



## STUDY SESSION MINUTES

Wednesday, September 18, 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/82776987378>

Phone: 1-346-248-7799

Meeting ID: 827 7698 7378

### 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. Guest Presentations

- a) Centennial Water and Sanitation District New Name and Logo – Sam Calkins, General Manager

General Manager Sam Calkins shared the new name and logo and the reasons behind the changes. Centennial Water and Sanitation District (CWSD) was renamed in 1986 from Mission Viejo Water. Despite decades of CWSD, the name continues to create confusion with the city of Centennial as well as the transition to a citizen board, name recognition has become more important. The name change was approved on July 29, 2024, and will help align our mission and vision with our community as well as reduce confusion between City of Centennial and CWSD. Staff will start communicating this information to the community in September with the official name change to Highlands Ranch Water starting in January 2025.

The board asked various questions which Director Calkins answered.

#### 2. 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.*

Clare Bork – 9420 Painted Canyon Circle, read the attached comments opposing the renaming of Lucent Boulevard to Kendrick Castillo Way

Lorrie Grove – 3233 Sturbridge Drive, read the attached comments opposing the renaming of Lucent Boulevard to Kendrick Castillo Way

### 3. Staff Presentations

#### a) Points of Pride: Fleet

Fleet Supervisor James Hisle introduced the Fleet team to the board consisting of Jonathan Valadez, Dustin Mertz and Hank Padilla. James shared important numbers with the board about the world's greatest fleet shop and all of the vehicles and equipment they maintain, which includes 65 trucks, 32 mowers and tractors, 100's of small equipment and trailers and PROS back lot. Fleet is responsible for keeping all vehicles maintained and operational servicing them every 6,000 miles as well as changing oil, filters, tires, and brakes. They also maintain and repair all of the mowers and tractors as needed to keep all equipment fully operational. Fleet touches every piece of equipment before it is used for an upcoming season whether that is plows and plow vehicles for snow season or small equipment and mowers for mow season. Each tech is assigned to a plow crew during the snow season and provides on-call availability to recover stuck vehicles or equipment to provide on-site repairs if possible. During the spring season, all mowing equipment is serviced weekly which consists of sharpening and replacing blades, assessing tire conditions, checking fluid levels and any other needed preventative maintenance. Fleet also assists other departments with welding and fabrication installation, purchasing and outfitting of new vehicles and equipment, and helping to train operators.

The board asked various questions which James answered. The board thanked James and the whole team for all of their hard work.

### 4. Discussion Items

#### a) Lucent Boulevard Name Change - Stephanie Stanley

General Manager Stanley reminded the board that a few months ago they discussed the Douglas County proposal to change the name of Lucent Boulevard to Kendrick Castillo Way. Part of the county's referral process was asking for agencies to provide their comments and feedback on that suggestion. At that time the Board, provided direction to General Manager Stanley to send a letter to Douglas County stating that the Metro District did not support the renaming of Lucent Boulevard with the primary reason being fiduciary responsibility and not wanting to see property tax dollars used to fund changing the street name. There were some other sidenotes about confusion to residents and the financial impact on businesses that have an address on Lucent Boulevard. The letter was sent to Douglas County prior to the deadline so they had it in their package when they had the public hearing and made the decision on August 27<sup>th</sup> to make that name change. On August 28<sup>th</sup> Commissioner Laydon reached out and expressed his disappointment that this board did not support that decision. He asked if

he would be receiving an updated letter and was told that our board followed the process, and the guidelines provided and that she did not expect another letter from our board. Commissioner Laydon said that he would like to see something showing support and was told that the soonest this could come before our board would be on September 18<sup>th</sup> at our study session. General Manager Stanley did draft a letter and had copies for each board member to review letting them know that they didn't have to send a letter and there was no required response at this point but and then opened it up for discussion and further direction.

Director Jones asked if this board or organization had any right to veto this decision made by the county commissioners to which General Manager Stanley told him no. This was their decision, and they were only asking for input and feedback, but the commissioners ultimately have the decision-making power.

Director Schierholz feels this kind of money would be much better served on a mental health program for high schoolers or a scholarship to honor his name. This is bad fiduciary responsibility to change the name of Lucent Boulevard, and I believe the best reply that we can give to the county commissioners is absolutely nothing.

The remaining board members agreed that there was not a reason for another letter since the referral process was closed and the decision has been made by the Board of County Commissioners. It was agreed that we would refer residents back to the county with any questions on this topic.

b) Proclamations – Stephanie Stanley

General Manager Stanley brought forth proclamation guidelines to the board based on a conversation back in May during Older Americans Month. We have received a request for a proclamation honoring Mallory Swanson (Pugh) who is an Olympic Gold Medalist on the women's soccer team and former Mountain Vista High School student. A draft of the proclamation is in your packet along with the draft proclamation guidelines. Tonight I am not looking for approval for the guidelines but wanted to give you a sense of where the draft guidelines are at. This is something that I as staff I feel this is the appropriate way to recognize Mallory. It is amazing to see a former Highlands Ranch resident do such amazing things on an international stage. General Manager Stanley opened this up for discussion to see if the board would be willing to consider this proclamation for Mallory at their September 24<sup>th</sup> board meeting. The board requested the proclamation being shorten and indicated that would consider adoption at their upcoming board meeting.

5. Agenda Items

a) HRMD24-153: August 2024 Cash and Investment Transactions – Tom Rose

Chairperson Anderson asked if there was any objection to the item being placed on the September 24<sup>th</sup> board meeting's Consent Agenda to which no objection was raised.

b) HRMD24-154: Dugout Cover Replacement – Tyler Ensign

Construction and Facilities Manager Tyler Ensign presented the board with the Dugout Cover Replacement asking the board for approval of an appropriation of \$242,000 from the Major Repair Fund and approval of a construction contract with the First Onsite in the amount not to exceed \$230,428 for this project. This project will address the needs of three ball fields. Redstone Park is the only ball field without permanent dugout roofing. Currently, the dugouts are covered with a nylon-weaved tarp that is old and beginning to sag. During rainstorms, they do not provide adequate cover for players sitting on the dugout bench because the tarps do not span the entirety of the roof opening. Water runs down to the end of the tarp and then drips on the players. A solid metal roof will eliminate this problem. Dugout covers were installed in 2009 at Falcon Park and Redtail Park, but they have now deteriorated to the point of being unsafe and in need of repairs.

Chairperson Anderson asked if there was any objection to the item being placed on the September 24<sup>th</sup> board meeting's Consent Agenda to which no objection was raised.

c) HRMD24-155: Timberline Park Basketball Court Replacement - Tyler Ensign

Construction and Facilities Maintenance Manager Tyler Ensign presented the board with the Timberline Park Basketball Court Replacement asking the board to approve an appropriation of \$41,008 from the Major Repair Fund and approval of a construction contract with National Pavement Partners in the amount not to exceed \$35,393. This basketball court was built in 1989. Minor asphalt maintenance and repairs were performed over the years, but the condition of the court has degraded to the point where complete replacement is necessary. The existing asphalt will be replaced with concrete which will decrease required maintenance and last longer.

Chairperson Anderson asked if there was any objection to the item being placed on the September 24<sup>th</sup> board meeting's Consent Agenda to which no objection was raised.

d) HRMD24-156: Dad Clark Park Restroom Replacement - Tyler Ensign

Construction and Facilities Maintenance Manager Tyler Ensign presented the Dad Clark Park Restroom Replacement to the board asking for an approval of appropriation of \$80,000 from the Major Repair Fund and approval of construction contract with Rocky Mountain Development, LLC in an amount not to exceed \$50,975. The restroom at this park is 23 years old and was identified for replacement in the 2024 Major Repair Fund. Our current standard for neighborhood parks and elementary school restrooms are the concrete pre-cast CXT models. The existing restroom is wood-framed construction that has started to rot at the ground level and is easily vandalized. Additional funds are requested for the demolition of the existing restroom, additional construction costs and contingency. Staff will be carrying a high amount of contingency for this project due to the potential of broken concrete from the large equipment needed for the installation of this restroom.

Director Schierholz asked why the restroom was being moved to a location where people will be walking right past it? She said that she finds this location to be really

awkward as this is a heavy walking path, so she requested to put this restroom somewhere else. Tyler said that having this centrally located and provide adequate access for the necessary equipment to replace and maintain the restroom. The crane that will be used for this project weighs approximately 72,000 pounds and construction of this new bathroom is all concrete and weighs approximately 28,000 pounds. Director Schierholz asked about moving it closer to the parking lot or the street that runs in front of the park. Staff feels that the location closer to playground and basketball allows parents to keep an eye on children when they use the facility, additionally the parking area is too close to the neighborhood and we don't want the restroom to be the first thing people see when they come to the park. We also need to be aware of any potential smell which is why this location was selected after looking at several other options.

Chairperson Anderson asked if there was any objection to the item being placed on the September 24<sup>th</sup> board meeting's Consent Agenda to which Director Schierholz asked that this be placed on General. This item will be placed on the General Agenda.

e) HRMD24-157: Mansion Sidewalk (South Phase) – John Donakowski

Project Engineer John Donakowski presented the Mansion Sidewalk South Phase to the board asking the board to approve an appropriation of \$103,000 from the 2024 Conservation Trust Fund and approval of a construction contract with Chavez Services LLC in an amount not to exceed \$91,702. The District owns and is responsible for maintaining the Mansion property. The property features a network of trails, including both concrete and crusher fines paths. These trails are designed to facilitate access throughout the open space, ensuring that visitors can enjoy the natural surroundings and engage in activities such as walking, jogging and cycling. Despite the well-planned layout of the trails, there have been occasional safety concerns related to pedestrian use of the Mansion driveway to access property and adjoining trails. The installation of a new concrete sidewalk along the southern driveway from Gateway Drive to the Mansion is intended to improve pedestrian safety and accessibility.

Director Schierholz asked John if the sidewalk was back far enough so that it won't get splashed during snow removal leaving a bigger mess to clean up and was told that our own staff is responsible for doing this so that won't be an issue.

Chairperson Anderson asked if there was any objection to the item being placed on the September 24<sup>th</sup> board meeting's Consent Agenda to which no objection was raised.

f) HRMD24-158: Southpark Pickleball Complex – Neil Alderson, Ken Standen and Forrest Dykstra

Director of Recreation and Cultural Programs Neil Alderson and Manager of Engineering Forrest Dykstra the Southpark Pickleball Complex to the board. Prior to their presentation Forrest let the board know that General Manager Stanley was passing out an updated draft BC which had final numbers from South Suburban Parks and Recreation District and their contractor. Forrest once again shared the site plan letting the board know that both sides will have restroom and shelter facilities and parking.

Forrest shared the current total project costs with the Metro District's share being \$6,487,317. Staff is asking the board to approve the Intergovernmental Agreement (IGA) with South Suburban Parks and Recreation District which defines a share of project construction cost and outlines ongoing maintenance and operations of the facility.

Director Smith asked which side was ours to which she was told that the Metro District side is the east side. Director Simonson asked about fees covering the cost of operations and maintenance. General Manager Stanley said that fees do not cover the full cost of operations and maintenance, they cover the cost of the programs. Operations and Maintenance costs will be incurred and will be as equitable as possible with South Suburban Parks and Recreation and according to the IGA will be reassessed each year. Director Schierholz asked how to balance costs incurred from operations and maintenance and gave an example of snow removal. Neil said this could be challenging but will be reevaluated each year to ensure equitable costs on both sides. General Manager Stanley added that the IGA states in May of the following year each entity will be able to assess and address the costs incurred from the previous calendar year and reimburse or adjust as needed. Director Schierholz expressed concern that the word reimbursement was not used in the language of the IGA. Director Simonson said that the term rebalancing used in the IGA expressed that the finances can be offset from year to year and ultimately comes down to a balanced financial partnership. Director Schierholz also inquired about access street off of County Line Road saying that it is full of potholes and who would be taking care of that? Forrest said it was owned by the medical plaza, but we would probably be addressing it during construction. Other questions came up about the insurance on the property and if having \$2 million in liability insurance was enough.

Chairperson Anderson asked if there was any objection to the item being placed on the September 24<sup>th</sup> board meeting's Consent Agenda to which General Manager Stanley suggested this item be placed on General, so staff has time to answer all of the questions at the board meeting.

g) HRMD24-159: Change to Schedule of Positions – Stephanie Stanley

General Manager Stanley presented the Changes to Schedule of Positions letting the board know this request for two new positions and eliminating two existing positions. There is a need currently for a position within the organization to act as the point person for the asset management system to help the District obtain all the efficiencies possible from the asset management system. This would include assisting with staff training, management of software licenses, point person for upgrades, data management, and reporting and analysis. The District also currently has a vacant park planner position but with so many planned facilities complete, the need for in-house park planning is significantly less than it had been. Staff is recommending eliminating the park planning position and adding a CMMS (computerized maintenance management system) Analyst position.

Staff is also recommending creation of a Facilities Project Coordinator position to support the Construction and Facilities Manager with evaluation and prioritization of

projects, preparation of scope of work, facilitation of bids and contracting as well as oversight of project work. This position would continue to support the facilities team as back-up for inspection, repairs and large in-house projects. At this time staff recommends eliminating one of the facility technician positions, however we see a need for facility technician positions in the future as existing facilities age and new facilities come online.

Director Schierholz likes this idea but questioned why we would eliminate a facilities technician position when we may need one in the future. General Manager Stanley told her that she believes one of our current technicians will be applying for this new position and at this time it feels like the most conservative thing to do as we face an uncertain impact from the recent property tax measure. We do see a time when there will be a need for another facilities technician as the Mansion and the Senior Center age as well as taking on Historic Park, but we want to do that when we can demonstrate a need. Director Schierholz also asked without a park planner how will we continue to innovate and bring in new things to our parks without a park planner? General Manager Stanley said that was never the role of the park planner those services have been provided by consultants. Staff feels that they have the expertise without having a park planner role in house to be able to review those designs from consultant and provide opinions to ensure new amenities will work for our community and that staff will be able to maintain them. Director Schierholz then said that she still doesn't like that we didn't put a dog park in at Toepfer Park when it was the number one request from the residents, but I understand your explanation and thank you. Director Jones gave an "amen" to the comment on the dog park. Chairman Dickerson appreciated the approach of eliminating a currently unneeded position and being responsible with tax payer dollars.

Chairperson Anderson asked if there was any objection to the item being placed on the September 24<sup>th</sup> board meeting's Consent Agenda to which no objection was raised.

h) HRMD24-160: In Support of the Douglas County School District's 2024 Bond Ballot Initiative – Stephanie Stanley

General Manager Stanley reminded the board of the presentation Douglas County School District Superintendent Erin Kane gave to the board in July. She spoke about some of the capital needs of DCSD and the plans to look at consolidating some of the schools in Highlands Ranch that are significantly under capacity. The bond issue they DCSD board voted to put on the ballot in November is a bond measures that will address those needs. In the past the board has considered Resolutions to support the DCSD's ballot initiatives, so we have drafted resolution showing support for their current ballot issues for the bond. This was sent to key staff in the school district for their review and they appreciated how it was written and indicated it aligned with their messaging. General Manager apologized to Director Jones who sent her some suggested changes, but she did not have time to print those out prior to the meeting so she asked if he would like to share what he had written. Director Jones told the board that for the third year in a row he supports the bond election for the school district. This is the last

year they can put a bond on the ballot without it being a tax increase. Director Jones proposed two new “Whereas” statements that tie it directly to Highlands Ranch and shows the importance to the Highlands Ranch community. Director Schierholz asked if this bond was tax neutral and extends an existing bond out so there is no new money from the homeowners and was told there that tax rate will not change and that language to that effect is included in the proposed resolution.

Chairperson Anderson asked if there was any objection to the item being placed on the September 24<sup>th</sup> board meeting’s Consent Agenda to which General Manager Stanley said she would like to send this new language to the Douglas County School District staff to make sure it doesn’t conflict with any of their messaging so the resolution will be placed on General Business.

6. 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 public comments or questions.

7. Special Reports

a) Staff

Director of Operations and Maintenance Ken Standen let the board know that for the 10<sup>th</sup> year in a row the forestry team participated in Saluting Branches today at Fort Logan which is a National Day of Service where tree care professionals volunteer their time and skills to care for trees and landscapes at national cemeteries dedicated to veterans. Our forestry supervisor Caleb Palmer helped organize the planting of 80 small trees. Director Simonson thanked staff on behalf of all Veterans. Director Jones asked how this will be communicated to the community to which he was told that once we receive pictures from the event they will be shared on social media.

b) Chairperson

Chairperson Anderson shared at this morning’s Partnership of Douglas County Governments Elected Official’s breakfast our Director of Public Works Ryan Edwards gave an excellent presentation.

She also shared that several of us attended the SDA conference last week in Keystone and there were some really interesting breakouts. She shared that Sherry, Stephanie and herself gave a presentation on the partnerships of the community and the role of special districts in supporting the community after a natural disaster. She gave a thank you to Janet for getting everything scheduled for the event and the dinner scheduled.

She also asked Janet if when she listens back on these recordings of board meetings if she can hear the cutting in and out of the microphone. Janet told her that she had already sent an email to the person responsible for maintaining the audio equipment and that we would work to address this problem.



c) Directors

Director Schierholz asked Forrest if he had heard anything back about the weeds in the roadway because she is still seeing them. Forrest told her that he had not but would follow up tomorrow. She also said that she reported the streetlight out in front of her house on Xcel's webpage but hadn't heard back so wondered how long their back log was to fix them. She reported them after the last meeting but hasn't heard from anyone.

Director Smith asked Forrest if he was optimistic about the progress from Xcel on the Senior Center. Forrest told her he is working with Wanner to get things expedited.

Director Jones shared that the Douglas County Youth Initiative is having their youth congress on October 7<sup>th</sup> at the Legacy Campus. He also shared that every year as a member of the Centennial Airport Noise Roundtable we pay \$1,000 to be on the roundtable. This year will be half assessments so I will let you know but it should be \$500. Finally, the Douglas County Community Foundation held its gala last weekend, and it was amazing! Last year we raised almost \$600,000 and I am hoping it will be close to the same this year.

Director Simonson thanked Ryan for a great presentation this morning. He also reminded the board that this Monday is the golf tournament for the Highlands Ranch Parks and Recreation Foundation. I'm sure you will all be there or if you're not you're going to donate \$500 each. He also said his neighbors are finally starting to understand what we do so thank you for getting the word out.

Director Dickerson said that at last night's HRCA delegate meeting there were some complaints about the disrepair of cell towers in our community. General Manager Stanley said that earlier this year staff had done an inventory of cell sites, and that Ryan is currently working on this issue. He also shared that HRCA dues are going up \$1 a month, \$3 a quarter.

8. Highlands Ranch Metropolitan District Adjourned

Chairperson Anderson ended the meeting at 8:00 pm.

## **Public Comment #1 - Clare Bork**

Last month I spoke at the commissioner's meeting. I wanted to share my concerns regarding the proposed renaming of Lucent Blvd to Kendrick Castillo Way. I want to reiterate that while I honor Kendrick's heroic actions, I believe that renaming a street may not be the most appropriate way to commemorate his sacrifice. We have supported memorials such as the dedicated \$30,000 memorial located in civic green park. As part of the FRC robotics community, there was also a scholarship fund in Kendrick's name, which helps support our youth and allows us to remember Kendrick in a constructive manner. I also expressed how renaming the street could serve as a constant reminder of the tragedy for those directly impacted, potentially re-triggering trauma rather than fostering healing. Highlighting the importance of focusing on initiatives that inspire positive actions among our youth, rather than inadvertently encouraging risky behavior.

On the day I spoke, I took PTO from work to address this important issue, and I was disheartened to see that one commissioner had already printed signs with Kendrick's name. It felt like a publicity stunt rather than a genuine attempt to honor his memory. Despite numerous emails opposing this measure, which were read aloud, there seemed to be little willingness to listen to the community's voice. I was further troubled to learn that another commissioner, George Teal, approved the motion from a state fair without engaging with our concerns at all.

It appears that this push to rename the street was less about honoring Kendrick Castillo and more about gaining visibility for those involved. Such actions do not truly honor his legacy or support our community's healing.

I strongly support honoring Kendrick's memory and believe there are better ways to ensure that his legacy continues to inspire our community without causing harm. After hearing Kendrick's parent's speak, he cared about people – enough to sacrifice his life. The MILLIONS that will go towards renaming Lucent could have been used to honor him and support the people and community he truly cared about. Instead, it will be used to plaster his name on a sign.

Thank you.

## Public Comment #2 - Lorrie Grove

September 18, 2024

Highlands Ranch Metro District Board Meeting - Public Comment

I'd like begin by thanking you for your volunteer service on our Highlands Ranch Metro District Board. My name is Lorrie Grove, and as a 28-year resident of Highlands Ranch, I am proud of our community, the services we offer and the maintenance and upkeep that consistently create a respected and valuable place to live.

As a homeowner living in the Highlands Ranch Golf Club I recently became aware that Lucent is going to be renamed Kendrick Castillo Way. The shooting that occurred on May 7, 2019 at the STEM School greatly impacted the school's teachers, students and families as well as our community at large. Kendrick's death, while at school in a presumably safe environment, was utterly horrific. My deepest sympathy for his family and friends was felt not only on that day, but almost every day since his senseless passing primarily as a result of the many ways in which he is currently publicly honored throughout Highlands Ranch.

Kendrick's attempts to help his teachers and classmates during the STEM school shooting at the hands of 2 of his fellow classmates was by all measures an act of heroism. I think of him daily as I drive along C470 from University to Santa Fe passing signs reminding us of that terrible day while simultaneously honoring Kendrick. Visitors to Civic Green park are also reminded of his heroism with a \$30,000 memorial. In addition, the Douglas County School District named the robotics lab at their Legacy Campus after him.

While acknowledging and respecting Kendrick's selfless efforts, I come before you this evening to express my concern over the cost of the pending name change to Lucent Blvd, an approximately 2.5 mile long road. This is nothing personal towards the Castillo family. It is wonderful to honor community heros, as has been done with Deputy Zachary Parrish and the many honors bestowed posthumously to Kendrick. This has to do with what I understand will consist of using \$2 million dollars of tax payer money to change signage along C470 and in Highlands Ranch.

CDOT has many, many things to spend tax payer dollars on with our expanse of roads and ever growing population. In March, 2022 I reached out to CDOT with a concern over the substantial increase in trash and debris along C470. Once I made it to the right department I received an email letting me know that "priorities are ranked by safety and average daily traffic". The email went on to lay out the priorities in numerical order: #1 - safety of the traveling public, 2 - infrastructure condition 3 - preservation, 4 - freight mobility and 5 - economic vitality, environment and livability. I was told, "Homeless encampments, litter and roadside trash/debris cost our maintenance budget over \$3 million annually..." That number, again, was shared in 2022 so the assumption is it has increased over the past 2 years.

I share this information with you knowing that citizens will now be paying millions to change signage. Kendrick's death was tragic beyond belief. In my opinion, he is, has and will continue to be honored throughout Highlands Ranch in the meaningful ways previously outlined in my comment. \$2 million could be used to benefit and positively impact millions of citizens utilizing our highways while helping preserve the #1 priority that was shared with me in the March 2022 email: safety of the traveling public. While I have no knowledge of how this works, my assumption is that this also financially impacts agencies and companies relying on our roadways as they will now need to modify their systems as a result of this decision. I am opposed to using tax payer dollars related to signage and changes required to rename a 2.5 mile-long road (Lucent Blvd).

Regards,



Lorrie Grove