



## Record of Proceedings Minutes of a Special Meeting of the Board of Directors

Held: Tuesday, October 29, 2024, at 6:00 p.m., at the Cimarron Hills Fire Protection District Administrative Offices, 1835 Tuskegee Place, Colorado Springs, Colorado.

A special meeting of the Board of Directors of Cimarron Hills Fire Protection District, Colorado Springs, Colorado, was called to order at 6:03 p.m. and held as shown above and in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

### Call to Order

Director Miller opened the meeting at 6:03 p.m. with 5 directors in attendance.

### Roll Call

- Rene' Sintas Present by conference call
- KaTarra Taylor Present
- Mark Gass Present by conference call
- Erika Gass Present by conference call
- Paul Miller Present

Also present were:

Fire Chief Andrew York, Division Chief Matthew Gortner, and Executive Assistant Virpi Mattson taking minutes.

### Pledge of Allegiance

The pledge of allegiance was recited.

### Approval of the Agenda – Changes, Additions and Deletions

The Board discussed the October 29, 2024 Agenda.

**Upon motion by Director Taylor, seconded by Director Miller, the Board voted unanimously to approve the Agenda.**

### Conflict of Interest Disclosures

None

### Old Business

[Executive Session for possible acquisition of property for a new fire station/apparatus storage facility, pursuant to 24-6-402\(4\)\(e\) C.R.S., Determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators; and 24-6-402\(4\)\(a\) C.R.S., Concerning the purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest.](#)

**Upon motion by Director Miller, seconded by Director Taylor, the Board voted unanimously to go into Executive Session for possible acquisition of property for a new fire station/apparatus storage facility, pursuant to 24-6-402(4)(e) C.R.S. and 24-6-402(4)(a) C.R.S.** The Board entered Executive Session at 6:05 p.m.

**Upon motion by Director Miler, seconded by Director Taylor, the Board voted unanimously to come out of Executive Session.** The Board returned to regular session at 6:22 p.m.

### Facilities Discussion

The Board elected to table any further discussion about the priority of renovations to the possible future property until after the election and acceptance of the contract.

### Contract to Buy and Sell Real Estate

**Upon motion by Director Miller, seconded by Director Taylor, the Board voted unanimously to approve the Contract to Buy and Sell Real Estate pertaining to the purchase of property at 1015 Valley St, Colorado Springs, CO 80915.**

**RESOLUTION 2024-008** Authorizing the Purchase of Property located at 1015 Valley St, Colorado Springs, CO 80915.

**Upon motion by Director Miller, seconded by Director M. Gass, the Board voted unanimously by roll call vote to approve Resolution 2024-008 Authorizing the Purchase of Property located at 1015 Valley St, Colorado Springs, CO 80915.**

Copy of Resolution attached.

### **Roll Call Vote:**

Director Rene' Sintas - YES

Director KaTarra Taylor - YES

Director Mark Gass - YES

Director Erika Gass - YES

Director Paul Miller - YES

### Exclusive Right-to-Buy Listing Contract

**Upon motion by Director Taylor, seconded by Director Miller, the Board voted unanimously to approve the Exclusive Right-to-Buy Listing Contract identifying the Buyer and Seller brokers pertaining to the purchase of property at 1015 Valley St, Colorado Springs, CO 80915**

### Public Comment

- None

### Board Comment

- None

### Next Regular Meeting

**Director Miller acknowledged the next Regular Board of Directors meeting to be at 5:30 p.m. on Wednesday, November 20, 2024.**

## Adjourn

**Upon motion duly made by Director Miller, seconded by Director Taylor, the meeting was adjourned at 6:39 p.m.**

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the District on the 20<sup>TH</sup> day of November, 2024.

Respectfully submitted,

/s/ Mark Gass, Secretary

# CIMARRON HILLS FIRE PROTECTION DISTRICT

## RESOLUTION NO. 2024-008

### A RESOLUTION AUTHORIZING THE PURCHASE OF PROPERTY LOCATED AT 1015 VALLEY ST, COLORADO SPRINGS, CO 80915

**WHEREAS**, the Cimarron Hills Fire Protection District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Article 1, C.R.S.; and

**WHEREAS**, the District is authorized pursuant to Section 32-1-1001, C.R.S., to acquire, dispose of, and encumber real and personal property including, without limitation, rights and interests in property, leases, and easements necessary to the functions or the operation of the special district; except that the board shall not pay more than fair market value and reasonable settlement costs for any interest in real property and shall not pay for any interest in real property which must otherwise be dedicated for public use or the special district's use in accordance with any governmental ordinance, regulation, or law;

**WHEREAS**, the Board of Directors has determined there is an immediate need for reserve and wildland apparatus storage; and

**WHEREAS**, the Board of Directors has determined there is a future need for the expansion of existing facilities to accommodate additional personnel and emergency response apparatus to meet increasing response demands of the District; and

**WHEREAS**, the Board of Directors has determined that the acquisition of certain real property located at Lot 1 BLK 3 CIMARRON INDUSTRIAL NO 1 known as 1015 Valley Street, Colorado Springs, CO 80915 (the “**Property**”) is in the best interest of the District; and

**WHEREAS**, the Board of Directors has reviewed the terms and conditions of the proposed purchase and finds them acceptable and beneficial to the District; and

**WHEREAS**, the District has secured or will secure the necessary financing for the purchase of the Property;

**NOW, THEREFORE**, be it resolved by the Board of Directors of the Cimarron Hills Fire Protection District in the County of El Paso, State of Colorado that:

1. **Approval of Purchase:** The Board of Directors approves the purchase of the Property located at 1015 Valley St, Colorado Springs, CO 80915 on the terms and conditions set forth in the [Contract to Buy and Sell Real Estate], a copy of which is attached hereto as Exhibit A.

2. **Authority to Execute Documents:** Andrew York, Cimarron Hills Fire Protection District Fire Chief, is hereby authorized and directed to execute and deliver, on behalf of the District and its Board of Directors, the [Contract to Buy and Sell Real Estate] and any and all other documents necessary or appropriate to effectuate the purchase of the Property, including but not limited to deeds, closing statements, affidavits, and other customary closing documents.

3. **Financing:** Andrew York, Fire Chief, is further authorized to arrange for and execute any documents necessary to secure financing for the purchase of the Property, including but not limited to lease-purchase and/or loan agreements, promissory notes, mortgages, and other security instruments, on terms he deems reasonable and appropriate.

4. **Incidental Actions:** The Board of Directors authorizes Andrew York, Fire Chief, to take all other actions and execute any additional documents necessary to complete the purchase and secure financing, including but not limited to, engaging the services of attorneys, title companies, and other professionals as may be required.

5. **Ratification of Prior Acts:** All actions taken by the officers and directors of the District prior to the adoption of this resolution that are within the authority conferred hereby are hereby ratified, confirmed, and approved.

6. All acts, orders, and resolutions, or parts thereof, of the Board which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

7. The provisions of this Resolution shall be effective immediately upon its adoption.

ADOPTED this 29<sup>th</sup> day of October, 2024.

CIMARRON HILLS FIRE PROTECTION DISTRICT  
BOARD OF DIRECTORS

Paul Miller, President      Signature: /s/ Paul Miller

Erika Gass, Vice President      Signature: /s/ Erika Gass

Mark Gass, Secretary      Signature: /s/ Mark Gass

KaTarra Taylor, Treasurer      Signature: /s/ KaTarra Taylor

Rene' Sintas, Director      Signature: /s/ Rene' Sintas

**Exhibit A**

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