



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

January 31, 2012

Rick Owens called the Board meeting of the Highlands Ranch Metropolitan District to order at 6:30 pm. The **Pledge of Allegiance** was recited.

**Roll call** was taken:

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

Board of Directors

**R. Owens**

V. Starkey

A. Dreher

C. Schierholz

N. Smith

P. Cullen

K. O'Sullivan

STAFF:

Terry Nolan, General Manager

Jeff Case, Director, Public Works

Bruce Lebsack, Director, Finance &  
Administration

Carrie Ward, Director, Parks, Recreation &  
Open Space

Stefanie Quintana, Administrative Assistant

David Hahn, Legal Counsel

Sherry Eppers, Community Relations  
Manager

Stephanie Stanley, Financial Reporting  
Analyst

Forrest Dykstra, Manager, Development  
Engineering

Brian Muller, Park Planning Manager

Bill Dailey, Natural Resource Manager

Laura Lacerte, Park Ranger

OTHERS:

D. Vasquez, Metro 5

Elizabeth Kelsen Huber, DC Libraries

Tom Barenberg, Split Rail Fence Company

Joe Knopinski, Split Rail Fence Company

George Weisgerber, HR Resident

Elizabeth Friesen, JR Ranger Program

Cindy Light, JR Ranger Program

Larrent Maynor, JR Ranger Program

Owen Metz, JR Ranger Program

Christina Friesen, JR Ranger Program

Dylan Maynor, JR Ranger Program

Cameron Maynor, JR Ranger Program

Derek Light, JR Ranger Program

## **Special Presentations**

Laura Lacerte presented participants of the Junior Ranger Program certificates of completion (see addendum).

## **Public Comments or Questions**

George Weisgerber commented to Board members that he feels mowing on the High Line Canal Trail and scraping of the High Line Canal Trail is not an efficient way to use Metro District funds. He also feels that the Plews house is in poor condition and a decision should be made soon on the next steps to be taken with the project. Rick Owens indicated that staff is open to ideas on how to operate more efficiently and that there will be a presentation in June or July on the Plews House project.

## **Reaffirmation of Disclosure**

No changes

## **Staff Presentations**

Brian Muller gave a presentation to Board members on recommended alternatives to consider for the fence replacement program (see addendum). Board members discussed the variance in color of the TREX fence product and wood product. Rick Owens suggested that fence costs need to be revisited.

Tom Barenberg and Joe Knopinski distributed handouts and showed displays of the upgraded TREX fence product and wood product. There has been an increase in the cost of TREX due to product upgrades due to design changes. Tom indicated that he feels the TREX product will be produced for years to come and he is committed to giving buyers the best price on the product.

## **Discussion Items**

David Hahn explained the rache effect that may occur on the District property tax revenues as the result of TABOR. This will be further discussed in executive session at the end of the board meeting. He also discussed the impact on property tax revenues with the change in use for the STEM Academy property.

The following actions were taken:

- Approval of **Board Meeting Minutes** – 12/13/11 (*Cullen/Schierholz*) *7-0 motion passed*
- **Receive and Filed** Study Session Minutes – 01/25/12 as amended (*Cullen/Schierholz*) *7-0 motion passed*
- **Public Hearing** – None
- Approval of **Business Agenda** amended to include a motion on the Douglas County IGA, BC #107 concerning investment policy changes and the Executive Session related to TABOR (*Dreher/Cullen*) *7-0 motion passed*

- Approved the following **Consent Agenda Items** (Cullen/Schierholz) **7-0 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 – 100

Ratify December 2011 Cash & Investment Transactions including Expenditures

HRMD – 101

Adopt Resolution No. 12-101

Approve Douglas County Transit Solutions (DCTS) Local Coordinating Council (LCC) MOU

HRMD – 102

Adopt Resolution No. 12-102

Approve 2012 Parkway Maintenance Contract Modifications

HRMD – 103

Adopt Resolution No. 12-103

Approve Amendment to Exhibit A of the Highlands Ranch Water and Wastewater Agreement

HRMD – 104

Adopt Resolution No. 12-104

Approve Highlands Ranch Business Park Area Landscape Maintenance Agreement

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

HRMD – 105

Adopt Resolution No. 12-105

Approve Highlands Ranch Mansion, Appropriation and Construction Contracts

**Dreher – motion/Cullen – second 7-0 motion passed**

**Discussion** – Jeff Case gave a brief presentation to Board members (see addendum).

HRMD – 106

Adopt Resolution No. 12-106

Approve Highlands Ranch Mansion, Fixtures, Furnishings and Equipment, Appropriation

**Dreher – motion/Cullen – second – Schierholz abstain 6-0-1 motion passed**

**Discussion** – None

HRMD – 107

Adopt Resolution No. 12-107

Approve 2012 Investment Policy Update

**Cullen – motion/Schierholz – second 7-0 motion passed**

**Discussion** – None

Rick Owens motioned to give the Board Chair authority to sign the IGA between the Metro District and Douglas County related to funding of the Mansion in substantially the same form as distributed.

***Schierholz – second 7-0 motion passed***

### **Special Reports**

Terry Nolan asked board members for questions for the Littleton Fire Rescue update coming up in February. Board members would like to review the quarterly report and receive an update on the 2012 union negotiations.

Both the Metro District and Littleton Fire Protection Boards are invited to attend an event at the LFR training center in June or July, 2012.

Terry Nolan instructed Board members on how to use the Metro District Forum site. Carolyn Schierholz volunteered to post categories on the site for board members use. The site will be up and running tomorrow.

Board members discussed updating the board liaison list. Terry Nolan will distribute an updated list.

Dave Vasquez suggested a quarterly report to board members from Shea Properties. It was discussed that John Kilrow has previously invited board members to meet with him regarding economic development in Highlands Ranch.

Rick Owens indicated that the General Managers' job description will be discussed at the February Study Session.

Allen Dreher thanked the snow removal crew for their efforts during the last snow storm.

Philip Cullen distributed a handout to Board members updating them on the RTD public meeting on the Southeast Rail Extension.

Philip Cullen distributed a handout to Board members suggesting two board motions for consideration. The first motion was the adoption of an MOU with DC in regards to snow removal. The rest of the Board members indicated that they do not wish to pursue this item. The second motion was the adoption of a resolution requesting that the SDA lobby on the Metro District behalf regarding an amendment to C.R.S. 32-1-1004 that would allow the District to have an active voice in economic development within Highlands Ranch. Rick Owens indicated he is not interested in pursuing this item at this time. Carolyn Schierholz requested this topic be included in the board retreat. Terry Nolan suggested tabling this topic until after board members meet with John Kilrow on economic development.

### **Public Comments or Questions**

None

**Executive Session**

Carolyn Schierholz moved that the Metro District Board of Directors go into Executive Session to discuss TABOR Ratchet. This is pursuant to 24-6-402(4)(b) C.R.S., “Conferences with an attorney for the district for the purpose of receiving legal advice on specific legal questions.”

The motion was seconded by Rick Owens, passed by the affirmative vote of two-thirds of the quorum present and the issue was thoroughly discussed. ***7-0 motion passed***

In attendance:

A. Dreher	T. Nolan
R. Owens	D. Hahn
V. Starkey	B. Lebsack
N. Smith	S. Stanley
C. Schierholz	
K. O’Sullivan	
P. Cullen	

**Adjournment**

At 9:03 pm motion to adjourn (Cullen/Schierholz) was declared by Chairman Owens.

Submitted by Stefanie Quintana – February 28, 2012