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## RECORD OF PROCEEDINGS

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### **Minutes of the Regular Meeting Of the Board of Directors Edwards Metropolitan District May 19, 2022**

A Regular Meeting of the Board of Directors of the Edwards Metropolitan District, Eagle County, Colorado, was held on May 19, 2022 at 12:00 p.m. in person 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:

- Mike Trueblood
- Todd Williams
- Kara Heide
- Joanna Kerwin
- Tracy Erickson
- Beth Reilly – Outgoing
- Mick – Outgoing

Also in attendance were:

- Kris Miller, Edwards Resident
- Jim Telling, West End
- Ken Marchetti, Marchetti & Weaver, LLC
- Kendra Nicholson, Recording Secretary for the meeting
- Jim Collins, Legal Council
- Anthony Mario, Band by the River finding request

#### **Call To Order**

The Regular Meeting of the Board of Directors of Edwards Metropolitan District was called to order by Director Reilly on May 19, 2022 at 12:08 p.m. noting a quorum was present.

#### **Changes to the Agenda**

Move approval on minutes to item #1  
Backflow Replacement, will address during business  
Joanna Kerwin – Election & Work Sessions  
Jim Telling – Move up to the top of the agenda

#### **Public Input**

The current Orkin program has been put on hold and other options will be researched by Kris Miller and Director Williams.

#### **Edwards Band by the River Series**

Anthony Mauro – Presented the Band by the River Series - 7 bands, moved to Friday night, local bands, starts in July

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**Legal** Mr. Collins reported that he was attending to participate in the discussion on the RTA Formation, West End Subdistrict and other items as they come up on the agenda but that he doesn't have any separate legal items.

**Minutes** The Board reviewed the April 21, 2022 Regular Meeting minutes. In the RTA minutes, Director Heide requested that the minutes be clarified to state that Edwards is the largest voter population in the proposed RTA region. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the April 21, 2022 Regular Meeting minutes with the requested changes.

**Confirmation  
Of Oaths of  
Office**

Ms. Nicholson reported that the oaths of office for the new directors have been taken and filed with the County Clerk and recorder. The oaths are in the process of being filed with the State and the Court.

**Election  
of Officers**

After discussion, the following slate of officers was proposed. By motion made and seconded, it was unanimously

**RESOLVED** to appoint Kara Heide as president and Chairman, Joanna Kerwin as Secretary, Mike Trueblood as Treasurer and Todd Williams and Tracy Erickson as Vice President/Assistant Secretary/Assistant Treasurer.

**West End  
Update**

Jim Telling – Presented preliminary architectural designs for the proposed West End development which consists of 26 studio units, 143 one bedroom units and 106 two bedroom units for a total of 275 rental units and no private ownership units. The development includes 386 Parking spaces. Discussion ensued about the traffic study and how traffic would enter and exit the development from various directions. Mr. Telling reported that the existing PUD needs to be extinguished and a new PUD established and he described the PUD process. Public input will be accepted in the PUD process. East West is currently working on moving the water dedication and utility agreements from the former owner.

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Director Heide requested to see the storm drainage plan when it is available. She also requested a no-dogs allowed provision in the West End's HOA. Mr. Telling stated the plan includes a dog park area on the West End site. Director Reilly asked about the continued need for the West End Subdistrict. Mr. Telling said they are evaluating the potential use of the West End Subdistrict and if it will be unnecessary under the new plan with only one owner and all rental units it can be terminated.

#### **CAC Representative**

The Board requested that Ms. Reilly continue as Edwards representative to the Climate Action Collaborative and that Director Williams serve as an alternate.

#### **Water Authority Representative**

By motion duly made and seconded, it was unanimously

RESOLVED to appoint Mick Woodworth as the Edwards Metropolitan District representative with Director Trueblood serving as the alternate.

#### **Eagle County Mayors and Mangers Rep**

Director Heide indicated she would like to continue as Edward's representative to the Eagle County Mayors and Managers meeting representative. Ken Marchetti also attends those meetings representing various metropolitan districts.

#### **RTA Progress Review**

Director Williams reported on the work session with Bill Ray and Tanya Allen and discussed Edwards' desire to be considered as a contracting party and Board participant in the proposed RTA. The proposal to have free fares for Avon to the East was discussed and whether the fare-free zone should include Edwards. The Board directed that a letter be sent to Commissioner McQueeney requesting a meeting to discuss formation of the RTA.

#### **Backflow Preventer at Edwards Station**

An estimate of the cost to repair the backflow preventer at the Edwards Station for \$2,525 was presented. After discussion, by motion made and seconded, it was unanimously

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**RESOLVED** to approve the repairs needed on the backflow preventer at the Edwards Station

#### **Elections**

Director Kerwin would like to know if the EMD board would consider a mail ballot election for the next election. Director Trueblood addressed the question, cost is a big factor in the decision, mail ballot elections cost about four times what polling place elections cost. Ken stated that they are compiling statistics on recent mail ballot election costs compared to polling place elections. He suggested an alternative may be to expand the use of the permanent absentee ballot list for people that would like to vote by mail. Other suggestions related to future elections include:

- More promotion of elections to get more voters out
- Possibly mailing ballots for multiple districts in one mailing to create efficiencies
- Hold a meet and greet to introduce candidates to voters
- bios in the newspaper to increase participation

Staff will report back with the information they compile and these suggestions will all be taken into consideration for the 2023 election.

#### **Accounts Payable**

The Board reviewed the May 19, 2022 accounts payable lists and by motion duly made and seconded it was unanimously

**RESOLVED** to approve the May 19, 2022 accounts payable list as presented.

There was a question about the snow removal and a contract that is more ala cart. Ken stated you end up not necessarily being top priority for the contractor if the contract is done that way.

#### **West End Subdistrict**

Jim Collins Stated that Jim Telling will probably come back asking for more bonds (debt) for the development and to be ready to ask Jim Telling about that. The subdistrict would get better financing rates than the developer, so Mr. Collins anticipates this being a discussion item in the future.

#### **Water Authority Update**

Mick Woodworth stated the water authority will start pushing for water conservation including lower landscaping usage. The Authority is concerned about employee retention because of local costs. They are looking to create

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more employee housing. Director Williams stated Riverwalk is looking at changing out some of the landscaping in the public areas to conserve water.

#### **Roundabout Damage**

Director Williams met with a welder and went over the metal strips in the roundabout that were damaged. He said they will need to be replaced, repairing them is not feasible. Ms. Nicholson said she will reach out to Fitz Landscaping to get a quote for replacing the Aspen tree in the roundabout that was damaged.

#### **Financial Statements**

The Board reviewed the April 2022 financial statements. By motion duly made and seconded it was unanimously

**RESOLVED** to accept the District's April 2022 financial statements as presented.

#### **Compost**

Director Williams stated that pay as you go compost dumpsters won't work because of the type of truck used for pickup. He would like to challenge Homestead to start a composting program. Ms. Reilly would like to suggest that EMD do a yard waste pickup in the area periodically.

#### **Executive Session**

By motion duly made and seconded, it was unanimously

**RESOLVED** to enter into executive session pursuant to C.R.S. 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators.

Following the executive session, the Board reconvened in regular session and by motion duly made and seconded, it was 4 approvals and one abstention

**RESOLVED** to approve the funding request by Band by the River music series at the \$3,000 level.

#### **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 19<sup>th</sup> day of May, 2022

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Respectfully submitted,



Kendra Nicholson  
Recording Secretary for the Meeting