

**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT
HELD
MAY 21, 2019**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on May 21, 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 Lamberton; President
Troy Burley; Assistant Secretary/Treasurer
Kevin Pettway, Secretary
Mark Hoover; Treasurer
Mike Mojica; Asst. Secretary/Treasurer

Also in attendance were:

Bob Blodgett, Wendi McLaughlin, Kevin Collins & Paul Wilson;
CliftonLarsonAllen LLP
Tom George; Spencer Fane LLP
Glen Poole; Arapahoe County Open Space
Jessica Morrissey; BrightView

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

Pledge of Allegiance Mr. Collins 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 Disclosure contents of any written disclosure previously made of record, stating Matters 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. The Directors had no undisclosed conflicts concerning the matters on the Agenda.

Consideration of Agenda The Board approved the Agenda as submitted.

Public Comments None.

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 April 16, 2019 Regular Meeting
- b. Accept May 2019 Cash Position
- c. Information Items

Director Pettway asked that Item 6b, April Claims be removed from the Consent Agenda for questions. The Board concurred. Upon a motion duly made by Director Pettway, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved the Consent Agenda as amended.

DISCUSSION AGENDA

7. Discuss Conservation Trust Funds Projects Usage

- a. Discuss Potential Arapahoe County Open Space Projects – Glen Poole, ACOS

Mr. Poole thanked the Board for the opportunity to discuss Arapahoe County Open Spaces Project requests. He stated the funding needs for ACOS are the following in priority order: 1) Cherry Creek Valley Ecological Park western boundary fence replacement, approximate cost is \$21,325; 2) Arapahoe Road Trailhead picnic shelter concrete re-sealing – approximate cost is \$10,000-\$12,000; and 3) Broncos Parkway Trailhead replacement of live roof with a traditional roof – approximate cost is \$5,000-\$8,000.

The Board asked Mr. Poole to meet with Tagawa to see if they had any recommendations regarding the live roof. Perhaps they could maintain it in exchange for a sign at the trailhead noting their support. Mr. Poole said he would do so. Director Mojica stated Arapahoe County should consider putting solar panels on the roof to generate electricity for the fountain or something else nearby. Mr. Poole said he would review this idea. Director Mojica agreed to contact Tagawa to discuss this suggestion.

After further discussion, the Board authorized Mr. George to prepare an IGA between the District and Arapahoe County for a 50/50 partnership for the June Board meeting. It will then be determined if the live roof replacement project should also be added at that time.

b. Schedule

None.

Maintenance
And
Construction
Projects

a. Landscape Maintenance Report – Jessica Morrissey, BrightView

Ms. Morrissey reviewed the May report with the Board. After discussion, the Board accepted the report.

b. Discuss Irrigation Leak in Median Bed – Broncos Parkway

Ms. Morrissey reported she was contacted on April 23rd regarding an irrigation leak in the median bed of Broncos Parkway. ACOS had turned on the valve to irrigate the Broncos Parkway Trailhead. Mr. Chet Palmer of ACWWA contacted Mr. Blodgett and Ms. McLaughlin and stated that there was an 800,000 gallons loss of water. However, the ACWWA water bill indicated 533,000 gallons. Mr. George indicated this is approximately 2 acre-feet of water which would have flooded the street and trailhead.

Mr. Poole stated ACOS historically utilizes the District's tap to provide water to irrigate the Broncos Parkway Trailhead. To his knowledge, they have not paid for the work in the past. ACWWA agreed to assist in the future with shutting off the valve with any leaks that may occur.

ACOS will also explore with BrightView the establishment of a separate isolation valve for the Broncos Parkway Trailhead water.

The Board had numerous questions including: 1) Is there an isolation valve that ACOS operated without of the knowledge of the District? 2) Has ACOS paid for water in the past? 3) Is there an agreement related to the District's contribution of water for the trailhead? 4) How much water was in the leak – 800,000 gallons or 533,00 gallons? 5) Whatever number it is, is it possible that ACWWA misread the bill? 6) What will be the role of ACWWA and the District in the future when a leak is discovered? 7) How much of the cost of the leak should ACOS pay?

Director Lamberton asked that the meter be checked to see if it's still moving. If so, this is a problem with the meter running continuously.

Ms. McLaughlin will coordinate a meeting with ACWWA, BrightView, and ACOS to obtain all of the information related to this issue. Mr. George suggested the District engineer, Ron Lambert, also be involved to review the issues, as he has experience working with ACWWA. Further discussion at the June meeting.

Ms. Morrissey also reported that ACWWA does not have a backflow preventer testing charge to the District. BrightView will charge \$85. However, if there is a

repair needed, ACWWA will charge the District as would BrightView. Board direction is needed on the future process for testing and repairing backflow preventers.

Further discussion at the June meeting.

c. Discuss Planting Options in Broncos Parkway Median

Ms. Morrissey distributed copies of a work order for improvements to three beds in Broncos Parkway median between Jordan Road and Parker Road:

1. Renovation Bed Area No.1 - \$29,379
2. Renovation Bed Area No. 2 - \$17,745
3. Renovation Bed Area No. 3 - \$24,728.20 (immediately east of Jordan Rd. in the Broncos Parkway median)

After discussion, the Board asked Ms. Morrissey to present a revised proposal for median bed number 3 at the June meeting which includes both the current white cobblestone option as well as a recycle rock option. Ms. Morrissey estimated approximately 50% of the junipers would be removed with new plantings in this median bed. The Board also asked for a rendering to review at the June meeting before making a final decision.

Legal

a. Review Draft Intergovernmental Agreement Between the City of Centennial and PJMD

Mr. George reviewed the IGA with the Board. The IGA calls for the City and the District to each contribute \$60,000 to a fund totaling \$120,000 for nine separate CTF projects to be managed and constructed by the City of Centennial (COC). COC will take bids on each project separately, and then email the results to Mr. Blodgett. Mr. Blodgett will have seven days to respond, and will email the results of these bids to the Board members for review prior to responding to the City.

After discussion, upon a motion duly made by Director Mojica, seconded by Director Hoover, and upon a vote, unanimously carried, the Board approved the IGA between The City of Centennial and the District with minor technical corrections to be made by Mr. George.

b. Other

None.

Financial

a. Review April 30, 2019 Financial Statements

Mr. Collins reviewed the Financial Statements with the Board. After discussion, upon a motion duly made by Director Pettway, seconded by Director Burley, and upon a vote, unanimously carried, the Board accepted the April 30, 2019 Financial Statements.

b. April Claims

The Board reviewed the April claims, which item had been removed from the Consent Agenda. Director Pettway asked questions regarding the legal and accounting bills for April. Mr. George and Mr. Collins responded. He also questioned the very high ACWWA bill. Ms. McLaughlin explained this was due to the irrigation leak in the Broncos Parkway median adjacent to the Broncos Parkway Trailhead discussed earlier in the meeting. The District will seek a credit from ACWWA and possible reimbursement from Arapahoe County. The bill must be paid so as not to have the water shut off.

After discussion, upon a motion duly made by Director Pettway, seconded by Director Burley, and upon a vote, unanimously carried, the Board approved the April claims in the amount of \$70,048.64.

Manager's
Items

a. Website Update

Mr. Blodgett reported the website is up to date.

b. ACOS Shareback Ceremony June 28th at Dove Valley Regional Park

The Board thanked Mr. Poole for the invitation to the annual ceremony event. Mr. Poole reported there will be two recipients of the annual Our Stewardship Takes Flight Award. Director Lamberton informed the Board that the District was the first recipient of this award in 2007. The County appreciates all of the local and regional trail and open space improvements accomplished in the District during the past 20 years.

Director's
Items

a. Confirm Quorum for the Next Meeting on June 18, 2019 at 5:00 p.m.

The Board confirmed a quorum for June 18, 2019.

b. Other

None.

Other
Business None.

Adjournment
Director Lamberton adjourned the meeting at 7:15 p.m.



Secretary for the Meeting