

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
HELD
JULY 13, 2012**

A special meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Friday, July 13, 2012 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
Sharon Van Ramshorst

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP
John Cotten and Taylor Goertz; TST, Inc. of Denver

Call to Order

Director Herbolich called the meeting to order at 11:00 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.

IV. Status of Controller Subscription Payments

Mr. Blodgett reported that Mr. Bevill had spoken with Denver Water. Denver Water does not have an objection to the District paying the Hydropoint annual subscription bills directly. Mr. Bevill recommended a three year subscription payment.

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Upon a motion duly made by Director Herbolich, seconded by Director Kelly, the Board approved the District replacing the HOA as the responsible party for annual controller subscription payments, notifying the HOA and Hydropoint, and subscribing for a three year term for each of these. Mr. Blodgett will follow up.

V. 2013-2015 Lone Tree Capital Improvement Plan (CIP) for PMMD – John Cotten

Project 1 is Park Meadows Drive reconstruction west of Acres Green. Mr. Cotten reported this street needs to be rebuilt in 2013. The concrete has deteriorated. He is estimating a total cost of \$600,000; the PMMD share is \$300,000. Similarly, Project 8 is landscaping Park Meadows Drive west of Acres Green in 2014 at an estimated cost of \$190,000, all of which is to be paid by PMMD.

Director Kelly stated that when the primary users on a City street are businesses who pay sales tax to the City, that the users should be paying. This would mean the City would pay the cost of this project through their sales taxes. PMMD would pay for the enhancements (e.g. the median) with property taxes.

Mr. Cotten reported this is not an overlay maintenance project. PMMD has not been requested to participate in those kinds of projects. This is a reconstruction of the street.

Director Van Ramshorst stated that PMMD should rebuild those streets which they initially constructed. Park Meadows Drive is one of those streets. The District should maintain those landscaped medians also in the future.

There was a consensus of the Board to participate in this projects as requested by the City.

Projects 2, 3 and 4 are related to the IGA with the City of Centennial. These are the County Line/Park Meadows Center Drive signal, County Line southbound off ramp hard right turn lane and PF Chang's turn pocket extension. These are early action items to be done once Douglas County completes their Transportation Study of County Line from Chester to Inverness Drive South. It is hoped that work will be completed this year so these three projects may be done in 2013. The Board concurred.

Project 5 is street lights on Timberline in 2013 for \$70,000. PMMD is requested to pay \$70,000. A majority of the Board expressed concern that street lights are a City responsibility since they are not the District's customized pedestrian lights. Mr. Cotten reported this is on the City Council agenda July 17th for discussion and approval. He will inform the City Council.

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Mr. Cotten reported he is recommending three streets have street lights at their intersections: 1. Timberline (5 to 10 lights); 2. Ptarmigan (3 lights), and; 3. Heritage Hills Circle next to the elementary school.

Project 6 is Yosemite/C470 landscape improvements. Mr. Cotten reported this would provide landscaping for the four corners of Park Meadows Center Drive at the Yosemite/C470 interchange between the ramps and the highway. The estimated cost is \$70,000; PMMD's share would be \$35,000.

Project 7 is the I-25 lane balance program. Mr. Cotten reported this is intended to provide for an additional thru lane from County Line Road to Lincoln. Presently there are four lanes south of Lincoln in each direction and four lanes north of County Line in each direction. He reported that the estimated cost is \$32,000,000. CDOT would pay \$14,000,000, DRCOG \$14,000,000, the remaining \$4,000,000 would be paid \$2,000,000 by Douglas County and Lone Tree, and \$2,000,000 by the TMA. Of the Lone Tree share of \$500,000 he is requesting \$150,000 from PMMD and Lone Tree will pay the remaining \$350,000. He hopes to have the funding for this project in place for 2014 construction.

Project 9 is County Line Road improvements in 2014 at an unknown cost. Mr. Cotten reported this project includes the traffic signals between Quebec and I-25, medians, and the additional northbound Park Meadows Center Drive lane exiting at County Line. Recommendations for these projects will come from the Douglas County Transportation Study.

Project 10 is Quebec/C470 landscape improvements. This will be \$60,000 total; \$30,000 from PMMD. Mr. Cotten reported this will provide landscaping along Quebec on the east side of C470.

Project 11 is Acres Green/C470 landscape improvements. \$70,000 total cost, \$35,000 from PMMD. Mr. Cotten reported this will provide funding for the four corners of the interchange of Acres Green and C470.

Project 12 is C470 widening in 2015. An unknown project cost and an unknown PMMD request. Mr. Cotten reported the C470 widening is estimated at \$20,000,000 which pays for three lanes from Wadsworth to I-25. At this point, the Cities are involved in a coalition. A managed lane toll project may be the conclusion. The City would like the District to participate with them.

Project 13 is an entrance feature at County Line and Yosemite in 2015-2017. Total project cost estimated at \$400,000 with the PMMD share of \$200,000. Mr. Cotten indicated this is for a landscaped entry feature at the southeast

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corner of County Line and Yosemite as part of the signage and identity program for the City of Lone Tree.

The Board also reviewed the PMMD 5 year CIP revised July 5, 2012.

They asked Mr. Blodgett to add the Parkway Drive reconstruction costs in Project 3.

The Board decided to keep the various landscaped median projects in the program at this time.

The Board decided not to participate in the entrance feature at County Line/Yosemite in 2015. This will be removed.

The Board also decided to remove Project 17, the monument sign at Lone Tree Parkway and Lincoln in 2015 in the amount of \$87,000.

Project 19 is the C470/Yosemite multi modal overpass design and construction for 2012-2014. These project costs will be pushed forward to 2013-2015 since approval has not yet been granted by DRCOG.

VI. Discuss Park Meadows Drive Medians (Yosemite to Acres Green) Landscape Replacement of Trees, Shrubs and Flowers - \$59,265

Mr. Cotten provided a summary of the history of this project. He stated the irrigation system and soil is sound. The Board asked that Mr. Bevill determine whether 100 cubic yards of soil is still required.

The Board also decided to hire Brickman to represent the District on future landscaped median construction so this situation does not occur again.

Mr. Blodgett reported Mr. Bevill's hourly rate is \$100 for Brickman, and he has spent approximately six hours to date on the Parkway Drive project. Mr. Cotten reported he probably has 5-10 hours remaining on that project.

Upon a motion duly made by Director Pearson, seconded by Director Herbolich, and upon vote unanimously carried, the Board authorized not to exceed \$1,500 for Brickman at the rate of \$100 per hour to complete representation for the District on the landscape materials for construction in the Parkway Drive medians from Acres Green to Bozarth Way.

Mr. Cotten recommended that rock be changed to mulch in the Parkway Drive project. He estimated the additional cost at approximately \$1,800. The Board concurred.

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Director Kelly asked that Mr. Cotten send him the soils reports for Park Meadows Drive and Parkway Drive to review.

A. Charge to Capital or General Fund?

Deferred to the July 23, 2012 meeting.

VII. Discuss 2012 Median Tuck Point Repair Recommendations and Priorities – John Cotten

Mr. Goertz distributed copies of a report entitled “Masonry Evaluation and Recommendations for Park Meadows Metropolitan District Medians Plan Year 2012 through 2016” and reviewed it with the Board. After discussion, the Board decided they wanted to complete approximately 20,000 linear feet on Lincoln represented by Phases 2 and 3 in 2012. Mr. Goertz estimated that cost as approximately \$100,000. They also authorized Mr. Goertz to revise the eight year plan so that it can be completed in five years.

Upon a motion duly made by Director Pearson, seconded by Director Herbolich, and upon vote unanimously carried, the Board authorized TST to proceed with medians 2 and 3 in Lincoln for advertising and bidding in 2012 at an estimated cost of \$100,000.

Mr. Goertz will revise his plan to reflect that all of the tuck point work will be done in five years instead of eight years.

VIII. Discuss Landscape Maintenance ROW Work Order Adjacent to Cypress Green - \$36,855

The Board asked Mr. Bevill to provide a cost estimate for revising the irrigation system only at this time to eliminate watering of the sidewalk. Mr. Blodgett will inform Mr. Bevill. This will be further discussed at the July 23rd board meeting.

IX. Parkway Drive (Acres Green to Bozarth Way) Landscaped Median Work – Status

Previously discussed.

X. Executive Session Determining Positions for Matters That May be Subject to Negotiations, Developing Strategy for Negotiations and Instructing Negotiators §24-6-402(4)(e), C.R.S. – Contract Negotiations

Not required.

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Director Kelly recommended that the District hire its own engineering consultant when required for certain projects.

Director Kelly stated it would be on a case by case basis.

The Board discussed issuing an RFP in early August so that the engineer could be selected at the August 27th Board meeting. This item will be placed on the July 23rd Board meeting for review and approval.

XI. Other Business

A. Confirm a Quorum for the July 23, 2012 Regular Board Meeting

Not discussed.

B. Other

Director Pearson asked when the Timberline hardscape project work would begin. Mr. Blodgett will check with Mr. Cotten.

Director Van Ramshorst noted that it is possible the City could ask the District to assume responsibility for maintaining the brick walls within the City in the future.

After further discussion, the Board also decided not to participate in Project 5 – street lights on Timberline, Project 7 – the I-25 lane balance program, and Project 13 – the entrance feature at County Line and Yosemite on the City of Lone Tree-PMMD Capital Recommendations List dated July 11, 2012.

XII. Adjournment

Upon a motion duly made by Director Herbolich, seconded by Pearson, and upon vote unanimously carried, the Board adjourned the meeting at 2:25 p.m.

Respectfully submitted,



Secretary for the Meeting

Next Scheduled Meeting: The Next Board Meeting is a Regular Meeting scheduled for July 23, 2012 at 5:00 p.m. at the Lone Tree Civic Center, Meeting Room A, 8527 Lone Tree Parkway, Lone Tree, Colorado.