



Record of Proceedings Minutes of a Special Meeting of the Board of Directors

Held: Wednesday, September 16, 2026, at 5:15 p.m., held virtually via Microsoft Teams.

A special meeting of the Board of Directors of Cimarron Hills Fire Protection District, Colorado Springs, Colorado, was called to order at 5:15 p.m. and held as shown above and in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Call to Order

Director M. Gass opened the meeting at 5:15 p.m. with 5 directors in attendance.

Roll Call

- Erika Gass
- Mark Gass
- Paul Graham
- Alissa McCartney
- Britt Kruse

Also present were:

Fire Chief Andrew York, Division Chief Matthew Gortner, Executive Assistant Nikki Frailey taking minutes and Administrative Assistant Kathy Neal.

Approval of the Agenda – Changes, Additions and Deletions

The Board discussed the September 16, 2026 Agenda. The agenda was amended to remove the separate Exclusive Right-to-Buy Listing Contract item and identify Resolution 2026-007, authorizing the purchase of property at 6365 East Platte Avenue. The resolution would address the real estate purchase, financing, and engagement of professional services.

Upon motion by Director Graham, seconded by Director Kruse, the Board voted unanimously to approve the amended agenda.

Conflict of Interest Disclosures

- None

New Business

A. Contract to Buy Real Estate

Chief York reviewed the proposed purchase of the Hammers Construction property at 6365 East Platte Avenue, Colorado Springs, Colorado 80915. The approximately 17,000-square-foot building on nearly three acres would provide an emergency services training center, reserve and wildland apparatus storage, and space for future District needs. The seller was willing to construct a large classroom before transferring the property, at no additional charge. The owner of the previously considered property across from Station 2 had declined a lease-to-purchase arrangement.

The Board discussed potential additional costs, furniture reuse, security, internet and telephone service, and training props. Existing headquarters security cameras could be relocated to the

facility. A station alerting system was not considered necessary initially, as personnel would have radios and phones; it could be added later. Training-prop pricing was being developed for discussion with the 2027 capital plan and budget.

The Board also discussed the realtor's involvement with both buyer and seller, comparable property sales, and an anticipated appraisal. Chief York reported that the realtor had offered to represent only the District if a conflict arose. The Board expressed support for moving forward with the property acquisition.

Chief York read Resolution 2026-007 Resolution Authorizing the Purchase of Property Located at 6365 East Platte Avenue aloud.

Upon motion by Director Kruse, seconded by Graham, the motion to adopt Resolution 2026-007, Authorizing the Purchase of Property Located at 6365 East Platte Avenue, Colorado Springs, CO 80915, passed unanimously by roll call vote:

Roll Call

- o Erika Gass- Yes
- o Mark Gass - Yes
- o Paul Graham - Yes
- o Britt Kruse- Yes
- o Alyssa McCartney - Yes

Public Comment

- o None

Board Comment

- o None

Next Regular Meeting

Director M. Gass acknowledged the next Regular Board of Directors meeting to be at 5:30 p.m. on Wednesday, October 7, 2026.

Adjourn

Upon motion duly made by Director Graham, seconded by Director Kruse, the meeting was adjourned at 5:33 pm.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the District on the 7th day of October, 2026.

Respectfully submitted,



/s/ Brittany Kruse, Vice President