

**Minutes of the
Annual Meeting of the
Grand Junction Public Finance Corporation
January 9, 2001 @ 11:00am**

The meeting was called to order at 11:05am on Tuesday, January 9, 2001 by President Lynn James. Other officers present were Vice-President Bob Cron and Secretary/Treasurer Kelly Arnold. In attendance in addition to the Board were City staff Dan Wilson, Tim Woodmansee and Ron Lappi.

Minutes of the Special Meetings of February 23, 2000 and December 31, 2000 were approved unanimously.

It was noted that the Vice-President's and Secretary/Treasurer's terms began January 1, 1999 and will be up for reappointment later this year. The President's initial three-year term expired in 2000, but the City Council appointed Dr. Lynn James last fall for an additional three-year term.

Bob Cron moved to ratify the appointment of Kelly Arnold, City Manager as the replacement for the previous City Manager effective as of the Special Meeting October 31, 2000. Motion carried by affirmative vote of President Lynn James and Vice-President Robert Cron.

Bob Cron moved to elect Lynn James as President, Kelly Arnold as Secretary/Treasurer and Robert Cron as Vice-President for the year 2001. This motion was approved by unanimous vote.

Tim Woodmansee reported the farming lease produced \$6,600 during 2000, although the farmer, Mr. Fisher, has stockpiles of hay which has not been sold yet. Ron Lappi commented that this revenue is better than the prior arrangement which had actually cost the City \$10,000 per year.

Bud and Phyllis Gilmore who currently reside on the property based on oral arrangements with the Matchett family, wrote to the corporation December 5, 2000 requesting to remain on the property. A copy of the letter is attached. After discussion of the issues, possible terms, and potential advantages that an on-site tenant might bring, the board decided, on Vice-President Bob Cron's motion that: Dan Wilson and Tim Woodmansee secure a month-to-month agreement with the Gilmores with the following conditions and other provisions:

- 1) they can be required to move off the property with a 60 day notice;
- 2) if the existing individual sewage disposal system (septic tank/leach field) serving the existing mobile home (which the Gilmores own) ever fails or can no longer be used, based on the local health department regulations, the lease will terminate;

- 3) Tim Woodmansee will determine the fair market value of a mobile home rental space in Grand Junction and use this number to establish what the Gilmore's must pay.
- 4) Gilmores will pay their own utilities. We will verify that they have a water tap.
- 5) the lease agreement must be completed and signed within 30 days.

Tim Woodmansee mentioned that the Grand Valley Water Users' annual meeting and board election is coming up. The nominees were not known to the members, but it would nice if a GVWU Director were elected who was open to trails and recreation uses of the canal roads.

The two homes near Patterson Road were discussed. The "Hicks" house (the smaller and easternmost one) will be used for training by the Fire Department later this year. Kelly Arnold mentioned that the effort should be coordinated with a cleanup contract/removal work. The larger home is being remodeled by the Parks Department to be used as a rental. Additional income off this rental is thought to be around \$900 or so per month. The farmer, Mr. Fisher, may be interest in renting the home.

There being no further business, Bob Cron moved, seconded by Kelly Arnold to adjourn, The motion was approved unanimously and the annual meeting of the Grand Junction Public Finance Corporation was adjourned at 12:00pm.



Kelly Arnold, Secretary

1-23-01
Date