
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Edwards Metropolitan District February 16, 2023

A Regular (Zoom) Meeting of the Board of Directors of the Edwards Metropolitan District, Eagle County, Colorado, was held on February 16, 2023 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 at in accordance with the applicable statutes of the State of Colorado.

Attendance The following Directors were present and acting:

- Kara Heide
- Joanna Kerwin
- Todd Williams
- Mike Trueblood
- Tracy Erickson

Also in attendance were:

- Ken Marchetti, Marchetti & Weaver, LLC
- Kendra Nicholson, Recording Secretary for the meeting
- Kevin Murphy, East West Partners
- Chris Neuswanger, Public
- Todd Goulding, Goulding Development Advisors, LLC
- Anni Davis, Public

Call To Order

The Regular Meeting of the Board of Directors of Edwards Metropolitan District was called to order by Director Heide on February 16, 2023 at 12:03 p.m. noting a quorum was present.

Conflicts of Interest

Changes to the Agenda

Response to Referral letter for West End
Goulding Representative Agreement

Public Input Chris Neuswanger – Opposes the West End project. West End claimed they did public outreach but he has found no evidence for that in the community. He wanted to bring that to the Board’s attention. He believes more public outreach needs to be conducted.

Legal None

RECORD OF PROCEEDINGS

Edwards Metropolitan District February 16, 2023 Meeting Minutes

Goulding Owner Rep Feb Report Miller Ranch Lighting

Mr. Goulding reported he has been in touch with Rickie Davies and the plans should be updated by the end of the week. They are in discussion with Holy Cross about which transformers they will be pulling from. The RFP will ask for the construction cost and also an expected timeline. The RFP will provide contractors with a three week submission deadline. It take about six weeks to get the contractor onboard. Availability of materials could impact the timeline. The Board members asked if he as the representative will be at the monthly Board meetings. Mr. Goulding stated it depends on what the Board would like him to do, he could also send in written updates or be at meetings in person. Director Trueblood asked about fees – Mr. Goulding explained the numbers and the expected timeline.

The Board reviewed the Goulding Development Advisors Owners Representative Agreement and by motion made by Director Williams and seconded by Director Erickson, it was unanimously

RESOLVED to approve the Goulding Development Advisors Owners Representative Agreement as presented.

Hillcrest Roundabout

Rickie Davies is hoping for construction for the Hillcrest Roundabout to start in July. He will keep the Board updated on the progress.

Director Update

Director Trueblood: Good: he likes seeing the projects finally moving forward. Bad: he would like to see better ice and snow removal on the pedestrian and bike paths.

Director Williams suggested contacting local businesses affected to help out with the snow removal issues.

Director Williams: Met with Chad with TS&L to install the pedestrian lights. Chad will give a bid for the labor and the District would buy the materials directly. Director Williams has also reached out about estimates for the materials for the project. For the CDOT Intermountain Transportation Planning meeting, CDOT is applying for federal funds for wildlife control, safety rails in Glenwood Canyon and improvements on Cottonwood pass road.

RECORD OF PROCEEDINGS

Edwards Metropolitan District February 16, 2023 Meeting Minutes

Director Kerwin: Will be working on the sidewalks project and is excited to get that project moving. She was disappointed that the second sheet of ice at the Mountain Rec ice rink has not been completed.

Director Erickson: He discussed the condition the sidewalks are in and also some of the roads in the area and said there is quite a bit of work needed. Director Trueblood stated it is the timing of the snow removal that may be part of the issue, it causes issues when done days after the storm.

Director Heide: Bad, Stated she's had people mention the car break-ins in the area lately. It was suggested that the Board discuss encouraging Neighborhood Watch programs. She was disappointed with Mountain Rec that they didn't plan the outdoor ice rink properly and that the second sheet of ice has not been put in. The contribution from EMD was with the understanding that there would be 2 sheets of ice. The Board would like to discuss with Mountain Rec what needs to be done at this point to get the second sheet of ice completed for next year.

Director Williams was asked about the youth art totem poles that an art teacher from Berry Creek Middle School had reached out about putting in along the path. Ms. Nicholson stated she would forward the communications from the previous year.

Bike Share Program

Director Heide stated that the bike share program will start with 25 bikes at 5 locations in Edwards. The Shift Program is going for grants to fund the program. There is an IGA coming that the County will sign but will need EMD Board approval. There was a discussion about the senior demographic and making sure the program is accessible to that demographic.

UERWA Representative Report

Director Trueblood said there is a meeting next week and he will have a better update after that meeting. He said conservation has been a big topic and changes to the billing tiers as well. Director Williams reported he is running for the Eagle River Water and Sanitation District board in district 4.

West End Update

Mr. Telling stated the referral has been posted online and by the 6th of March they should have feedback from the referral agencies. He will report back to the EMD Board when they get the feedback. They have had discussions with the Shift Bike Program and are hoping to get a location at the West End. Director Heide said she was disappointed to hear that there will be an access gate from the West End project

RECORD OF PROCEEDINGS

Edwards Metropolitan District February 16, 2023 Meeting Minutes

to the preserve. Mr. Telling stated that there isn't a gate planned on that side of the development at this point.

Mr. Neuswanger asked if they have plans to engage with other neighborhoods in the area to discuss the project. Mr. Telling stated that he has not yet but will make plans to approach those other neighborhoods for input. Mr. Neuswanger asked about the renderings and the appearance of the building. Mr. Telling stated that they can present the actual physical materials in person since it's hard to see in the drawings what it will actually look like in real life. Mr. Neuswanger asked about the required setback off of Highway 6. Mr. Telling stated he can get him that information. Mr. Telling did state the setbacks are within the County's requirements. Director Kerwin asked some specific questions about the traffic study. Mr. Telling reviewed the traffic study and said the overview on the first 7 pages are most informative. Mr. Neuswanger stated he's concerned about the number of new developments going in Edwards and how they collectively are going to affect traffic. Director Williams stated that is a discussion to bring up with the County. Mr. Neuswanger stated he would like to approach the County about a master traffic study to take all the proposed changes into account. Director Williams stated it might be a good idea to make that request as a Board. There was a Board discussion about the traffic study issues.

Mr. Marchetti suggested that McDowell be contracted to do a master traffic study on behalf of EMD. Director Williams said that may be the best way to go about it, to get it done and have definitive answers on numbers and effects of all the new developments on the traffic. The Board agreed that they would like to reach out for a proposal from McDowell.

The Board discussed what to include in the West End referral letter to be submitted on behalf of the EMD and gave direction for a letter to be drafted and circulated.

Banking Access

MBS & ColoTrust

Mr. Marchetti stated that he is in the process of completing paperwork to get the MBS account back in an active state so the investment CDs can then be purchased. Ms. Nicholson reported that the ColoTrust account has been updated.

Fitz Landscaping

2023 Contracts

The Board reviewed the Fitz Landscaping 2023 Contract and will wait for explanation of the \$7,000 of new plantings to make a motion to approve the agreement.

RECORD OF PROCEEDINGS

Edwards Metropolitan District February 16, 2023 Meeting Minutes

Sidewalk

Discussion Will set a meeting outside of the Regular Board meeting.

RTA

Representative

Director Williams stated that the EMD request was not mentioned in the meeting.

Minutes

The Board reviewed the January 19, 2023 Regular Meeting minutes. By motion made by Director Williams and seconded by Director Heide, it was unanimously

RESOLVED to approve the January 19, 2023 Regular Meeting minutes with suggested edits.

Accounts

Payable

The Board reviewed the February 2023 accounts payable list and by motion made by Director Trueblood and seconded by Director Heide, Director Williams abstained and 4 Directors voted to approve,

RESOLVED to approve the February 2023 accounts payable list as presented

Sales Tax

Director Trueblood stated the final 2022 sales tax numbers look good.

Financial

Statements

Director Trueblood reviewed the financial statements January 2023 preliminary financial statements.

By motion duly made by Director Trueblood subject to accruals to be added and seconded by Director Williams it was unanimously

RESOLVED to accept the District's January 2023 preliminary financial statements.

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 Erickson it was unanimously

RESOLVED to adjourn the Regular Meeting of the Edwards Metropolitan

RECORD OF PROCEEDINGS

Edwards Metropolitan District February 16, 2023 Meeting Minutes

District Board of Directors this 16th day of February, 2023
Respectfully submitted,



Kendra Nicholson
Recording Secretary for the Meeting