

# Jefferson Parkway Public Highway Authority Regular Board Meeting Minutes



Thursday, February 21, 2019  
Arvada City Hall  
8101 Ralston Road, Arvada, CO 80002

Regular Meeting and Workshop  
3:00 p.m.  
City Council Chambers – 3:00 p.m.

I. Call to Order

Chairman David Jones called the meeting of the Jefferson Parkway Public Highway Authority (JPPHA) to order at 3:00 p.m. Present were Director David Beacom, Chairman David Jones, Vice Chair Libby Szabo. Also in attendance: Bill Ray, Exec. Director; Greg Johnson, JPPHA Counsel; Kevin Standbridge, Broomfield Deputy City and County Manager; Chris Daly, Arvada City Attorney

Chairman Jones stated that Director Williams and Director Ahrens are excused from the meeting.

II. Pledge of Allegiance

III. Approval of Minutes

A. January 17, 2019 Regular Board Meeting (Attached)

Director Beacom moved for approval of the January 17, 2019 regular board meeting minutes. Director Szabo seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Beacom, Jones, Szabo

IV. New Business

A. Approval of Letter of Engagement with GBSM for Media Relations, Communications, and Citizen Engagement Services (Attached)

Jefferson Parkway Public Highway Authority  
Board Meeting Minutes  
February 21, 2019

Mr. Ray reminded the Board that they approved, as part of the 2019 budget, funds for a marketing and media consultant. He said a Request for Qualifications was issued in January, eight proposals were received and in-depth interviews held with four of the responders. He said he is now recommending GBSM for this function and that a scope of services will be developed and submitted to the Board for their approval.

Director Szabo moved for approval of a Letter of Engagement with GBSM for Media Relations, Communications, and Citizen Engagement Services. Director Beacom seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Beacom, Jones, Szabo

V. Workshop

- A. Discussion of Jefferson Parkway Advisory Committee (JPAC) Recommendations and Staff Response (Attached)

Members of the JPAC introduced themselves.

Chairman Jones stated he would read each recommendation from the Committee, the response by the Executive Director, and would then ask Mr. Ray to respond.

**Process Recommendations:**

*JPAC should continue to meet regularly throughout the RFP and construction process.*

*Executive Director Response: suggest approval in concept.*

Mr. Ray suggested the Board might want to consider focusing citizen engagement on priority issues, such as Leyden Rock and the Verve development. He said clearly there has to be continued engagement. Director Szabo said she would reach out to David Abelson, Rocky Flats Stewardship Council, and see if he is interested. Director Jones said any new group formed would follow the same procedure that was used for the original JPAC group. Director Jones said he would also talk to Mark McGoff who represents Arvada on the stewardship council. Mr. Ray said the process to form a new group should start forthwith and he will bring information to the Board at their next meeting.

*JPPHA should include criteria for creativity, innovation, and aesthetics in RFP development.*

*Executive Director Response: suggest this concept be included in the RP, with a caveat.*

Mr. Ray said the three finalist teams will strive to come up with ideas that are creative and innovative and that it will be very competitive. He said as a concept, aesthetics will play an important part, but he is not sure at this stage how to quantify that. He said part

of the citizen engagement process will flush that out over time. Mr. Brett Vernon explained that this recommendation was in response to sound mitigation.

*JPPHA should ensure that member governments will never subsidize the operation and maintenance of the Parkway.*

*Executive Director Response: this will be included as a goal in the RFQ and RFP.*

Mr. Ray said the Board has made abundantly clear to all three finalists that the full expectation for their proposal is 100% revenue risk transfer to them. He said the three finalists should have no expectation that the entities will provide any funds.

*Until the metro beltway is completely connected, JPPHA should promote use of the Jefferson Parkway by financial and other incentives.*

*Executive Director Response: Private partner will be responsible.*

Mr. Ray said the private party will be strongly motivated to promote use of the Parkway once it is up and operating. A committee member said there could be discounted tolls as an incentive. Chairman Jones said the Authority will absolutely promote the use of it.

*JPPHA should provide public education on why the current alignment was chosen and how the Parkway meets regional transportation goals.*

*Executive Director Response: Included in 2019 work plan.*

Mr. Ray said this is also part of a larger question that will be part of the citizen engagement in the future, as well as “how did we get here today?”

**Rocky Flats and Environmental Impacts:**

*JPPHA should adopt 2008 TEPS mitigation measures.*

*Executive Director Response: these will be included in the RFP. Virtually all of these mitigation measures are existing industry standards and/or best management practices.*

Mr. Ray said these will be included in the RFP and virtually all of these mitigation measures are existing industry standards and/or best management practices. He said he has discussed the measures that are found in Section 4.27 of the Northwest Corridor Transportation and Environmental Planning Study and that in discussions with our engineers, HDR Inc., these are existing industry standards.

Jefferson Parkway Public Highway Authority  
Board Meeting Minutes  
February 21, 2019

*JPPHA should require dust control, and comply with air pollution controls required under the Denver Metro State Implementation Plan under the Clean Air Act.*

*Executive Director Response: included in the RFP will be all dust control, storm water runoff, monitoring and other related standards or requirements issued by agencies having jurisdiction.*

Mr. Ray said this is included in the RFP as well as other standards issued by the jurisdictions. He said he also met with the Colorado Department of Health (CDPHE), and in particular the Hazardous Materials section, and they discussed contaminated water, air pollution, storm water runoff, and some permitting will be required. He said we will comply with all of their regulations and standard construction processes will be followed. Commissioner Tighe said he would like an extra layer of testing for the radioactive material.

*JPPHA should install air monitoring equipment along Indiana Street, establishing a baseline prior to construction and have a public process for the methodology used to design the air monitoring equipment, and allow public comment on equipment, threshold of airborne contamination levels and consequences for exceedances.*

*ALSO, JPPHA should require radiological testing by an independent expert prior to any construction including CDPHE notification if there are exceedances.*

*ALSO, JPPHA should develop a response plan should remediation be required.*

*Executive Director Response: suggest approval in part and approval of concept in part.*

Mr. Ray said when he met with CDPHE, his first question was what the baseline requirements are. Their response was that they had found in 2007 and every five years since, that the conclusion after the clean-up was that it was cleared for unlimited use. And as a result, they will not require any radiological testing or monitoring during construction. Mr. Ray said he feels there should be baseline testing before construction and radiological testing during construction. He said he does not feel it is useful to have public comment on the air monitoring equipment to be used. He said he does recognize there needs to be such and HDR has been in contact with a firm that will do that. He said that firm also developed the protocols for the Rocky Mountain Greenway project for the type of soils testing that should be done and we can easily adapt that process for the same purpose. He said he recommends we employ that group for that purpose when the time comes. Director Szabo said the County hired an independent firm to test that area and they have done that and are just finishing up. She said she would ask that we make sure for the public and the workers that it is exactly what CDPHE has concluded. Director Jones said the three entities may have to fund part of that. In response to a question, Randy Stafford talked about experts in the field who can tell if the air monitoring equipment will detect what should be detected.

**Community Safety, Connectivity, and Well-being**

*JPPHA should include construction of multi-modal opportunities parallel and across the right of way including connections at the north and south ends of the Parkway.*

*Executive Director Response: suggest approval to design for multi-modal.*

Mr. Ray said absolutely a bike trail should be included in the design but that due to the cost, it may have to wait since it was not included in the original cost estimate.

*JPPHA should require the following mitigation measures for Candelas and Leyden Rock:*

- *Sound attenuation measures such as lids, depressing the road bed, vegetation.*
- *Sound walls should be avoided.*
- *Night sky measures to limit light pollution from vehicles, signs and street lights.*
- *Safety measures to prevent vehicles in accidents from colliding with houses.*

*Executive Director Response: suggest acceptance in concept.*

Mr. Ray said the challenge and opportunity will be to work with the neighborhoods on these suggestions for what will work with those neighborhoods. He said the committee has held a community meeting and poll to identify those priorities. He said one continuing issue is to put in sound attenuation measures without a sound wall. He said he will continue having that conversation, as well as some safety issues. He said the road must meet industry safety standards, install appropriate lighting for the neighborhood and sound attenuation is appropriate to the extent we can do those things. He said part of the commitment he has made is that we will continue this conversation in a deliberate fashion and that the original RFP will include placeholders for these measures. Ian Owens discussed the reasons some residents are against a sound wall, mainly due to the size of the wall that would be necessary and that a wall would eliminate the “openness” of the community. Chairman Jones said he is hoping the responses to the RFP will have some creativity and innovation in dealing with this issue. Mr. Ray said we will reaffirm that the baseline we did establish for that area is still appropriate prior to construction.

*JPPHA should require construction of pedestrian bridges across the Parkway within Leyden Rock. IN addition, JPPHA should work with the Metro District and Arvada to maintain the character of the neighborhood, including compatibility with various Arvada Master Plans (Arts and Culture, transportation, trails, et. al.)*

*Executive Director Response: suggest pedestrian bridge be declined, absent significant other funding. Suggest Compatibility recommendation be accepted in concept.*

Mr. Ray said the pedestrian bridge should be declined because of the cost. He said there is a probability, based on his conversation with HDR last week, that there could be a prefab unit available for \$1 million dollars. He said we will look at that and bring it up but if the developers

Jefferson Parkway Public Highway Authority  
Board Meeting Minutes  
February 21, 2019

give push back, how does the Board want to respond to that. He said there could be other options and that he appreciates the advocacy that the Leyden Rock folks have put into this. He said it is just a question as to whether it will fit into the cost estimates of the proposers, or are there other options to look at. He said at a minimum, it is appropriate to locate where that access would be, whether it is in the future or not. Chairman Jones said we need to be working towards a solution, regardless of whoever ends up paying for it and that it should be included in the RFP asking for their thoughts. He said the Parkway will integrate with the master plans or other adopted plans of the three jurisdictions.

*JPPHA should modify the preliminary design to include a local access road from Leyden Rock northbound to SH 72*

*Executive Director Response: suggest this recommendation be declined.*


Mr. Ray said he has had discussions in detail about this recommendation and the fact that it would require 20% grade roads. He said alternate roads could be looked at but that is more of a discussion between the Leyden Rock folks and the City of Arvada. He said it just can't be done with a 300 foot right-of-way. Chairman Jones suggested that Brett Vernon and Ian Owens might want to approach City Manager Mark Deven.

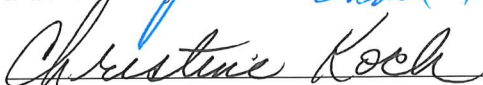
Mr. Ray said the remaining recommendations did not have the full support of the Committee. Chairman Jones said those recommendations will not be discussed today.

Mr. Ray stated that the Authority will be meeting next Monday at City Hall from 11:30-3:30 in Executive Session to receive contract negotiations and legal advice regarding the RFP process.

VI. Adjournment

**Adjournment:** Meeting was adjourned at 4:24 p.m.

  
\_\_\_\_\_  
David Jones, Chair

  
\_\_\_\_\_  
Christine Koch  
Recording Secretary

*Chair David Brocom*

