

Pleasant View Metropolitan District

Minutes of the Regular Session Meeting of the Board of Directors

October 21, 2025

President: Adrian Waller called the meeting to order on October 21, 2025, at 4:00 p.m.

Roll Call:

Present: Adrian Waller, Jennie Heismann, Julie Shaw, Joe Anderson, and Laura Cardon.

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

Pledge of Allegiance

Approval of Agenda:

President Adrian Waller asked if there were any changes or additions to the agenda. With no changes made to the agenda, Julie Shaw made a motion to accept the October 21, 2025, meeting agenda, and with a second from Joe Anderson, the motion was unanimously approved.

Approval of Minutes:

August 26, 2025, and September 16, 2025, Meeting Minutes

President Waller stated that there were changes that needed to be made to the minutes, so the minutes will be moved to next month's agenda for approval. Laura Cardon and Julie Shaw asked when September 9, 2025, Special Meeting minutes would be received. President Waller stated he didn't know and asked Tammy Waller to ask Karey Baker about those minutes. Ms. Waller stated that she would ask Ms. Baker, but Ms. Baker did tell her she was working on them.

Correspondence: None.

Reports:

A. Treasures Report:

Treasurer Jennie Heismann read the Treasurer's Report as printed. Jennie Heismann made a motion to approve the Treasurer's Report in the amount of \$4,647,324.37, and with a second from Julie Shaw, the motion was unanimously approved.

B. Bills Paid:

Joe Anderson made a motion to approve the bills paid as of September 26, 2025, in the amount of \$169,279.38, and with a second from Laura Cardon, the motion was unanimously approved.

Laura Cardon stated that she had questions about the Profit and Loss - Budget vs. Actual Report. She stated that rental income is over budget and wondered if there was extra income that was not planned. Ms. Waller stated that it is probably because fees were doubled for the 2025 season. Ms. Cardon also asked about Miscellaneous Income, which was budgeted at \$12,000, but only \$651 was used, and inquired what the miscellaneous income was supposed to be. Ms. Waller stated that she doesn't know and would need to investigate it. Ms. Cardon also mentioned Professional Services, which is over budget, and asked if there are any other professional service fees or IGAs to wrap up before the end of the year, or if we are done. Ms. Waller stated that we have a couple of months, and the more we task Gemsbok and the lawyer's questions, the more the district gets charged.

President Waller stated that a large portion of that budget was used during the elections because there were a lot of questions for the lawyers and the election fees as well. He stated that next year will hopefully be lower. Ms. Cardon stated that with Volunteer Expenses, the district hasn't used any of that money. Chief Malmgren stated that there is a banquet, barbecue, and awards for the volunteers, which have not yet shown up in the account. Ms. Cardon asked Ms. Waller about the Capital Expenses and why the district is over budget, and Ms. Waller stated that the maintenance building was not included in the budget for 2025 and will come out of Reserves.

Ms. Waller asked if this budget report is looking more like what the Board is looking for and President Waller and Jennie Heismann suggested that we only need the Profit and Loss and Bills Paid reports.

C. Bank & CC Reconciliations: No comment from the Board of Directors

D. District Managers Report:

New Business

- Working on 2026 parks projects - Ms. Waller stated that she is working on a draft which will include general maintenance, sidewalk repairs, concrete pad work, and replacing old fencing. There isn't much money so we will need to wait and see what we can do.
- Continuing the 5-Year District Plan - Ms. Waller stated that we have started working on a draft. Ms. Cardon asked if this is something that will get more of a timeline, including dates, and Ms. Waller stated that this is really a wish list. The likelihood of these items getting done is slim, but Ms. Cardon stated that if there are no dates, we will never get anything done. Julie Shaw suggested prioritizing the wish list. Ms. Cardon stated that the district should ask the public what they want done in the parks and what is important to them. Ms. Waller stated that she doesn't plan on it as it is just a wish list, but Ms. Cardon stated that the district is spending the public tax dollars and should include them. Ms. Waller said if the Board wants to ask the public, then she will. President Waller stated that most things are maintenance, so he doesn't know what engaging the public would do. If the district starts doing something at Pleasant View Park, then public input would be important. Ms. Cardon stated the district has never asked the public what they want the district to do, and the public has a lot of ownership over the parks. President Waller and Ms. Heismann asked how Ms. Cardon proposes to engage the community, and Ms. Cardon suggested a survey or another community meeting and said she would organize them. Ms. Heismann stated that the public has an opportunity to come to the Board meetings to discuss what is important to them. Ms. Shaw suggested using the website. President Waller stated you can do a survey, but how do you satisfy both sides? Most of the money goes to the fire department, but the parks budget is generally just maintenance and is very limited. Joe Anderson asked how easy it is to add or delete from the website and if there is an easy way to put an announcement out so that people can come to the meeting.

President Waller asked Ms. Cardon if she will bring a draft survey back to the Board to review and Ms. Cardon stated that she would.

Ms. Waller stated with the last survey Ms. Cardon put out to the public, she was getting a lot of calls about pickleball courts, and it just adds a lot of time and frustration. People have been negative and want to know why the courts are not being done. She stated that she had to field those questions for two months. President Waller stated it is much better for people to come to the meeting. Ms. Cardon stated that you need to give people more than one way to communicate. Mr. Anderson stated that you need to be careful about what you ask because we don't have budget to give people everything they may want. President Waller stated that with the pickleball courts the neighbors will be complaining of the noise volume.

Old Business

- New Maintenance Building - Jeffco Planning & Zoning is moving the permit on to Jeffco Building Safety for their review.
- Kitchen Remodel - No Updates
- Workroom Remodel - No Updates

E. Fire Department:

- Self-Contained Breathing Apparatus (SCBA) Replacement Proposal - Chief Malmgren stated that the SCBA proposal is not included in the 2026 budget and further discussion is needed along with guidance from the Board on which option makes the most sense.

Captain Tool gave a brief presentation on the Self-Contained Breathing Apparatus (SCBA). He stated that SCBAs are the main source of life-saving equipment in the district carry and are the most important equipment the fire department owns next to the fire truck. He explained that without them, firefighters can't do their jobs. The current SCBAs are 13 years old, while the recommended lifespan is 10 years, and the bottles only last for around 15 years. The department is currently dealing with consistent maintenance issues with the SCBAs. Captain Tool stated that the total estimate for full replacement and support infrastructure is \$349,946. He has looked at three options for funding: Option 1 is full funding; Option 2 is financing through community leasing partners; and Option 3 is a combination of grant funding and district support.

Mr. Anderson asked how long it would take to get the SCBAs if he applied for a grant, and Captain Tool stated that the grant would open in January and close in March, so hopefully the district would arrive around next September.

Captain Tool stated he talked to Arvada Fire about joining a proposal that Arvada will be submitting, but Arvada will not be submitting for packs until 2026 and will receive them in three years.

Captain Tool stated that he feels Option 2 is a great option and that other fire departments have worked with the community leasing partners. He asked the Board if they had any questions.

President Waller stated that the compressor would be a capital expense because it stays in the building, and the packs would be a separate expense. The packs are \$275,000 and the compressor is \$100,000. He stated that this is why we save money and that the district should just buy them.

Mr. Anderson asked if there are enough backups if they go down, and Captain Tool stated that we are lacking in regulators, and they are expensive. Captain Tool stated that he was originally asked for 36 regulators instead of 12. Mr. Anderson stated that extra packs are needed. Chief Malmgren stated that he disagrees, as they only use one vehicle at a time. Mr. Anderson stated that they could write the grant and get six more, and Captain Tool stated that he was planning to write the grant anyway.

Laura Cardon feels like everyone should have their own regulators. Captain Tool stated that 36 would cover everyone. Mr. Anderson asked if this includes mask bags or shields. Captain Tool stated that the mask protectors will make the investment last longer. Chief Malmgren asked if the Board wants to put sleeves on the bottles as well, because they have saved their bottles before. Mr. Anderson stated that it is a good idea and we should get sleeves. Mr. Anderson asked when the SCBAs will arrive, and Captain Tool stated that he heard January, but March at the latest.

Julie Shaw made a motion to approve up to \$400,000 for SCBA, compressor, and accessories, and with a second from Joe Anderson, the motion was unanimously approved. President Waller asked Captain Tool to investigate the cost of the bottle covers and bring that number back to the Board for approval. The Board thanked Captain Tool for all his hard work.

Mr. Anderson asked what will happen with the old packs and Chief Malmgren stated that we will ask the company that does the maintenance on them, they might have an idea of what we can do with them. Mr. Anderson suggested having extra straps for the new packs.

- IGA with Golden Fire -The Intergovernmental Agreement (IGA) was approved and signed by the City Council of Golden on September 23, 2025, at their monthly meeting and is effective now. We budgeted \$10,000 for 2026 for the fire inspections. Ms. Cardon asked if the firefighters have created a list of priorities and Chief Malmgren stated that they do and will prioritize higher risk large buildings first.

Testing for New Engineers and Firefighters - On October 25, 2025, we will be conducting testing for engineers and fire fighters to fill open positions at the beginning of the year.

- September 2025 Incident Statistics - The department responded to 166 incidents in September, bringing the total for the year to 1,433. Ms. Anderson asked if the incidents are up for this year and Chief Malmgreen stated we ran over 1,200 last year.

F. Fire Department Union: None.

G. Parks/Recreation/Facilities:

Camp George West and Building 48:

- Fall maintenance has been completed
- Holiday rentals coming in for Building 48
- Baseball season completed

Wolf Park:

- Baseball season has finished

Orchard Park:

- Fall maintenance completed

Westblade Park: None.

Miscellaneous:

- Invoices have been sent out to all sports teams.

Ms. Cardon asked if we heard anything about the trees that were cut down in Camp George West and Ms. Waller stated that Open Space is talking to an arborist. She stated that Open Space is working on it.

H. Building Committee: None.

I. Personnel: No questions from the Board.

J. Work Log: No questions from the Board.

New Business:

1. Board Minutes

Ms. Cardon stated that she is wondering if there is a way to get the minutes done more efficiently and maybe emailing the minutes out ahead of time. She stated that if everyone responds individually, they can give their edits and feedback, and that way Ms. Baker can have the updated version ready for a quick review and approval of the minutes. Instead of using Board meeting time to discuss the edits. Ms. Cardon stated that she doesn't know what the turnaround time would be. Ms. Waller stated that yes, Karey Baker has been running behind and has been working 60 hours at her day job, and we have had more meetings; they have been a little longer and more hectic than usual. She stated she has taken minutes before and it's hard because you must listen to the recording and sometimes you must listen to it more than once. Ms. Waller stated that she sometimes doesn't get them

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until a week before the meeting, but she certainly can send them to the Board once she receives them. President Waller stated we can ask Ms. Baker to get them to the Board within two weeks of a meeting. Julie Shaw suggested using AI to check for grammar, periods, and capitalization.

2. 5-Year & 10-Year Plans

Ms. Waller stated that administration will be retiring in the next couple of years and eventually there will be a transition to someone new in 3 to 3.5 years. Ms. Shaw asked what the transition period would look like, and Ms. Waller stated ideally a year, but that isn't realistic. Ms. Cardon asked what the biggest hurdle is for someone new, and Ms. Waller stated that finding someone who is independent, who can wear many hats, and be good at doing everything. She stated that it will be hard to find with the pay. President Waller stated that they need someone who is going to do the work. Ms. Waller stated it is very much on-the-job training.

Mr. Anderson asked what the district should be paying someone to do the job, and Ms. Waller stated it is hard to find that number as we are not like any other district, but other districts directors are making \$120,000 and above.

President Waller stated that this isn't even on as a topic of discussion for the Plans. He asked Ms. Waller what they would like to discuss for these Plans tonight, and Ms. Waller stated that it is up to the Board as to what they would like to discuss. President Waller stated that he would prefer to push the Plan discussion off until January. Ms. Cardon asked if there is anything that would be in these Plans that will affect the budget, and Chief Malmgren stated that salaries are something they need to think about and how they are going to sustain them. The district needs to do a market study as we know the salaries are low now. He also stated that the district will need to replace old apparatus that are around 20 years old, and the new engine will need to be replaced sooner or later.

Ms. Cardon asked when there was going to be a tipping point in not being financially sustainable, and Chief Malmgren stated we were at that. She stated that we need to decide if the district needs to raise mills again or merge into another district, and Chief Malmgren stated that the district needs to do the feasibility study for the fire department. He stated that joining another department would probably be the best for the district, but we are a unique district because we have both fire department and parks. If we dissolve the fire department, what would we do for the parks, or would we dissolve the whole metro district? Ms. Cardon stated that she would like to make sure that we are working on it, as we know it is going to take a lot of time and money. Chief Malmgren stated we had worked for years to merge with Golden, but now they have proposed a contract for services where they would pay for fire protection and use the district's assets. If that is something we are interested in doing, the district would need to discuss the proposal with Golden. Golden would look at all the finances to see if it would be feasible. There is concern that if Mr. Stevinson decides to take his properties out of the district, what will that do for the district with taxes? President Waller stated that his concern about the contract for services is that there will be a point where we won't be able to afford it, and then what do we do, but it is a good start. Mr. Anderson asked if we were to do the contract services, what does it mean for their

firefighters, and Chief Malmgren stated that he was told they would have to pass Golden's Human Resources, and their jobs are not guaranteed.

President Waller stated that West Metro is much bigger, and they are already at the Mills. He asked what their interest in merging is. Chief Malmgren stated they are interested in providing services for the district. West Metro needs to replace Station 6 near the Jeffco Fairgrounds, and they think that our station would be a great fit for them, and they would bring our firefighters across, but it wouldn't be a position-to-position move. They would all become firefighters, and they would need to do a small academy and then work their way up. They also suggested that we do a study between Pleasant View and West Metro. Chief Malmgren stated that we should also have a discussion with Arvada to see if that is a viable direction to go, but he stated that he hasn't done that yet. President Waller stated that we have discussed this for a long time and need to do what is best for the citizens of Pleasant View. He stated that looking at a path that is not the contract for services route would be best for the district. He stated that we need to be proactive.

Ms. Cardon asked if we need to include money in the 2026 budget for legal fees and a feasibility study, and President Waller stated that we could pull the money from the capital budget. Ms. Cardon asked what a reasonable timeline is for Chief Malmgren to check into some of these options, and Chief Malmgren stated that it is going to take some planning. We need to schedule meetings with some of these districts. President Waller asked how we can get this process moving, as we have been talking about this for years and are close to a tipping point. He stated that West Metro looks to be the best fit for them at this point. Mr. Anderson stated that he feels that Arvada is too far out and the contract services aren't a good fit, and he feels that West Metro feels like the best option. He stated if you want to give the Pleasant View firefighters a better future, you go with West Metro. He stated that Chief Malmgren needs to have a discussion with West Metro, as they already know that we can do contract services with Golden.

Ms. Cardon asked Ms. Waller that if the fire department merged with another district and we need to do something with the parks, would it be worth talking to Prospect Recreation & Park District now to see if they would be interested in absorbing the parks, and Ms. Waller stated no because the parks are owned by Jeffco Parks & Open Space. She stated that we own Wolf Park, so we would have to do something about that park. Chief Malmgren reminded the Board that we also own the building and the land with the water department. Julie Shaw asked if it is reasonable to have Ms. Waller and Chief Malmgren come back to the Board in two months with updates on both the parks and the fire department, and they all agreed that the beginning of the year, maybe February would be best.

3. **SCBA** Replacement Proposal

The proposal was discussed under E. in the fire department report.

4. 2026 Budget

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President Waller stated that this is a preliminary draft of the budget for the Board to review and there are two different pieces to the budget which is the overall budget and the breakdown of the parks and fire department budgets. The goal from the past was to set aside 3% for emergency reserves and 10% for the district. President Waller stated that last year we trimmed it down to 3% and 7% for a total of 10% and Chief Malmgren agreed. President Waller stated that in the budget it looks like we have reserved funds at 18% which is the vehicle escrow, reserved funds and capital and he feels this is too much. Chief Malmgren asked what the Board would like them to do, and President Waller stated that we would like to see the 10%, 7% for capital reserves and 3% for vehicle escrow.

Old Business:

1. GLO Park/Housing Project

Jennie Heismann stated that she has talked with Eric about the different roles for a community group and have the roles spelled out. She stated that she also has a few people that are interested in being part of the community group. President Waller stated that he met with Senator Tammy Story and Mike Rolic to discuss the project. President Waller also stated that he will meet with Mountain States legal Fund the 23rd.

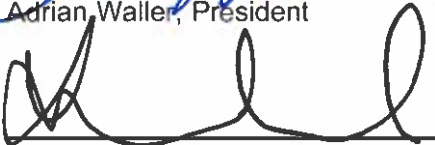
Public Comments: None.

Adjournment:

Laura Cardon made a motion to adjourn at 6:20 p.m. Joe Anderson seconded the motion, and it was unanimously approved.



Adrian Waller, President



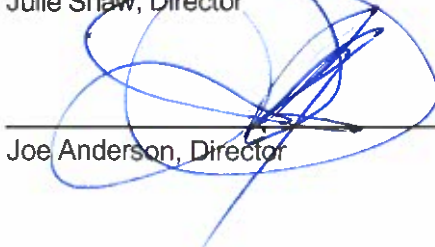
Laura Cardon, Vice President



Jennie Heismann, Treasurer



Julie Shaw, Director



Joe Anderson, Director

Respectfully submitted by:
Karey Baker