
RECORD OF PROCEEDINGS

**Minutes of the Regular Meeting
Of the Board of Directors
Edwards Metropolitan District
January 18, 2018**

A Regular Meeting of the Board of Directors of the Edwards Metropolitan District, Eagle County, Colorado, was held on January 18, 2018 at 12:00 p.m. at the Community Room of the Western Eagle County Metropolitan Recreation District Field House, 450 Miller Ranch Road, Edwards, Eagle County, Colorado, in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Beth Reilly
- John McCaulley
- Bill Simmons
- Kara Heide
- Mick Woodworth

Also in attendance were:

- Jim Daus, Eagle Valley Land Trust Executive Director
- Diane Mauriello, Eagle County Open Space Manager
- Tracy Erickson, Homestead Homeowners Association General Manager
- Todd Williams, Edwards Community Authority Representative
- Michael Cacioppo, Business Briefs
- Ken Marchetti, Marchetti & Weaver, LLC
- Cissy Olson, Secretary for the meeting

Call To Order

The Regular Meeting of the Board of Directors of Edwards Metropolitan District was called to order by Director Reilly on January 18, 2018 at 12:05 p.m. noting a quorum was present.

Changes to the

Agenda Director Reilly asked to add a Boy Scout project to the meeting agenda.

Legal There is no legal input.

Public Input Director Reilly reported that the Board is looking at implementing a new method for public input. Each guest will be asked to fill out a form indicating their name and address and any public comments or questions they would like to address to the Board of Directors. Each speaker will be allowed 3 minutes during public input to state what they have to say whether it's a new topic or one on the agenda. Once public input is over there will be no more comments from the public during a meeting. A response to any written questions posed by a guest will be provided within 3 business days.

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Mr. Erickson questioned the new method of public input and expressed his discontent with the new system, stating that in the past when he served on the Board he was able to gain new insights into issues by listening to various guests speak throughout the meetings. Director McCaulley explained that the Board is trying to stay on track and respect those who are already on the agenda, as well as reduce the amount of time spent on excessive dialogue during the public input session. The Board commented they are trying this method to see if it is an effective way to meet the public and the Board's needs.

Director Reilly reported that the Boy Scouts would like to build nesting boxes on the Eagle River Preserve open space land for wild ducks in the Edwards area. Mr. Daus and Mrs. Mauriello stated they have been talking about wildlife on the Preserve and both responded positively to the idea.

Discussion Regarding Potential Transfer of ERP Log Cabin To Eagle County

Mr. Collins opened discussion noting that the District has been responsible for preserving the historic Eaton log cabin and relocating it onto the Eagle River Preserve. Mr. Collins is concerned that the cabin has been sitting empty and it could begin to deteriorate if it is not being used on a regular basis. Since the cabin is located on County open space land, Mr. Collins recommended transferring ownership of the cabin, including responsibility for future repairs and maintenance, to the County. Mr. Collins is of the opinion that the District never intended to maintain perpetual ownership once the relocation process had been completed.

Ms. Mauriello reported that Mr. Daus has been in contact with her because the Land Trust needs to understand any necessary County approvals prior to occupying the second floor of the log cabin since the first floor will be available for community uses. Ms. Mauriello noted there is still a lot to be ironed out before a transfer process could proceed.

Directors Simmons and McCaulley questioned whether the District actually had an ownership interest in the cabin since it is real property located on land owned by the County but if the District does have an ownership interest in the cabin they expressed support of the idea of transferring that interest to the County. Director Reilly expressed concern stating she was not supportive of transferring ownership at this time. Director Heide reported she would like to see the District, as a third party, maintain ownership in order to provide an extra layer of oversight of the conservation easement for the Edwards constituents since the Land Trust is using the property for its own purposes, and the County, as the owner of the land, is not responsible for regulating the conservation easement. Director Heide recommended renting the cabin and reinvesting the rent

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income back into the property, as well as taking additional action to recoup some of the original tax dollar expenditures. Further discussion followed about who should own the cabin and if it is leased, what the lease terms should be.

Mr. Daus reported he was able to receive a 60-day extension of the Land Trust's existing lease.

Ms. Mauriello reported she will take the Board's direction to the Board of County Commissioners. Mr. Daus reiterated there is more exploration to do as to whether or not the County wants ownership, if the Land Trust wants to move into the Cabin, and if not whether the Land Trust will consider managing the building in the future.

Mr. Daus requested a vote showing the District's and the County's support of a multi-year lease commitment with the Land Trust so he will know if the Land Trust should move forward with the proposal or not. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to express conceptual support to enter into a multi-year agreement with the Eagle Valley Land Trust providing that the Land Trust will manage the lower level of the cabin for the benefit of the Edwards area constituents and that the Land Trust may use the upper level as their offices with such agreement providing for a term and rental payment in an amount to be determined.

At 1:00 p.m. Ms. Mauriello and Mr. Daus left the meeting.

Verizon Wireless Installation

At BMHS Verizon Wireless is working with the Eagle County School District to obtain approval for construction of a wireless tower facility to be located at 151 Miller Ranch Road that will improve service in the Edwards area. Verizon hosted a community meeting on January 4, 2018 for the purpose of providing information and receiving public input about the proposed wireless facility in the area. Verizon is proposing to swap an existing football stadium light pole with a similar pole to support 3 sectors of Verizon antennas or a total of 12 antennas located above the stadium lights. Verizon has offered to construct a new masonry monument sign for Battle Mountain High School to conceal the supporting ground equipment, radio cabinets, and a back-up diesel generator.

Mr. Cacioppo joined the meeting.

Mr. Erickson expressed his concern about the height of the 86-foot pole, that it will be an eyesore to the other property owners, and noted he thought the project should go through a design review process. Director McCaulley reported that installing a new cell tower should be considered a positive public safety issue since Verizon's wireless service

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between Edwards and Eagle can be spotty. Director McCaulley encouraged all property owners to understand the significance of wireless improvements and not be bothered by the wireless tree.

Public Input

Continued

The Board agreed to accept Mr. Cacioppo's input since he arrived late and was unaware of the new public input process. Mr. Cacioppo asked how much the District has approved for sponsoring the County's Climate Action Plan, the Vail Valley Partnership, and what are the executive session topics are on the meeting agenda. The Board answered Mr. Cacioppo's questions and the meeting moved forward.

Forecast of Assessed Values & Residential Assessment

Rates

Residential Assessed Values will be decreasing from 7.2% to a projected rate of 6.11% in 2019 which will impact property tax collections in 2020 and future years.

Old Edwards Estates

Pond Update

The banks of the Old Edwards Estates pond have been filling up with debris that has been removed from the District's spillway. Director Woodworth visited the site last fall and was not in favor of burning the debris due to the close proximity to a residential area. The Board suggested contacting the Eagle River Watershed Council (ERWC) to see if they could implement a process to remove the debris since access to the area is limited.

Ms. Loff, Director of ERWC, visited the area and recommended recruiting 4 to 6 Old Edwards Estates neighbors who could possibly haul the debris out and load it in a truck. She estimated that this could be done in half a day. The ERWC isn't able to lead the project since it's a maintenance issue rather than a steam health concern, however Ms. Loff did offer to assist with volunteer coordination the day of the event.

The Board asked Mr. Marchetti to contact Ms. Hein about the possibility of accessing the debris piles from her property.

24 Hour Posting

Notice & Meeting

Schedule

The Board discussed the 2018 posting location for the annual meeting notice which is required to be posted 24 hours prior to each meeting (the "24 Hour Notice"). The Board agreed to continue using the Edwards Village Market as the posting location for the 24-Hour Notice.

The Board reviewed the proposed schedule for the 2018 regular meetings noting that meetings are scheduled for the third Thursday of each month. The Board agreed to cancel the November 15th and December 20th regular meeting dates and instead schedule

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a meeting on Thursday, December 6th. After discussion and by motion duly made and seconded it was unanimously

RESOLVED to approve the Resolution establishing Village Market in Riverwalk at Edwards as the posting location for the 24-Hour Notice. A copy of the resolution is incorporated herein by this reference.

FURTHER RESOLVED to establish the 2018 meeting dates and time as 12:00 noon on the third Thursday of each month between January and October and the first Thursday of December as the meeting date for regular meetings of the District Board of Directors.

Minutes The Board reviewed the December 7, 2017 Special Meeting minutes. By motion duly made and seconded it was unanimously

RESOLVED to approve the December 7, 2017 Special Meeting minutes as presented.

Accounts Payable The Board reviewed the January accounts payable list and by motion duly made and seconded it was unanimously

RESOLVED to approve the January accounts payable list as presented.

Eagle County Climate Action

Plan Update Director Reilly gave a brief update of a recent Climate Action Plan meeting held on December 11, 2017. The participants looked at past and current issues, energy sources, and how to change the situation. The group plans to meet quarterly in the future.

At 1:42 Mr. Williams, Mr. Erickson, and Mr. Cacioppo left the meeting.

Financial Statements By motion duly made and seconded it was unanimously

RESOLVED to accept the District's December 31, 2017 preliminary financial statements as presented.

Executive Session By motion duly made and seconded it was unanimously

RESOLVED to enter into executive session at 1:43 p.m. pursuant to §24-6-402(4)(e) for the purpose of determining positions relative to matters that may be

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subject to negotiations; developing strategy for negotiations; and instructing negotiators and §24-6-402(4)(b), for conferences with the District's general counsel for the purpose of receiving legal advice on specific legal questions.

The board adjourned from executive session at 2:16 p.m.

Adjournment

There being no further business to come before the Board at this time, by motion duly made and seconded it was unanimously

RESOLVED to adjourn the Regular Meeting of the Edwards Metropolitan District Board of Directors this 18th day of January, 2018.

Respectfully submitted,

Cissy Olson
Secretary for the Meeting