

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

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

Also in attendance were:

Bob Blodgett, Wendi McLaughlin, Kevin Collins & Paul Wilson;  
CliftonLarsonAllen LLP  
Tom George; Spencer Fane LLP (left at 6:00 p.m.)  
Jessica Morrissey; BrightView  
Ron Lambert; Mulhern MRE

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  
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 Pettway, and upon a vote, unanimously carried, the Board excused the absence of Director Hoover.

Consideration  
of Agenda      The Board approved the Agenda as submitted.

Public            None.  
Comments

### **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 September 17, 2019 Regular Meeting
- b. Approve September 2019 Claims Totaling \$40,118.01 and Directors' Fees
- c. Accept September 30, 2019 Financial Statements
- d. Accept October 2019 Cash Position Report
- e. Information Items

Director Pettway asked that the September claims be removed from the Consent Agenda. He has questions regarding the BrightView claims. 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 with the removal of Item 6b.

### **DISCUSSION AGENDA**

Maintenance  
And  
Construction  
Projects

- a. Landscape Maintenance Report – Jessica Morrissey, BrightView

Ms. Morrissey reviewed with the Board. She noted that the daylilies would be trimmed in the coming weeks. She also reported that the winter water budget is being used to provide water to the new median improvements in the Broncos Parkway median between Jordan Rd. and Jamison.

Director Lamberton asked that BrightView review the condition of the trees in the median. Many of them drop their leaves in September. Others have their leaves frozen place from the cold snap. Ms. Morrissey will check.

- b. Discuss Separate ACOS Irrigation Options for Broncos Parkway Trailhead

Ms. McLaughlin reported Arapahoe County Open Space reimbursed the District for \$3,854, which was the amount invoiced for the excess water use due to the valve being left open in April and May in the Broncos Parkway median that irrigates the Broncos Parkway Trailhead.

Director Lambertson asked Mr. Lambert about the Tagawa 1½” tap. Mr. Lambert will meet with ACOS and verify the irrigation system taps and irrigation lines for the Broncos Parkway Trailhead and the southeast corner of Broncos Parkway and the Tagawa driveway.

Mr. Blodgett reported the consultants will continue to try to determine a fair allocation for the additional water used by ACOS based on square footage in the median versus the trailhead or the comparison to the amount of water used on the other medians which have no additional irrigation. For the time being, Mr. George will use a figure of 80% ACOS, 20% to the District for the irrigation water bills on the Broncos Parkway median in 2020.

c. Status of PJCOS CTF Projects with the City of Centennial

Ms. McLaughlin reviewed with the Board. She will ask the City of Centennial to include budget information for each project on future reports in addition to the actual contract cost.

d. Status of CTF Projects with ACOS

Ms. McLaughlin will request ACOS to provide these reports monthly. No reports have yet been received.

Legal

a. Review Cost Sharing IGA with ACOS Regarding Broncos Parkway Median Irrigation Usage

Mr. George reported he will have a draft agreement for the November meeting.

Financial

a. Ratify Bill.com Totaling \$40,118.01

After discussion, upon a motion duly made by Director Pettway, seconded by Director Burley, and upon a vote, unanimously carried, the Board ratified the Bill.com payments totaling \$40,118.01

Manager's  
Items

a. Review 2020 Draft Budget

Mr. Collins and Mr. Wilson reviewed the 2020 Draft Budget with the Board. It maintains the current mill levy of 19.433 mills. It adds

additional funds to the Debt Service Fund for early retirement of the District's 2015 debt in 2020. The Board concurred with this approach to the 2020 Budget.

1. November 19, 2019 Board Meeting – Public Hearing to Review and Approve 2020 Budget
2. December 15 – Mill Levy Certification

Upon a motion duly made by Director Burley, seconded by Director a vote, unanimously carried, the Board called a public hearing at the November 19, 2019 Board meeting to review and approve the 2020 Budget.

b. Website Update

Mr. Blodgett reported the website is up-to-date including the District's online posting resolution, the notice and the agenda for tonight's October 15<sup>th</sup> meeting.

- c. Cherry Creek Watershed 21<sup>st</sup> Annual Conference, November 6, 2019

Director Burley stated he may wish to attend with Director Mojica. Mr. Blodgett's office will register him.

Director's  
Items

- a. Update on Potential Broncos Parkway Median Break at Broncos Parkway Trailhead and Tagawa Access Road – Mike Mojica

Director Mojica reported he has been in contact with Mr. Dankenbring. The City of Centennial has agreed to begin design and construction of the median break for construction in 2020. Mr. Dankenbring is researching whether or not the \$300,000 Cherokee Trail Extension Fund can be used for this purpose. He is also confirming that there is no cost to the District for the design or construction.

- b. Discuss District Facilitation of "Start Up" Businesses

The Board asked that Mr. George confirmed that a grant for "start up" businesses can be used for a for-profit entity as opposed to a nonprofit entity. They also asked that the determination of the public purpose and approval in the District Service Plan be verified. Mr. Blodgett will inform Mr. George (who has left this meeting at 6:00 p.m.). Further discussion at the November meeting.

- c. Confirm Quorum for the Next Meeting on November 19, 2019 at

5:00 p.m.

A quorum was confirmed.

d. Other

The Board decided to cancel their December 17<sup>th</sup> regular meeting and instead meet on Monday, December 9<sup>th</sup> at 4:00 p.m. The Board's annual holiday dinner meeting will follow the regular meeting at 5:00 p.m. at Del Frisco's Steakhouse.

Adjournment

Director Lamberton adjourned the meeting at 6:27 p.m.

  
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Secretary for the Meeting