



CITY COUNCIL WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201

January 21, 2025 - 5:00 PM

AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

After registering, you will receive a confirmation email containing information about joining the webinar.

DISCUSSION ITEMS

- [1.](#) Public Art Commission Duties
- [2.](#) 1st & D Apartments Space to Create Update



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Parks and Recreation	Diesel Post - Parks and Recreation Director	January 21, 2025

AGENDA ITEM

Public Arts Commission increased scope of advisement and clarification of procedure.

BACKGROUND

Existing code:

- Remove

- Add

Sec. 2-16-10. Establishment.

There is hereby created and established a Public Art Commission, which shall perform those duties and exercise those powers and responsibilities as set forth in this Article.

(Ord. No. 2015-04, § 2, 3-17-2015)

Sec. 2-16-20. Purpose.

The Public Art Commission Artistic and Cultural Services Advisory Board is created to provide recommendations on public art to the City Council.

(Ord. No. 2015-04, § 2, 3-17-2015; Ord. No. 2022-04, § 7, 3-1-2022)

Sec. 2-16-30. Membership and organization.

- (a) Members of the Public Art Commission Artistic and Cultural Services Advisory Board shall be selected by the City Council;
- (b) The membership of the committee shall ~~be~~ consist of up to seven (7) voting members, five (5) of which are residents of the City and two (2) of which are residents of Chaffee County;
- (c) Members of the Public Art Commission Artistic and Cultural Services Advisory Board shall be knowledgeable of public art, including but not limited to that which is located in outdoor public spaces, within public buildings as well as artistic endeavors which shall benefit the community as a whole;
- (d) Members shall serve three-year terms;
- (e) Terms shall be staggered with the initial membership having three (3) members appointed to terms of three (3) years, three (3) members appointed to terms of two (2) years and two (2) members appointed to terms of one (1) year;
- (f) Once appointed, members will remain on the Public Art Commission Artistic and Cultural Services Advisory Board for the duration of their term of office unless they resign or are removed by the City Council.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Parks and Recreation	PRESENTED BY Diesel Post - Parks and Recreation Director	DATE January 21, 2025
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(g) The ACAB will be managed and overseen by a City Staff member that will ensure this code and proper procedure are being followed.

(he) A majority of the members shall be a quorum for the transaction of business.

(ie) Members of the Board may be removed by action of the City Council for malfeasance, for non-excused failure to attend three (3) consecutive meetings of the Board, or excessive absences deemed detrimental by a majority vote of the Board. To be considered excused, members must contact the Staff member lead at least twenty-four (24) hours in advance of the scheduled meeting. Excused absences for emergency or illness will be noted in the meeting minutes.

(ie) The officers of the Artistic and Cultural Services Advisory Board shall be the Chairperson, Vice-Chairperson and Secretary. These officers shall perform the duties prescribed by the Board's bylaws and by the City Council. The officers shall be nominated and elected by the Board members by ballot to serve for one (1) year (beginning on July 1) or until their successors are elected.

(kf) The Chairperson shall preside over all meetings of the Artistic and Cultural Services Advisory Board Advisory Board. In the absence or disability of the Chairperson, the Vice Chairperson shall perform the duties of the Chairperson.

(lg) The Chairperson shall appoint individuals to standing or special committees of the Board, which action shall be approved by a majority of Board members present. The Chairperson shall be an ex-officio member of all committees. Each committee shall be comprised of at least one (1) other member of the Artistic and Cultural Services Advisory Board, and may also be comprised of City residents or qualified professionals. It shall be the responsibility of each Committee Chairperson to submit reports of each meeting to the Parks and Recreation Director.

(h) The most recent edition of "~~Robert~~Bob's Rules of Order Newly Revised" shall govern the Board as applicable, unless inconsistent with this Code, the Board's bylaws or any special rules of order the Board adopts.

(i) Special meetings may be called by the Board Chairperson or upon the written request of three (3) Board members filed with the Parks and Recreation Director. The purpose of the meeting shall be stated at the time of the request and must demonstrate a need which cannot wait until the next regularly scheduled meeting.

(Ord. No. 2015-04, § 2, 3-17-2015)

Sec. 2-16-40. Powers and duties.

The Public Art Commission shall have the following powers and duties:

(a) To advertise and interview artists for public art projects and other cultural services deemed necessary by Council or staff;



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(b) To provide recommendations to the City Council on the installation of public art projects in public spaces, public rights-of-way, and any other property owned or controlled by the City, including recommendations on the ongoing maintenance and safety of public art projects;

(c) To provide recommendations to the City Council on the installation of public art projects in conjunction with any land use or development decision to be authorized by the City;

(d) To review and make recommendations to the City Council on any artist-initiated public art project proposals.

(e) To oversee and manage public art projects approved by the City Council in accordance with the City's adopted public art policy;

(f) To assist the City Council in evaluating funding sources for public art projects and arts and cultural services

(g) To serve as a link between the City Council, City staff, and the community with respect to public art projects and arts and cultural services

(Ord. No. 2015-04, § 2, 3-17-2015; Ord. No. 2022-04, § 7, 3-1-2022)

REQUESTED DIRECTION FROM COUNCIL

Staff is looking for direction and recommendations on an increased scope and clearer policy regarding procedures.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director Andrew Michaelson – Artspace	January 21, 2025

AGENDA ITEM

1st & D Apartments Space to Create Update

BACKGROUND

Artspace, along with their architects Cushing Terrell and general contractor MW Golden, have been working diligently on the design development phase of the 1st & D Apartments project since this past summer when Council approved the final concept design. The concept includes 19 permanently affordable housing units and a flexible creative space that is anticipated to be programmed by the City and the project's residents. Artspace holds an option to lease the property (which legally must be used for affordable housing) and build the project, and they are the entity primarily responsible for raising the project funds. In 2024, the City received a \$500,000 grant through DOLA that is intended to be used for construction purposes (and which requires a match of \$250,000 from the City). The City has also budgeted an additional \$250,000 from the affordable housing fund to help with filling potential funding gaps for the project.

A cost estimate was recently provided which puts the overall cost of construction of the 1st & D Apartments at a little over \$10 million, and an overall project cost of approximately \$13 million, including contingencies. While these estimates are intended to be conservative, they do reflect recent real increases in costs within the construction industry and other factors, which represent a 30% - 40% increase over initial estimates from a year ago. While there may be some room for value engineering that could potentially save tens or even hundreds of thousands of dollars, the vast majority of the costs are attributable to the "meat and bones" of the project (lumber, foundation work, utilities, mechanical equipment, etc.). Any more significant savings (say, even \$2 to \$3 million) would likely require scrapping the current design and starting from scratch. Such a process would add considerable time, potentially years, and would likely result in a very different and lower quality end product providing significantly fewer units (and likely would not blend into the rest of the historic downtown, which has been identified as a community priority).

With these cost estimates, Artspace can begin applying for grants and other financing once they become available. Andrew Michaelson will provide an update on the funding sources that Artspace is currently targeting and the timeline for applying for those funds.



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Community Development	Bill Almquist - Community Development Director Andrew Michaelson – Artspace	January 21, 2025

REQUESTED DIRECTION FROM COUNCIL

Staff and Artspace would like direction from Council regarding use of the \$500,000 construction grant from DOLA (plus the committed \$250,000 match from the City). These funds must be expensed by April per the contract with DOLA, otherwise that funding will be lost (and no extensions are anticipated). At this time, staff and the development team feels confident that the funds could be used to purchase materials and equipment that can either be stored until construction (e.g. doors and windows, foundation rebar, etc.) or possibly installed on-site (e.g. electrical transformer and pad), plus other fees that may be eligible expenses. The transformer itself is anticipated to have a long lead-time (6-12 months), regardless, and there may be fiscal advantages to purchasing it ahead of any future tariffs that may be implemented.

Given the circumstances, is Council comfortable with spending the grant funds (and corresponding match) towards the project?

Attachment:

Conceptual designs of 1st & D Apartments Space to Create Project



