

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF MANCHESTER WATER DISTRICT

October 27, 2016

SPECIAL MEETING

- 1.0 Board Chair Steve Pedersen called the special meeting of the Manchester Water District Board of Commissioners (Board) to order at 5:33 p.m. Commissioners Paul Drotz and James Strode were also present. District staff members in attendance were Dennis O'Connell, General Manager; and Kyle Galpin, Operations Manager. Erin Civilla, Accounting Specialist was excused. Mr. & Mrs. Ballard from Manchester Realty were also present and Attorney Ken Bagwell attended via conference call.
- 2.0 * **Harper Hill Property Sale – Mr. Bob Ballard** – Board Chair Pedersen stated for the record that the purpose of this special meeting was to consider an offer for the purchase of District-owned surplus property on Harper Hill Road, Tax Lot # 4810-000-007-0609. He then acknowledged Mr. Ballard as the listing agent representing Manchester Water District (District) for this sale. Mr. Ballard apologized to the Board and explained that the offer of \$ 27,500 for the property was rescinded earlier in the day with the prospective buyer citing concerns regarding access easements and cost of utilities.

Commissioner Strode explained that the Board has four different options regarding the property and described them as follows:

1. Retain ownership of the property and take no further action
2. Accept a previous offer from Mr. Robert McGinley that was less than the appraised value of \$ 25,000
3. Request District legal counsel secure access easements to the property and then list the property on the multiple listing service (MLS)
4. List property as is on MLS

Mr. Strode then expressed his preference for Option 3, securing the necessary easements and listing the property at a greater value in the near future. Mr. Bagwell stated that he would prepare an estimate for securing the easements and present it at the upcoming meeting on November 8th.

Commissioner Drotz suggested Option 4, list the property as is for thirty (30) days. If the property has not sold by the end of the listing period, then determine whether the cost of securing easements is justified, or if the property should be relisted as is for an extended period.

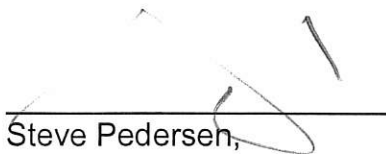
After further discussion, Board Chair Pedersen asked for a motion to authorize Mr. Ballard list Tax Lot # 4810-000-007-0609 on the MLS, and to authorize the District General Manager to execute the sale of the property for any amount equaling \$ 25,000 or more. Commissioner Drotz made said motion, Commissioner Pedersen seconded and votes were cast. Commissioners Drotz and Pedersen voted in favor of the motion, Commissioner Strode opposed. With a **two votes to one vote majority, the motion carried.**

3.0 Future Meeting Dates


- 3.1 November 8, 2016, 5:30 p.m. – Regular Meeting, Manchester Library
- 3.2 November 22, 2016, 5:30 p.m. – Special Meeting, Field Operations Complex
- 3.3 December 13, 2016, 5:30 p.m. – Regular Meeting, Manchester Library

4.0* Adjournment

There being no further business to come before the Board, the Commissioners moved to adjourn the meeting at 5:52 p.m.



Steve Pedersen,
Chairman



James E. Strode,
Secretary



Paul Drotz
Commissioner