

## APPROVED MINUTES

### COCHISE COUNTY COMMUNITY COLLEGE DISTRICT GOVERNING BOARD VIRTUAL SPECIAL MEETING

**Monday, October 3, 2022**  
**Virtual Special Meeting**  
**9:00 a.m.**

Members of the public who wished to attend the special meeting via video conference joined at <https://cochise.zoom.us/j/92548127571>.

#### 1. GENERAL FUNCTIONS

##### 1.01 Call to Order

Mr. DiPeso called the meeting to order at 9:00 a.m.

##### **Board Members Present:**

Mr. David DiPeso - Virtually  
Mr. Don Hudgins - Virtually  
Mr. Dennis Nelson - Virtually  
Mrs. Jane Strain – in person

#### 2. EXECUTIVE SESSION

##### 2.01 Acquisition of Commercial Real Estate Purchase Contract

The administration requested the Governing Board adopt a motion to approve the Purchase and Sale Agreement relating to the purchase of 1060 Giulio Cesare Ave., Sierra Vista, Cochise County, Arizona (further described in Exhibit A) and authorize the College President, J.D. Rottweiler, Ph.D., or designee, to be and hereby take all further action necessary to process and complete this purchase of the property.

Mr. Hudgins moved and Mr. Nelson seconded a motion to approve the Purchase and Sale Agreement relating to the purchase of 1060 Giulio Cesare Ave., Sierra Vista, Cochise County, Arizona (further described in Exhibit A) and authorize the College President, J.D. Rottweiler, Ph.D., or designee, to be and hereby take all further action necessary to process and complete this purchase of the property. **No vote was taken on this motion.**

Mr. Nelson led a discussion regarding the purchase agreement pertaining to the quitclaim deed and not a warranty deed. In agreeance with Mr. Nelson, Mr. DiPeso also did not understand why there was no warranty deed. They want to know the title is going to be good upon purchasing. In the event something goes wrong, Mr. Nelson does not feel comfortable agreeing to the purchase without the warranty deed.

In response to Mr. Nelson's concerns, Dr. Rottweiler contacted Ryan Haymore, real-estate agent. Mr. Haymore assured Mr. Nelson that administration could red line the issues in the contract and send it back for further clarification in attempt to change the deed from a quitclaim deed to a warranty deed.

Mr. Nelson moved and Mr. Hudgins seconded a motion to approve the Purchase and Sale Agreement relating to the purchase of 1060 Giulio Cesare Ave., Sierra Vista, Cochise County, Arizona (further described in Exhibit A) subsequent to the change of the title being conveyed through a warranty deed; and authorize the College President, J.D. Rottweiler, Ph.D., or

designee, to be and hereby take all further action necessary to process and complete the purchase of the property. The Governing Board approved with members, David DiPeso, Don Hudgins, Dennis Nelson, and Jane Strain all voting aye. MOTION CARRIED.

**3. ADJOURNMENT**

Mr. DiPeso adjourned the meeting at 9:25 a.m.

Respectfully Submitted:

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Crystal Wheeler, Executive Assistant Office of the President

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Mr. Dennis Nelson, Secretary of the Governing Board