

RECORD OF PROCEEDINGS

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**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARK MEADOWS METROPOLITAN DISTRICT  
HELD  
OCTOBER 31, 2011**

A special meeting of the Board of Directors (the "Board") of the Park Meadows Metropolitan District (the "District") was held on Monday, October 31, 2011 at 11:00 a.m. at the Lone Tree Golf Club, 9808 Sunningdale Boulevard, Lone Tree, Colorado, 80124.

Attendance: In attendance were Directors:

John Herbolich  
Mark Thomas  
Roger Pearson  
Greg Kelly  
Dale Norblom

Also in attendance was:

Bob Blodgett, Clifton Gunderson LLP  
Jane Reuter; Douglas County News Press  
Fred Koch and Art Griffith; Douglas County Public Works  
Jack Hidahl; Lone Tree City Manager  
Sharon Van Ramshorst; Lone Tree City Council  
Susan Squyer; Lone Tree City Council  
Jim Gunning; Mayor Lone Tree  
Pam Schenck-Kelly; Park Meadows Mall Manager

Call to Order Director Herbolich called the meeting to order at 11:20 a.m.

Declaration of Quorum/Director Qualifications/  
Disclosure Matters A quorum was declared present, all Directors are qualified, and there are no disclosure matters.

Approval of Agenda Upon a motion duly made by Director Kelly, seconded by Director Pearson, and upon vote unanimously carried, the Board approved the agenda as submitted.

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Public Comments     None.

Discussion  
Item

V.     Discuss C470/Yosemite/Park Meadows Center Drive Pedestrian Bridge  
Proposed Partnership with Douglas County and the City of Lone Tree

President Herbolich noted this issue had been before the Board in previous years, had been tabled, had been back before the Board Monday night and tabled, and was back again with new information from Douglas County. He hopes that the Board can make a decision today on whether or not to partner with Douglas County and the City of Lone Tree on this project.

Mr. Griffith reported that the estimated cost of the project is \$2.5 million, based on TST's preliminary design estimates. \$2.0 million is available from CDOT FASTER funds which have been allocated to Region 6. The local match is \$500,000. The County was seeking a one-third/one-third/one-third participation between Douglas County, the City of Lone Tree and the District as has been done over the last ten years on other projects. However, the City is unable to participate financially at this time. Accordingly, Douglas County is requesting that the \$500,000 local match be accomplished by \$167,000 (1/3) from Douglas County and \$333,000 (2/3) from the District.

The application must be submitted by Friday, November 4<sup>th</sup>. The County would probably learn in the spring of 2012 if the application was chosen. There is competition among other similar projects for FASTER safety funds. The funds are available for safety improvements along major highway corridors such as C-470. If awarded, the project could be potentially started with design and construction in 2012, or it might wait until 2013.

Mr. Griffith distributed four potential design layouts for the bridge. The layouts anticipate the future widening of C-470 some day, and ensure that the pedestrian/bicyclist bridge would not have to be relocated at that time.

Mr. Griffith reported that TST's preliminary cost estimate is \$2.45 million. He understands that the City of Lone Tree and the District may want enhancements to the design so that it does not appear too ordinary. Other alternatives to a continental bridge may be able to be provided within the budget.

Mr. Griffith reported that a letter of support and financial commitment is needed from the District if they choose to participate, before Friday, November 4<sup>th</sup>.

The City of Lone Tree officials noted that there is a City Council meeting on Tuesday, November 1<sup>st</sup>. Mr. Griffith and a representative of the District were invited to attend that meeting to listen to the discussion by the City of Lone Tree City Council.

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After discussion, Director Kelly made a motion that the District approve a “not to exceed” \$400,000 for its share of the match for the pedestrian bridge submittal. Director Pearson questioned why the amount was greater than \$333,000? Director Kelly noted that it was a not to exceed amount which provides for any additional design or construction contingencies. Director Pearson seconded the motion.

Director Herbolich voted no, based upon his recent discussions with 12 District taxpayers, six serious bicyclists and six non-bicyclists for their input. Their opinions were unanimous in not wanting to spend the \$2.5 million to accommodate the small number of bicyclist that use this section of roadway. Director Herbolich stated that he shares the same opinion.

The motion was approved by a vote of 4 to 1.

Mr. Blodgett will draft a letter of support to Douglas County for Director Herbolich’s signature to be delivered this week.

Ms. Schenck-Kelly indicated her concerns were that the proposal utilizes District funds which could be allocated for the widening of Park Meadows Center Drive at County Line, which is causing tremendous congestion for commercial traffic. The Board indicated this money is budgeted in 2013 at the request of the City of Lone Tree.

Ms. Kelly also indicated her concern that it does not address the pedestrian movements from the County Line Light Rail Station to the Entertainment District which many of the employees and shoppers utilize. Mr. Griffith explained that these projects are not eligible under the FASTER program. Projects must be adjacent to a state highway.

Other Items

None.

Adjournment

Upon a motion made by Director Pearson, seconded by Director Kelly and upon vote unanimously carried, the meeting was adjourned at 12:25 p.m.

Respectfully submitted,

  
Secretary for the Meeting

Next Scheduled Meeting: The Next Regular Meeting is scheduled for November 28, 2011 at 5:00 p.m. at the Lone Tree Civic Center, Meeting Room A, 8527 Lone Tree Parkway, Lone Tree, Colorado.