

Recreation / Chair Raible / Trustees O'Flaherty and Tindle
Water / Chair O'Flaherty / Trustees Shaw and Raible
Town Manager's Update / Manager Ted Cherry
Mayoral Update / Mayor Paul Chavoustie
Town Attorney's Update / Attorney Scott Krob

BOARD TO POSSIBLY GO INTO EXECUTIVE SESSION PURSUANT TO C.R.S. 24-6-402 OR
MEETING TO ADJOURN

8:30 PM

Board to convene as the Grand Elk General Improvement District

**GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT
AGENDA
JULY 28, 2020**

VICE-CHAIRMAN SHAW TO CALL THE MEETING TO ORDER AT THE TOWN HALL, ZERO
JASPER AVENUE

8:30 PM

(Any Board member with any potential conflicts of interest regarding any of the agenda matters will
declare them at this time.)

(1) APPROVAL OF GE GID MINUTES FROM APRIL 28 AND JULY 14, 2020

8:30 PM

(2) DISCUSSION AND POSSIBLE APPROVAL OF A COVENANT FOR PURCHASE OF OUTLOT 1,
THE VILLAGE AT EAGLE RIDGE

8:35 PM

(3) DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION GE GID 2020-07-28, A
RESOLUTION APPROVING THE SALE OF OUTLOT 1, THE VILLAGE AT EAGLE RIDGE

8:45 PM

(4) DISCUSSION REFERENCING THE SALE OF GE GID OWNED LOTS IN THE VILLAGE AT
HORSESHOE CREEK

8:55 PM

MEETING TO ADJOURN

9:05 PM

Any matter may be taken up at any time during the meeting EXCEPT DURING PUBLIC HEARINGS WHICH ARE TIME SENSITIVE. Items on the agenda are approximate and intended as a guide for the Town Board. "Estimated Time" is subject to change, as is the order of the agenda, except for PUBLIC HEARING TIMES AND ORDER. Anyone wishing to attend the meeting and needs special accommodations, please contact the Town Clerk prior to the meeting. Every effort will be made to accommodate the request. For deadlines and information required to schedule an item on the agenda, please contact Deb Hess, CMC, Town Clerk, at 970-887-2501 ext. 201.

**TOWN OF GRANBY, COLORADO
GRANBY ELK GENERAL IMPROVEMENT DISTRICT
MEETING MINUTES
JULY 28, 2020**

PRESENT: Roll Call. Present: Vice Chairman Deborah J.K. Shaw, Director Josh Hardy, Director Natascha O'Flaherty, Director Nick Raible, Director Cathy Tindle. Absent: Chairman Paul Chavoustie. Resigned: Director Becky Johnson.

STAFF PRESENT: Town Manager Ted Cherry; Town Attorney Scott Krob; Finance Director Sharon Spurlin, and Deb Hess, Town Clerk, who recorded the Meeting.

Minutes are summary, action and detail depending on the individual agenda item. Meeting recordings are available on the Town's website. Meeting was held using Zoom because of COVID-19.

TIME: 9:16 PM

BY: Vice-Chairman Deborah J.K. Shaw

LOCATION: TOWN HALL, ZERO JASPER AVENUE

MEETING CALLED TO ORDER

9:16 PM

Vice-Chair Deborah J.K. Shaw called the meeting to order.

APPROVAL OF GE GID MINUTES FROM APRIL 28 AND JULY 14, 2020

9:16 PM

Shaw introduced the agenda item.

Hardy moved to approve as presented. Tindle seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Director Cathy Tindle, Director Josh Hardy, Director Natascha O'Flaherty, Director Nick Raible, Vice Chairman Deborah J.K. Shaw. (Note for the record: these items will have to come back to the August 11, 2020 for approval as the Board members didn't receive the packet by email.)

DISCUSSION AND POSSIBLE APPROVAL OF A COVENANT FOR PURCHASE OF OUTLOT 1, THE VILLAGE AT EAGLE RIDGE

9:17 PM

Shaw introduced the agenda item.

Hess and Krob explained the covenant and resolution, however the Board members did not receive the packet by email.

The Board agreed to continue this item and the next agenda item to the August 11, 2020 meeting. Tindle so moved. Hardy seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Director Cathy Tindle, Director Josh Hardy, Director Natascha O'Flaherty, Director Nick Raible, Vice Chairman Deborah J.K. Shaw.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION GE GID 2020-07-28, A RESOLUTION APPROVING THE SALE OF OUTLOT 1, THE VILLAGE AT EAGLE RIDGE

9:20 PM

The Board agreed to continue this item and the next agenda item to the August 11, 2020 meeting. Tindle so moved. Hardy seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5). **Yes:** Director Cathy Tindle, Director Josh Hardy, Director Natascha O'Flaherty, Director Nick Raible, Vice Chairman Deborah J.K. Shaw.

DISCUSSION REFERENCING THE SALE OF GE GID OWNED LOTS IN THE VILLAGE AT HORSESHOE CREEK

9:20 PM

Shaw introduced the agenda item.

The Board discussed and staff discussed that we didn't receive any bids on the above lots. There was no infrastructure to those lots. There is someone interested in purchasing one of those lots.

There is also someone interested in the Riverside lots. When the bid came in for Riverside, it came in at 11,000 per lot for 12 lots and the new owner would have to pay all closing costs. The item was voted on at a previous meeting and it was agreed to sell all the Riverside lots to Steve Wilkie. However, at this time, Wilkie has not closed on the lots.

Spurlin has the bid in the file.

Krob said there should be a reasonable time for which the potential owner should close. He suggested Cherry send a letter to Wilkie saying that the bid was awarded and it needed to be taken care of in the next 30 days.

John Reidel said they have been very interested in those lots which Koebel bought and deeded back to the GID. They are not terribly buildable. The ones in the swamp area would cost an awful lot of money. There are two lots which could be built on without doing a tremendous amount of infrastructure work. They are interested in what was going to go in there. If it was a single residence, it changes the whole perspective, not that they would be against it, but what hoops would a buyer have to jump through in order to move in that direction. Does the design review board at Grand Elk have an influence on that?

Cherry said it would be a rezoning process because it is in GE MF which is multi-family and it would change to a single family. He explained some of the process that an owner would have to go through.

Reidel said they just want to stay current on that.

Hess said the person interested wants the lot in the back.

Sharon Silva asked about the refinancing.

Spurlin explained that due to COVID, the banks aren't interested in doing any bonds at this time.

MEETING TO ADJOURN

9:35 PM

Tindle moved to adjourn. Hardy seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Director Cathy Tindle, Director Josh Hardy, Director Natascha O'Flaherty, Director Nick Raible, Vice Chairman Deborah J.K. Shaw



ATTEST:

Deborah K. Hess, CMC
Town Clerk

GRAND ELK
GENERAL IMPROVEMENT DISTRICT

Deborah J.K. Shaw
Vice Chair