



BOARD MEETING MINUTES

Tuesday, May 28, 2024, at 6:00 pm
District Office Building
62 Plaza Drive
Highlands Ranch, CO 80129

Remote Meeting Information:

Zoom Link: <https://us02web.zoom.us/j/82395356567>
Phone: 1-346-248-7799
Meeting ID: 823 9535 6567

Guidelines for effective interaction:

- Participate. Ask questions. All input is valid.
- Share thoughts respectfully. Be honest and candid.
- Seek first to understand all sides of an issue.
- Be respectful of others.
- No defensiveness. Respect constructive criticism.

Agenda:

1. Call to Order

Chairperson Anderson called the meeting to order at 6:00 pm.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Roll Call

Members Present	Mark Dickerson Director, Andy Jones Director, Carolyn Schierholz Director, Nancy Smith Director, Renee Anderson Chairman of the Board, David Simonson Director, Eric Rysner Director
Members Absent	None
Staff	Janet Grovenor, Stephanie Stanley, Forrest Dykstra, Sherry Eppers, Dirk Ambrose, Ken Standen, Jill Hall, John Donakowski, Kristi Robinson, Neil Alderson, Ryan Edwards, Zach Cartaya, Tyler Ensign, Carolyn Peters

Also in attendance was Kathryn Winn, legal counsel from Collins Cole Flynn Winn & Ulmer, and 5 people from the public, no one online.

4. Guest Presentations

a) Douglas County Sheriff's Office Update – Captain Dan McMillan

Captain McMillan updated the board with recent stats for the month of May in Highlands Ranch to include theft, criminal mischief and REDDI reports (Report Every Drunk Driver Immediately). He also shared several incidents of interest including a kidnapping at the Circle K on South Broadway, a suspicious vehicle which resulted in a suspect in a homicide investigation from Lakewood being arrested and a medical assist from a drug related issue. Captain McMillan also shared the success of the recent annual medication drop off event at the Highlands Ranch Substation which collected 651.4 pounds of prescription medication from the community.

The board thanked Captain McMillan for his time and for everything the Sheriff's office does for the community.

b) Highlands Ranch Community Association Update – General Manager Mike Bailey

General Manager Mike Bailey updated the board on their recent Board of Directors election which four Board Members were elected in March. He also gave an update on their Delegate Elections saying there were 12 new Delegates and 19 returning Delegates elected during the 2024 cycle. There is currently only one vacant Delegate seat that is not part of a sub-association. Each of the Delegates elected will serve a two-year term, expiring April 2026. Mike also gave an update on the Highlands Ranch Community Association Scholarship Fund sharing that since its inception, they have awarded 428 scholarships. The program has supported 220 Therapeutic Recreation families and 600 individual participants. Mike shared that the Community Association has evaluated assessment payment providers for the last year to replace the current provider Zego. The goal is to find a solution that is easy to use for homeowners, offers true autopay functionality, integrates with their accounting system to improve efficiencies and reduce processing costs. After an evaluation process they have selected VersaPay with a target live date of August 2024.

Mike also gave an update on the Xeric Conversion at Westridge Recreation Center converting the large amounts of turf grass which will save on water usage, fertilizer, labor hours and carbon output. Existing rock will be reused in the landscape and new rock will be brought in avoiding unnecessary water, disposal and additional materials.

Mike asked the board for a board-to-board meeting and said they would like to host at the Southridge Recreation Center and give a tour of Backcountry. General Manager Stanley said she would poll our board and share dates with him.

5. Public Comments and Questions: Limit three minutes per person

For online attendees, please use the Q&A feature to comment. Provide your full name and address with your comment.

There were no online or public comments or questions.

6. Reaffirmation of Disclosure

There were no changes.

7. Staff Presentations

Toepfer Park Conceptual Plan – Forrest Dykstra

Director of Parks, Recreation and Open Space Ken Standen presented on behalf of Forrest Dykstra. Ken shared the timeline with the board reminding them of our initial outreach to the community with an open house and survey on October 10, 2023.

Bill Neumann, President and Managing Principal from DHM Design shared his conceptual master plan to the board based on feedback from the community and staff. He shared the design for the new paved parking lot as well as the walkway with ornamental trees and a community garden.

Some of the Directors were concerned about the houses around the park creating social trails from their houses but were told that as long as this park has been there, we have no social trails.

Director Schierholz inquired about the lack of sports fields and said if we got this land we would add more fields. Have participation levels decreased so much that we don't need them anymore? Director Standen said this design was based off of input from the community who wanted a more passive space. General Manager Stanley said that staff has had conversations about the need for additional sports fields however, we want to be respectful of the neighborhood and this is a neighborhood park so if we increase the sports fields, we increase the parking and traffic. We didn't see this as a good fit for additional fields if we can appropriate them in other ways around the community, but currently we are able to do the programming that we need. Director Schierholz also brought up the need for a dog park as a lot of people on the survey were asking for one and she doesn't see it on the conceptual plans. All the of the dog parks we have are south of Highlands Ranch Parkway, we don't have any dog parks that serve the north. Bill Neumann said that based on the topography of the area and the steepness of the site, erosion is a concern, and the area is not big enough to provide adequate space. Director Schierholz was reminded that the dog park at Redstone Park serves the needs of the north area as well. Director Schierholz was also concerned about the possible multi-hoop basketball court and asked how the balls will be kept away from interrupting other players but said that she loved the innovation. She also requested more benches with backs around the park.

Directors Schierholz and Smith were also concerned about the long walk from the parking lot down to the sports field with chairs, etc. and asked if additional bleachers could be added. Bill Neumann did let them know that there is currently a tiered seating wall but would look into additional seating.

Pickleball Site Plan – Ken Standen

Director of Parks, Recreation and Open Space Ken Standen gave an update to the board on where we are at with the Pickleball project with South Suburban. We are expecting the GMP in July and are still working on an IGA for programming, maintenance and the financials and we are expecting to have that at the end of June. He also shared that the original amount of the design of \$9 million has gone up to approximately \$10-12 million due to more site work needed on the property. We are adding two buildings on each side of the courts that are going to be conditioned and plumbed for year-round use for the restrooms and a small office for staff. We are working to get the price down.

Director Smith asked who was going to maintain the property and will we be paying rent? She was told that this will be included in the IGA, and we are still working through all of this.

Director Schierholz requested that when we get to a construction contract if we can have a penalty for exceeding a certain time? General Manager Stanley shared that South Suburban has been handling all of the contracting with the consultants and such. We are participating in the form of a reimbursement and not actually contracting with the vendors, but we can convey our desire to have that in the contract. Director Schierholz also asked if the new pickleball location on County Line Road where Sprouts used to be will have any impact on our location and was told no due to that location being indoor courts. The feedback staff has received was that it was very loud inside.

8. Discussion Items

a) Legislative Update – Stephanie Stanley

General Manager Stanley gave a legislative update to the board. She shared that HB24-1080, Youth Sports Personnel Requirements which was discussed at last month's meeting and had some concerns over the requirements which would increase the volume of background checks and would also require volunteer coaches to be CPR and AED certified has been vetoed. SB24-113, Safer Youth Sports has the same desire to protect youth participants and the background checks from 1080 were rolled into it and this has been signed by the Governor. She gave an update on other legislative issues of interest to the board as well as ballot initiatives that may appear on the November ballot. Director Schierholz asked if ballot initiative 50 passed (50 puts an upper limit of 4% on statewide growth in property tax revenue) and the vast majority of the state saw a decrease in property values, but some areas saw an increase. General Manager Stanley said that she would report back on Director Schierholz question once she has more information.

9. Approval of Board Meeting Minutes

a) Regular Board Meeting Minutes for April 30, 2024

Director Schierholz wanted information added to the minutes regarding the Douglas County Public Works presentation. General Manager Stanley said that we will defer

approving these minutes so we can go back and listen to the recording and will bring this back to the board at the June 25, 2024, Board Meeting.

10. Receive and File

a) Study Session Minutes for May 22, 2024

Directors Schierholz and Rysner abstained from this vote, and they were absent from the May 22, 2024, Study Session

Motion by Dickerson / Second by Simonson

5 – 0 Motion Pass Abstain: 2 Absent: 0

b) Finance Workshop Minutes for April 30, 2024

Motion by Dickerson / Second by Simonson

7 – 0 Motion Pass Abstain: None Absent: 0

11. Approval of Business Agenda

Director Schierholz requested to move HRMD-24-130: Landscape Conversion Broadway and Highlands Ranch Parkway to General Business. She was absent at the May 22, 2024, Study Session when this was presented to the board so she wanted more information before she felt that she could make an informed vote.

Motion to approve amended Business Agenda by Dickerson / Second by Rysner

7 – 0 Motion Pass Abstain: None Absent: 0

12. Consent Business

- a) HRMD-24-124: Ratification of April 2024 Cash and Investment Transactions – Tom Rose
- b) HRMD-24-125: 2024 ISNS Replacement – John Donakowski
- c) HRMD-24-126: Senior Center Approve Appropriation and Ratify Chance Orders No. 7, 8 & 9 - Forrest Dykstra
- d) HRMD-24-127: Redstone Athletic Field Lighting Upgrade – Ken Standen
- e) HRMD-24-128: Welte Park Playground Renovation – Tyler Ensign
- f) HRMD-24-129: Highline Canal Parking Lot – Tyler Ensign
- g) HRMD-24-131: Approval of Human Resources Director Position – Stephanie Stanley
- h) HRMD-24-132: Social Media Policy – Stephanie Stanley and Sherry Eppers

Motion by Dickerson / Second by Rysner

7 – 0 Motion Pass Abstain: None Absent: 0

13. General Business

- a) HRMD-24-130: Landscape Conversion Broadway and Highlands Ranch Parkway – Dirk Ambrose

Director Schierholz did not feel comfortable enough about what was going in this location to make an informed decision. She looks at Fairview Parkway all of the time and

doesn't think it looks good so wants to make sure something different will be done at this location. Parks and Parkways Manager Dirk Ambrose showed her the photos from last week's Study Session and explained that it would be primarily cobblestones, mulch, plants and smaller ornamental trees. The feedback he received from the Chalet Townhomes was that they loved their view of the mountains but also would like some buffer from the street.

Motion by Dickerson / Second by Rysner

7 – 0 Motion Pass

Abstain: None

Absent: 0

14. Special Reports

a) District Staff

General Manager Stanley reminded the board that KidsFest is coming up on June 8th at Civic Green Park. She also thanked Director Simonson for his role as Master of Ceremonies for the Memorial Day event on Monday. We also had our Coroner Raeann Brown there as well as Representative Marshall. Great effort by Sherry Eppers and her team for this wonderful event and to all who have served. I hope to see you at KidsFest on Saturday from 9-noon. She also shared that tomorrow was the last day for SDA call for nominations. She has been working with Mike Dell'Orfano to nominate Chief Baker for Manager of the Year. This would be his last opportunity before he retires next year, and we feel he is very deserving.

b) Legal Counsel

Nothing from Legal Counsel.

c) Chairperson

Chairperson Anderson shared that Station 15 had a delay with construction and the solution was to demolish it and start over. They are already back on track.

d) Directors

Director Simonson thanked Sherry and her staff for an incredible job on Monday. They had a great turnout.

Director Smith asked about the mess of the landscape areas along the west side of Quebec and hoped the county wasn't done because all they did was move dirt around and it is a mess. Will the west side ever be done north of University? Director Standen said he would look into and get back to her. This is still a very active construction site.

Director Dickerson said that he met with Director Simonson, Stephanie and Ryan today to interview the two legal firms. He shared that we have two very qualified firms who were both impressive.

15. Public Comments and Questions: Limit three minutes per person

For online attendees, please use the Q&A feature to comment. Provide your full name and address with your comment.

There were no online or public comments or questions.

16. Executive Session

- a) Pursuant to Section 24-6-402(4)(b), C.R.S., for the purpose of conferring with legal counsel and obtaining legal advice regarding the Gee complaint.

Director Dickerson read the statute for Executive Session.

Chairperson Anderson invited a motion to move into Executive Session. Director Dickerson made the motion. The vote was unanimous.

Chairperson Anderson called for a 10-minute recess to allow the public to leave and let staff clean up before Executive Session.

The board went into Executive Session at 7:29PM.

Chairperson Anderson invited a motion to leave Executive Session. The motion was made by Director Dickerson. The second was made by Director Simonson.

The board left Executive Session at 8:29PM.

17. Highlands Ranch Metropolitan District Adjourned

Chairperson Anderson invited a motion to adjourn the meeting. Director Dickerson made the first and Director Simonson made the second.

The meeting was adjourned at 8:30PM.

Motion by Dickerson / Second by Simonson

7 – 0 Motion Pass Abstain: None Absent: 0