

**Pleasant View Metropolitan District**  
**Minutes of the Special Session Meeting of the Board of Directors**  
**July 29, 2025**

**President: Adrian Waller called the meeting to order on July 29, 2025, at 4:00 p.m.**

**Roll Call:**

**Present: Adrian Waller, Joe Anderson, and Laura Cardon.**

**Absent: Jennie Heismann and Julie Shaw.**

**Laura Cardon made a motion to excuse Jennie Heismann and Julie Shaw and with a second from Joe Anderson the motion was unanimously approved.**

**Also Present: Tammy Waller, Chief Chris Malmgren and Karey Baker.**

**Pledge of Allegiance**

**Approval of Agenda:**

**President Adrian Waller asked if there are any changes or additions to the agenda. With no changes or additions to the agenda, Joe Anderson made a motion to accept the July 29, 2025, Special Session Meeting agenda and with a second from Laura Cardon the motion was unanimously approved.**

**New Business:**

**1. GLO Park/Pleasant View Community Park**

**President Adrian Waller stated that he and Tammy Waller were part of a meeting regarding the GLO Park. He stated that this information is confidential, but he asked Lu Cordova with the State of Colorado if he could share the information with the Pleasant View Metropolitan District Board and she agreed.**

**President Waller told the Board that this is a project that has been driven by the State of Colorado and the Governor's office. He stated that Jeffco Open Space sold part of the park property to NREL in trade for some property and a trail connection on South Table Mountain. NREL then traded the property to the State who was going to create the GLO Park which included a research facility that would bring people from all over the world. This facility was to be Phase I of the project. Phase 2 was to have some small development in the prison area and Phase 3 was housing for the engineers coming to use the research facility. He stated that this idea is now on hold because they didn't get the funding, they need to pursue the research facility.**

**President Waller state that now the State is proposing to build housing on the 9.3-acre State property next to Pleasant View Community Park. He stated that the State is now proposing to build housing for 300-400 units, 5-8 stories and a parking structure and it will not be low-income housing. They State will lease the land to a developer who will build the complex and rent the units. They are also proposing a new road that would go through Pleasant View Community Park, next to the officers' quarters which would divide the park. Some other notable items included:**

- **Possible drainage and shared parking on Pleasant View Community Park**

- Pleasant View Metropolitan District will not receive any taxes.
- Huge impact on Pleasant View Community Park with the new road including disruption to the flow of trails, potential heavy traffic with thousands of cars going back and forth.
- Road could have impacts to rentals, loss of revenue and many safety concerns.
- Renters are transient and do not always have a buy in to the community they live in
- High use will impact the park
- Renters' expectation of amenities in the park with cost the district more
- Infrastructure improvements include upgrading the bridge, sewer and water to accommodate more visitors and use of the Park
- No taxes will be received, but fire services will be expected
- Land will be under a 99-year lease and can never be sold to anyone as the state owns. It is 100% apartment rental.

President Waller asked the Board how they feel about this project. He stated he realized Jennie and Julie aren't here, but he stated he could talk with them to see if they are for or against this development. President Waller stated that he is against this development as it is not what the state proposed, and they have completely changed the concept and housing was never part of the project in this location. Laura Cardon and Joe Anderson both agreed that they are against the proposal. President Waller stated that he feels the Board should write a letter to the Commissioners opposing this development and have all the Board members sign it.

President Waller stated that he has a problem with them fast tracking the process. Ms. Waller stated that there could be another meeting if this project moves forward within the next week. If we hear something from the County we will share the information to the Board. President Waller stated that we still have to be careful in the letter to just discuss fire and parks. Joe Anderson is concerned about congestion and crime rate.

Mr. Anderson stated that we need to get a game plan together and execute the plan. Ms. Cardon asked what the Board can do, at this point since the information is confidential and President Waller stated that we can email the Board of Commissioners and Chris O'Keefe with Planning and Zoning. President Waller stated that you can contact them all.

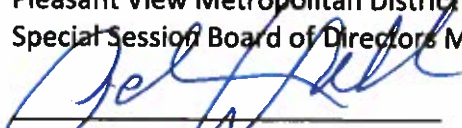
Mr. Anderson asked what will happen if this project doesn't go through, then what could happen to the property. President Waller stated they would just sit on the property until the next governor comes in. Chief Malmgren stated that it would be nice if the property can be bought back. Ms. Waller stated that would be up to Open Space. Mr. Anderson asked if they do build it could we request funding for fire services?

Joe Anderson thanked Ms. Waller for bringing this issue to the Board's attention.

Adjournment:

Laura Cardon made a motion to adjourn at 4:52 p.m. Joe Anderson seconded the motion, and it was unanimously approved.

Respectfully submitted by:  
Karey Baker



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Adrian Waller, President


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Laura Cardon, Vice President



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Jennie Heismann, Treasurer



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Julie Shaw, Director

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Joe Anderson, Director