

**Mountain Vista Fire District Board Meeting  
2292 W Magee Rd, Suite 180-190**

**Monday, March 28, 2011**

**Meeting Minutes**

**Agenda**

- I. CALL TO ORDER at 6:00 PM by Chairman Archuleta followed by ROLL CALL

**Members Present**

Peter Archuleta, Chairman  
  
Donna Heidinger, Clerk  
Jerry Phillips, Director  
Earle Ruhnke, Director

**Absent**

Mike Treece, Treasurer  
Eric Hawkins, Attorney

**Staff Present**

Scott Butler, Administrative Chief  
Lorrie Palmquist, Executive Asst

The Pledge of Allegiance was recited by all present.

- II. CALL TO THE PUBLIC

There were no applications to speak from the public.

Chief James Stoltenberg announced that the new ladder truck was put into service today at 4:30. The other 2 Black & Red trucks should be on the street by close of business tomorrow.

- III. DISCUSSION AND/OR ACTION ITEMS

- a. Discussion/approval to select a lender and resolve to approve a \$ 4.25 million loan-lease with the selected lender for construction of the Magee facility

Administrative Chief Butler stated that at end of the last Board meeting, questions arose from the Board members regarding the 2 loan proposals. He passed the information on to the 2 lenders for additional information. Both lenders are present this evening to answer additional questions. Chairman Archuleta stated that the Colorado Bank proposal contains restrictions which the Board would like to have removed. Mr. Michael Vaughn, Broker for Colorado Bank, addressed the Board. He summarized the 2 scenarios proposed by Colorado Bank. Discussion ensued. Mr. Vaughn thanked the Board for the opportunity.

Mr. Lee Davis, Banker from Zion's National Bank, spoke next. He reviewed the revised proposal from Zion's with the Board. He stressed that the Board has seen Zion's loan documents in the past and they contain no surprises. Discussion ensued.

Chairman Archuleta stated his disappointment that Zion's didn't come in with a proposal to consolidate both the Shannon building and the Magee project. He stated he is in favor of consolidating the loans. Clerk Heidinger stated she is concerned about combining both loans and tying up both properties in one loan. Director Phillips stated that he is not in favor of a consolidation. He feels that the District would not have flexibility in the future. Clerk Heidinger pointed out that construction draws have to be approved by Colorado Bank and inquired whether we could take out other loans and how collateral would be affected. Director Phillips questioned

Mr. Vaughn on his original term sheet which included estimated financing costs. The Colorado Bank costs would be between \$ 78,000 – 117,000 on top of the loan. Director Phillips further pointed out that there are no such fees on the proposed Zion’s loan.

Chairman Archuleta called for a motion. Clerk Heidinger inquired about fees from Zion’s Bank. Zion’s Bank states no additional fees. She further inquired as to when the loan documents could be ready from both parties. Clerk Heidinger asked Mr. Vaughn about the financing fees listed with the Colorado Bank loan.

Chairman Archuleta again called for a motion. Director Phillips moved that the Board accept the Lease/Purchase agreement from Zion’s National Bank for the Magee facility which also refinances the Magee property into the loan. Director Ruhnke seconded. Clerk Heidinger clarified with Mr. Davis (Zion’s) that the rate for the old Magee loan will now be at the new lower rate. Mr. Davis Confirmed this.

Vote: Clerk Heidinger, yes; Director Phillips, yes; Director Ruhnke, yes.  
Chairman Archuleta, no.

Motion passed 3/1 in favor of awarding the loan to Zion’s National Bank loan.

Chief Butler said the Board needs to do 2 resolutions:

Resolution 2-2011 for the recovery of prepaid expenses associated with the construction of the fire station facilities located at 1175 W Magee Road.

Director Phillips motioned to adopt Resolution 2-2011. Clerk Heidinger seconded.

Vote passed unanimously.

Resolution 3-2011 approving the Lease/Purchase Agreement with Zion’s First National Bank, Salt Lake City, Utah, and authorizing the execution and delivery thereof.

Clerk Heidinger motioned to adopt Resolution 3-2011. Director Ruhnke seconded.

Vote passed unanimously.

b. Discussion regarding scheduling a WorkStudy session to discuss FY 2011-12 Budgets

Chief Butler reminded the Board that they were given a draft in last week’s packet. We could discuss the budget in the regular April Board meeting, the only real issue being the costs associated with Strategic Planning. April needs to be the time for serious consideration of the FY 2012 Budget, so that by May the budget can be adopted and immediately posted in the newspaper in preparation for the Public Hearing in June. Clerk Heidinger reminded the Board of her travel arrangements and requested that we discuss the budget at the meeting on April 18 and do a WorkStudy session only if necessary. Chairman Archuleta suggested that the session be used to discuss the Strategic Plan.

c. Discussion regarding scheduling a WorkStudy session to discuss the Strategic Plan timeline and implementation requirements

Workstudy session set for Monday, April 11 at 6:15 PM.

IV. ADJOURNMENT

Clerk Heidinger motioned to adjourn the meeting. Director Phillips seconded.

Meeting adjourned at 7:10 PM.

**Approved By:** \_\_\_\_\_

**Date:** \_\_\_\_\_