Director Lamberton reported he is a co-signer on an equipment loan for Emerald Isle Landscaping, LLC. The disclosure is in association with the consideration and/or approval of agenda items which may affect his interests. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

The Board excused the absence of Director Waldron.

Consideration
of Agenda

The Board approved the agenda as presented.

Public
Comment

None.

Ladera
Connection

The Board discussed the status of the Ladera Connection Project with Mr. Carter. The Board expressed concern regarding the estimated permit fees of \$12,455.00 for the project. The engineering fees are approximately equal to this amount. The construction costs are only about \$20,000 to \$25,000. The fees seem exorbitant. Mr. Carter indicated he reviewed this with the engineering staff. It may be possible to consider this project as one planning administrative amendment and engineering administrative amendment rather than two separate projects. This would save \$4,000. He will review this further with the planner in charge of the project next week when she returns to the office. He will advise Mr. Blodgett during the week of June 10.

Mr. Carter stated if the \$4,000 fee can be eliminated he also needs to determine if that will require a letter from the District to the Board of County Commissioners for approval.

Mr. Carter stated in his discussion with staff, it appears the county will be able to maintain this trail connection once it is completed. He will confirm with Mr. Blodgett in the future.

The Board also asked Mr. Blodgett to contact SEMSWA regarding the approximately \$3,500 in fees they are requiring for the project to see if they can be reduced or waved. Mr. Blodgett will contact Mr. McCarty, Executive Director.

Creek Quest
Project Request

Mr. Carter stated within 30 to 60 days the County and other entities should have a final determination of the cost of the CCVEP Stream Reclamation project and funds remaining for amenities such as the Creek Quest Project.

RECORD OF PROCEEDINGS

He will inform Mr. Blodgett as soon as it has been determined as to whether or not the Creek Quest Project can be funded by the project entities or additional funding would be needed from Parker Jordan or others.

Crusher Fine Trails

Mr. Carter stated he is reviewing this proposal. He understands the District's objective to improve the walkability and accessibility for others on the regional corridor who do not desire to use the concrete trail. This project has been very successful within the Parker Jordan Centennial Open Space. Mr. Carter will inform Mr. Blodgett and the Board in the future as to whether or not these can be provided within CCVEP.

Broncos Parkway Trailhead Directional Signs

Mr. Carter will request an update from Mr. Poole. He understands that the county will be able to install these signs once the staging work at the trailhead has been completed by the CCVEP project contractor. He will confirm and advise Mr. Blodgett and the Board.

Rules and Regulations

Mr. Blodgett stated that the City of Aurora, Centennial, Arapahoe County and the District should establish a uniform set of rules, regulations and permitting guidelines for the Open Space and trail corridor from Arapahoe Road to the Douglas County line in the future. All agreed this is a valid objective. No action was taken at this time.

Other Business

Mr. Blodgett informed Mr. Carter of the status of the 27-acre Open Space planning grant project. Mr. Carter thanked the District for the update.

The Board discussed the status of the District's effort to place an irrigation line across the MPIC easement so that the trees on the south side of the easement along the fence can be adequately watered.

Mr. Carter indicated that the County is currently exploring options to get water to the 17 Mile House. There is an existing well the county may be able to use or the county may drill its own well. The Board discussed the possibility of extending an irrigation line from the 17 Mile House property to the southern end of PJCOS to water the trees. This is a possibility that Mr. Carter will explore for the District in the future and advise when the county has settled on a source of water for the 17 Mile House.


The Board expressed their concern about the junk vehicles that have expanded on the property to the east of the PJCOS. Is this in compliance with the City of Centennial annexation and zoning requirements? Mr. Blodgett will ask Mr. Kron to contact Mr. Widener for an update.

RECORD OF PROCEEDINGS

Director Sheldon noted that Mr. Sheldon, construction manager for the PJCOS Stream Reclamation and Amenity Project, is conducting a warranty walkthrough with Fiore this week. He asked for a status report for the Board on the trees adjacent to the Cherry Creek Regional Trail that may be dying. Mr. Blodgett will inform Mr. Sheldon.

Adjournment

Upon a motion duly made, seconded and unanimously approved, the Board adjourned the meeting at 12:55 p.m.



Secretary for the Meeting