



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 23, 2019 in the District boardroom and opened the meeting at 6:00 p.m.

ATTENDANCE (Chairman in bold face: * = absent)

BOARD OF DIRECTORS

J. Worley

A. Dreher *

V. Starkey

C. Schierholz *

N. Smith

R. Anderson

M. Dickerson

STAFF

Terry Nolan, General Manager

Jim Collins, Attorney

Stephanie Stanley, 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

Forrest Dykstra, Manager of Developmental Engineering

Carolyn Peters, Recreation Manager

Dirk Ambrose, Parks and Parkways Manager

Ken Standen, Construction and Facilities Maintenance Manager

Jodie McCann, Active Adult Coordinator

Camille Mitchell, Administrative Assistant

OTHERS

Elliott Wenzler, Highlands Ranch Herald

Seven Highlands Ranch residents

GUEST PRESENTATIONS

None

PUBLIC COMMENT

One resident expressed two concerns regarding the Highlands Ranch Senior Center opportunity for public comments stating that she did not receive notice of the request for public comment. She was also concerned that there would be increased traffic congestion at the Broadway and Highlands Ranch Parkway intersection if the senior center is built on this site.

STAFF PRESENTATIONS

- Carrie Ward gave a presentation on the Fly'n B house. (*Addendum 1*) Topics covered were:
 - A brief history of the house
 - Fly'n B Park planning and development
 - Current conditions
 - Fly'n B House building program
 - Parking study
 - Next steps

Carrie asked the Board if they agreed with the proposed building program as presented. The Board agreed the next step will be to develop a business plan and operating budget for the facility which will then be shared with the Board.

- Carrie Ward presented the Board with the Highlands Ranch Senior Center site evaluation summary of public comments. Over 240 individuals provided feedback to this non-scientific survey. (*Addendum 2*) The conclusions were:
 - Majority of comments were supportive of a senior center
 - Highlands Ranch Parkway site appears to have the most support with concerns about traffic safety and congestion
 - Plaza Drive site is a suitable option
 - The District needs to continue to educate the community about the intent of the senior center, funding proposed program, facility amenities, demographics, partnerships and the options researched.
 - Not everyone who provided comment sees the need for, or supports a senior center

The Board agreed that the Broadway and Highlands Ranch Parkway site would be their first choice and directed staff to meet with Douglas County Planning to discuss traffic planning needs and steps.

DISCUSSION ITEMS

- Renee Anderson was selected to represent the District to sit on the Douglas County Libraries Board of Trustees Selection Panel.
- Terry Nolan requested feedback from the Board on the 2019 Highlands Ranch Resident Survey draft as well as final decision on survey timeline. The Board decided the survey should be mailed to meet the proposed timeline with one change to question number 20. The Board also thanked staff for preparing the survey questions.

AGENDA ITEMS

HRMD – 147 (*Consent*)
Ratify September 2019 Cash & Investment Transactions including Expenditures

HRMD – 148 (*General*)
Adopt Resolution No. 19-148
Approve Pre-construction service contract for Service Center Improvement Project

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HRMD – 149 (*Consent*)
Adopt Resolution No. 19-149
Approve acceptance of property for Fire Station #20
(*Addendum 3*)

HRMD – 150 (*Consent*)
Adopt Resolution No. 19-150
Approve amendments to District Rules and Regulations

HRMD – 151 (*Consent*)
Adopt Resolution No. 19-151
Approve 2020 Study Session and Board Meeting Schedule

HRMD – 152 (*Consent*)
Adopt Resolution No. 19-152
Approve Northridge Parking Lot Renovation ratification of Change Order #1

COMMENTS

One resident regarding the proposed senior center site commented/asked:

- Encouraged the Board to consider other sites due to potential traffic congestion at Broadway and Highlands Ranch Parkway.
- Request more clarity in the facility's description. When she first heard about the senior center she was not sure if it was for residential or recreational use.
- Has the Broadway and Highlands Ranch Parkway site been slated for other development? Terry Nolan responded that the property is owned by the District and only used for parks, open space and recreation purposes.
- What is the targeted age for the senior center? Jim Worley stated that it is a public facility and that anyone would be welcome.
- What is the percentage of seniors currently using the Highlands Ranch Community Association's (HRCA) recreation centers and what would be the reduction in use once the senior center opens? Mark Dickerson answered that we do not have that data; however, it is the District's intent that the senior center not to duplicate programs and services offered by HRCA.
- Requested the Board consider making this a multigenerational center.

One resident asked if the District only looked at properties owned and managed by the District. Carrie Ward replied that twenty-three different sites owned by different agencies, churches, businesses and private owners were considered. Only three sites met the criteria for the senior center.

A third resident suggested that it would be good for intergenerational contact between teenagers and seniors citing a huge need for positive activities for teens. Vicky Starkey commented that her suggestion had great vision and that Lone Tree has a facility, the Hub, which is used by a variety of groups and ages that is proving successful.

Meeting concluded at 7:14 p.m.