



HIGHLANDS RANCH METROPOLITAN DISTRICT
STUDY SESSION MINUTES

The Board of Directors of the Highlands Ranch Metropolitan District met for a study session on Wednesday, October 19, 2016, in the District boardroom and opened the meeting at 6:31 p.m.

ATTENDANCE (Chairman in bold face: * = absent **=excused absence)

BOARD OF DIRECTORS

J. Worley

A. Dreher

V. Starkey

C. Schierholz **

N. Smith

R. Anderson

R. Owens

STAFF

Terry Nolan, General Manager

Bruce Lebsack, Director of Finance and Administration

Carrie Ward, Director of Parks, Recreation and Open Space

Jeff Case, Director of Public Works

Sherry Eppers, Community Relations Manager

Stephanie Stanley, Financial and Budgeting Analysis Manager

Forrest Dykstra, Manager of Developmental Engineering

Brian Muller, Park Planning and Facilities Manager

Carolyn Peters, Recreation Manager

Camille Mitchell, Administrative Assistant

OTHERS

John Kilrow, Shea Properties

Nick Dunaske, Sage Design Group

Dave Vasquez, Shea Properties

John Kaufman, General Manager Centennial Water and Sanitation District

Rick Starkey and Randy Schack, Highlands Ranch residents

GUEST PRESENTATIONS

John Kilrow from Shea Properties gave a presentation on the Big Idea Site Plan.

(Addendum 1)

Nick Dunaske from Sage Design Group gave a presentation on the Central Park design. Shea Properties, Sage Design and the District are working on the final design and an agreement which, once finalized, will be presented to the Board. *(Addendum 2)*

PUBLIC COMMENT

None

STAFF PRESENTATIONS

Bruce Lebsack gave a presentation on the HR 2008 bonds defeasance and summarizing with the recommendation that the District, consistent with the preliminary 2017 budget, call the remaining outstanding Series 2008 bonds on December 1, 2016. The six members of the present all agreed and instructed staff to proceed. (*Addendum 3*)

Carrie Ward gave a presentation and distributed a handout outlining the evaluation of three undeveloped school sites in Highlands Ranch, Cactus Bluff Avenue site, South Cresthill Lane site and Toepfer Park site off of Venneford Ranch Road, for potential park development. After careful consideration, staff recommended only the Toepfer Park site be considered for park expansion. Staff recommended the Board:

- a) Identify the “school” site, that is adjacent to the existing Toepfer Park, in the Highlands Ranch Outdoors Plan as a possible long-term expansion of Toepfer Park for mostly passive uses;
- b) Staff draft a letter to Douglas County School District copy Douglas County;
- c) Identify funding sources.

The Board supported staff’s recommendations. (*Addendum 4 and 5*)

Brian Muller addressed the request from Canyon Ranch Condominiums Association to install a new perimeter fence along Colorado Boulevard using TREX fencing, installed to district code standards at the Association’s expense and then have the fence maintained by the District with appropriate easements for maintenance. The Board directed staff to move forward with the next step in outlining the District’s standards for fencing and obtaining an easement agreement. (*Addendum 6 & 7*)

DISCUSSION ITEMS

Renee Anderson gave an update on the Littleton Fire Rescue Review Committee meeting. It is anticipated that a rough outline of a potential agreement to merge with South Metro Fire Rescue Authority will be available in January.

AGENDA ITEMS

HRMD – 158 (*Consent*)
Ratify September Cash & Investment Transactions including Expenditures

HRMD – 159 (*Consent*)
Adopt Resolution No. 16-159
Approve appropriation for Toepfer Park dugouts

HRMD – 160 (*Consent*)
Adopt Resolution No. 16-160
Approve appropriation and design contract for Northridge Park Renewal Phase 2 Project

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HRMD – 161 (*Consent*)

Adopt Resolution No. 16-161

Approve appropriation and contract purchase order for the Falcon Park Restroom Project

HRMD – 162 (*Consent*)

Adopt Resolution No. 16-162

Approve appropriation and contract purchase order for Parkway Renovations Wells Fargo Center Landscape (*Addendum 8*)

HRMD – 163 (*Consent*)

Adopt Resolution No. 16-163

Approve change order and Final Payment and Acceptance and Release of Retainage for Fly'n B Park parking lot paving

HRMD – 164 (*Consent*)

Adopt Resolution No. 16-164

Approve Final Payment and Acceptance and Release of Retainage for Service Center Yard Improvements

HRMD – 165 (*Consent*)

Adopt Resolution No. 16-165

Approve appropriation and Intergovernmental Agreement for West Big Dry Creek Cresthill Lane to C-470 Channel Stabilization

HRMD – 166 (*Consent*)

Adopt Resolution No. 16-166

Approve appropriation and authorization for Fire Station No. 17 and No. 18 roof repair and replacement

COMMENT

None

Meeting concluded at 8:24 p.m.