

# Special Board Meeting Minutes of the Animas Mosquito Control District

## Meeting Held:

Tuesday, November 4, 2022

Location: AMCD Shop

870 County Road 252

Durango, CO 81301

&

Via Zoom Meeting

<https://us02web.zoom.us/j/89612717625?pwd=N1poZFdDT3pmMzdOS212Vlx3SFFBZz09>

Meeting ID: 896 1271 7625

Passcode: 544266

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## I. Meeting Called to Order

Ted Hermesman III, Board President, called the meeting to order at 10:09 am

## II. Roll Call

Present: Janet Pettigrew, Board Secretary / Melody Schaaf, Office Manager / Bud Smith, Attorney at Law / Austin Smith, Realtor

Present via Zoom: Ted Hermesman III, Board President / Brad Kairalla, Board Member / Dave Dillon, Board Member / Seth Foster, District Manager

Excused Absent: Jim Bryce, Board Vice President

## Quorum established

## III. Unfinished Business

- A. Bud went over the counteroffer from Mr. Davis. Mr. Davis and his Realtor sort of split the difference between our offer of \$875,000.00 and the \$990,000.00 he was asking, and made a counteroffer of \$930,000.00, 6% over the original offer. They also changed some of the dates.
- B. Austin went over list of comparable properties, that he received from Robert Littfin, Mr. Davis's Realtor. Hard to compare this property to other property sales as it unique.
- C. Bud asked the Board to consider what had been promised to the voters with the mill levy increase when considering the purchase of this property. Make good or decrease the mill levy.
- D. More discussion followed on the price being asked for this property purchase and costs to AMCD after purchasing, i.e., zoning, building, etc. Board is wants to be sure we can justify the purchase of this property at this price.
- E. Seth explained why this location was so ideal.
  - \* Perfect central location.
  - \* Residents close to existing shop are already comfortable with us.
  - \* Has access from CR 250 & CR 252.

(\* Indicates vote/approval took place for action or expenditure)

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Seth reminded the Board that the existing property was donated to AMCD in 1988 and we will be able to sell it for profit once construction is completed at a new property.

- F. Board again, at great length, talked about the price of purchase, improvements and building costs. Janet commented that if our budget allows for the purchase of this property for the asking price, as well as the building and improvements needed (may need to reconsider the purchase of new equipment to do so), the purchase of this property made good sense to the future of AMCD. To stay at the existing site, the improvements here would be substantial without gaining any more usable space.
- G. Bud explained that the concerns the board had on the property could be answered in the three-week due diligence time frame in the contract. This District is in a unique position to do a complete, major, capital expansion, without borrowing any money, or asking for more, but basically paying for it with Capital Reserves. He also agreed with Seth that the investment the district has made in this location where the residents already know us and are comfortable with us being a good neighbor, makes good sense to the district, rather than trying to rebuild these relationships somewhere else, which would be a long, drawn-out process. He reminded the board of Mr. Davis's cooperation with the boundary adjustment and not asking for compensation.
- H. \* Motion was made, to approve the purchase of the Davis property located at 6525 CR 250, for the asking price of \$930,000.00, but countering for more time for due diligence and closing, while offering Mr. Davis more time (3 months) for post occupancy. Shane asked again why we couldn't go back with a counteroffer for a smaller purchase price. Ted commented that he would rather spend a little more (a difference of a few thousand dollars) and pay the asking price than take the chance of losing this property to a different buyer. Dave said he wouldn't mind a bit more time to consider this, he felt a bit rushed on the decision. More discussion followed. Jim had previously shared his opinion on this purchase price being too high and did not agree to move forward with this counteroffer. More discussion followed.  
\* Motion was again made, to approve the purchase of the Davis property located at 6525 CR 250, for the asking price of \$930,000.00, but countering for more time for due diligence and closing, while offering Mr. Davis more time (3 months) for post occupancy. Motion passed with all four board members in attendance.
- I. Austin will present this to Mr. Davis later today and request a response by the next morning.

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J. More discussion.

**VII. Public Input**

A. No public input

**Meeting Adjourned:** 11:01 am

Minutes Respectfully submitted by Melody Schaaf, Office Manager on November 7, 2022.

These minutes pending approval by the Board of Directors on November 15, 2022.

The next Board meeting is scheduled for Tuesday, December 20, 2022, at 12:00 pm.



**(\* Indicates vote/approval took place for action or expenditure)**