

RECORD OF PROCEEDINGS

MINUTES OF A JOINT MEETING
OF THE BOARD OF DIRECTORS OF THE
PARK MEADOWS METROPOLITAN DISTRICT
AND THE CITY OF LONE TREE CITY COUNCIL
HELD
MAY 28, 2013

A joint meeting of the Board of Directors of the Park Meadows Metropolitan District and the City of Lone Tree City Council was held on Tuesday, May 28, 2013 at 12:00 p.m., at 9220 Kimmer Drive, Suite 100, Lone Tree, Colorado 80124.

Attendance: In attendance were Directors:

John Herbolich
Mark Thomas
Roger Pearson
Greg Kelly
Sharon Van Ramshorst

In attendance were Lone Tree City Council:

Susan Squyer
Kim Monson
Harold Anderson
Jackie Millet
Jim Gunning

And: Jack Hidahl, City Manager

Also in attendance were:

Bob Blodgett, Chuck Reid and Lauren Robesky; CliftonLarsonAllen LLP
John Cotten; TST, Inc., of Denver
Fred Hammer; The Enclave HOA
Chris Sheffer; 12503 E. Euclid Drive, City of Centennial

I. Welcome - All

Director Herbolich called the meeting to order at 12:00 p.m.

II. Introductory Comments

Mayor Gunning stated he appreciated the opportunity to meet with the District Board. The City Council would like to meet with the Board twice a year at a working lunch meeting to discuss project coordination. The Board concurred.

III. Historical Perspective

- Legacy of Coordination and Cooperation
- 1995-2013 Project Completion Map
- 2002 District Service Plan Amendment – Public Transportation Services Added

Mr. Blodgett provided a brief overview of the historical projects between the City, the District and Douglas County. He noted the three entities have expended approximately \$27,000,000 since the early 1990's on public improvements within the District. Each entity has spent approximately \$9,000,000 in a cooperative effort.

He reported that the 2002 District Service Plan Amendment provides for the District to engage in public transportation services such as shuttle services or park-n-rides. To date the District has not participated in any of these efforts.

IV. Park Meadows Metropolitan District Financial Status

- No Debt after December 31, 2013
- Current Mill Levy and Revenue to Continue
- Opportunity for Additional Capital and Maintenance Projects
- Pay as You Go for Capital or Debt (With Voter Approval)

Mr. Blodgett reported the District's debt is retired on December 1, 2013. The District will have no debt after that date. The Board has decided to continue the current mill levy of 6.387 mills and to devote the additional approximate \$1,000,000 in annual revenue to operating and capital projects in conjunction with the City of Lone Tree.

A prior TABOR election allows the District to keep the mill levy at its current level after the debt is repaid. Should the District decide to issue general obligation bonds in the future, voter approval from District residents will first be required.

Director Herbolich stated that it is important to the Board that solid projects be anticipated which require the additional funds the District will be collecting each year.

V. Current Project Coordination

A. Water Conservation Landscaping Projects

Mayor Gunning noted that the Cypress Greens and The Enclave projects have been completed satisfactorily. He understands Fairways HOA does not desire to proceed with the water conservation landscaping project on the west side of Yosemite adjacent to their HOA. Other

HOA's may wish to pursue the project in the future. It is important that the HOA and City concur with the project before it begins.

B. Lincoln Avenue Median Rehabilitation (Flagstone Repair)

Mr. Cotten reported that no bids were received for the proposals requested approximately one month ago. \$100,000 is budgeted in the 2013 General Fund for this effort on Lincoln Avenue east of Lone Tree Parkway South. Since there were no bids, the District has decided to solicit proposals from qualified firms to perform the work in 2013 as well as future work. Hopefully this will lead to some interested bidders, good pricing and a good selection of qualified contractors for the District.

C. C470/Yosemite Interchange Landscaping

Mr. Blodgett reported the District and the City have agreed upon this project to proceed in 2013. Mr. Cotten distributed a copy of a report titled "The Capital Recommendations List" dated May 23, 2013 and the "2013 Traffic Projects List" dated May 23, 2013 for City Council and Board review. The City is requesting that the District pay \$85,000 of the \$120,000 estimated cost for Yosemite/C470 landscape improvements. This will be reviewed at the next Board meeting.

D. Yosemite Landscaped Medians (Park Meadows Drive to C470) – 2014

The City and District have agreed this project will be designed in 2013 but delayed until at least 2014.

E. Elimination of PMMD \$50,000 General Fund Emergency Reserve for City of Lone Tree ROW

Director Herbolich explained the decision of the District Board to eliminate this reserve which had been in place since 2007 and never utilized by the City. It was originally established to assist the City after a disaster (blizzard, high winds, tornado, etc.) and removal of debris quickly from the City streets. The City has reported they have adequate reserves for this work. These funds will be used for other operating and maintenance projects or reserves within the District's General Fund. The City concurred with this decision.

F. County Line Road Transportation Study (Yosemite to Inverness Drive South)

Mr. Cotten reported he has contacted Mr. Griffith and Mr. Koch emphasizing the importance of this study being done quickly. The City Council and District Board both concurred in its importance in order to proceed with improvements at the County Line Road/I-25 interchange that are important to the City and District's commercial tax base.

G. Process for Future Owner Association Project Requests – Board Resolution

Director Herbolich reviewed the draft resolution with the City Council. He reported the District Board has approved this draft resolution to assist in recovering costs by the District in reviewing enhancement landscaping project proposals by HOA's and other owner associations. The Board has discussed a deposit of \$1,500 which is in the draft; however, a final decision on the amount of deposit has not yet been made.

Director Herbolich reported this arose when Heritage Estates HOA recently requested two projects from the District. Quite a bit of time and effort was expended by the District's landscape contractor, Brickman, in reviewing the request. Because of the unbudgeted expense requested, the Board denied the request until a policy could be established by this resolution.

Mayor Gunning asked that a provision be added to the resolution indicating City approval is also first required. The Board concurred.

Councilmember Millet asked how this information would be communicated with HOA's? Director Herbolich noted it will be placed on the District's website and sent to those who have made a recent request to the District such as Heritage Estates.

VI. Current Project Communication

A. Clarify Communication with City Council for Project Funding Approval

The City Council stated that they will work with Councilmember's Monson and Anderson and coordinate information received at the District Board meetings for the City Council meetings in a more regular manner in the future.

The Council indicated the Board is welcome to attend City Council study sessions periodically if desired. Mr. Blodgett can coordinate with Mr. Hidahl.

Mr. Hidahl noted it is important that when a project is presented to the City Council it is not premature and is ready for approval by the City. Some projects are discussed for several months by the District Board and may not be ready for the City Council agenda or study session for some time.

B. Park Meadows Metropolitan District/City of Lone Tree Project Funding Signs

The Board requested that the project funding signs reflecting that the construction or landscaping project is being paid for by both the District and the City continue. City Council concurred.

C. Park Meadows Financial Contribution Listed in City of Lone Tree Staff Report

Mayor Gunning noted that 9 of the previous 12 projects paid for by the District have been listed in the City Council Staff Reports. This will continue on future projects. The Board thanked the City for this effort.

VII. Future Project Planning

A. Park Meadows Metropolitan District 2013-2017 Five Year CIP

Mr. Blodgett reviewed the draft CIP with the City Council and District Board.

B. City of Lone Tree Capital Recommendations (July 2012)

As noted previously, Mr. Cotten provided an updated recommendations list for May, 2013 from the City. Mr. Blodgett will update the District five year CIP for review and discussion at the June Board meeting.

C. Potential Infrastructure Outside Present District Boundaries (Lincoln/I-25 and Entertainment District)

The City Council noted that a number of entities would be assisting with the Lincoln/I-25 project. Many drivers benefit from this work throughout the region. They are not requesting District involvement in this project at this time.

The City Council stated the District may be important in assisting with the Entertainment District public improvements in the future. The consultant studies are underway and a final decision should await that study. Mayor Gunning noted one option is the creation of a sub-district within the Park Meadows Metropolitan District that encompasses some or all of the future Entertainment District. The Board stated they are willing to meet with the consultants and discuss future options when appropriate. The City noted this discussion would be continued later in the year.

D. Brick Wall Maintenance

Director Van Ramshorst stated that some day in the future when the RidgeGate area has a majority of the City Council, it will be important for the District to assist with maintenance needs such as the brick walls as they may not be as high a priority for the entire City at that time. She stated the District should retain its current mill levy and prepare to assist the City and HOA's with this effort some day in the future. Director Van Ramshorst stated the District service plan gives the District the ability to provide maintenance on the brick walls in the future.

E. Potential Consolidation of Districts Within City of Lone Tree

Director Thomas stated that he was concerned that there could be improved efficiencies and cost effectiveness by consolidating existing districts along Park Meadows Drive (between Lincoln and Yosemite), such as Heritage Hills Metropolitan District, Omni Park Metropolitan District, Lincoln Station Metropolitan District and the Park Meadows Metropolitan District. Mayor Gunning stated that concept has merit; however, the City would like to close the loop with some of the boundary issues they are currently addressing with properties outside the City who will be brought into the City in the future in this area. At some point in the future, the consolidation discussion meeting will be very timely.

F. New Landscaped Median Adjacent to Crest Apartments

Mr. Cotten reported the City has placed \$300,000 in their budget to provide median improvements adjacent to the Crest Apartments in the future. The Crest Apartments are in the Park Meadows Metropolitan District. The District's financial involvement in this effort has not yet been requested.

G. C470 Widening

Mayor Gunning reported that the City, the County and the Coalition are working very hard on this project. Mr. Cotten reported the work could begin within the next year. The Board noted the C470 is within the District and some funds are budgeted in 2015 at this time to assist with the project.

H. Other

Mayor Gunning reported the City is preparing a monument plan for the City at major entrances. He requested that the District partner with the City in that effort. Mr. Cotten will provide a map of where these are being considered. Director Kelly noted the District could pay for the landscaping around the monuments signs.

Mr. Hammer noted that the C470/Yosemite interchange is not an acceptable appearance for an entrance to the City. He asked that more work be done to clean up weeds and trash and improve the appearance. The City indicated efforts are being made with CDOT to improve the appearance of this interchange as much as possible.

Mr. Cotten reported the City is working on a possible shuttle bus system between Sky Ridge Hospital and the Mall. Director Kelly stated the Entertainment District should also be considered within this effort since they would benefit.

Mayor Gunning reported a circulator is being considered along Yosemite that would circle around the City. He reported Schwab will have a shuttle at their new campus.

Director Kelly noted the City should study the SETA (South East Transportation Authority) experience in the Denver Tech Center. SETA did not carry any riders during the day and eventually went out of business.

VIII. City Council/Board of Director Comments

The Council thanked the District for this information. They stated the meeting was useful. Councilmember Millet indicated twice a year meetings would be very helpful.

District Board members thanked the City for their cooperation in this meeting. Director Kelly noted that the District and the City face extensive transportation challenges in the future.

Mr. Blodgett thanked Mr. Hidahl for his efforts as City Manager for assistance with past projects and this meeting.

IX. Next Meeting

- Frequency of Board of Director/City Council Meetings in the Future AND/OR Project Coordination Committee?

Mr. Blodgett will coordinate with Mr. Hidahl's office and schedule a second meeting perhaps in early November before the District Budget is approved.

The Board discussed the HOA Resolution. After discussion, the Board decided that \$2,000 would be the deposit. Mr. Blodgett will inform Ms. Seaver to add this amount, as well as a provision to provide for City Council approval and another provision that an applicant will first contact Mr. Blodgett to schedule an informal meeting with the District Board to discuss their project before going through the formal process outlined in the Resolution. In this manner, the District Board can provide informal feedback as to whether they would seriously consider the application if filed.

The Board approved the Directors' fee checks for the meeting totaling \$369.40. Director Van Ramshorst stated that this meeting should be considered a part of the regular Board member obligations and she did not wish to accept her Director's fee. She returned her check. The remaining Board members indicated this is a Special Board Meeting and they were taken away from their regular work assignments and the Director's fee check is acceptable to them.

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XV. Adjournment

Upon a motion duly made by Director Herbolich, seconded by Director Pearson, and upon vote unanimously carried, the meeting adjourned at 1:45 p.m.

Respectfully submitted,


Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for June 24, 2013 at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado