



**Revised 2016 Visioning Workshop
Final Report
June 25, 2016**

The Highlands Ranch Metro District Board of Directors (“Board”) met at the Metro District offices Board Room on Saturday, June 25, 2016 beginning at 8:30 a.m.

The following Board members were present:

Renee Anderson, Allen Dreher, Rick Owens, Carolyn Schierholz, Nancy Smith, Vicky Starkey and Jim Worley.

The following staff members were present:

Terry Nolan, Bruce Lebsack, Jeff Case, Carrie Ward and Stephanie Stanley.

Introduction/Agenda

Terry Nolan presented the agenda for the day establishing the format and goals for the session.

Financial Overview

Bruce Lebsack gave a presentation illustrating the impact of the recent refunding on the restricted cash flow for the District. He highlighted the impact on the mill levy needed for debt service payments and the available fund balances.

Review Possible Needs, Projects, and Services

During this portion of the workshop staff presented a high level overview of each initiative and then Board discussed the merits of each.

- Fire and Emergency – Board identified two areas for improvement: 1) overall response time and 2) response time in southern section of Highlands Ranch. Board would like improved reporting on response time, specifically more detail on emergent calls. Board expressed desire to speed up the implementation of the master plan including:
 - Two additional Medic Units 12 hours/day; 7 days/week – one to go into Station No.18
 - Additional Fire Station in Highlands Ranch – staffed with a 24/7/365 medic unit initially, ground breaking to occur in 2018
 - Pay our share of Station 19 beginning in 2017 – net of revenues from Lockheed Martin and Meadowbrook shared.

- Historic Park – First step in the process is a master plan. Board directed staff to confirm with Shea the anticipated transition year. The master plan should begin no

sooner than three years prior to ownership. Vicky mentioned that she believes Douglas County would have interest in participating in development of ranch buildings and programming.

- Central Park – The majority of the Board supported the Metro District owning and operating the park. Staff has previously expressed concern about maintenance of the maze and soft surface trails. Board instructed staff to work with Shea on development of the park. The Board was thinking of spending between spending \$2 million to \$3.5 million.
- Senior Services – Board directed staff to budget for a study in 2017 to compliment the study already done by the County. The Board would like staff to continue to work with the County, HRCA, and other providers to define roles.
- Wildcat Regional Park – The sentiment of the Board was that the Metro District has a full slate of projects that are our primary responsibility and need work. There is little interest in taking on the addition of a regional park which is really the responsibility of the County. Terry will communicate to HRCA and Douglas County that the Metro District is not interested in providing capital or operations investment.
- Ice Arena – Several board members felt this was low on the priority list but recognized the benefit both in providing recreational opportunities and economic impact. The Board agreed to continue exploring the merits of a possible partnership with South Suburban to build an Ice Arena. Location was an important factor for the Board. There is a strong desire for the location to be near Lucent and County Line. Some Board members were concerned about spending at the upper limits.
- Early Debt Retirement – In light of the other priorities and minimal savings the Board did not see any significant advantage to early debt retirement.

Financial Modeling

Bruce presented a new forecasting tool to allow the Board to see the financial impacts of the priorities discussed. Board reviewed impacts on both capital funds and general funds (operations). After reviewing several funding alternatives the Board was interested in further exploration of the following:

- Fire & Emergency Services – Adding a medic to station 18 and building a New Station with Medic Only. Implementation of Master Plan.
- Central Park – Possibly Funding up to \$3.5 million in capital and operations of the park
- Historic Park – After master planning effort, fund the agreed upon development of the park and outbuildings and operations
- Senior – After feasibility study, funding for a space owned or leased and minimal staffing for operations
- Ice Arena – Explore further partnership options with South Suburban.

Carolyn requested information and financial impact of accelerating replacement of fencing along 6 lane arterials. She suggested using \$1.5 million from the Central Park budget. Staff will bring back this information during the budget process.

Concluding Remarks

Direction for staff was to pursue necessary studies and communicate objectives to necessary partners. Some Board members desired to prioritize the list of initiatives. Fire was the unanimous number one priority. Since the District will be moving forward with priority based budgeting it was suggested to evaluate the initiatives using the basic program attributes. Staff will prepare this scoring and share the results with the Board for their review.

The Workshop concluded at 12:15 p.m.