
RECORD OF PROCEEDINGS

Minutes of the Regular Meeting Of the Board of Directors Edwards Metropolitan District July 18, 2019

A Regular Meeting of the Board of Directors of the Edwards Metropolitan District, Eagle County, Colorado, was held on July 18, 2019 at 12:00 p.m. at the Community Room of the Mountain 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:

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

Also in attendance were:

- Jared Barnes, ECO Transit
- Joanna Kerwin, Resident
- Teri Lester, Resident
- Tracy Kinsella, Garfield & Hecht
- Kim Bell Williams, Eagle County Housing
- Nicole Jackson, Eagle County Housing
- Rickie Davies, Eagle County Engineering
- Shelley Simmons, Resident
- Don MacKenzie, Edwards RiverPark
- Kevin Kuebert, Resident
- Chris Neuswanger, Resident
- Todd Williams, Riverwalk
- John Gitchell, Eagle County Environmental Manager
- Emma Sloan, Eagle County
- Jeannie Hauff, Resident
- Stacy Sadler, Resident
- Sara McNeill, Resident
- Ken Marchetti, Marchetti & Weaver, LLC
- James Collins, Esq., Collins Cockrel & Cole
- Meghan Hayes, Recording 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 July 18, 2019 at 12:07 p.m. noting a quorum was present.

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Changes to the

Agenda There were no changes to the agenda.

Public Input Several community members presented their concerns on the Edward RiverPark development as well as a request from an Old Edwards Estates Homeowner:

Tracy Kinsella, Legal Counsel South Fork Meadows

- Requested that the Edwards Metro Board hold off on the Overlapping District decision until the Board of County Commissioners has made their decision
- High Mill Levy Rates
- Concerns on the Accuracy of the traffic study

Chris Neuswanger, Edwards Resident

- Requested that the Edwards Metro Board hold off on the Overlapping District decision until the Board of County Commissioners has made their decision

Stacy Sadler, Edwards Resident

- Agreed with Chris Neuswanger

Joanna Kerwin, Edwards Resident

- Agreed with Chris Neuswanger

Jeannie Hauff, Edwards Resident

- Agreed with Chris Neuswanger

Shelley Simmons, Edwards Resident

- Requested trees be planted at the entrance to Old Edwards Estates to provide a sight and sound barrier as well as privacy to mitigate the impact of moving Edwards Access Road eight feet closer to the Old Edwards Estates subdivision

Legal There was no legal input at this time.

Highway 6

Bull Run

Crosswalk

Rickie Davies re-submitted plans to CDOT for the pedestrian crosswalk at Bull Run that include a sidewalk on the south side of Highway 6 to the bus stop. Mr. Davies anticipates a September – October 2019 time frame for completion of this project. The cost for the mid-block crossing is estimated at \$150,000. Mr. Davies requested this cost be an equal split between the Edwards Metro District and Eagle County. After discussion, the Board by motion duly made and seconded, unanimously

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RESOLVED to approve funding of the Bull Run Mid-block crossing in the amount of \$75,000.

Miller Ranch

Lighting Rickie Davies informed the board that this project is still in the design phase. Director Reilly suggested the use of solar lights in the design. Mr. Davies agreed to look into the cost of using solar lights and will report back to the board his findings.

West Highway 6

Arrowgrass to Hillcrest Engineering

Design The engineering proposals for design of the Arrowgrass to Hillcrest project came in at \$504,000. Rickie Davies met with CDOT and they have agreed to fund \$170,000 for this project. Edwards Metro District has approved funding \$165,000 and Mr. Davies will be requesting additional funding from the County to bring their total contribution to \$170,000 so the project can proceed.

Spur Road Update

Rickie Davies informed the board that approval from Union Pacific Railroad (UPRR) to replace the bridge over their property has not yet been received. Mr. Davies encouraged the board members to reach out to their Congressman to help with persuading UPRR to address CDOT's request for access. Mr. Davies also addressed Ms. Simmons request for trees to be placed at the entrance to Old Edwards Estates. Adding trees is out of the scope of the Spur road project but he agreed to speak to CDOT about the request.

Eagle Valley Housing Needs & Solutions

Study Kim Bell Williams presented the Eagle River Valley Housing Needs and Solutions 2019 study. Some key findings of the study were

- Housing costs continue to increase more rapidly than incomes
- Extremely low vacancy rates are causing rising rents
- Increased house prices are causing a decrease in home ownership
- Labor shortage and housing shortage are linked, hurting local employers

Some of the solutions that were presented were

- Building a spectrum of housing choices

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- Regional coordination and shared goals
- Take incremental steps and create partnerships
- Shape housing tools into strategies

Eagle County Down Payment Assistance

Program Ms. Williams also presented on the Eagle County Down Payment Assistance Program. There are three funds: Eagle County Loan Fund, Colorado Division of Housing and Employee Home Ownership Program. 86 Families purchased homes through this program in Edwards since its inception in the 1990's. Ms. Williams requested funding from the Edwards Metro District in the amount of \$30,000. After discussion, by motion duly made and seconded, it was unanimously

RESOLVED to obtain more information regarding other Metro Districts' participation in this matter and to take this request into consideration in the preparation of the 2020 budget.

ECO Transit First/Last Mile Strategy Study

Jared Barnes presented Eagle County's First/Last Mile Strategy Study. The First/Last mile gap is the barrier that discourages potential transit riders from using the transit system because they have to drive to or from the station and once they are in their car then they don't take public transit. The study will explore potential solutions such as bicycle and pedestrian infrastructure, transportation demand management, ride hailing/shuttles and bike sharing. After the study concludes in April, the next steps will be to present the findings to each community, implement recommendations and identify funding opportunities.

Recycling Center Update

Eagle County has proposed changing the location of the recycling center to the west end of the Mountain Recreation Field House in Edwards in the fall of 2019. The estimated costs for the new center, including concrete work, fencing and equipment is \$173,250 with an annual operating expense of \$55,000. John Gitchell, Eagle County, requested a one-time funding of \$10,000 from the Edwards Metro District to help with the initial improvements. After discussion, the Board by motion duly made and seconded, unanimously

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RESOLVED to approve contributing funding for the Recycling Center improvements in the amount of \$10,000.

Vail Honeywagon

Composting

Program

Director Reilly presented Vail Honeywagon's composting program to the board for consideration. They are seeking a convenient location in Edwards for the recycling container which will be similar in size to a commercial dumpster. It was suggested that the site could be incorporated into the new Recycling Center. Mr. Gitchell felt that there was sufficient space to include a composting site but promised to look into this further.

Kudel PUD

Inclusion

The County notified the District of the Kudel PUD application submitted in March 2019. The site, located on Highway 6 just west of the Miller Ranch Road Blue Light Bridge, is currently zoned Residential Suburban Low Density (RSL) and Resource (R) and is developed with 2 dwelling units. The applicant is proposing a PUD to allow 4 single-family residences. The development site is made up of three parcels, of which only two are included within the Edwards Metro District boundaries. The third parcel will need to be included into the District in order for development to proceed. The meeting was published as a public hearing to consider inclusion of the property into the District and the meeting was opened to public comment of which there was none. The board reviewed the Petition for Inclusion and by motion duly made and seconded, it was unanimously

RESOLVED to include the Kudel parcel outlined in the Petition of Inclusion into the Edwards Metro District.

West End

Subdistrict

Update

Matt Larsen will be presenting the Board a written update for every meeting unless there is a significant update or the Board requests his presence in which case he will present the update in person. In this month's written update Mr. Larsen notified the Board that he is still working on potential access points, having narrowed the options down to two. Negotiations are proceeding with the adjacent land owner. He is hopeful this will be resolved within the next 60 days.

The original PUD has expired but there is a formal process required by the County to extinguish the original PUD before to a new PUD application can be submitted. They are in the early stages of crafting outlines of a new PUD application.

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Edwards

RiverPark

Don MacKenzie notified the board there have been no significant changes in the planning application that was submitted to the County. The County's plan is to post the Land Use Application on their website and to send out referrals in the next week or so. The board decided to hold off on providing any feedback to the County on Edwards River Park until that referral has been received.

Minutes

The Board reviewed the May 16, 2019 Regular Meeting minutes. By motion duly made and seconded, it was unanimously

RESOLVED to approve the May 16, 2019 Regular Meeting minutes as presented.

Accounts

Payable

The Board reviewed the July 2019 accounts payable lists and by motion duly made and seconded it was unanimously

RESOLVED to approve the July 2019 accounts payable list as presented.

Financial

Statements

By motion duly made and seconded it was unanimously

RESOLVED to accept the District's June 2019 financial statements as presented.

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 July 2019.

Respectfully submitted,

Meghan Hayes

Meghan Hayes
Recording Secretary for the Meeting