

CORDILLERA METROPOLITAN DISTRICT
SPECIAL BOARD MEETING MINUTES
TUESDAY, MAY 16, 2017
0408 CARTERVILLE ROAD, CORDILLERA, COLORADO

The Special Meeting of the Board of Directors of the Cordillera Metropolitan District (CMD) was called and held Tuesday, May 16, 2017 in accordance with the applicable statutes of the State of Colorado.

ATTENDANCE

Present: Judy McBride, President
David Bentley, Secretary
Robert Egan, Treasurer

Absent: David Davies, Vice President
Kitty George, Assistant Treasurer & Assistant Secretary

ALSO PRESENT

CPOA Board Members: Ed Shriner; Lois Bruce (via telephone), Rick Smith (via telephone) and Larry Brooks.

OTHERS PRESENT

Rachel Oys, general manager; Alan Pogue, legal counsel; Berniece Gutierrez, human resources and administrative services manager; Jaime Walker, communications manager; Trevor Broersma, operations director; Tracy Stowell, executive coordinator; Kirk Pliske, public safety director; Joe Helminski, recreation director; Todd Goulding, Goulding Development Advisors; Joe Lear, Davis Partnerships Lynn Moore, Davis Partnership; Scott Nevin, Davis Partnership; Jay Kocks, Davis Partnership; and Misty Bell, Davis Partnership.

CALL TO ORDER

Director McBride called to order the Special Meeting of the Cordillera Metropolitan District at 2:03 p.m.

DECLARATION OF QUORUM/DIRECTOR QUALIFICATION

Director McBride noted for the record a quorum was present for the purpose of doing the business of the Cordillera Metropolitan District.

ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF MEETING AT LEAST 72 HOURS IN ADVANCE OF THE MEETING.

All board members acknowledged receiving notice of the regular meeting at least 72 hours in advance. No conflicts of interest were noted.

APPROVAL OF AGENDA

May 16, 2017 Special Meeting Agenda

Director Egan moved to approve the May 16, 2017, Special Meeting Agenda. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously.

Approved the May 16, 2017 Special Meeting Agenda.

PUBLIC INPUT ON NON-AGENDA ITEMS

25 Property Owners and public were in attendance at the Tuesday, May 16, 2017 joint special board meeting. Attendees introduced themselves and stated why they attended the meeting. In attendance were; Cindy Moran, Steve Gamble, Dick Marks, John Moorman, Kathie and Bill Stephenson, Anne Roberts, Grace Gamble, Jana Wisenbaker, Kent Barker, Charles Baker, John O'Brien, John Warren, Jane Roberts, Barry Gassman, Charlene Koegel, Jeanne Quagliano, Judy Yordi, Angela and Hugh Overy, Dee and Jay Tobin, Henry Reed, John and Carolyn Moorman, Elizabeth Reed, Rand Garbacz and Micky Poage.

JOINT CMD AND CPOA AGENDA ITEMS

Community Center Planning Process

Rachel Oys, general manager, led the planning session with a brief timeline of events of the last six weeks.

- Monday, March 27, CMD and CPOA Boards toured three local athletic clubs with different community amenities. Those facilities included the Gypsum Recreation Center, the Alpine Club in Arrowhead and the Sonnenalp Club in Singletree.
- Tuesday, March 28, a strategic planning session was held after the half-day tour on March 27. The planning session focused on objectives to enhance the vibrancy and vitality of the community. As a result of the session, both boards unanimously decided to initiate a planning and development process for a centralized community center that would serve as a multi-use, focal point at the entrance of the community. This entailed hiring Todd Goulding, Goulding Development Advisors (GDA), to serve as the owner's representative and project manager.
- April 10, a request for qualifications was posted for a consultant to assist CMD and CPOA with land planning and conceptual design for a new community center.
- April 26, three firms were chosen to interview with staff and Goulding. Davis Partnership was unanimously selected as the firm to engage for the master planning process and schematic design.

Oys introduced Goulding and Davis Partnership.

- Goulding was selected as the owner representative in 2016 for the Athletic Center at Cordillera renovation, and has worked with numerous other special districts and municipalities such as Beaver Creek Metropolitan District, Eagle River Fire Protection District, Eagle River Water and Sanitation District and Berry Creek Metropolitan District. Goulding provides turnkey project management services for owners and developers.
- Davis Partnership will serve as the architect firm and will conduct land planning and schematic design for a centralized, premier Cordillera community center. Davis is one of Colorado's largest and most broadly capable design firms, offering services in architecture, landscape architecture, master planning, interior design, signage design and architectural research. Davis is committed to a collaborative multidisciplinary process that integrates the building, its site, interiors and signage into a single, coordinated and expressive solution. Davis specializes in a wide variety of project types, including community centers, professional offices, health care facilities, higher education, multifamily residential, hospitality, mixed-use, sports and recreation, research and civic projects.

Joe Lear, co-leader of design, introduced the Davis team and presented a plan that will be implemented in the coming months. The presentation included:

- Similar Project Review – Davis Partnership presented similar projects to the boards. The presentation featured both private and public facilities and was meant to serve as a guide as to what type of facilities, amenities and interior designs of similar communities .

Minutes of the Special Meeting of the Cordillera Metropolitan District held Tuesday, May 16, 2017.

- Selection of facilities to visit – There was discussion about Boards and key staff touring some of the similar facilities that were presented. The boards concurred that additional tours were not needed at this time.
- Program Elements – Davis Partnership listed what program elements Cordillera has verses those of other communities and facilities. Meeting attendees gave feedback of what they envisioned the community would like in a new facility.
- General Contractor and RFP Selection – Selection for a general contractor will begin end of May through a RFP process. The general contractor will be able to provide accurate cost estimates.
- Overall Schedule Review – A draft schedule was included in the presentation. The schedule includes special board meetings, weekly consultant and staff meetings, community outreach events and other key dates.
- Next Steps – Davis Partnerships will start analyzing all CMD and CPOA owned parcels and looking at land use regulations within the PUD. Davis will present these findings at the next CMD and CPOA special board meeting on Wednesday, May 24, 2017.

ADJOURNMENT

Director Egan moved to adjourn the Special Meeting of the Cordillera Metropolitan District. Seconded by Director Bentley.

Upon motion duly made and seconded, the Board voted unanimously to **Adjourn** the Special Meeting of the Cordillera Metropolitan District at 5:16 p.m. on Tuesday, May 16, 2017.

Respectfully submitted,



Tracy Stowell
Executive Coordinator