

Special Board Meeting Minutes of the Animas Mosquito Control District

Meeting Held:

Tuesday, November 22, 2022

Location: AMCD Shop

870 County Road 252

Durango, CO 81301

&

Via Zoom Meeting

<https://us02web.zoom.us/j/86536779293?pwd=dWlTVTVBODRxc2tzd3I5WWZYcEo4QT09>

Meeting ID: 865 3677 9293

Passcode: 318816

I. Meeting Called to Order

Ted Hermesman III, Board President, called the meeting to order at 12:13 pm

II. Roll Call

Present: Ted Hermesman III, Board President / Jim Bryce, Board Vice President / Seth Foster, District Manager / Melody Schaaf, Office Manager / Brad Kairalla, Board Member / Dave Dillon, Board Member / Janet Pettigrew, Board Secretary / Andrew Rapiejko, Civil Engineer / Austin Smith – Realtor / Bud Smith – Attorney at Law

Quorum established

III. New Business

- A. Ted asked Seth to update the board on the reason for the meeting and the progress with the due diligence, so everyone is aware of what is going on.
- B. Seth stated that Andrew Rapiejko would be presenting his report to be discussed. Bud also would be talking about the L&E process. There was also a Resolution that Bud had put together for the purchase of the property.
- C. Andrew presented his preliminary report. Has been to the property a couple of times, working with Seth to come up with a conceptual site plan that could work, of course things will need to get ironed out. Executive summary wise, the property is a very suitable piece of land for what AMCD is looking for. He had gone through, and cherry picked some key points from La Plata County's land use code that he thought would be applicable to this proposal.
- D. The water easement for the Noble property was brought up and again discussed. Bud stated that the easement at present is just a hand drawn recorded easement for a private water line. More discussion followed. Andrew stated that there should be no issue with the easement as we wouldn't need to do anything close to the ditch anyway.
- E. Received the preliminary septic system plan from Mr. Davis. Discussion followed. Septic will not constrain you.

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- F. There are already buffers on the property (which the county requires) from the trees that Mr. Davis has planted over the years and is very proud of. See no reason to disturb these at all.
- G. We don't have a topo survey yet, so the current design is according to La Plata County GIS (joke in the engineering world – GIS means, get it surveyed ☺), which shows that the topography slopes between 6% and 10 %. Pretty square property. It has been well irrigated so it should be well hydro compacted so shouldn't be much settling.
- H. There are two existing permitted driveways, one on CR 250 and one on CR 252. The native soil is classified as a hannis loam derived from an alluvial fan from years of runoff from the ravine above so should be deep and consistent soil. Shouldn't hit bedrock, high ground water or clay.
- I. Reviewed the site plan. Site distance with the two entries looks to be in good shape. Might want to widen them a bit for your use. ADA parking, pavement in front of shop and gravel area for storage. Will be a retention pond to handle and filter runoff before going into the ditch. Dave recommended having a discussion with the Reed Ditch Company to work out the details. The building site plan works perfect with the required 50 ft. setback. Much discussion followed.
- J. No identifiable wetlands on the property. Not an active debris fan. County will ask you to have a geo-hazard study done by a professional geologist.
- K. Conceptual grading plan – property is a bit steeper than you want it to be so some dirt work will be needed. Estimated at maybe 1000 cubic yards of cut to fill and then bring in almost 1000 cubic yards of building materials – subgrade, asphalt, structural fill for building, foundations, utilities. Not a major earth work project. Jim asked if we had an amount for these costs. Don't want to spend almost a million dollars for the property and then end up paying that much for dirt work. Andrew said to maybe plan on around \$15 per cubic yard. Tough to put a cost on the work (estimated at approximately 16,000 square feet) but it should be a pinprick compared to the cost of the building. More discussion followed.
- L. Water – property has a tap and AMCD does not use much. Bud spoke to the Animas Water Company and with the existing tap and low usage, water should not be an issue. The cost difference between a residential and commercial tap is about \$7000, so even if it is an issue, it's not much considering the overall cost of the project. Discussion followed.
- M. Set up with franchise utilities – two active services with LPEA (will need upgraded), gas available, Telecom is there.
- N. Dave asked if we would be required to put in a fire hydrant. Bud said no, typically this is only a requirement with residency property. He had spoken with the fire marshal, and she said we might have to put sprinkler a system in. Discussion followed.

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- O. Bud went over the L&E (Location and Extent). The existing site plan is all we need to present to the planning department.
- P. There is no change to the title commitment from the one we did on the boundary adjustment. The only things affecting the title are easements. All easements are shown on the boundary adjustment, except the Noble water line by the ditch. Don't see any reason to object the title, it is a clean title. Deadline to object is tomorrow. Jim asked if anyone had seen any issues while accomplishing the due diligence. No issues were found.
- Q. Dave mentioned that the property at the sanitation property, that had been discussed in a previous meeting as a contingency plan, was now to be surrounded by a mobile home village. Not ideal.
- R. Janet asked, if we purchase this property, would we run into any problem with the planning and building departments and permits. Bud said planning only pertains to land use (already discussed) and the building of course will need to be approved, but, in his opinion, these are non-issues. If the planning department did come back with a negative recommendation, per statute (one government should not be able to dictate to another, how it builds facilities to provide the services it is authorized to provide, AMCD can overrule their decision. Of course, if they came back with valid points, you want to take those into account and adjust your plans to address their concerns.
- S. Bud went over the Resolution to purchase the property in question. Ted asked Bud if he as the board president could make a motion. Bus said yes, unless the board has adopted a policy regarding this, the statute does not prohibit it.
 - * Motion was made and seconded to adopt the resolution to purchase the property at 6525 CR 250. Motion passed unanimously. Ted signed the resolution.
- T. Discussion on when to have the next board meeting where the 2023 Budget would need be adopted. It was agreed that Tuesday, December 13th would work for everyone.

VII. Public Input

- A. No public input

Meeting Adjourned: 12:59 pm

Minutes Respectfully submitted by Melody Schaaf, Office Manager on December 13, 2022.

These minutes pending approval by the Board of Directors on December 13, 2022.

The next Board meeting is scheduled for Tuesday, January 17, 2023, at 12:00 pm.

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