
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Edwards Metropolitan District February 15, 2024

A Regular Meeting of the Board of Directors of the Edwards Metropolitan District, Eagle County, Colorado, was held on February 15, 2024, at 12:00 p.m. in person at the Edwards Field House at 450 Miller Ranch Road, Edwards, CO and via an online Zoom meeting in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Todd Williams
- Mike Trueblood
- Tracy Erickson
- Kris Miller

The following Director was absent and excused:

- Joanna Kerwin

Also in attendance were:

- Ken Marchetti – Marchetti & Weaver, LLC
- Magdalena Gembal – Recording Secretary for the meeting
- Deron Dirksen – SGM
- Jim Telling – West End (Zoom)
- Richard Davis – Eagle County (Zoom)
- Mick Woodworth – Resident
- Bill Simmons – Resident
- Nikki Maline – Walking Mountains (Zoom)
- Tim Comroe – Sheriff's Office
- Jessica Foulis – Eagle Valley Land Trust
- Scot Hunn – Eagle Valley Land Trust (Zoom)
- Greg Schroeder – McDowell Engineering (Zoom)
- Hugh Fairfield-Smith - Eagle River Fire Protection District

**Call To
Order**

The Regular Meeting of the Board of Directors of Edwards Metropolitan District was called to order by Director Williams on February 15, 2024, at 12:03 p.m. noting a quorum was present.

**Changes to the
Agenda**

Ken Marchetti announced that Director Kerwin has requested to defer the discussion on incorporation to the next meeting.

Public Input None.

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Hillcrest Roundabout Project Update

Mr. Davies informed that SGM is now under contract for the Inspection Services contract, while Gould Construction's contract is pending approval at the next Board of County Commissioner's meeting, after receiving their certificate of liability insurance. Construction is scheduled to commence on April 1st, 2024.

Mr. Davies requested the Board's input on expanding the distribution list for receiving traffic update notifications.

Edwards Village Boulevard Sidewalk

Project

Mr. Dircksen provided updates during the meeting, stating that the bid package has been published via the Rocky Mountain E-Purchasing System/BidNet. A mandatory pre-bid meeting is scheduled for February 20th, with bids due on March 12th. The issuance of the right-of-way permit is contingent upon securing a contractor. Additionally, the Eagle River Water & Sanitation District has integrated fire hydrant improvements into both the drawings and bid package, to be included in the project bid. Ground Engineering has finalized the preliminary sidewalk section for incorporation into the bid package. Moreover, Mr. Dircksen noted they are seeing continued upward pressure on construction costs based on a similar project recently bid in another county by SGM. Mr. Dircksen estimated that total project costs would be approximately \$1.9 million, compared to the current budget of \$1.43 million. Mr. Dircksen noted that he could look at phasing some parts of the project if needed to limit 2024 expenditures. Mr. Dircksen concluded by mentioning ongoing coordination efforts with Eagle County schools.

Discussion with the Board centered around updating the financial forecast and potential budget amendments for additional expenditures upon receipt of bids, to be addressed following issuance of the notice of award.

West End

Mr. Telling reported that following the meeting with the Eagle County Planning Commission, the project received a recommendation for approval. However, the timing for scheduling a meeting with the County Commissioners is uncertain due to a front setback versus side setback question identified by County staff regarding Edwards commercial properties along the loop road. If this setback issue remains unresolved, it may necessitate navigating a zoning board adjustment process for approval. Consequently, progress on the design might be temporarily delayed.

Eagle Valley Land Trust Update and Conservation Center

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Ms. Foulis provided an overview of the characteristics and functions of the Eagle Valley Land Trust, emphasizing the significance of conservation, financial incentives, and strategic planning for the upcoming years. She then elaborated on EVLT's new conservation center, which aims to educate the community on conservation through inclusive programs tailored to community needs and conducive to gatherings. Ms. Foulis has addressed the questions submitted through the referral process regarding the project.

During the discussion with the Board, concerns were raised about the noise levels in the new conservation center and the potential impact of outside events on wildlife and areas adjacent to the site. Ms. Foulis noted that offsite parking plans would be utilized for medium and large events proposed for the site. Medium events, which would involve 35-100 people could take place approximately once a month; Large events, which would involve 100 to 400 people, could take place 2-3 times per year. Other issues included parking limitations and plans for future employee housing.

Community Energy Efficiency 2024

Proposal Ms. Maline offered an overview of the energy programs at Walking Mountains, highlighting services such as energy assessments and rebates for weatherization, energy efficiency, electrification, and safety measures. She focused on discussing the 2023 report and the 2024 proposal for Edwards Metro District, detailing available rebate programs like Energy Smart Colorado and ReEnergize Eagle County, accessible to Colorado residents, along with incentives for home assessments.

During the review of the 2023 report, Ms. Maline noted unutilized allocated funds primarily because individuals did not apply for incentives and sought the Board's input on enhancing public outreach to optimize District funding. Director Williams suggested engagement opportunities like attending the Riverwalk concert series during summers. The 2024 proposal includes additional bonus rebates for weatherization and heat pumps, as well as increased funding for ReEnergize Eagle County. Furthermore, bonus rebates would be offered for businesses and multi-family buildings to attract more attention within the existing buildings in the Metro District.

Wildfire Mitigation

Partnership Mr. Fairfield-Smith, representing the Eagle River Fire Protection District, provided insights on the Eagle Valley Wildland Fire Program, of which he is the leader. This initiative boasts over 20 stakeholder partnerships, including various metro districts and HOAs. Their primary objectives are to mitigate fire risk and promote the health of ecosystems. A notable recent achievement has been initiating collaborative fire mitigation efforts within Eagle River Fire's service area in conjunction with other

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metro districts and HOAs. Mr. Fairfield-Smith emphasized the importance of residential mitigation efforts, aiming to educate homeowners about potential risks. One such initiative is their free curbside chipping program. He also highlighted the impact on insurance premiums for towns or districts not adhering to fire-wise practices, noting a rise in insurance premiums or possible difficulties obtaining insurance altogether. Mr. Fairfield-Smith expressed interest in partnering with the community of Edwards Metro District to implement fire-wise practices. This would involve establishing a partnership through an Intergovernmental Agreement (IGA), with funding requirements for chipping and other land treatments, where contributions could potentially be leveraged to secure grants.

The Board discussed topics concerning the financial cost of a curbside chipping , the fire-wise process, , and the suitable land for implementing the program. The board requested that Mr. Fairfield-Smith generate a fire-wise proposal for the Edwards Metro District to present at the next scheduled Metro District meeting so that the board can consider requirements to adapt an Intergovernmental Agreement with the Fire District.

Traffic Study Update

Mr. Schroeder informed the Board that the leadership meeting, a requirement for completing the traffic study, scheduled for December has been postponed to February 27th due to a low response rate. In the interim, McDowell Engineering staff have been collaborating with Planning Strategies, the project planner, to obtain Planned Unit Developments (PUDs) and gather background information. While there isn't much data available currently, progress is underway, and it is anticipated that more information will be available to share next month. Mr. Schroeder requested that one Board member attend the leadership meeting on behalf of the EMD.

Mr. Marchetti, speaking on behalf of Director Kerwin, inquired about the timeline for the project, emphasizing its importance for the West End project approval process. He asked whether the study could be finalized in the coming weeks. Mr. Schroeder responded that finalizing the study within that timeframe would not be feasible, but he committed to presenting additional information at the next meeting. Moreover, he emphasized that at the upcoming Metro District meeting, he could provide commentary on the impact of currently proposed projects including the West End project and the roundabout at Edwards Village Boulevard and Highway 6. He also expressed his availability to represent EMD in front of the County during Planning Commission and/or County Commissioner reviews.

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Miller Ranch Pedestrian Lighting Project

Director Trueblood noted that all installations have been completed, but there is a need to replace 27 light sensors due to incorrect dimming. The discussion with Mr. Marchetti focused on the budget allocation for the remaining portion of the project. It was decided to increase the 2024 budget to incorporate last year's carryover of \$147,000 and an additional \$12,000 for a total of \$159,000, which will be incorporated into an upcoming budget amendment.

RTA Update

Director Williams provided an update during the latest meeting, highlighting the ongoing upward trend in ridership attributed to reduced rates and the introduction of free routes. The Board members deliberated on drafting a letter to Jeanne McQueeney, the EMD representative in the RTA, urging the initiation of the free ride service from Vail to Edwards prior to the 2024/25 ski season because of Edwards' significant ridership.

E-bike Shift Program 2023 Review

Director Williams conveyed that discussions have been initiated for a fifth Shift Bike location in Edwards, specifically near Miller Ranch and the soccer fields. While contact has been made with Slifer Management in Miller Ranch HOA, it would not require Miller Ranch HOA approval since the proposed location falls within Eagle County land. However, both parties have expressed approval of the suggested site.

Director Trueblood referred to the 2023 report, highlighting that the District was subsidizing each trip by \$25. He questioned the efficacy of this expenditure and suggested that it should be reevaluated in the future.

Shift Bike Contribution Reimbursement

After reviewing the two options for reimbursement for the 2023 contribution to Shift Bike program, the Board chose option 1 where Eagle County will reduce its asking amount for the 2024 season by \$2,777.78.

Shift Bike 2024 Contract

It was pointed out that the contract has not yet been received. However, Mr. Marchetti, on behalf of Director Kerwin, indicated that she requested authorization from the Board to sign it if it aligns with EMD's budget. The contract would then be

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ratified at the next EMD meeting. By motion made by Director Williams, seconded by Director Erickson, it was unanimously

RESOLVED to authorize Director Kerwin to sign the 2024 Shift Bike Contract if it is within the EMD budget with the contract to be ratified at the next meeting.

Other Business

Mr. Marchetti, speaking on behalf of Director Kerwin, raised a concern regarding the West End project meeting, particularly about the roundabout at Edwards Village Blvd and Highway 6. It was reported that at the West End Planning Commission Hearing Eagle County Engineer Ben Gerdes implied that EMD would be responsible for improving the Highway 6/Edwards Village Boulevard roundabout to accommodate increased traffic flow. Mr. Marchetti questioned whether the Board should write a letter to clarify the District's position on this matter. Director Williams suggested drafting such a letter.

Additionally, Director Williams inquired about when to turn off the holiday lights on the roundabouts. Director Miller requested to keep the lights on the roundabout featuring the Edwards and Mikaela sign.

Director Erickson pointed out that some of the new flashing beacons are not functioning correctly. Director Williams stated he would follow up with the company regarding this issue.

Short-Term Rentals Tax Bill

Director Trueblood encouraged the Board to send letters expressing opposition to Senate Bill 33. The Directors engaged in a discussion regarding whether it is appropriate for EMD to draft such a letter, considering the potential impacts on the community, second homeowners who utilize their properties as investments, and the sales tax revenue generated from short-term rentals. As there is no consensus and Director Kerwin is absent, the topic will remain open for future discussion.

Referral - Fox Hollow (Buildings H & I) Condominium Plat

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Following the Board's review of the referral application, no comments or concerns were raised. It was requested that a letter be written to indicate this.

Director Updates

Director Williams had no further comments.

Director Trueblood asked that Kevin Sharkey with Eco Trails be invited to the next EMD meeting to explain 2024 plans for maintenance.

Director Erickson had no further comments.

Director Miller asked to be added to the distribution list for the Eagle County Open Space Plan.

Minutes

The Board reviewed the January 18, 2024, Regular Meeting minutes and made some suggested edits. By motion made by Director Erickson and seconded by Director Williams, and Director Miller abstaining, it was

RESOLVED to approve the December 14, 2023, Regular Meeting minutes with suggested edits.

Accounts Payable List

The Board reviewed the accounts payable list and by motion made by Director Trueblood and seconded by Director Erickson, it was unanimously

RESOLVED to approve the February accounts payable list as submitted.

Preliminary Financial Statements

Director Trueblood discussed the preliminary financials for January. By motion made by Director Trueblood and seconded by Director Erickson, it was unanimously

RESOLVED to accept the January 31, 2024 financial statements as presented.

Adjournment

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

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RESOLVED to adjourn the meeting of the Edwards Metropolitan District Board of Directors this 15th day of February 2024.

Respectfully submitted,

Magdalena Gembal
Recording Secretary for the Meeting