

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
DECEMBER 9, 2014**

A special meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on December 9, 2014 at 4:30 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, Mat Mendisco, Rachelle King & Kevin Collins;
CliftonLarsonAllen LLP
Ron Lambert; Mulhern MRE
Glen Poole; Arapahoe County Open Spaces

Call to Order

Director Lamberton called the meeting to order at 4:45 p.m.

Pledge of
Allegiance

Mr. Poole 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

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

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.

Consideration
of Agenda

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the Agenda as submitted, and the absence of Director Leyn was excused.

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 November 18, 2014 Regular Meeting
- b. Approve Current Claims Totaling \$19,386.21 and Directors' Fees Totaling \$461.75
- c. Accept Partial Assignment of Exclusion Agreement Between Alberta Cornerstar and Colorado MT Aurora (Briarwood) Regarding Future Facility Fees

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DISCUSSION AGENDA

Capital Projects

- a. RHRES Playground Improvement Project Construction – Status

Mr. Blodgett reported he will draft a plaque and wording for review by the Board at the January meeting. He has asked Mr. Wohlfarth to indicate when the playground is likely to open so a ribbon cutting ceremony can be planned.

- b. Discuss Cherry Creek Business Park Meeting Regarding: Potential Trail Connections – Ron Lambert

Mr. Lambert distributed information regarding his meeting with Mr. Dir, the President of Colorado Storm, regarding his suggested trail connections within the Business Park. The Board asked that Mr. Lambert meet with Mr. Crehan, Dove Valley Metropolitan District (DVMD) Engineer to see how these suggestions fit the DVMD Regional Trail Connection plan.

- c. Discuss Crusher Fine Trail Projects – CCVEP and 17 Mile House Property – Ron Lambert

Mr. Lambert reported the updated cost estimates are \$104,000 - \$133,000 for the Cherry Creek Valley Ecological Park (CCVEP) to Arapahoe Road and \$148,000 - \$191,000 for the 17 Mile House property. After discussion, the Board asked that Mr. Blodgett discuss these with Mr. Carter to determine if the County would like to initiate any project, and what their participation might be. Both of these potential projects are on Arapahoe County owned Open Space.

- d. Other

None.

PJCOS Maintenance Items

- a. Review Proposal by Arapahoe County Open Spaces

Mr. Poole reviewed his proposal prepared by the Arapahoe County Open Spaces Department to assume maintenance and management responsibilities for the Parker Jordan Centennial Open Space (PJCOS) in 2015. He stated the estimated cost for the Open Space and weed maintenance is approximately \$32,000. This is work that is consistent with the two existing schedules of work by the District's current contractor. Arapahoe County is also proposing additional services within this base contract amount. The only cost outside of this would be extraordinary "acts of God" that impact the property. He stated the County would like to have this experience with maintaining the Open Space and the estimated costs prior to making a final decision as to whether to purchase PJCOS from the District. The County also needs to

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determine how these costs might impact the Arapahoe County Recreation District Budget in the future.

After discussion, upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board authorized Mr. Blodgett to meet with Arapahoe County and indicate the District would like to proceed immediately to develop an IGA with Arapahoe County Open Spaces for maintenance of the PJCOS effective January 1, 2015 or soon thereafter.

1. 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.

- b. Review RFP Responses for 2015 Landscape Maintenance Work –
Directors Pettway and Hoover

The Board decided to continue Emerald Isle on a month to month basis for the Open Space and weed maintenance schedules until the agreement with Arapahoe County for maintenance of these areas is finalized. Emerald Isle will also continue with the median maintenance responsibility until the Board makes a decision on whether to award this schedule to a different contractor.

- c. Weed Maintenance Update

No report.

- d. Update on Controlled Burn by South Metro Fire and Rescue
Department (SMFRD)

Mr. Mendisco reported this is still scheduled for April 2015. Arapahoe County and the City of Centennial are both aware of the plan and support it.

- e. Consider Approval of Work Order with Emerald Isle Landscaping
for Winter Watering - \$3,985

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the work order with Emerald Isle Landscaping for winter watering in the amount of \$3,985. Director Lamberton did not participate and abstained from the vote.

Legal

- a. Discuss PJMD/Centennial IGA Regarding PJCOS Purchase
(meeting with Centennial on December 10th to review issues)

Mr. Blodgett and Mr. Mendisco reviewed the provisions of the 2010 IGA between the District and the City regarding the PJCOS purchase. Mr.

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Blodgett reported that he, Mr. Mendisco and Mr. Kron are meeting with the City of Centennial, City Manager's office, City Attorney and Community Development Department on December 10th to discuss potential revisions to the IGA. The City has asked that other issues be discussed in addition to transferring the \$300,000 Cherokee Trail Stub Road money to the City and effecting the exclusion of the 27 acre Open Space from the Vermilion Creek Metropolitan District.

Financial

- a. Review and Consider Approval of Emerald Isle Landscaping, Inc. November Invoices - \$300

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved the November invoices submitted by Emerald Isle Landscaping in the amount of \$300. Director Lamberton did not participate and abstained.

Director's Items

- a. Potential Regional Community Facility
 1. Review Site Analysis Proposal from MRE - \$3,600

Director Waldron reported a major home builder is looking at purchasing the entire 60 acres from the property owner. It is possible that if this occurs, the District could receive free donated property for the future regional community facility of 5 acres. However, a consultant is performing a noise analysis to determine if some or all of this property should be a restricted development area or a buffer zone in terms of new development of future residential homes. Once this study is concluded, the Board will know what property might be available for the future community facility.

Action on the site analysis was tabled.

2. Arapahoe County Open Space Planning Grant Schedule – Mat Mendisco

Mr. Mendisco reported a planning grant is due February 1st. At this point, the District will not pursue any grants.

- b. Confirm Quorum for Next Meeting – January 20, 2015 at 5:00 p.m.

A quorum was confirmed.

- c. Other

None.

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Manager's
Items

a. Referrals

Mr. Blodgett reviewed the proposed Compark South Annexation into the Town of Parker referral with the Board. There are no impacts on the District.

b. Other

None.

Other
Business

None.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 6:05 p.m.


Secretary for the Meeting