



HIGHLANDS RANCH METROPOLITAN DISTRICT
REGULAR BOARD MEETING MINUTES
62 PLAZA DRIVE
HIGHLANDS RANCH, CO 80129

December 11, 2018

Jim Worley called the Board meeting of the Highlands Ranch Metropolitan District to order at 6:00 p.m. Troop 870 Cub Scout Reece Donnell led **the Pledge of Allegiance**.

Roll call was taken

Board of Directors: (Chairman in bold face: * = absence; **= excused absence)

Jim Worley

Vicky Starkey

Allen Dreher

Carolyn Schierholz

Nancy Smith

Renee Anderson

Mark Dickerson

STAFF

Terry Nolan, General Manager

Stephanie Stanley, Director of Finance & Administration

Jeff Case, Director of Public Works

Carrie Ward, Director of Parks, Recreation & Open Space

Sherry Eppers, Community Relations Manager

Forrest Dykstra, Manager of Engineering

Tom Rose, Financial Reporting Analyst

Ken Standen, Construction and Facilities Maintenance Manager

Carolyn Peters, Recreation Manager

Jodie McCann, Active Adult Coordinator

Camille Mitchell, Administrative Assistant

OTHERS

Chris Kastelic, Perkins+Wills

John Kilrow and Ben Wullschlager, Shea Properties

John Kaufman, Centennial Water and Sanitation

Cub Scout Troop 870

Nancy Weber, Sandy McCurdy, Carole Schaffhouser, Janet Gibley, Jo-Ann and Ralph Anzur,

Sally Kelly, John Holmes, Bill Gilliam, Sue Frommelt, Karen Dangberg, Wanda McKnight,

Roger Jonsen, Judy Adamsson, Mike Micikuts, Michael Whitemor, Candace Whiteman, Sharon

Sundeski, Jan Dzengelewski, Highlands Ranch residents

Lola Dodson, Highlands Ranch Community Association

Special Presentations

- Captain Troy McCarty gave an update on the Douglas County Sheriff's department. He reminded the Board and residents to lock their cars and close their garage doors. Two simple and effective ways to reduce auto and home theft.

Board Meeting Minutes

December 11, 2018

Page 2

- Chris Kastelic, Perkins+Wills reported on the Active Aging Adult Center site evaluation and concept plans. (***Addendum 1***) This presentation included possible:
 - 1) Facility program spaces
 - 2) Four site comparisons
 - Cactus Bluff
 - South Cresthill Lane
 - Toepfer Park
 - Town Center with Shea Properties partnership
 - 3) Partnership with Shea Properties may include
 - Multi-level structure
 - Affordable senior housing
 - Active Aging Adult Center
 - Underground parking
 - 4) Building Planning
 - 5) Site recommendations in order of preference as follows:
 - Town Center
 - South Cresthill Lane School Site
 - Toepfer Park
 - Cactus Bluff School Site

The Board directed staff to move forward with the Town Center site and partnership with Shea Properties and to work on addressing the concerns about parking.

Public Comments or Questions

None

Reaffirmation of Disclosure

No changes

Staff Presentations

Terry Nolan gave a presentation on the District's 2018 accomplishments. (***Addendum 2***)

Discussion Items

Highlands Ranch Metro District Board of Directors recognized the superb service the District has received from Littleton Fire Rescue during our partnership and signed a letter of appreciation to Littleton Fire Rescue. (***Addendum 3***)

Approval of Board Meeting Minutes (*Schierholz/Dickerson*) 7-0 motion passed

Regular Board Meeting Minutes for November 27, 2018

Approval of Business Agenda (*Starkey/Dreher*) 7-0 motion passed

Approved the following Consent Agenda Items (*Schierholz/Dreher*) 7-0 motion passed

Consent Business Items may be adopted by a single motion. Any Consent Business Items may be removed at the request of a Director and heard on its respective place on the Agenda.

HRMD - 166

Ratify November 2018 Cash & Investment Transactions including Expenditures

General Business Items

HRMD – 167 (*Dickerson/Dreher*) 7-0 motion passed

Adopt Resolution No. 18-167

Approve Appropriation of funds for Northridge Parking Lot Renovation Project

HRMD – 168 (*Starkey/Dreher*) 7-0 motion passed

Adopt Resolution No. 18-168

Approve Appropriation of funds for Fox Creek Elementary School Restroom Replacement

HRMD – 169 (*Dreher/Dickerson*) 7-0 motion passed

Adopt Resolution No. 18-169

Approve Grant of Easement to Centennial Water and Sanitation District

HRMD – 170 (*Starkey/Schierholz*) 6-1 motion passed *Carolyn Schierholz* voted Nay.

Adopt Resolution No. 18-170

Approve 2019 Fees Schedules with Fund Balance Designation per GASB54

Carolyn opposed the increase to the stormwater fee in light of the strong general fund balances for 2019.

(Addendum 4)

HRMD – 171 (*Dreher/Schierholz*) 7-0 motion passed

Adopt Resolution No. 18-171

Approve 2019 Budget, certify the 2018 Mill Levy to be collected in 2019 and appropriate funds

(Addendum 5)

HRMD – 172 (*Schierholz/Dickerson*) 7-0 motion passed

Adopt Resolution No. 18-172

Approve 2018 Amended Budget

HRMD – 173 (*Dreher/Schierholz*) 7-0 motion passed

Adopt Resolution No. 18-173

Approve Capital Project Appropriation, Rescissions, and Adjustments

HRMD – 174 (*Dickerson/Schierholz*) 7-0 motion passed

Adopt Resolution No. 18-174

Approve Appoint citizen representative to the Retirement Board

Board Meeting Minutes
December 11, 2018
Page 4

Board voted to appoint Renee Anderson as the Highlands Ranch Metro District Director representative on the South Metro Fire Rescue Authority Board.

Special Reports

District Staff: None
Legal Counsel: None

Chairperson:

Jim Worley expressed his pride in the District as both a resident and in a leadership role attributing the success of the District to Terry Nolan and the staff. Jim wished everyone a Merry Christmas.

Individual Directors: None

Public Comments or Questions

Comments from the public included:

- Concern that there will not be enough parking for the Active Aging Adult Center.
- Resident liked the Town Center site option for the Active Aging Adult Center.
- Resident expressed appreciation of staff's knowledge and work.
- Resident asked if the Chemical Round-up is a money maker. Forrest Dykstra said it is not. The average cost is approximately \$75 per vehicle for disposal and recycling. Participants are asked to contribute \$25 for each vehicle. Both the Metro District and CWSD contribute annually for the program. Tri-County Health and Douglas County share the remaining cost.
- Resident asked if there are plans to have a year-round chemical exchange program that is available to residents. Forrest Dykstra said Douglas County and Tri-County Health has a task force evaluating this option, but it is costly and most likely will not be in the near future.
- Resident suggested consideration should be given to the location of the entrance to the Active Aging Adult Center. A southern exposure may be more advantageous due to icy conditions in winter.

Adjournment (*Dreher/Starkey*) 7-0 motion passed

At 8:12 p.m. motion to adjourn. Adjournment declared by Chairman Worley.