

# Jefferson Parkway Public Highway Authority Board Meeting Agenda



Thursday, September 21, 2017

3:00 p.m.

Arvada City Hall

8101 Ralston Road, Arvada, CO 80002

Council Conference Room, 3<sup>rd</sup> Floor

Call to Order

## Executive Session

- A. For the purpose of conferring with attorneys for the Authority and receiving legal advice on specific legal questions in regard to right-of-way and the Federal Aviation Administration [CRS 24-6-402(4)(b)]; and,
- B. for the purpose of determining positions relative to matters that may be subject to negotiations and instructing negotiators regarding consulting contracts for P3 pursuit team management. [CRS 24-6-402(4)(e)].

## Regular Session

- I. Pledge of Allegiance
- II. Public Comment
- III. Approval of August 31, 2017 Board Meeting Minutes. August 24, 2017 Workshop notes are also attached.
- IV. Report of the General Counsel
  - A. Request to retain Venable LLP as Special Counsel
- V. Report from Executive Director
  - A. Presentation by Procurement Adviser Don Hunt
  - B. Presentation on Noise Analysis
  - C. Update on 1601 process
  - D. Additional reimbursable contribution request
  - E. Report on September 20 neighborhood meeting
  - F. September 27 community forum

G. Citizen Advisory Committee  
H. Budget Schedule

VI. Report from Board of Directors

VII. Other Business

VIII. Adjournment

# Jefferson Parkway Public Highway Authority Summary of Minutes of Regular Meeting



**August 31, 2017 at 3:00 p.m.**  
**Arvada City Hall**  
**8101 Ralston Rd., Arvada, CO**  
**Council Conference Room, 3<sup>RD</sup> Floor**

## **I. Call to Order**

Chairman Greg Stokes called the meeting of the Jefferson Parkway Public Highway Authority (JPPHA) to order at 3:02 p.m. Present were Director Marc Williams; Director David Jones and Director Randy Ahrens. Absent: Director Don Rosier.

Also in attendance were Bill Ray, *Staff to JPPHA*; Tamara Seaver, *Legal Counsel for the JPPHA*; Kevin Standbridge, *City and County of Broomfield*; Kate Newman, *Jefferson County Dep. County Manager*; Steve Durian, *Jefferson County Transportation Director*; Chris Daly, *City of Arvada Legal Counsel*, Ellen Wakeman, *Jeffco Legal Counsel*; and Lorrain Anderson and Tina Francone, *RTD*.

## **II. Executive Session**

- A. For the purpose of conferring with attorneys for the Authority and receiving legal advice on specific legal questions in regard to right-of-way and the Federal Aviation Administration [CRS 24-6-402(4)(b)]; and,
- B. for the purpose of determining positions relative to matters that may be subject to negotiations and instructing negotiators regarding consulting contracts for P3 pursuit team management. [CRS 24-6-402(4)(e)].

Director Williams made a motion to go into Executive Session. Director Ahrens seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Stokes, Jones, Williams, Ahrens

Director Williams made a motion to conclude the Executive Session. Director Ahrens seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Stokes, Jones, Williams, Ahrens

III. **Pledge of Allegiance**

IV. **Approval of Meeting Minutes**

Director Williams made a motion to approve the April 13, 2017, April 14, 2017 and July 17, 2017 meeting minutes. Director Ahrens seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Stokes, Jones, Williams, Ahrens

V. **New Business**

A. Director Williams made a motion to approve a contract for consulting services for the P3 pursuit team management. Director Jones seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Stokes, Jones, Williams, Ahrens

B. Director Ahrens made a motion to retain Special Counsel for services related to the FAA. Director Williams seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Stokes, Jones, Williams, Ahrens

C. Director Jones made a motion to schedule monthly board meeting beginning in September 2017. Director Williams seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Stokes, Jones, Williams, Ahrens

VI. **Interim Executive Director Reports**

- A. Bill Ray reported that the 1601 process is ahead of schedule and on budget. He will be making a submission to CDOT on September 12.
- B. Bill Ray distributed the 2016 Financial Audit to the board. He suggested a 2018 budget workshop at the next board meeting in September.
- C. Bill Ray announced a community forum was being planned for September 27 at Three Creeks K-8 from 7 to 9 p.m.
- D. Bill Ray announced a new JPPHA website was being designed. The new website was shown to the board for their feedback. Target date for launching the new website is on or about September 20.
- E. Bill Ray reported on the next steps toward creating a citizen advisory group. Once complete, the application would be posted on the new jppha.org site for residents to apply.
- F. Bill Ray reported that the August 24 workshop notes will be available under separate cover.

VII. Report of the General Counsel

- A. Tamara Seaver presented Resolution 17-03: Approving the Release of Leyden Rock Metropolitan District Nos. 1-9 from the Leydon Rock Agreement, for the board's consideration.

Director Williams made a motion to approve Resolution 17-03: Approving the Release of Leyden Rock Metropolitan District Nos. 1-9 from the Leydon Rock Agreement, for the board's consideration. Director Jones seconded the motion.

The following votes were cast on the Motion:

Those voting Yes: Stokes, Jones, Williams, Ahrens

VIII. **Report from Directors** – None

IX. **Public Comment**

- A. Jon Lipsky read a statement of opposition of development near the former Rocky Flats site. He provided a copy of his statement for the record.

- X. **Adjournment:** Chairman Stokes adjourned the meeting at 4:29 p.m.

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Greg Stokes  
Chairman

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Michele Broski  
Recording Secretary

# Jefferson Parkway Public Highway Authority Workshop Notes



Thursday, August 24, 2017 at 11:00 a.m.  
Arvada City Hall  
8101 Ralston Road, Arvada, CO 80002  
Council Conference Room, 3<sup>rd</sup> Floor

In attendance were board members Marc Williams, *City of Arvada*, Don Rosier, *Jefferson County*, Randy Ahrens, *City and County of Broomfield*, and Greg Stokes, *City and County of Broomfield*. Absent, board member David Jones, *City of Arvada*.

Also in attendance were Bill Ray, *Staff to JPPHA*; Ed Icenogle, *Legal Counsel for the JPPHA*; Bill Tuthill, *Broomfield City and County Attorney*; Kevin Standbridge, *City and County of Broomfield*; Chris Daly, *City of Arvada Legal Counsel*; and Lorraine Anderson, *RTD*.

Director Greg Stokes called the workshop to order at 11:03 a.m.

## **P3 Procurement Process Discussion**

Mr. Don Hunt of the Antero Group was present at the invitation of the Board to discuss his thoughts on how the Authority might best proceed with a private partner and the role he might play in developing a P3 procurement process.

Mr. Hunt believes that overall market conditions are favorable for a P3 project. Colorado is gaining acceptance as a state for P3 projects. Central I-70 and the DIA Great Hall projects show receptivity to this approach to infrastructure. The recent Northwest Parkway transaction buying out Brisa's leasehold position is another positive indicator.

His approach would be to determine project feasibility soon. In order to show the Authority's serious intent to proceed, he recommends a 'name brand' pursuit team with a nationally recognized financial advisor, a traffic revenue consultant capable of investment grade traffic and revenue analyses and a major engineering firm to update project costs. All of these team members would be recommended and managed by Mr. Hunt but contracted directly to the Authority. He also recommends there be some informal discussion with potential private partners to provide feedback and suggestions from improvement.

This could all be accomplished by March 31 2018 where the Board would make a go/no-go decision.

In response to a question, Mr. Hunt discouraged the Authority from considering unsolicited proposals. “You are too close to going forward.” Mr. Hunt also provided the Board with a graphic representing the three stages of project feasibility, project development and project procurement. Assuming favorable feasibility, financial close would be in August 2019, with construction to follow.

### **Citizen Engagement Process Discussion**

Ms. Heather Bergman was present to discuss her recommendations on moving forward with a citizen engagement process and creation of a citizen advisory committee to provide the Board with outside feedback and perspective on various aspects of the Parkway. She reviewed the comments and themes gathered from the July 25 community open house.

She discussed her ideas on a citizen group that would be developed through an application process that would be determined by the Board. The objective of the citizen group is not consensus but rather to encourage a variety of viewpoints from a variety of stakeholders. These might include different geographic areas, residential neighborhoods, and users of the Parkway. A group of 12 to 15 would be ideal. The emphasis in selection would be applicants ‘ expressed interest and experience in collaborative groups. The group would initially work for a period of 8 to 9 months, but could be extended if the Board found continuing value in the work of the group.

The Board asked for Ms. Bergman to refine the application based on their feedback and discussed how the public would be made aware of the application process. Staff indicated that there would be outreach through a combination of social media and web site announcements.

The Board expressed their support for a more formal citizen engagement process and encouraged staff to move forward.