

RECORD OF PROCEEDINGS

---

MINUTES OF A CONTINUED REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
PARK MEADOWS METROPOLITAN DISTRICT  
MARCH 31, 2014

A continued regular meeting of the Board of Directors of the Park Meadows Metropolitan District was held on Monday, March 31, 2014 at 5:00 p.m., at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

Attendance: In attendance were Directors:

John Herbolich  
Mark Thomas  
Greg Kelly  
Sharon Van Ramshorst

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP  
Ed Icenogle; Icenogle Seaver Pogue, P.C.  
John Cotten and Taylor Goertz; TST, Inc., of Denver  
Matt Bevill; The Brickman Group  
Harold Anderson; Lone Tree City Council  
Tom Haning; 7856 Arundel Lane  
C. Dale Flowers; 9597 Silver Hill Circle  
Stacey Stickler; Valerian LLC

Call to Order

Director Herbolich called the meeting to order at 5:00 p.m.

Declaration of  
Quorum/Director  
Qualifications/  
Disclosure Matters

A quorum was declared present, all Directors are qualified, and there are no disclosure matters. Upon a motion duly made by Director Thomas, seconded by Director Herbolich, the Board excused the absence of Director Pearson.

Approval of  
Agenda

Upon a motion duly made by Director Van Ramshorst, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the agenda as submitted.

Public Comments None.

CONSENT AGENDA

Mr. Blodgett reviewed the items with the Board. Upon a motion duly made by Director Van Ramshorst, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the Consent Agenda.

- V. Review and Approve Minutes of the February 24, 2014 Regular Meeting
- VI. Information Items

DISCUSSION AGENDA

- VII. Accept Denver Water Usage Report

No Discussion.

- VIII. Landscape Maintenance/Construction Items

- A. Accept March Landscape Maintenance Report

Mr. Bevill reviewed this report with the Board. After discussion, the Board accepted the report.

**Work Orders:**

- 1. Ash Tree Borer Treatment - \$6,336

Mr. Bevill reported he is recommending this treatment to attempt to prolong the life of the District's 330 Ash trees. There will be two treatments; one in May and one in June. His budgeted estimate for this work is \$15,000 so there is a significant savings for the District.

After discussion, upon a motion duly made by Director Herbolich, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the work order for \$6,336.

- 2. Deep Root Feed Trees - \$6,500

Mr. Bevill reported this is a budgeted item. Upon a motion duly made by Director Herbolich, seconded by Director Kelly, and

upon vote unanimously carried, the Board approved the work order for deep root feeding the trees in the amount of \$6,500.

3. Remove Spruce Trees and Install Scotch Pines - \$11,730

Mr. Bevill reported approximately 13 Spruce trees have died in the Lincoln/Yosemite medians. The Scotch Pines have proven to be very hardy. After installation, there will be a mixture of deciduous trees, Scotch Pines and Spruces in the District's medians. After discussion, upon a motion duly made by Director Herbolich, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the work order to remove Spruce trees and install Scotch Pines in the amount of \$11,730.

Director Thomas asked Mr. Bevill to prepare an inventory of trees throughout the District. Mr. Bevill indicated this could be done in the future.

4. Pest Control March-November - \$10,800

Mr. Bevill indicated this is in the District's annual budgeted pest control contract. Upon a motion duly made by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the work order for pest control in the amount of \$10,800.

5. Acres Green Median Restoration - \$5,483

Mr. Bevill reported this will improve the site distance at the Acres Green median on each side of Parkway Drive, per the recommendation of the City of Lone Tree. The City has reviewed and approved this work. Mr. Blodgett reported this was budgeted at \$50,000 in the District's 2014 Capital budget in case there was a major reconstruction of the median. This will be a significant savings from that amount.

Upon a motion duly made by Director Kelly, seconded by Director Herbolich, and upon vote unanimously carried the Board approved the work order for the Acres Green median restoration in the amount of \$5,483.

B. Other

Mr. Bevill reported he has contacted Mr. Field at the Lone Tree Terrace HOA and will begin the maintenance of the Arrowhead Way ROW this week.

Director Van Ramshorst asked that Mr. Bevill review the median grasses as you turn left out of The Enclave subdivision to go south on Yosemite. She indicated it is difficult to see traffic on Yosemite southbound. Mr. Bevill indicated he made some adjustments to this median last year. He will review again.

IX. Construction Project Items

A. Lone Tree/PMMD Joint Cooperative Projects – John Cotten

1. Under Construction

a. Pedestrian Lights on West Side of Yosemite (Lincoln to Park Meadows Drive)

Mr. Goertz reported these have been completed and were recently activated. The Board decided to schedule a meeting and photo with the Board at this location in the next few weeks. They asked Mr. Cotten to provide some dates. The tentative time will be at 7:30 p.m. The Board asked Mr. Blodgett to contact Mr. Nearing to take a photo of the District Board and consultants.

b. Pedestrian Lights on East Side of Yosemite (Maximus to Park Meadows Drive)

Mr. Goetz reported these are not yet completed. Xcel is waiting on another conduit installation.

2. 2014 Bid Package and Construction-Landscaping - Review Bids

Mr. Goertz reviewed the bids received by Technology Constructors and Goodland Construction. He recommended the District proceed with the Park Meadows Drive landscaped median bids since the medians are formed and the District and the City have committed to complete those in 2014. He noted that the C470/Yosemite interchange landscaping bid for schedules 2 and 3 were over budget due to the increased costs in landscaping materials and construction during the past six months. He noted seven contractors attended the pre bid or

called to express interest in the project. However, only two bid. The others indicated they were already too busy to consider this project.

Director Kelly recommended the Board proceed with bid schedule 1 and 3 and the 3 add alternates. This will be within the District's overall budget, considering the \$45,000 of saving realized on the Acres Green median restoration.

Mr. Cotten reported there may be one tap required at the C470/Yosemite landscaping location. He has contacted CDOT several times but has not yet received a response as to whether they can utilize the CDOT tap. If the District needs to purchase a tap, it would be approximately \$20,000. The Board agreed to add this to the total cost for the project.

Upon a motion duly made by Director Kelly, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the bid award to Technology Constructors as the low responsive bidder for Schedule 1 Yosemite/C470 landscape improvements (north side of C470) in the amount of \$148,968.25, and Schedule 3 Park Meadows Drive landscaped median improvements from Acres Green to Quebec in the amount of \$211,272.10, Add Alternate number 1 to Schedule 1 for a seat wall in the amount of \$21,600, Add Alternate number 2 to Schedule 1 for a north planting bed in the amount of \$42,390 and Add Alternate number 3 to Schedule 1 for additional seeding in the amount of \$22,990 for a total bid award of \$447,220.35 plus \$20,000 for a tap making the total project award \$467,220.35.

Mr. Goertz will send Mr. Blodgett a Notice of Award for signature tomorrow. He noted that the contractor will have ten days to accept the Notice of Award and return the required contracts. Completion is estimated by July 31<sup>st</sup>.

The Board decided to defer Schedule 2, the south side of the C470/(Yosemite interchange landscaping, for consideration later in 2014 or in a future year.

- a. C470/Yosemite Interchange Landscaping
- b. Landscaped Median in Park Meadows Drive (Acres Green to Quebec)

Addressed Above.

3. 2014 Bid Package – Landscaped Median Rehabilitation Work

Mr. Goertz reported bids are being solicited for review by the Board at its April 28<sup>th</sup> meeting.

- a. Ratify Approval of Agreement Between the District and Interactive Procurement Technologies by BidNet for Median Rehabilitation Bids

Upon a motion duly made by Director Kelly, seconded by Director Herbolich, and upon vote unanimously carried, the Board ratified approval of the agreement with BidNet.

4. Under Design - None

B. Accept 2014-2018 Capital Improvement Project Plan

Mr. Cotten reported that regarding the eastbound to northbound additional lane and ramp on Lincoln to I-25, Douglas County will amend the IGA with CDOT to provide for the additional \$430,000 CDOT is requiring. Lone Tree will be paying \$250,000. PMMD will be paying \$180,000. Mr. Cotten recommended that the District and the City amend their IGA to provide for the \$180,000 payment. He also requested the \$180,000 be paid directly by the District to Douglas County. The Board concurred.

They discussed the proposed Lincoln Avenue pedestrian bridge in 2016. Mr. Cotten indicated the City is estimating its contribution at \$2 million and requesting \$1 million from the District. He indicated this is a place holder at this time. It has not yet been formally approved by the City Council. This will provide access across Lincoln Avenue to the future Douglas County Library site within RidgeGate. RidgeGate is donating the property for the site. The Board asked Mr. Cotten to discuss this project with the Heritage Hills Metropolitan District, Omni Park Metropolitan District and others to ask them to contribute toward the construction cost also. They should also be asked to contribute to the additional Lincoln Avenue eastbound lane/ramp improvement project at I-25.

Mr. Blodgett will revise the CIP to reflect the Board's decisions tonight on the Park Meadows Drive median and Yosemite/C470 landscaping bids as well as the actual cost of the Acres Green median restoration. The Board decided not to reduce the funding for the median rehabilitation project at this time.

RECORD OF PROCEEDINGS

---

- C. Discuss Letter from Douglas County Requesting Support for Last Half Mile Sidewalk Improvements Near Inverness Drive and County Line Road

After discussion, the Board authorized Mr. Blodgett to draft a letter for Director Herbolich's signature supporting Inverness, Douglas County and SPIMD on this project.

- D. Other

None.

X. Financial Items

- A. Approve March 31, 2014 Cash Position Report

Mr. Blodgett reviewed the Cash Position Report with the Board. After discussion, upon a motion duly made by Director Van Ramshorst, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the March 31, 2014 Updated Cash Position Report.

- B. Approve February Claims Totaling \$52,448.88

Mr. Blodgett reviewed the February claims with the Board. After discussion, upon a motion duly made by Director Kelly, seconded by Director Van Ramshorst, and upon vote unanimously carried, the Board approved the February claims represented by check numbers 3664 through 3771 totaling \$52,448.88 and directors' fees represented by check numbers 3659 through 3663 totaling \$369.40. Check number 3661 for Director Pearson was voided in his absence.

- C. Other

Director Van Ramshorst asked if the District could use the City's mail ballot list for its election? Mr. Icenogle reported the District has to maintain a separate mail ballot list from the City and update it each time it has a mail ballot election.

XI. Manager's Items

- A. Status of City Approval of Arrowhead Way ROW Landscape Maintenance by PMMD

Mr. Blodgett reported Mr. Hoffman indicated the City Council did not object to the District assuming this ROW landscaped maintenance responsibility. Mr. Bevill has been in contact with Mr. Field at the HOA. The Brickman contract will need to be

RECORD OF PROCEEDINGS

---

amended at the April Board meeting. Mr. Icenogle's office will work with Mr. Bevill to bring this forward at the April Board meeting.

B. Referrals

None.

C. Other

None.

XII. Attorney's Items

A. 2014 Director's Election Update

The Board decided that the newsletters with the biographical information on the candidates should be mailed on April 14<sup>th</sup> so they arrive at approximately the same time as the mail ballots which will also be mailed on April 14<sup>th</sup>.

Director Herbolich indicated he has contacted the South Suburban Park and Recreation District and they have agreed to allow PMMD to place newsletters at the Lone Tree Recreation Center and the Lone Tree Golf Course. He also contacted Douglas County Libraries and the Lone Tree Library has agreed to place copies at the Library. He has not yet received a response from the City regarding placing newsletters at the Civic Center and Lone Tree City Hall on Kimmer Street. He also indicated he has contacted Ms. Jane Rueter from the Lone Tree Voice who will do an article on the upcoming District mail ballot election.

B. Approve Letter Agreement with the TMA Regarding I-25 and County Line (Southwest Corner) Landscape Improvements - \$31,250

Upon a motion duly made by Director Herbolich, seconded by Director Thomas, and upon vote unanimously carried, the Board approved the letter agreement with the TMA regarding I-25 and County Line (southwest corner) landscape improvements.

C. Other

None.

XIII. Director's Items

A. Discuss Changing April 28, 2014 Regular Board Meeting to April 21, 2014



RECORD OF PROCEEDINGS

---

After discussion, the Board decided to leave the April 28<sup>th</sup> regular meeting as is. Mr. Blodgett reported he will be out of the country that week. Mr. Reid and/or Ms. Juneau will attend the meeting on his behalf.

In his absence Mr. Peak will be acting DEO and Ms. Juneau will assist with any questions regarding the election.

B. Other

None.

XIV. Other Items

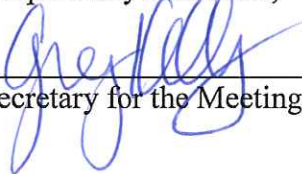
Director Kelly announced that Mr. Blodgett received the NAIOP 2013 Member of the Year Award at their recent annual awards ceremony in February. The Board congratulated Mr. Blodgett on this achievement. Mr. Blodgett thanked the Board and Directory Kelly for his support and their attendance at NAIOP meetings that feature the southeast corridor.

Director Herbolich asked Mr. Blodgett to prepare a brief description of the award for placement on the District's website.

XV. Adjournment

There being no further business to discuss, upon a motion duly made by Director Herbolich, seconded by Director Kelly, and upon vote unanimously carried, the Board adjourned the meeting at 6:45 p.m.

Respectfully submitted,

  
Secretary for the Meeting

Next Scheduled Meeting: The Next Meeting is a Regular Meeting scheduled for April 28, 2014, at 5:00 p.m. at the Lone Tree Civic Center, 8527 Lone Tree Parkway, Lone Tree, Colorado