

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
SEPTEMBER 16, 2014

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on September 16, 2014 at 5:00 p.m. at CliftonLarsonAllen LLP, located at 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111.

Attendance

In attendance were Directors:

Bill Lamberton
Clint Waldron
Kevin Pettway
Mark Hoover

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP
Michael Wurdeman & Randy Hawbaker; Cherry Creek School District
Jeff Wolfarth; Consilium Design
Wayne Reed; City of Centennial

Call to Order

Director Lamberton called the meeting to order at 5:05 p.m.

Pledge of
Allegiance

Director Hoover led the Board and audience in the pledge of allegiance.

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 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

RECORD OF PROCEEDINGS

which may affect his interests. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Director Waldron reported that he had disclosed his interest as an owner of property located in the District. Director Waldron is also a shareholder with White Bear Ankele Tanaka & Waldron which serves as general counsel to Cornerstar Metropolitan District. The disclosure is in association 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.

Director Pettway reported that he is a homeowner in the Southcreek Subdivision within the District and is a member of the Board of the Southcreek Master HOA. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Director Hoover reported that he is a homeowner in the District, is a member of the Board of the South Creek Master HOA and a sales representative for Wagner Equipment Company. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Director Waldron stated he continues to live within the District but he now is a tenant rather than a property owner in the Creekview Subdivision.

The Board excused the absence of Director Leyn.

Board
Work
Session

Not needed.

Consideration
of Agenda

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the Agenda as submitted.

Public
Comment

None.

CONSENT AGENDA

Upon a motion duly made, seconded, and upon vote unanimously carried, the Board approved the Consent Agenda as submitted.

- a. Approve Minutes of the August 19, 2014 Regular Meeting
- b. Accept August 31, 2014 Financial Statements
- c. Accept September 16, 2014 Cash Position Report
- d. Approve Current Claims Totaling \$19,287.06 and Directors' Fees Totaling \$369.40

RECORD OF PROCEEDINGS

DISCUSSION AGENDA

Capital Projects

a. RHRES Playground Improvement Project

1. Review Bids

Mr. Hawbaker and Mr. Wolfarth presented the results of the bidding process. Three bids were received. DesignScapes was the low bidder at a total of \$486,504 which included the three add alternates of the two shade shelters and the wall. Mr. Hawbaker noted the future PJMD recognition plaque was not within the scope of the contract. PJMD will pay for that separately.

2. Consider Award of Bid to DesignScapes - \$486,504

After discussion, upon a motion duly made, seconded, and upon a vote unanimously carried, the District awarded the bid to DesignScapes in the amount of \$486,504. Mr. Blodgett reported the District must deposit 120% of the bid amount with the School District. He will arrange that with the District accountant tomorrow.

b. Cherokee Trail Stub Road

1. Discuss Request by the City of Centennial to Amend the 2010 IGA with the City to Provide for a Full Access Intersection at Broncos Parkway and Broncos Parkway Trailhead/Tagawa Drive Entrance Instead of the Cherokee Trail Stub - \$300,000

Mr. Reed reported the City is recommending that the IGA be amended to provide for a full access intersection at Broncos Parkway and Broncos Parkway Trailhead/Tagawa Drive entrance instead of the current Cherokee Trail Stub in the contract. The City has been unable to obtain the right-of-way from the property owner to proceed with the Cherokee Trail Stub.

The Board reviewed the design provided by the City. Director Lamberton suggested that a third lane on the south side of Broncos Parkway at the entrance and exit to the private drive be added to the design to provide additional storage space in the median. Mr. Reed will review that with Mr. Greiman, the City's Traffic Engineer, and report back to Mr. Blodgett in the near future. He noted the item is on the Study Session for the City Council on October 20th. He will endeavor to get a decision from the City at that time. The goal of the City is to design and construct the road so it is open by the spring of 2015. He indicated that the Tagawa family is supportive of this design and project. Mr. Reed indicated that the City will also

RECORD OF PROCEEDINGS

suggest revisions to the IGA language for the Board to review at its October Board meeting.

The Board thanked Mr. Reed for his efforts. They unanimously approved proceeding forward with the revised design at the Broncos Parkway and Broncos Parkway Trailhead/Tagawa Drive entrance in lieu of the Cherokee Trail Stub.

2. Schedule

Previously discussed.

b. Discuss Future of Property Ownership by the District

After discussion, the Board decided to request \$250,000 from Arapahoe County for the District's share of the PJCOS. The District originally paid \$3,400,000 for the property, and after reimbursement by the City of \$1,700,000, it has expended \$1,700,000 also for the purchase. The Board decided there should be some return for the District's taxpayers. The Board noted the \$250,000 was similar to a large grant provided annually to special districts by the County during the shareback process. Mr. Blodgett will inform the City and County. He indicated the staffs of each entity are working on setting a joint meeting between the City, County and District in the near future to discuss this issue.

c. Possible Executive Session Under C.R.S. 24-6-402(4)(a) Concerning Transfer or Sale of a Real Property Interest and/or (e) Develop Negotiating Positions

Not needed.

d. Discuss Happy Canyon Trail Contribution to Dove Valley Metropolitan District (DVMD)

After discussion, the Board unanimously decided to provide \$15,000 to the DVMD for the District's share of this project once the construction contract is signed. Mr. Blodgett will inform DVMD.

PJCOS
Maintenance
Items

a. Weed Maintenance Update

Mr. Blodgett reported there was not an update from Emerald Isle Landscaping for this meeting. He noted Mr. Sheldon had reported dead trees in PJCOS. Mr. Mendisco is working on this with Emerald Isle. He will have an update in the near future.

RECORD OF PROCEEDINGS

- b. Discuss Pending Work Orders in Broncos Parkway and Jordan Road Medians

Directors Hoover and Pettway reported on the results of their walk through of the medians with Mr. Cyboron. They noted that the descriptions and the work orders did not match what the conditions were in the medians. In some cases additional materials were being replaced other than that indicated. They do not believe the work is critical at this time. They noted a number of dead trees. After discussion, the Board decided to request a proposal from Emerald Isle to remove the dead trees in the District's medians.

- c. Other

Director Pettway noted the District's Conflict of Interest Resolution guidelines called for the acceptance of proposals for the landscape and maintenance services contract for 2015. After discussion, the Board concurred. Mr. Blodgett will obtain proposals for the three separate scopes of the Open Space, weed maintenance and medians for review at the October Board meeting, if possible.

Legal

- a. Continued Public Hearing - Discussion and Possible Action on the Cornerstar Health Care Plaza Exclusion Request

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board continued the public hearing to the October 14, 2014 Board meeting.

- b. Consider Waiver of Conflict of Interest by Spencer Fane Britt & Browne LLP Regarding the Community Center and Pool Project

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the Waiver of Conflict of Interest by Spencer Fane Britt & Browne LLP Regarding the Community Center and Pool Project.

Financial

- a. Review and Consider Approval of Emerald Isle Landscaping, Inc. August Invoices - \$5,237

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved the August invoices submitted by Emerald Isle Landscaping in the amount of \$5,237. Director Lamberton did not participate and abstained.

Director's Items

- a. Status of Regional Community Center Concept and Financing Options – Director Waldron

RECORD OF PROCEEDINGS

Director Waldron provided an update on this project. He noted that the E-470 Potomac Metropolitan District has certified a ballot issue for \$350,000 for their 5% share of the project for November 4th. Cottonwood Metropolitan District has apparently certified a ballot issue for \$2,800,000 for their 55% share for their November 4th ballot. PJMD will have a 40% share of the project based on their population. In each case mill levy increase of approximately 5 mills are projected for each entity to pay for their share of the construction. The users of the facility will pay the operating and maintenance costs through a monthly fee. Director Waldron noted he has discussed a possible location on the north side of Jordan Road, south of the ACWWA facility and north of the Arapahoe/Douglas County line with the property owner. The property owner is willing to entertain a proposal for the future project.

Director Waldron recommended a simple flyer to be prepared that can be provided to voters in the E-470 Potomac and Cottonwood Metropolitan Districts giving the facts on the possible regional community center/pool. He will contact Mr. Blodgett tomorrow to work on this project.

b. Review Draft Goals and Objectives

This item was deferred.

c. Website Update – Director Leyn

Prior to the meeting, Director Leyn recommended this be permanently removed from the agenda. The Board concurred.

d. Confirm Quorum for Next Meeting – October 14, 2014

After discussion, the Board decided to continue the meeting to October 14, 2014 at 5:00 p.m. at CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Ste. 500, Greenwood Village, CO 80111. The October 21, 2014 meeting will most likely be cancelled.

e. Other

Director Waldron stated that his iPad does not consistently work in many areas with wifi service only. He noted that for a small monthly fee, the District can obtain 4G service which maximizes the use of the District's tablets throughout the area. Director Hoover noted he has obtained 4G access through Verizon for \$11 per month as a resident. Action was deferred on the possible reimbursement to Directors for 4G access until the next meeting when Director Leyn can be present.

Manager's
Items

a. Discuss Management Services Fees

RECORD OF PROCEEDINGS

Mr. Blodgett reported the total August fees were under \$6,000, and the General Fund fees were only approximately \$3,000. He will continue to work to keep management fees low and maintain the quality of service for the Board.

b. 2015 Budget Process

1. 2015 Goals

This item was deferred.

2. Draft Budget Submitted by October 14, 2014

The draft budget will now be submitted at the October 14, 2014 Board meeting.

3. Discuss Draft at the October 14, 2014 meeting.

This will be discussed at the October 14, 2014 Board meeting.

4. Public Hearing to Review and Approve 2015 Budget and 2014 Budget Amendments of each at the November 18, 2014 Meeting.

The Board agreed to have the Public Hearing at the November 18, 2014 Board meeting.

5. Appoint CLA as Budget Officer

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board appointed CLA as Budget Officer.

c. Discuss Participation in Annual Cherry Creek Stewardship Partners "Run for the Watershed" Race – September 27, 2014

Mr. Blodgett noted if the District has a team of 10, the total fee would be \$300 (\$30 per person). The Directors were not sure they could participate. Director Waldron will attempt to form a team. The Board authorized participation by the District if a team is formed.

d. Referrals

None.

e. Other

None.

RECORD OF PROCEEDINGS


Other

Business

None.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, at 7:15 p.m. the Board continued the meeting to October 14, 2014 at 5:00 p.m. at CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Ste. 500, Greenwood Village, CO 80111.


Secretary for the Meeting