

Ridgway Fire Protection District
Regular Meeting
November 18, 2024

CALL TO ORDER & ROLL CALL

Meeting called to order at 5:02 pm by Board Chair, Christen Williams, at the Ridgway Fire Department located at 251 N. Railroad Street, Ridgway, Colorado. Also, in attendance were Board Members Adam Johnson, Pam Kraft, Terry Schuyler, and Jamie Gomez; RFPD Chief Chris Miller; RFPD Administrator Katy LaSala; and RFPD Legal Counsel Bo Nerlin.

CHANGES TO THE AGENDA INCLUDING ADDITIONS & DELETIONS

No additions or changes to the agenda were made

OLD BUSINESS

Board discussion regarding sale options for RFPD property - Lot 26-B1, Trail Town Subdivision

Board members were presented with three listing proposals from realtors in the local area – Tate Rogers from Rogers Real Estate, Charles Mueller & Kathy Redmond from Ridgway Real Estate, and Shari Gardener from Remax Cimarron Realty.

Charles Mueller was in attendance and gave a presentation regarding his listing proposal. He suggested listing the property at under \$700,000. He would charge the RFPD a 3% commission rate. If hired, he would list the property on Loopnet, which lists commercial property nationwide in addition to the local MLS. Additionally, Kathy Redmond would partner with him at no additional cost to the District as he would split the 3% commission with her. Gomez questioned as to what the average period a commercial property sits on the market in our area. Mueller stated that it is hard to put an accurate number on it because there have been so few properties on the market recently. Mueller also noted that the property would most likely require a buyer who has a vision for it, to which Schuyler agreed. Gomez also asked what a good use of the property would be when trying to attract buyers. Mueller said anything from a hotel to a fitness center to contractor's headquarters. The remaining two realtors were not present at the meeting.

The Board then discussed all three proposals. Miller mentioned that he likes that Mueller will list the property on Loopnet, an MLS the other two realtors are not members of. Nerlin also noted that Mueller took the time to create an in-depth written proposal, showed up to our meeting, and gave a presentation, all of which shows an incredible amount of effort. Miller and Schuyler echoed the statement

Kraft suggested that the Board decide on a listing price and then choose a realtor. Schuyler stated that, when choosing a realtor, "it's about who do we feel has the experience to fit our needs the best." Nerlin suggested choosing an agent from the three who gave proposals, and then direct the Board President to confer with them and decide a listing price rather than deciding at a scheduled meeting.

Williams suggested tabling the discussion to the 12/16/24 meeting in which the Board will discuss the topic further in an executive session, to which the remaining of the board agreed. No further action was taken.

APPROVAL OF MINUTES

Board consideration of the minutes of the 10/21/24 monthly meeting, 11/4/24 special meeting, and 11/9/24 special meeting minutes.

- ❖ MOTION by Schuyler to approve the 10/21/24 monthly meeting, 11/4/24 special meeting, and 11/9/24 special meeting minutes as presented. SECOND by Gomez. ALL IN FAVOR.

APPROVAL OF FINANCIAL REPORT

Board discussion and consideration of the 10/1/24-11/15/24 financial report.

- ❖ MOTION by Kraft to approve financials as presented. SECOND by Schuyler. ALL IN FAVOR.

ADDITIONAL OLD BUSINESS

Board update of financing the 22327 Highway 550 Training and Maintenance Center with Community Leasing Partners.

Nerlin stated that the Phase 1 ESA was completed last Friday, and the site looks good from an environmental standpoint. Lease Purchase Agreement and Site Lease documents have been updated to 11/21/24, and the District is scheduled to close on the refinancing on the same date with Land and Title doing the closing. To his knowledge, there are no issues and all requirements to close have been accomplished. Closing should be complete by Monday, 11/25. No action was taken.

Board discussion of the 2025 Budget

The Board was presented with a revised draft of the 2025 Budget. Included was a requested COLA increase for both the Chief and Administrator. The Board decided against offering a COLA increase in lieu of giving both positions a raise once performance evaluations have been completed. LaSala was directed to bring a final draft to the Board at the 12/16/24 meeting with the amended property tax revenue included to be approved.

CHIEF'S REPORT

Chief Miller reported that we will be doing a live fire structure training this upcoming Saturday. All permits have been submitted and approved. We also have another live fire structure training scheduled for late January 2025.

Williams tasked Chief Miller to present a written Chief's report to be given with the monthly meeting packets that includes monthly goals and achievements.

NEW BUSINESS

ADJOURNMENT

- ❖ MOTION by Kraft to Adjourn until 12/16/24. Second by Gomez. ALL IN FAVOR.

Meeting Adjourned at 6:04 pm.

Respectively Submitted,
-Katy LaSala