

RESOLUTION NO. 24-44

**THE BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO**

**A RESOLUTION REPEALING RESOLUTION 24-29, AND AUTHORIZING THE
TRANSFER OF LAND UPON SUCCESSFUL FORMATION OF A
COOPERATIVE ASSOCIATION**

WHEREAS, on the 25th day of June the Board of County Commissioners for Huerfano County, Colorado, enacted Resolution 24-29. This Resolution 24-29 contained some factual errors.

WHEREAS, on May 11, 1982, the Clear Creek Land and Cattle Co. provided a Quit Claim Deed for property commonly referred to as “Little Kansas” that encompassed approximately 32.539 acres; and

WHEREAS, there were 61 certain lots or parcels of land lying wholly within the boundaries of “Little Kansas” that were exempted and excluded from the transferred property; and

WHEREAS, the owners of the 61 certain lots or parcels of land lying wholly within the boundaries of “Little Kansas” wish to form a cooperative, for the express desired purpose of having “Little Kansas” to create a cooperative around the 61 certain parcels of land; and

WHEREAS, the cooperative would be required to continue as an organization whose mission is to protect “Little Kansas” and shall be an entity limiting members of the cooperative to the 61 certain lots or parcels; and

WHEREAS, the transfer of the land is dependent on the successful completion of the cooperative to be certified by the Colorado Secretary of State; and

WHEREAS, the cooperative will solely be formed for the purpose of accepting title of the subject land; and

WHEREAS, real and personal property acquired by a private party or a private corporation through any agreement with the County of Huerfano would not be exempt from property taxes; and

WHEREAS, all property, both real and personal, is subject to property taxation unless specifically exempted by law, as specified in article X of the Colorado Constitution and Section 39-1-102(16), C.R.S.; and

WHEREAS, the cooperative would be responsible for any/all costs associated with the construction of a cooperative, including but not limited to the certification fees; and

WHEREAS, the cooperative would be responsible for any/all associated costs with the transfer of “Little Kansas”, including, but not limited to survey, title, and abstract; and

WHEREAS, the cooperative will be required to provide a process for reviewing, selecting and approving easements, stewardship practices and capacity, financial records, and governance/ethics; and

WHEREAS, the County of Huerfano believes it in the best interests of the citizens of Huerfano County to transfer “Little Kansas” to be known as “Wahatoya Canyon Cooperative Association.”

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Huerfano County that, that resolution 24-29 is repealed, and replaced as the County will transfer the County’s ownership interests in “Little Kansas” to the cooperative upon formation of the Wahatoya Canyon Cooperative Association.

INTRODUCED, READ, APPROVED AND ADOPTED ON THIS 12th day of NOVEMBER, 2024.



ATTEST:

County Clerk and Recorder and
Ex-Officio Clerk to said Board

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

BY _____
Arica Andreatta, Chairman

Mitchell Wardell, Commissioner

Karl Sporleder, Commissioner