

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARKER JORDAN METROPOLITAN DISTRICT  
HELD  
JUNE 18, 2019**

A regular meeting of the Board of Directors (the "Board") of the Parker Jordan Metropolitan District (the "District") was held on June 18, 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  
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  
Lindsay Squires Chrisp; Tagawa Gardens  
Jessica Morrissey; BrightView

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

Pledge of Allegiance      Director Hoover led the Board and the 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. The Directors had no undisclosed conflicts concerning the matters on the Agenda.

Upon a motion duly made by Director Burley, seconded by Director Mojica, the Board excused the absence of Director Pettway.

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 May 21, 2019 Regular Meeting
- b. Accept May 2019 Claims Totaling \$24,783.21 and Director's Fees
- c. Accept June 2019 Cash Position Report
- d. Information Items

Upon a motion duly made by Director Hoover, 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. Other Projects

No discussion.

- b. Schedule

None.

### Maintenance And Construction Projects

- a. Report on Median Leak in Broncos Parkway Median – Wendi McLaughlin

Ms. McLaughlin reviewed her report with the Board. ACWWA reports the water usage from the leak is 857,000 gallons. The District received a credit of \$1,310.86 from ACWWA. The District paid approximately \$7,000 - \$8,000 for the excess water. Ms. Morrissey reported that all of the District valves were open when BrightView activated the system in early May. Keesen has denied that they left them open.

BrightView is obtaining an estimate for a separate meter for future usage at the Broncos Parkway Trailhead by Arapahoe County Open Space. She

estimated the cost at \$2,000-\$3,000. She will have this information at the July meeting.

The Board expressed concern that the ACWWA meter was not reading correctly or is inaccurate. They requested a meeting with Director Steve Witter and the staff as soon as possible to discuss. Mr. Blodgett's office will coordinate.

b. Landscape Maintenance Report – Jessica Morrissey, BrightView

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

c. Discuss Separate PJMD Irrigation Infrastructure From Infrastructure for ACOS Irrigation – Broncos Parkway Trailhead

Ms. Morrissey will have this information for the July Board meeting.

d. Status of Proposal for Median Bed #3 Renovations in Broncos Parkway Median (Jordan to Broncos Parkway Bridge) - \$TBD

1. Broncos Pkwy. Median Renovation Concept #1 - \$25,433
2. Broncos Pkwy. Median Renovation Concept #2 - \$22,535

Ms. Morrissey reviewed the renderings and work orders for these two concepts with the Board. After discussion, upon a motion duly made by Director Mojica, seconded by Director Hoover, and upon a vote, unanimously carried, the Board approved Median Renovation Concept #2 in the Broncos Parkway Median just east of Jordan Road in the amount of \$22,473. Ms. Morrissey reported this work will be done in July.

e. Discuss 2019 BrightView Landscape Maintenance Contract Discrepancy Regarding Number of Median to Maintain

Mr. Blodgett and Ms. McLaughlin reported that the RFP in October 2018 utilized to select the 2019 contractor stated that the median maintenance responsibility of the District extended in Jordan Road from Arapahoe Road to the County Line. However, the attached map did not include the last median to the south in Jordan Road, just before the County Line. BrightView just discovered this discrepancy and requested \$3,523 for the remainder of the year with a \$4,200 annual cost.

The Board noted this is a small median and the cost seems out of proportion to the total contract of \$24,000 for 2018. Ms. Morrissey agreed. After discussion, the Board asked CLA to meet with Mr. Parrish

and Ms. Morrissey and return with further information on the additional cost at the July Board meeting.

The Board noted that CLA and BrightView both made mistakes in this process that should not have occurred.

Legal

- a. Consider Approval of IGA with Arapahoe County Regarding CTF Projects in County Open Spaces - \$42,000 (50/50 each)

Mr. George reported he has not received any feedback from Mr. Poole or the Arapahoe County Attorney's office regarding the draft IGA. He reported the IGA does include \$8,000 for replacement of the live roof at the Broncos Parkway Trailhead with a traditional roof. Ms. Chrisp stated Tagawa is happy to attend a meeting to discuss the future of the live roof with County staff and the City.

After discussion, the Board approved the IGA with Arapahoe County in substantially the form presented, subject to review and approval by Mr. George for \$42,000-\$21,000 by PJMD and \$21,000 by Arapahoe County Open Space, with revised wording for the \$8,000 roof project at the Broncos Parkway Trailhead to "restore the live roof or replace with a traditional roof". Mr. Blodgett will inform Mr. Poole. Mr. George will send the IGA to the County for their signature as revised.

The Board asked for a schedule for the project work from Arapahoe County. Mr. Blodgett will request one.

- b. Status of IGA with City of Centennial (COC) for CTF Projects

Mr. George reported the City of Centennial executed the IGA. It is contained in the packet. The Board asked CLA to obtain a schedule when the projects will be started and completed.

- c. Status of Live Roof at Broncos Parkway Trailhead

Previously discussed.

Financial

- a. Review May 31, 2019 Financial Statements

Mr. Collins and Mr. Wilson reviewed the Financial Statements with the Board. After discussion, upon a motion duly made by Director Mojica, seconded by Director Hoover, and upon a vote, unanimously carried, the Board accepted the May 31, 2019 Financial Statements.

- b. Status of 2018 Audit

Mr. Collins reported the Board previously approved the 2018 Audit. It will be submitted to the State Auditor's office prior to the July 31<sup>st</sup> deadline.

Manager's  
Items

a. Website Update

Mr. Blodgett reported the website is up to date.

b. Reminder: ACOS Shareback Ceremony June 28<sup>th</sup> at Dove Valley Regional Park

Mr. Blodgett and Ms. McLaughlin will attend the ceremony on behalf of the District.

Director's  
Items

a. Confirm Quorum for the Next Meeting on July 16, 2019 at 5:00 p.m.

The Board confirmed a quorum for July 16, 2019.

b. Other

Other  
Business

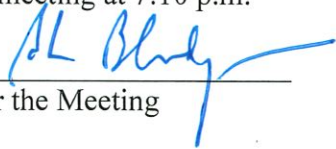
Director Mojica recommended the addition of a sign on the Cherry Creek Regional Trail at the southern end of PJCOS in Arapahoe County Open Space where you cross the creek and take a hard right turn. Many bicyclists are inadvertently continuing into the South Creek neighborhood where the trail ends. He is regularly having to inform cyclists they need to turn around and go the other direction to get back onto the Cherry Creek Regional Trail. CLA will inform Arapahoe County.

Director Mojica recommended that the District take action to move the Cherokee Trail extension south of the Broncos Parkway forward with the Fetters. He suggested preparing and presenting a "Fetters Way" street sign to the Fetters to encourage them to move forward. Mr. Blodgett will check with the City of Centennial regarding the status of this project and see if they have had any contact with the Fetters family recently. Several years ago the District returned the \$300,000 of funds dedicated for construction of this project to the City because it is contingent upon the City acquiring the necessary right-of-way from the Fetters to proceed. The Fetters have not previously agreed to grant access on their property to survey the future street construction and determine the necessary right-of-way needed.

Mr. George stated this information should be contained in a plat of the Vermilion Creek Project the City approved for the Fetters in 2007.

Adjournment

Director Lamberton adjourned the meeting at 7:10 p.m.

  
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Secretary for the Meeting