

Old Fort Steering Committee Minutes

April 16, 2012

Present: Beth LaShell, Chairman; Tobin Follenweider, SLB; Barbara Harris, FLC Foundation, Roy Horvath, Staff; Mike Kelly, ASFLC; Cynthia Dott, Faculty

Absent: Kalen Elliott, Community, Heidi Baskfield, FLC Trustees, Richard Miller, Executive Director for Research, Planning and Assessment

Guests: Amy Stengel, Loretta Paulek Lee, Emery Cowan

Meeting materials distributed: Agenda, March 26th minutes; Draft MOA

The meeting was convened in the Cascade room at 4:15 pm.

Introductions and Announcements

Public comment (5 minutes/ speaker) None

Approval of March 26th minutes

Cynthia moved to approve the minutes, Barbara 2nd the motion. Motion carried.

Old Business

Meeting Dates: 2012 dates are March 26th, April 16, April 30th

Old Fort Website: www.fortlewis.edu/oldfort; Last meeting's minutes have been added to website. The website is currently not listed on the main website. Beth will contact Gail in IT to see if that can be more accessible. **Update: FLC is updating their website design so it will be added after changes are made.**

Proposal for Non-Academic Use. Beth reviewed the following applications that had been approved since last meeting:

Buffalo Council (no insurance required because RSO)

Pejuta Tipi Society (no insurance required because RSO)

Colorado Dept of Parks and Wildlife (no insurance required because part of Dept of Natural Resources)

Now that we have the application, Beth, Old Fort Coordinator can approve activities that are less than 48 hours in duration and should have minimal impact. We will still need to address user fees once the potable water system is in place and we are able to host community activities.

Infrastructure

The State Land Board will be able to contribute \$63,000 toward these upgrades in FY 12. The monies will be transferred to Fort Lewis College.

Water and Sewer System

Mark Gutt has received three interviews for the design of the system. They include Russell Engineering, Goff Engineering and Harris Engineering. **Update: Russell Engineering has been selected.**

Electrical System –

Beth has contacted WESODI and 4-States Electric to ask them to do an assessment. **Update: No response from either company**

Internet

Roy updated the committee on the Internet service to the Old Fort. It currently has a 1.5 mb Century Tel connection that originates in the office. This contract is expiring and Century Tel has double the price for the service. He contacted Brainstorm Internet about a wireless connection. They will install a 10 mb system to the physics site because it has line of site to their antenna and then it will be relayed to the main campus. This system will be \$30 more per month from original cost and will provide an increase in bandwidth. The system should be installed within the next month.

Old Fort Use Endowment

As a result of our discussions with Dr. Barbara Morris, she suggested FLC create a Use endowment through the Foundation that will fund faculty curriculum development, internships, and field trip costs. Beth had a brief conversation with Dene Thomas and she indicated that FLC will be hiring a consultant to assist the college with developing a fund raising plan. She asked Beth to meet with the consultant in May or June.

Board of Trustees- Old Fort subcommittee update

Heidi was unable to attend the meeting so she submitted the following email update:

“With regard to the BOT meeting, the most significant issue was a concern about the requirements the state architect is placing on us with respect to the water system project. Additionally, FLC and the SLB are working on a letter to CSU addressing everything from the equipment lease to septic system issues and we hope to have that finalized by week’s end. Finally, President Thomas will be working on how the committee can be better supported in its effort to address long term planning/use at the Old Fort as I explained we have been good at addressing immediate and short term needs but need more help in understanding how to approach the long term use issues.”

Community member update:

The email with the FAQ document was sent to the community members who signed up at the Breen Community meeting in January, 2011 and to an additional listserv that Roy has for community. Neither Beth nor Roy have received any responses from the email.

Barbara introduced Loretta Lee Paulek to the committee to talk about some of her ideas for the property. Her highlights included:

- The community is very interested in the Old Fort.
- The community is concerned about the deteriorating condition of the buildings
- The community would like to see it used for 4-H and FFA groups to meet
 - o Fairground location
 - o Multipurpose building and arena
 - o Bull test building could be used to house livestock
 - o There would be more room for vendors
 - o There would be room for campgrounds and RV space
 - o The Old Fort has easier access than the current location
 - o Additional ideas included horse shows, concerts, tractor pulls, garden shows, camps
- These ideas have not been presented to the County Commissioners or the Fair Board.

Beth noted that the Kelly Hotter and Wally White took a tour of the Old Fort in Fall, 2010 but it would be a good idea to invite the new commissioner group for another tour after the elections.

Roy commented that the Agriculture community have a strong connection to the property. Colorado State's mission as a land grant school made the connection easy. Fort Lewis College's mission as a Liberal Arts college makes that relationship harder but not impossible.

Memorandum of Understanding update

Amy provided the committee with an updated draft of the MOA with proposed changes from the SLB director and board. The committee talked about the following related topics:

Quit Claim Deed for Water: FLC has not received the signed document from CSU. Fred is working on this issue and has requested an update from Jason Johnson, CSU Attorney.

Ownership of Buildings: Amy believes that the 2002 legislation that separated FLC from the CSU system and transferred all Real Property to FLC should include the buildings. Tobin reminded the group that the SunRay case that made the State Land Board the manager of the trust stated that CSU owned the improvements and the water. Therefore, he agrees that the buildings and other improvements are currently owned by CSU and should have been transferred in 2002. The committee should make a recommendation to Dene Thomas to initiate the transfer. The topic will be added to the May 7th agenda.

What is the purpose of the document?

Should the MOA be a grant (giving property to college) or a lease?

A grant would be more in line with the trustee/beneficiary relationship

How does this affect lessees?

How does this affect the Hesperus trust?

SLB has never granted property before.

What does the SLB own and is leasing to FLC? Only the land? Mineral rights?

Annual financial report- draft review - Tobin agreed to review the draft financial report.

New Business

Update on Leases

Tobin will check with Kit about having an NRCS assessment of ERI leased property

Tobin indicated that the SLB has had some conversations with Helitak about a lease. They indicated that they have put significant investment (\$300,000) into the building. They are willing to sign a lease but would like to have credit for their investment. There needs to be a legal basis to cover in-kind or credits. The proposed lease is \$30,000/year.

Beth had a question about reimbursable expenses submitted by the grazing lessee. Tobin explained that by State statute, lessees are reimbursed for improvements made. Rather than reimbursing them at the end of the lease period, they can use them to reduce lease payments.

Appointment of Student for 2013

Mike Kelly will be graduating this Spring so Dene will need to appoint a student to the Steering Committee. Mike agreed to attend summer meetings until a new representative can attend.

Mike moved to adjourn the meeting. Roy 2nd the motion. Motion carried. Meeting adjourned at 5:30 pm