



HIGHLANDS RANCH METROPOLITAN DISTRICT
REGULAR BOARD MEETING MINUTES
62 W. PLAZA DRIVE
HIGHLANDS RANCH, CO 80129

February 22, 2011

Allen Dreher called the Board meeting of the Highlands Ranch Metropolitan District to order at 7:00 pm. The **Pledge of Allegiance** was recited.

Roll call was taken:

BOARD MEMBERS: (Chairman in bold face: * = absence; **=excused absence)

Board of Directors

A. Dreher

C. Schierholz

R. Owens

P. Cullen

V. Starkey

N. Smith

A. Stuart**

STAFF:

Terry Nolan, General Manager

Bruce Lebsack, Director, Finance and
Administration

Jeff Case, Director, Public Works

Carrie Ward, Director, Parks, Recreation &
Open Space

Stefanie Quintana, Administrative Assistant

OTHERS:

T. Kershisnik, Met 5

J. Kappes, Met 5

Chuck Britton, Green Valley Ranch Metro
District

George Weisgerber, HR Resident

Special Presentations

None

Public Comments or Questions

George Weisgerber commented on the Plews House project. He is concerned that the cost of the project to the Metro District is increasing due to the delay in making the decision whether or not to renovate or demolish the house. He requested that no more money than necessary be spent on the Plews House or its replacement.

Election of Officers

Carolyn Schierholz – motion to elect the following slate of officers:

Rick Owens, - Chair

Vicky Starkey – Vice Chair

Allen Dreher – Treasurer

Nancy Smith – seconded the motion

Philip Cullen asked what prompted the election of new officers. Carolyn Schierholz responded that the board had agreed to revisit the election of officers after a six month period which ended in November. Philip Cullen requested that the election be deferred until Amy Stuart is present. The rest of the Board members preferred to proceed.

Carolyn Schierholz – Aye

Nancy Smith – Aye

Vicky Starkey – Aye

Rick Owens – Aye

Philip Cullen – Abstain

Allen Dreher – Abstain

Motion passed – 4-0

Newly elected officers will assume their responsibilities after this board meeting.

Reaffirmation of Disclosure

No changes

Staff Presentations

Bruce Lebsack gave a brief presentation to Board members on the possible redevelopment of the Arapahoe Acres site (see addendum). Staff has reviewed an initial proposal and, if the developer requests, recommends inclusion of the site into the Metro District subject to exclusion from the NDCWSD and LFPD. Centennial Water & Sanitation District is agreeable subject to certain provisions related to service. Board members discussed financial benefits to the Metro District upon inclusion. Board members directed staff to continue discussions with the principals of the

redevelopment and inform them that the District would consider inclusion subject to the provisions of an inclusion agreement to be negotiated.

Discussion Items

None

The following actions were taken:

- Approval of **Board Meeting Minutes** – 01/25/11 (*Cullen/Starkey*) **6-0 motion passed**
- **Receive and Filed** Study Session Minutes – 02/16/11 (*Cullen/Schierholz*) **6-0 motion passed** and Special Meeting Minutes 01/12/11 (*Owens/Schierholz*) **5-0 motion passed**
Cullen - abstain
- **Public Hearing** – None
- Approval of **Business Agenda** (*Cullen/Schierholz*) **6-0 motion passed**
- Approved the following **Consent Agenda Items** (*Starkey/Schierholz*) **6-0 motion passed**

Consent Business Items may be adopted by a single motion. Any Consent Business Items may be removed at the request of a Director and heard on its respective place on the Agenda.

HRMD – 106

Ratify January 2011 Cash & Investment Transactions including Expenditures

HRMD – 107

Adopt Resolution No. 11-107

Approve Park Identification Sign Replacements, Appropriation

HRMD – 108

Adopt Resolution No. 11-108

Approve 2010 Parkway Fence Replacement Program, Change Orders and Final Payment

HRMD – 110

Adopt Resolution No. 11-110

Approve Dad Clark Trail Crossing at Toepfer Park, Appropriation

HRMD – 111

Adopt Resolution No. 11-111

Approve Marcy Gulch North of Town Center Drive Channel Stabilization, Appropriation, IGA and General Manager Authorization

HRMD – 112

Adopt Resolution No. 11-112

Approve Town Center Drive Detention, Appropriation, Construction and Consulting Contracts

HRMD – 113

Adopt Resolution No. 11-113

Approve 2011 Capital Project Appropriation Rescissions and Adjustments

- Approved the following **General Business** Items:

HRMD – 109

Adopt Resolution No. 11-109

Approve Fly’N B Park, Appropriation and Contract Design

Schierholz – motion/Owens – second 6-0 motion passed

Discussion – Philip Cullen asked about: 1) additional funding needed due to the delay in the Plews House project; and 2) the funding for the future phases of the project. Jeff Case responded that to date there has been no additional funding required and the first phase of the project is on budget. Philip Cullen also asked about primary uses for the park. Carrie Ward responded that the design for the park is passive and will provide opportunity for outdoor education. Philip suggested that information on the design of the park should be provided to residents. The E-messenger and Messenger are helpful tools to get the public re-educated.

HRMD – 114

Adopt Resolution No. 11-114

Approve 2010 Storm Drainage Pipe 51, Construction Contract

Starkey – motion/Schierholz – second 6-0 motion passed

Discussion – Jeff Case explained to Board members that the original contractor for this project is no longer capable of completing this project. Staff recommends negotiating award of the contract to the next lowest bidder. This action provides for the General Manager to authorize award of the contract after negotiation within the existing appropriation. Staff will report back to the board in March on this project.

Special Reports

Allen Dreher thanked Board members for his time as board chair. Rick Owens and Vicky Starkey thanked Allen for his service as board chair and continued support.

Philip Cullen will attend the Centennial Board meetings in place of Vicky Starkey.

Nancy Smith reported to Board members on the HRCA Board working session. Peggy Zack reported that the HRCA and the Metro District staffs had met. Before the April Board to Board dinner Nancy would like the HRMD Board to have a discussion about topics that we might discuss. Terry Nolan will re-distribute the list of HRCA partnership opportunities to board members. Board members will discuss this issue at the March study session.

Public Comments or Questions

None

Adjournment

At 8:02 pm motion to adjourn (Starkey/Schierholz) was declared by Chairman Dreher.

Submitted by Stefanie Quintana – March 29, 2011