



PUEBLO WEST METROPOLITAN DISTRICT

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SPECIAL BOARD MEETING

729 E. GOLD DRIVE

THURSDAY, MARCH 12, 2020 – 12:00 NOON

MINUTES

The Board of Directors of The Pueblo West Metropolitan District met at 729 E. Gold Drive, Pueblo West, Colorado, on Thursday, March 12, 2020; at the hour of 12:00 Noon. President Proal called the Special Meeting to order.

A. CALL TO ORDER, President Doug Proal

B. ROLL CALL

President Proal called the roll: Director Mike French, Director Judy Leonard, Director Matt Smith and President Proal present. Director Terry Zupan was noted as an excused absence.

Also present were Harley Gifford, General Counsel; Sabrina Cotta, Administrative and Internal Services Director; Brandi Blankenship, Administrative Assistant; Tyler Purvis, Economic Development Specialist; and 2 audience members.

C. APPROVAL OF AGENDA

Director French motioned to approve the agenda as presented; seconded by Director Smith. Motion carried 4-0.

C1. RESOLUTION 2020-019 A RESOLUTION APPROVING A CONTRACT FOR SALE OF DISTRICT PROPERTY TO RIDGEMARK HOMES, LLC:

Mr. Tyler Purvis, Economic Development Specialist, discussed with the Board members the formal proposal for the purchase of thirty lots received in January 2020 from Ridgemark Homes, LLC. The street/road construction and cost is now built into the contract and Ridgemark will pay for the roads upfront. A certificate of occupancy will not be issued until the road is completed for of Phase 1 (ten lots per phase) per the contract and does address all the concerns voiced by the Board in February 2020. The access permit is tied to the contract and District approval providing further protection in case of default. President Proal suggested that going forward, a free-rolling purchase option needs to have a market rate adjustment in the contract. Director Smith made the motion for the approval, seconded by Director Leonard. Motion passed 4-0.

D. EXECUTIVE SESSION

Director French motioned to move into executive session, then cited item as indicated below. The motion was seconded by Director Smith. Motion unanimously passed.

D1. §24-6-402(4)(b), C.R.S., Conferences with an attorney for the public entity for the purposes of receiving legal advice on specific legal questions

E. ADJOURN

There being no further business to come before the Board, President Proal adjourned the meeting. The next regular meeting is scheduled for March 24, 2020 at the hour of 6:00 P.M., presently set for the meeting room of the Board of Directors, 729 E. Gold Drive, Pueblo West, Colorado.

Secretary

Approved 04/14/2020