

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
JANUARY 15, 2019**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on January 15, 2019 at 5:00 p.m. at CliftonLarsonAllen LLP, located at 8390 E. Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

Attendance In attendance were Directors:

Bill Lambertson; President (via telephone)
Troy Burley; Assistant Secretary/Treasurer
Mike Mojica, Assistant Secretary/Treasurer
Kevin Pettway; Secretary (via telephone)

Also in attendance were:

Bob Blodgett, Wendi McLaughlin, Kevin Collins, Paul Carpenter;
CliftonLarsonAllen LLP
Tom George; Spencer Fane LLP
Ron Lambert; Mulhern MRE
Shad Parrish; BrightView
Jonah Schneider; City of Centennial
Julie Christman; resident (via telephone until 6:30 p.m.)
Casey Davenhill; CCSP

Call to Order Director Mojica called the meeting to order at 5:00 p.m. Since Director Lambertson was attending by telephone, the Board designated Director Mojica as acting President of the Board meeting. The Board excused the absence of Director Hoover.

Pledge of Allegiance Director Mojica led the Board and the audience in the Pledge of Allegiance.

Declaration of Quorum 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 Director Qualifications the meeting, following which each Board member confirmed the contents of any written disclosure previously made of record, stating Disclosure the fact and summary nature of any matters, as required under Matters 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. The Directors had no undisclosed conflicts concerning the matters on the Agenda.

Consideration
of Agenda The Agenda was approved as submitted.

Public
Comments Ms. Christman indicated she was putting her phone on mute, and was
there to listen to the Board meeting by telephone.

CONSENT AGENDA

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. Approve Minutes of the December 12, 2018 Special Meeting
- b. Accept December 2018 Claims
- c. Accept January 2019 Cash Position
- d. Information Items

Director Pettway noted that BrightView did not allocate their costs to Jordan Road medians on their January bill. He recommended deferring the claims for additional discussion. The Board concurred.

Mr. Collins distributed copies of the January 2019 Cash Position Report and December 31, 2018 Financial Statements. The Board deferred both items for later discussion.

Mr. Lambert noted he was not present at the December 12th meeting.

Upon a motion duly made by Director Burley, seconded by Director Mojica, and upon a vote, unanimously carried, the Board approved Items 6a and 6d on the Consent Agenda as amended, and Items 6b and 6c were tabled for later discussion.

DISCUSSION AGENDA

6. Introduction and Discuss 2019 Landscape Maintenance Plans – Shad Parrish, BrightView

Mr. Parrish thanked the Board for the opportunity to be the District landscape maintenance contractor in 2019. He reported his title is Director of Business Development. Ms. Jessica Morrissey will be the Account Manager and the contact for the Board and District at future meetings. She was unable to attend tonight's meeting because of a conflict.

Mr. Parrish stated the Board has approved winter watering if needed. BrightView will monitor this over the next 2-3 weeks with the current snow and additional moisture that may prevent the immediate need for winter watering.

Director Lamberton asked if a pre-emergent would be applied. Mr. Parrish reported that sometime in March is the goal. Director Lambertson noted early in March would be his recommendation.

Mr. George asked about spider mites affecting the Junipers. BrightView noted that they would maintain water on the Junipers so they did not dry out and have spider mite problems.

Director Mojica noted trash blowing from the Richmond Homes project on the north side of Broncos Parkway, east of Jordan Road was a problem last year. Mr. Parrish noted BrightView will monitor this.

7. Discuss Conservation Trust Funds Usage

a. City of Centennial – Jonah Schneider

Ms. Schneider reviewed her PowerPoint presentation with the Board which provided additional details on each of the projects listed from the November Board meeting for discussion.

Some Board members expressed concern about the need for rails on the pedestrian bridge crossing Cherry Creek, north of the kiosk. The Board concurred that a study was needed first to determine the safety issues associated with adding these rails on this low-water bridge.

The Board supported the additional pet waste stations that were recommended.

The Board supported the crusher fines trail being added adjacent to the pedestrian trail, west of Cherry Creek, south of Broncos Parkway in the Open Space. Director Mojica recommended that the crusher fine trail actually extend further along the existing concrete trail. Ms. Davenhill noted that this area of the Open Space is very attractive for birds and birders.

The Board supported native trees and plant shrub additions. Director Mojica suggested contacting Tagawa Gardens for possible donations. Ms. Schneider stated the City has to be careful regarding the acceptance of gifts and donations from private businesses. However, they will explore this.

The Board supported the recommended native grass seeding. This would be done at a time when there is ample moisture since there is no irrigation in the recommended seeding area.

The Board did not support the shade structure at the southwest corner of PJCOS, adjacent to the homes in South Creek. The Board expressed concern about active uses in this area which the District had previously determined to remain passive after community feedback.

The Board supported the additional picnic table and bike repair station at the existing kiosk, but Director Pettway noted that picnic tables at the 17-Mile House property are rarely used.

The Board supported additional benches that would be provided in PJCOS. Director Pettway recommended they match the existing materials on the current benches - sandstone or split rail. Ms. Schneider stated these benches are proposed to be split rail. Director Mojica will review the current benches and these potential locations prior to the next meeting.

The Board supported the additional neighborhood trail connection from S. Kittridge Circle, east to the current neighborhood trail in PJCOS. This would be a crusher fine trail on top of an existing social trail already being used.

The Board supported the additional educational signs throughout the park. The Board noted these would be very helpful to inform residents of plant types and trees and shrubs they are observing.

The Board discussed potential cost participation by the City. Ms. Schneider stated this issue will be reviewed by the City Council once the Board prioritizes the projects and makes recommendations regarding participation. The Board stated they would most likely request 50/50 participation in the costs.

The Board asked that the estimated schedule for completion of each of these projects be added to the report. Ms. Schneider will do so.

Director Mojica recommended that the PowerPoint presentation be placed on the District website. It should also be added to the Next Door app for community feedback and comments prior to the next Board meeting. The Board concurred. Ms. McLaughlin will coordinate.

After additional discussion, the Board thanked Ms. Schneider for her presentation. The Board will further discuss priorities and costs at the February Board meeting.

Mr. Collins reported the District currently has approximately \$150,000 in Conservation Trust Funds available. The total cost of these project the board supports is about \$125,000 - \$150,000.

b. ACOS – Bill Bauer

Mr. Bauer was unable to attend. He will be contacted to receive their recommendation regarding the Broncos Parkway Trailhead improvements for consideration.

Maintenance
And
Construction
Projects

a. Stamped Concrete Median Repairs – Schedule

Mr. Lambert reported the City of Centennial has approved the use of blankets as needed for the project. Terracare has reported their current plan is to start the week of January 21st, weather permitting.

b. Discuss Fremont Trail Extension Phase 2 Project

Mr. Lambert updated the Board on a meeting with the City of Aurora Water Department that he attended, and a separate meeting with the City of Aurora Parks and Open Space Department this morning that he, Mr. Blodgett and Ms. McLaughlin attended. He reported both entities are receptive to considering a trail within the City and on the Water Department property currently leased by the Colorado Storm for parking and soccer uses. He reported the Aurora Public Works Department will need to review and recommend improvements to the current breakaway bridge across Cherry Creek as a part of the project.

Director Burley expressed concern that the District staff was proceeding without approval of the Board to pursue this project. The project should first have partners identified for the construction cost and the future maintenance. This has not been accomplished. In addition, Phase 1 extension of Fremont Trail to Jordan Road has not yet been funded, approved or constructed.

After additional discussion, upon a motion duly made by Director Burley, seconded by Director Lamberton, and upon a vote of 3 to 1 (Director Mojica – no), the Board decided the District should not spend any more time or money on this project until the Board is approached by a partner who comes to a Board meeting with a construction, maintenance and financing plan and convinces the Board that the District should be party to this project in the future.

c. Other

None.

- Legal a. Confirm Designated Posting Location Within District Boundaries Consistent with Section 24-6-402(2)(c), C.R.S.

Upon a motion duly made by Director Burley, seconded by Director Mojica, and upon a vote, unanimously carried, the Board confirmed the Broncos Parkway Trailhead as the designated posting location within District boundaries consistent with the statute.

- b. Other

None.

- Financial a. Other

Mr. Wilson reported he will contact BrightView to amend their January claim to include the allocated cost for the Jordan Road median. This is necessary so that one half of these costs may be recovered from the Dove Valley Metropolitan District per the District's IGA.

After discussion, upon a motion duly made by Director Pettway, seconded by Director Mojica, and upon a vote, unanimously carried, the Board approved the December claims totaling \$21,908.77.

Upon a motion duly made by Director Pettway, seconded by Director Mojica, and upon a vote, unanimously carried, the Board accepted the January 2019 Cash Position Report.

The Board deferred the December 31, 2018 Financial Statements to the February Board meeting.

Manager's
Items

- a. Website Update

Mr. Blodgett reported the website has been updated with the Chronology Report on the Projects Page. The PowerPoint presentation from Ms. Schneider today regarding Conservation Trust Fund improvements will be added to the Home Page for review.

Director's
Items

- a. CCSP Correspondence Regarding Annual Water Awards – Casey Davenhill

Ms. Davenhill updated the Board on the Cherry Creek Stewardship Partners activity in 2018 and current projects. She showed a picture of a

hollowed out tree near the 17-mile House. The Partnership is discussing the creation of a concrete replica of this tree. She reported on the number of activities within PJCOS and the Cherry Creek corridor during the past year. 780 students participated as well as an average of 12 volunteers a day. The Hawk Walk in Cherry Creek State Park will be held soon. She will send the information to Mr. Blodgett. She reported she has now been working 20 years at the Cherry Creek Stewardship Partners. The Board thanked her for contributions. She requested a contribution of \$1,000 from the District that has been provided in past years for Partnership activities within the Cherry Creek corridor or within the District for 2019.

Upon a motion duly made by Director Burley, seconded by Director Mojica, and upon a vote, unanimously carried, the Board approved a \$1,000 contribution to CCSP to be paid at the February Board meeting.

b. Discuss 2019 Goals (Statement of Purpose & Mission Statement)

Deferred to the February Board meeting.

c. Confirm Quorum for the Next Meeting on February 19, 2019 at 5:00 p.m.

The Board confirmed a quorum for February 19, 2019.


Other
Business

Director Lamberton asked if all of the questions and concerns of the resident in the District have been addressed. Mr. Blodgett reported to his knowledge, he and Ms. McLaughlin have responded to each of the requests regarding the District budget and projects.

Director Lamberton stated he and Mr. Blodgett have invited the resident to a future Board meeting or a separate meeting to discuss District projects and activities. She has declined due to her work schedule.

Adjournment

Director Mojica adjourned the meeting at 7:50 p.m.


Secretary for the Meeting