



## Highlands Ranch Metropolitan District Study Session Minutes

The Board of Directors of the Highlands Ranch Metropolitan District met for a study session on Wednesday, April 24, 2013.

**ATTENDANCE:** (Chairman in bold face: \* = absent)

**Board of Directors:**

**R. Owens**

A. Dreher  
V. Starkey  
C. Schierholz  
N. Smith  
N. Robinson\*  
J. Warnick

**STAFF:**

Terry Nolan, General Manager  
Bruce Lebsack, Director of Administration  
& Finance  
Jeff Case, Director of Public Works  
Carrie Ward, Director of Parks, Recreation  
and Open Space  
Stefanie Quintana, Administrative Assistant

Stephanie Stanley, Financial Reporting  
Analyst  
Forrest Dykstra, Manager Development  
Engineering  
Sherry Eppers, Community Relations  
Manager

**OTHERS:**

J. Kappes, Met 5  
Brock Norris, HRCA Board of Directors  
Ryan Edwards, CWSD Project Manager

Mike Bailey, HRCA  
Ricardo Oliveira

## *Study Session Minutes*

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### **GUEST PRESENTATIONS:**

- Mike Bailey gave a brief update to Board members on upcoming HRCA community events including the Home Expo on April 27<sup>th</sup>, Taste of Highlands Ranch on May 3<sup>rd</sup> and Farmers Market beginning on May 5<sup>th</sup>. The Cattle Branding event takes place on May 11<sup>th</sup> in the Backcountry.

### **PUBLIC COMMENT:**

- None

### **STAFF PRESENTATIONS:**

- None

### **DISCUSSION ITEMS:**

- Board members discussed the Board Liaison appointments. John Warnick will fill the vacant spots for Douglas County Schools and Douglas County Youth Initiative and will take over for Allen Dreher for SDA. The Highline Canal Working Group spot continues to be vacant.
- Terry Nolan gave a brief presentation to Board members regarding the legal service MOU policies and procedures (see addendum). Board members agreed to form a committee to discuss the next steps with Met 5 representatives. Committee members include Carolyn Schierholz and Allen Dreher. Jeff Kappes will discuss this issue with Met 5 and follow up with Rick Owens.
- Board members reviewed the Board Retreat minutes. Changes will be made to the Mission, Vision and Guiding Principles portion of the minutes. Minutes will then be submitted for approval.
- Board members were given an update of discussions at a recent meeting between Terry Nolan, Rick Owens, Allen Dreher, Jill Repella and Doug DeBord. Rick Owens will set up a meeting with Jill Repella to further discuss possible funding for Historic Park and Mansion. Douglas County would consider having the Metro District manage the process for the development of Wildcat Regional Park. Douglas County is supportive of a partnership with the Metro District on this project. The Board decided to wait a few months before making any proposals. Bruce Lebsack gave Board members a presentation on business personal property tax pertaining to economic development in Highlands Ranch (see addendum). Board members directed staff to develop criteria for considering waivers of business personal property taxes to spur development. The criteria should outline existing incentives that are unique to Highlands Ranch.

**AGENDA ITEMS**

HRMD – 123 (*Consent*)

Ratify March 2013 Cash & Investment Transactions including Expenditures

HRMD – 124 (*Consent*)

Adopt Resolution No. 13-124

Approve Elementary School Dugout Covers, Appropriation

HRMD – 125 (*Consent*)

Adopt Resolution No. 13-125

Approve East/West Regional Trail Crossing, Appropriation and Amendment to Consulting Contract

Jeff Case and Forrest Dykstra gave a presentation updating them on Stormwater funding and upcoming projects (see addendum).

HRMD – 126 (*Consent*)

Adopt Resolution No. 13-126

Approve Channel Stabilization Big Dry Creek by Cheese Ranch, Appropriation and Consulting Contract

HRMD – 127 (*Consent*)

Adopt Resolution No. 13-127

Approve 2012 Channel Stabilization East Big Dry Creek, Construction Contract

HRMD – 128 (*Consent*)

Adopt Resolution No. 13-128

Approve Channel Stabilization West Big Dry Creek, Appropriation and Consulting Contracts

HRMD – 129 (*Consent*)

Adopt Resolution No. 13-129

Approve Channel Stabilization Future Historic Park Drainage, Appropriation and Consulting Contracts

Carolyn Schierholz updated Board members on discussions at the LFR Review Committee meeting. City of Littleton, LFR and LFPD are all interested in conducting Standards of Coverage study. They propose asking ESCI to assist in the study. Cindy Hathaway is concerned about increasing LFR response times that appear at least initially to be a result of the new transport policy. April data will be reviewed when available. City of Littleton, Highlands Ranch Metro District and LFPD are all interested in participating in the South Metro Authority Study. Chief Mullin indicated that LFR is having problems hiring paramedics.

**PUBLIC COMMENT**

➤ None