
RECORD OF PROCEEDINGS

Minutes of the Special Meeting of the Board of Directors of Berry Creek Metropolitan District on October 10, 2023

The Special Meeting of the Board of Directors of the Berry Creek Metropolitan District (BCMD), Eagle County, Colorado was held October 10, 2023, at 11:30 a.m., in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

The following BCMD Directors were present and acting:

- Courtney Holm
- Katie Rothenberg
- Melissa Nelson
- Trevor Broersma

Also, in attendance were:

- Dan Carlson, Facilities Manager
- Erin McCauley, Marchetti & Weaver
- Ken Marchetti, Marchetti & Weaver
- Nina Timm, Community Manager
- Chris Neuswanger, Owner – virtually
- Karen Zavis, Owner
- Ron Rubinoff, Owner - virtually

CALL TO ORDER

Director Holm called the Special Meeting of the Board of Directors of the Berry Creek Metropolitan District to order October 10, 2023, at 11:50 a.m., noting a quorum was present.

DISCLOSURE MATTERS

Pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member disclosed their conflicts of interest, stating the fact and summary nature of any matters as required under Colorado law, to permit official action be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

PUBLIC INPUT

Chris Neuswanger, owner, asked for installation of wildfire sirens in Singletree be added to the budget discussion, he encouraged the Board to not fund roofing projects outside of BCMD boundaries, questioned the annual expense for phone lines, internet service, and cable TV and suggested there may be lower cost options, consider replacing street lights with solar powered street lights as he has found an option that pays back in 20 to 25 years, and consider developing a community solar array on BCMD owned property.

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AGENDA

There were no changes to the agenda.

2024 BUDGET WORK SESSION

Ken Marchetti explained that this year's budget process is a bottom-up approach. The Board will need to determine the expenditures and capital projects they would like to accomplish in 2024 and then the property tax revenue necessary to accomplish those goals and then the associated mill levy rate can be calculated. There are two columns for the proposed 2024 budget, based on Proposition HH being approved by voters or not at the November 7, 2023, election.

On the revenue side, the State of Colorado has suggested taxing districts base their property taxes on 2023 revenue plus inflation. The budget in the packet includes 2023 property tax revenues plus an 8% "mountain inflation rate". The draft of the 2024 budget also contemplates a temporary mill levy credit of +/- 3 mills. This credit is intended to offset the potential significant increase in property tax revenues at the current operating mill levy rate of 8.746 mills due to the extraordinary appreciation in Singletree real estate valuations as reported by the Eagle County Assessor's office for the 2-year assessment period of 2024 and 2025. The proposed temporary mill levy credit allows BCMD to increase property tax revenues in a manner generally consistent with the guidelines provided by the State of Colorado.

Specific Ownership tax is calculated at 5% of projected property tax revenue, and interest income is 4% of investments, of which approximately one-half is held in liquid investments and the other half is in Certificates of Deposit.

The General and Administrative, Parks/Buildings/Roads, and Community Center expenses are in line with 2023 and generally include a 4% increase to reflect inflation.

The Board then turned their attention to capital projects and the Community Enhancement Plan Prioritization Matrix. There was a request to get more information about the costs of:

- Repainting the interior and exterior of both buildings at the Community Center. This work will include staining the decks.
- Add trees throughout the community to maintain the character of Singletree as well as add shade at the parks. This is likely a multi-year project.
- Work with Eagle County to determine what needs to be done to install uniform traffic and street signs throughout Singletree. This could include new streetlights.
- Create uniform trailhead signs at each trailhead in Singletree. The signs should be consistent with traffic signs and include a map or link to a map and rules.
- Engage a firm to consider rebranding the current Singletree brand standard and logo.
- Engage VVMTA or another firm to help identify possible new trails and trail expansion in and around the community.
- Continue to explore traffic calming opportunities for the roads in Singletree.

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Ken Marchetti explained that the budget maintains a reserve for repairs & maintenance. The specific projects have typically not been identified, except for the roof replacement and irrigation replacement projects that were known about and were significant expenditures and therefore reserves were accumulated over time in anticipation of thereof.

The Board would also like an email to go to residents at the end of the year to highlight the previous year's accomplishments as well as share planned capital projects for the coming year and any multi-year projects.

Following review of the outside entities funding requests, the Board indicated that capital funding priorities should be focused on direct benefits to Singletree property owners and that outside funding requests will continue to be evaluated on a case-by-case basis, however given the limited funding available, direct benefit in Singletree will take priority.

The Board agreed that Berry Creek Metro District constituents contribute to Edwards Metro District projects via the sales tax Edwards Metro collects on purchases at Edwards area businesses. Consequently, they were not inclined to include funding for the Miller Ranch Road pedestrian lighting project nor the flashing pedestrian lights at crosswalks that were installed along Edwards Access Road in the 2024 budget.

The Board agreed to consider Mountain Recreation's request to help pay for the Edwards Field House's roof repaint after the roof was power washed and it was determined if there continues to be a glare/reflectivity issue. As such, it will not be contemplated in the 2024 budget.

The Board asked for additional information about the Climate Action Collaborative's accomplishments before considering their \$3,000 funding request for 2024.

It was agreed that individuals can contribute to ECO Trails and funding the completion of the Eagle Valley Trail. The Board would consider a contribution in a future year when there is more information about the completion of the trail between Wolcott and Edwards.

Wildfire mitigation remains a high priority for the Board, and it expects an additional request from Eagle Valley Wildland to be presented at the October 24, Board Meeting. This request is based on the US Forest Service approval of additional mitigation work on USFS property in or adjacent to Singletree. Wildfire mitigation work is likely an ongoing concern in Eagle County and Singletree and will be part of future budgets. Wildfire mitigation work in and around Singletree increases the insurability of Singletree homes. There was discussion about the cost of the large projects being undertaken and how future projects may be more limited to maintenance of those treatment areas. Although the Board supports the concept of wildfire sirens, upon consultation with Eagle Valley Wildland, it was recommended that on-the-ground mitigation projects take priority

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over sirens at this time, especially given the existing EC Alert system for emergency notifications. Wildfire siren installation can be contemplated in future years.

Ken Marchetti explained that the only crucial item set in the budget process is the mill levy rate. Expense line items can be amended during the budget year. Once BCMD's mill levy rate is set it was discussed that an email should be sent to residents helping them understand how BCMD's mill levy rate will impact individual's property tax bills.

As this is a work session no action was taken. Based on the discussion, Ken Marchetti will revise the proposed 2024 Budget for consideration at the budget hearing on October 24, 2023.

ADJOURNMENT

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

RESOLVED to adjourn the Special Meeting of the Berry Creek Metropolitan District Board of Directors this 10th day of October 2023.

Respectfully submitted,

Nina Timm