

## **Road Impact Fee Advisory Committee**

### **Meeting Minutes**

**Date: July 24, 2025, 2:30 PM**

**Where: Remote Meeting**

#### **Members Present:**

Randy Case, Thomas Kerby, Greg Roosevelt, Brenda Miller, Jerry Novak, Jeff Rice (for Joshua Palmer), Tracey Lopez (for Nikki Simmons), Justin Kilgore (Planning Manager, EPC, for Meggan Herrington)

#### **Others Present:**

Victoria Chavez, Bill Herebic (Grandwood Ranch), and Charlene Durham

#### **Call to Order**

Mr. Case called the meeting to order at 2:31 PM. Quorum was confirmed by Ms. Chavez.

#### **Welcome and Introductions**

All attendees introduced themselves.

#### **Fee Advisory Committee Agenda Approval – Vote**

Mr. Kerby moved to approve the agenda. Mr. Roosevelt seconded. The motion passed unanimously.

#### **Approval of April 24, 2025 Meeting Minutes – Vote**

The committee reviewed the minutes from April 24, 2025. Ms. Miller moved to approve; Mr. Novak seconded. The motion passed unanimously.

#### **Credit Creation Request – Discussion and Vote**

Ms. Chavez presented a credit creation request from Sylvan Vista Inc. on behalf of Grandwood Ranch for two eligible segments of Furrow Road. Documentation was complete, segments were verified, and unit costs were applied per the fee study. Total eligible credit request: \$289,083.04.

Mr. Herebic noted actual expenditures exceeded \$500,000 due to retaining wall construction but acknowledged that reimbursement is based on unit costs. Mr. Roosevelt confirmed compliance with agreement terms.

Motion: Mr. Roosevelt moved to approve; Ms. Lopez seconded. The motion passed unanimously.

### **Finance Reports – Discussion**

Ms. Lopez (for Ms. Simmons) presented the finance reports highlights. \$1.3M received from CDOT Fuel Impact Fund, dedicated to safety improvements for Bradley Road and renewed annually for at least 5 years. The Road Impact Fee collections are at 69% of annual budget. There was a \$1.4M reimbursement issued to Meridian Ranch in March/April. Property taxes in PID 2 nearly fully collected; similar trends in PID 3. Interest revenue exceeding projections.

### **WRMD Transition and Other Updates – Discussion**

Ms. Chavez reported progress on the Woodmen Road Metro District (WRMD) transition, with draft IGA under review. Updates expected for the August 28 meeting.

### **Comments on Items Not on the Agenda**

No public comments were raised. Committee members discussed future agenda needs, succession planning in EPC staff, and potential PID transitions (4 and 5). Staff also noted that the Briargate West design planning is underway. CDOT draft 10-year plan includes expansion of US 24 (Garrett to Woodmen Road). Ms. Chavez noted the plan is out for public comment and noted she would send out links to the plan to committee members.

### **Items for Future Agendas**

- WRMD dissolution and IGA progress.
- Budget updates, including PID 4 and 5.
- Possible credit agreement reviews.

### **Next Meeting**

Tentatively scheduled for August 28, 2025, subject to quorum and agenda items.

### **Adjourn**

Mr. Case adjourned the meeting at 2:06 PM.