

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
MARCH 15, 2016

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on March 15, 2016 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
Don Leyn
Mark Hoover
Michael Mojica

Also in attendance were:

Bob Blodgett, Kevin Collins; CliftonLarsonAllen LLP
David Goldberg; Alberta Development
Rick Kron; Spencer Fane LLP (via telephone)

Call to Order
Pledge of
Allegiance

Director Lamberton called the meeting to order at 5:00 p.m.

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

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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 Mojica reported that he is a homeowner within the District. A written disclosure of his interests was filed with the Secretary of State prior to the meeting.

Upon a motion duly made, seconded, and upon vote, unanimously carried, the Board excused the absence of Director Pettway.

Consideration
of Agenda

Mr. Blodgett recommended the South Creek Reimbursement Agreement item be moved to the beginning of the Discussion Agenda since Mr. Goldberg is present. The Board concurred. Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the Agenda as amended.

Public
Comment

None.

CONSENT AGENDA

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

- a. Approved Minutes of the February 16, 2016 Regular Meeting
- b. Approve Current Claims Totaling \$20,806.65 and Directors' Fees Totaling \$430.60
- c. Accept March 1, 2016 Cash Position Report
- d. Accept February 2016 PJCOS Management Report by ACOS
- e. Ratify License Agreement with Parker Water & Sanitation District for Two Stream Gauges in PJCOS
- f. Information Items

DISCUSSION AGENDA

Proposed
Regional
Community
Facility

Discussion and Possible Action Concerning Proposed Regional
Community Facility

Mr. Waldron was not available, so there was no update.

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Maintenance and Construction Projects

a. Status of PJCOS Controlled Burn by South Metro Fire Department

Mr. Blodgett reported the controlled burn was recently cancelled due to high winds. South Metro Fire still hopes to conduct the burn in March or April of this spring.

b. Status of Potential Trail Connections

Mr. Mendisco is still attempting to set the meeting with Arapahoe County Open Space (ACOS) to review potential connector trails and costs. Mr. Lambert is waiting on this meeting to finalize the cost estimates.

c. Ladera Trail GESC Permit Update

Mr. Blodgett reported that ACOS will pay the \$500 GESC fee and maintain Ladera Trail.

d. Consider Approval of Keesen Landscape Work Orders

1. Fertilization and Deep Root Watering along Jordan Road and Broncos Pkwy. - \$2,410

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved fertilization and deep root watering along Jordan Road and Broncos Pkwy., in the amount of \$2,410

2. Plant Health Care Program for Medians on S. Jordan Road and E. Broncos Pkwy. - \$1,906

The Board expressed concern about whether or not the \$1,906 covered all the trees in the medians of both S. Jordan Road and E. Broncos Pkwy. It was not clear on the work order.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the plant health care program for medians contingent on Mr. Blodgett verifying with Keesen Landscape Maintenance that the \$1,906 covers all of the trees in the medians, and not \$1,906 per tree.

Legal

a. May 3, 2016 Director's Election Update

Mr. Blodgett reported that the May 3rd election will be cancelled. Director Mojica and Mr. Burley are the only two candidates. Director Leyn withdrew his self nomination form prior to the deadline. Director Mojica and Mr. Burley will be sworn in at the May Board meeting. The Board expressed appreciation to Director Leyn for his willingness to withdraw

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and save the District approximately \$40,000 in the cost of a contested mail ballot election.

- b. Consider Approval of Revised Reimbursement Agreement with South Creek Investors LLC for Northeast Corner of Broncos Parkway and Jordan Road - \$210,911

Mr. Goldberg explained the additional funds are being requested since the project will now be a 70 single family home project by Richmond Homes rather than five retail pads. The assessed value and property taxes provided to the District will exceed that of the retail pads. Mr. Collins estimated that based on 70 homes at approximately \$350,000 per home, the additional property tax revenue to the District will be approximately \$40,000 per year. Mr. Blodgett reported none of the public improvements to be constructed will have to be maintained by the District. They will be maintained by the City or another entity.

Mr. Goldberg reported a similar model is being built by Richmond in Littleton Village if the Board would like to view it.

Director Leyn expressed concern that the reimbursement agreement is with South Creek Investors who no longer owns the property. Mr. Goldberg reported the property sold to Richmond Homes in January.

Mr. Goldberg reported Richmond Homes would start construction this summer and be completed with the project in 12-18 months.

Mr. Kron reported the District can obtain a release from Richmond Homes indicating they are not seeking any of the reimbursement, and they have assigned that to South Creek Investors.

Upon a motion duly made, seconded, and upon a vote, unanimously carried, the Board approved the revised reimbursement agreement with South Creek Investors LLC in the amount of \$210,911, subject to a release of any claim on the reimbursement proceeds by Richmond Homes.

- c. Legislative Update

No update.

Financial

- a. Red Hawk Ridge Multi-Use Field 2015 Costs

The Board expressed concern about the high administrative costs of completing this project. Mr. Blodgett and Mr. Collins concurred. There were numerous meetings and coordination efforts with the school district to complete the project. Director Lamberton stated that the school district did not place a high priority on this project, since it was an interruption to their schedule of capital projects planned from bond proceeds.

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Manager's
Items

a. Referrals

None.

b. Website Update

Director Leyn asked that the District set up the Go Daddy Host on the District's account and also switch the Domain name to the District's name from Director Leyn. Mr. Blodgett will coordinate this with CLA staff.

c. List of Awards and Grants

The Board reviewed the list of awards and grants received by the District over the last 15 years. They asked that it be placed on the website. They also asked that a picture be taken of each award and grant sign, and be placed as a link on the list of awards on the website.

Director Lamberton asked that the list be mailed to him for his use.

d. April 28th City of Centennial State of the City Event

Director Lamberton indicated he will be out of town. The other three Directors can attend. Mr. Blodgett will contact Director Pettway. The Board decided to invite the five consultants: CLA (3), Spencer Fane and Mulhern MRE to fill out the table. The Board also asked that future Director Burley be invited to the event.

e. Discuss SDA Annual Conference, September 21-23 at Keystone,
Call for Presentations

Mr. Blodgett recommended that the Board submit the Red Hawk Ridge Elementary School multi-use field project as an example of an inter-governmental cooperation between a Special District and a School District for consideration as a program at the SDA Conference. Director Lamberton expressed concern that the project was more expensive and took much longer than it should have due to school district requirements. Mr. Blodgett stated that he and Mr. Kron could be on this panel and Director Lamberton's view as a Board member would be valuable for other District Boards to be aware of before they enter into similar arrangements. After discussion, the Board authorized Mr. Blodgett to submit a nomination for the Red Hawk Ridge Elementary School multi-use field to SDA for approval as a panel in September. Director Lamberton agreed to be on the panel with Mr. Blodgett and Mr. Kron, if selected by SDA.

Other Business

None.

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Director's Items

a. Discuss Potential Community Projects – Director Mojica

Director Mojica suggested a “slack line park” within PJCOS. This is basically a line stretched between two tree stumps approximately two feet above the ground and with sufficient width for people to walk on the rope. Director Leyn demonstrated a You Tube video showing a slack line tied to two stumps.

The Board authorized Mr. Blodgett to contact Mr. Kron to discuss potential liability related to this use and also Arapahoe County and the City of Centennial authorizing this in PJCOS. Mr. Blodgett will report at the next Board meeting.

b. Confirm Quorum for Next Meeting – April 19, 2016 at 5:00 p.m.

A quorum was confirmed for the April 19th meeting.

c. Other

The Board asked that a different menu be selected for future Board meetings. Mr. Blodgett will coordinate.

Adjournment

Upon a motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned at 6:50 p.m.



Secretary for the Meeting