



# CITY COUNCIL WORK SESSION

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

Monday, December 14, 2020 - 6:00 PM

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## AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/3339757082352927504>

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

### DISCUSSION ITEMS

1. Fire Station Needs Assessment
2. CAST Board Elections
3. Public Art Commission Interviews
4. Chaffee Housing Authority – Board of Directors Applications



**Facility and Needs Assessment**  
Salida Fire Department, Salida, Colorado

12.09.2020

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## Salida Fire Department | Executive Summary

For more than 120 years, the City and South Arkansas Fire Department have taken excellent care of their existing facilities. Through that care, they have exemplified good stewardship to the community and extended the building's lifecycle well beyond the standard. By making modifications over time, they have accommodated the department and community's ever-changing needs. These modifications do have limitations and have passed the point of acceptance.

As a result of the building walkthrough, the building's physical assessment shows several high-risk areas:

- Building systems are inefficient, contributing to increased operating and maintenance costs
- Renovating the existing buildings will trigger costly renovations to meet code
- Expensive to modify buildings at the end of their lifecycle
- Facilities lasted four times a typical life cycle
- Aging facilities could have significant problems creating the loss of function; do not wait for a severe issue that leaves the department without a functional facility

A needs assessment conducted utilizing staff interviews and industry best practices highlighted the need for a 20,000 square foot facility to accommodate apparatus, administration, training, and living quarters. Improvement opportunities to the current ISO rating include staffing and training. Increased staffing in the 2021 budget to accommodate three full shifts presents training as the best ISO rating improvement possibility.

The team analyzed adequately sized sites within the community for access, topography, neighbors, utilities, compatibility, size, functionality, ownership, ability to serve, and environmental issues. The nine sites surveyed may not be available for sale and were used to show potential options. The team prepared test fits on the top four locations, as well as the existing location. The layouts illustrate four sites that meet the department's needs using best practices.

Regarding the existing location, the most significant limitation is its size. Acquiring additional space to rebuild or renovate is not an option. The test fits shown in the packet are for comparison and would not meet the department's needs nor allow for further growth. Other best practice considerations not included:

- Single floor design for firefighter safety
- Drive through bays
- Separation of hot, warm, and cold zones
- Gender specific quarters

A new facility would strengthen the current fire department program by increasing training opportunities, providing a safer firefighter environment, and reducing traffic disruptions downtown. Thus, securing the future of a program with an excellent track record of service and continued success for Salida and the South Arkansas community.

## Salida Fire Department | Existing Facility Assessment

The existing facility assessment was developed from a site visit made by Neenan and PEC on October 13, 2020. In this document you will find our evaluation of the buildings broken down by system. This assessment is the subjective opinions of the team based on their experience, observations, and research within the limits of access. Under each system, we have noted the current condition findings, a recommendation for improvement, and level of risk associated with the deficiency.

In our evaluation we found life safety items that should be rectified to ensure the safety of your firefighters, such as:

- installing a second exit stair
- removing the chimney stack
- correcting the approach required for the apparatus bays
  - A recent industry report indicated that 16 percent of all reported emergency vehicle accidents involved backing the apparatus. This is an extremely high number. Most of the time, damage is minimal since vehicles are travelling a low rate of speed. Having trucks exit from and back in over a busy pedestrian way in downtown Salida opens the City up to potential citizen or property injury.

Most of our findings center around being able to provide a facility that addresses best practices for serving your community. For example, we recommend:

providing cancer prevention hot/transition/cold zones  
having gender-specific private quarters  
having a fire sprinkler system  
providing space for additional engines  
handicap accessibility  
upgraded security systems

Other items we suggest meet industry standards and include

- improved energy efficiency
- improved living quarters
- commercial grade fixtures and appliances
- a single story facility for firefighter safety during night calls
- night lighting

To improve your ISO rating, we believe you would need to be able to provide additional training amenities. This would not be able to be added to your current facility due to site restrictions.

# Salida Fire Department | General Facility Notes

Individuals Interviewed: Doug Bess, Kathy Rohrich  
Assessors: Johnny Walston, The Neenan Company; Cory Myrtle, PEC; Kent Bruxwoort, PEC


## Facility Overall Notes

<b>Name of Facility</b>	Salida and South Arkansas Fire Protection District
<b>Address</b>	120 & 124 East Street, Salida CO 81201
<b>Year Built</b>	1884
<b>Square footage</b>	Approximately 10,000 sf
<b>Architect</b>	Unknown
<b>Contractor</b>	Unknown
<b>Date of site visit</b>	10/13/2020


## Building/Planning/Zoning

<b>What does the change of use trigger?</b>	Facility assessment assumes no change of use
<b>Are there existing record drawings?</b>	Some for remodels
<b>Soils report</b>	No
<b>Survey</b>	No
<b>Is the building currently compliant? Is it still used as originally designed?</b>	The facility has non-compliance issues that are acceptable due to “grandfathering”. It is still being used for its original purpose and has been modified many times to accommodate changes in the past 136 years.
<b>Maintenance records</b>	No
<b>Has the building been operational or occupied?</b>	Yes


Parking Lots

<b>Type</b>	Concrete
<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Some repair needed at spalling areas. No marked onsite parking area.
<b>Recommendation for improvement</b>	Coat with epoxy
<b>Risk Evaluation</b>	Low
<b>Photos</b>	


**Traffic Flows**

<p><b>System analysis (existing condition and deficiencies)</b></p>	<p>Not enough room between building and street for fire trucks. Fire trucks must be backed in from a busy, downtown City street and over a pedestrian way.</p>
<p><b>Recommendation for improvement</b></p>	<p>Cannot increase distance to street. Could add a traffic light to reduce risk.</p>
<p><b>Risk Evaluation</b></p>	<p>High liability risk</p>
<p><b>Photos</b></p>	

ADA Compliance – site and building access

<b>System analysis (existing condition and deficiencies)</b>	Exterior stair for 2 <sup>nd</sup> story is not code compliant.
<b>Recommendation for improvement</b>	Replace with code compliant fire escape stair.
<b>Risk Evaluation</b>	Medium
<b>Photos</b>	


**Site Circulation**

<b>System analysis (existing condition and deficiencies)</b>	No site area to provide circulation, zero lot lines. Pedestrian circulation is provided with City sidewalks and off-street parking along street.
<b>Recommendation for improvement</b>	Cannot improve site circulation due to existing conditions.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

**Landscaping**

<b>System analysis (existing condition and deficiencies)</b>	None
<b>Recommendation for improvement</b>	n/a
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

Roof Coverings/Assembly

<b>Year Installed</b>	2018
<b>System analysis (existing condition and deficiencies)</b>	Membrane roof has evidence of puddling and flashing failures. Noticed leak in 2 <sup>nd</sup> floor area.
<b>Recommendation for improvement</b>	Repair roof
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

Exterior Windows

<b>Year Installed</b>	2007
<b>System analysis (existing condition and deficiencies)</b>	No signs of leaking, windows are close to end of life
<b>Recommendation for improvement</b>	Budget for new window in 5 years
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

Exterior Doors

<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Overhead doors are in good shape. Man doors are old but in working condition
<b>Recommendation for improvement</b>	Verify maintenance on overhead doors: springs, roller, and motors could be end of life. Replace man door hardware to meet ADA standards.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

**ADA Compliance**

<b>Year Installed</b>	n/a
<b>System analysis (existing condition and deficiencies)</b>	Bathrooms and showers at 2 <sup>nd</sup> floor and exercise room are not ADA compliant, no elevator to 2 <sup>nd</sup> floor, door hardware not ADA, floor height change from bays to office with no ramps.
<b>Recommendation for improvement</b>	Upgrade and renovate to provide ADA compliant facility
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

**Partitions**

<b>Year Installed</b>	Varies
<b>System analysis (existing condition and deficiencies)</b>	Good shape, no signs of major damage, small holes or dents
<b>Recommendation for improvement</b>	None
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

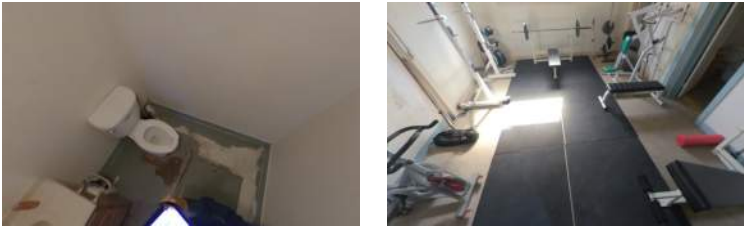
**Interior Doors**

<b>Year Installed</b>	Varies
<b>System analysis (existing condition and deficiencies)</b>	Varying conditions, office doors are in good shape, man doors at bay areas are wood, sleeping area doors are older but in good shape.
<b>Recommendation for improvement</b>	Replace doors in shop with hollow metal, change out hardware to ADA.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

**Casework**

<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Dated but in good shape
<b>Recommendation for improvement</b>	none
<b>Risk Evaluation</b>	Low
<b>Photos</b>	


**Floor Finishes**

<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Sleep area carpet is older and shows wear. Flooring in kitchen, bathrooms, and offices is in good shape, exercise room flooring needs to be replaced.
<b>Recommendation for improvement</b>	Replace exercise room flooring and add flooring in exercise room bathroom. Budget to replace sleep and living area flooring in two to three years.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	


Wall Finishes

Year Installed	Unknown
System analysis (existing condition and deficiencies)	No major issues.
Recommendation for improvement	none
Risk Evaluation	Low
Photos	

Ceiling Finishes

Year Installed	Unknown
System analysis (existing condition and deficiencies)	Some water damage at acoustical tiles. Drywall ceiling is old but in good shape.
Recommendation for improvement	Replace damaged tiles.
Risk Evaluation	Low
Photos	

**Equipment**

<b>Equipment Name</b>	Air compressor
<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Equipment is functional.
<b>Recommendation for improvement</b>	Provide better access.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	


**Water Supply**

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	There are (2) separate water entries: one for original building and one for converted garage.
<b>Recommendation for improvement</b>	Adding fixtures could have the possibility of maxing out one of the water entries, which would require a new meter and water line.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

**Sanitary Sewer**

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	No comments from owner about any issues.
<b>Recommendation for improvement</b>	Recommend scoping the existing system to see if there are any issues with the underground piping system.
<b>Risk Evaluation</b>	Age and condition of pipe if there is remodel work that needs to be done.
<b>Photos</b>	

Gas Service

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	There are (2) separate gas meters: one for original building and one for converted garage.
<b>Recommendation for improvement</b>	Adding fixtures could have the possibility of maxing out one of the meters. This would require a new meter and line.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

Storm Sewer/Water Quality

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	No comments from owner about any existing issues.
<b>Recommendation for improvement</b>	None
<b>Risk Evaluation</b>	None
<b>Photos</b>	

Plumbing Service

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	Fixtures are in working condition.
<b>Recommendation for improvement</b>	None
<b>Risk Evaluation</b>	May need to add ADA fixtures depending on code requirements.
<b>Photos</b>	

Domestic Water Distribution/Isolation Valves

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	There are (2) main cold water distribution lines: one for original building and one for converted garage. There is also (1) single hot water line serving original building (not garage).
<b>Recommendation for improvement</b>	None
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

Sanitary Waste

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	System is in working order. No comments from owner about any existing problems.
<b>Recommendation for improvement</b>	Recommend scoping the existing system to see if there are any issues with the underground piping system.
<b>Risk Evaluation</b>	Age and condition of pipe if there is remodel work that needs to be done.
<b>Photos</b>	


**Rainwater Drainage**

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	System is in working order. Drains to public sidewalk, creates hazard
<b>Recommendation for improvement</b>	Connect to underground system
<b>Risk Evaluation</b>	High risk as a hazard in a public way
<b>Photos</b>	

**Hydronic System**

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	Abandoned boiler system no longer in use.
<b>Recommendation for improvement</b>	Remove boiler and all associated appurtenances from building.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

Garage HVAC Equipment

<b>Year Installed</b>	Multiple Install Years
<b>System analysis (existing condition and deficiencies)</b>	Garage areas are currently served by gas unit heaters. One in the truck bay and one in the converted garage. A second unit was removed from the truck bay because it was located too close to items.
<b>Recommendation for improvement</b>	Vehicle exhaust reels that attach directly to the vehicle and general exhaust (0.75 CFM/sq ft) are required for the garage to be brought up to code. This would require at least (1) exhaust fan for the vehicle exhaust and (1) exhaust fan for the general exhaust.
<b>Risk Evaluation</b>	Risk to employee health and safety
<b>Photos</b>	 Garage Unit Heater

RTUs and Air Handlers

<b>Year Installed</b>	Multiple Install Years
<b>System analysis (existing condition and deficiencies)</b>	Original Building Office Space has a single zone RTU - DX cooling and gas heat. RTU is old and has issues with DX. Was being worked on when PEC was on site. Original Building Living Quarters has (2) newer RTUs. There is a newer gas furnace serving the fitness area.
<b>Recommendation for improvement</b>	Original Building Office Space RTU has had multiple issues in the past and is at the end of its life cycle. Recommend replacing with a like for like unit. Furnace serving fitness area does not have cooling. Recommend add condensing unit and cooling coil to furnace system.
<b>Risk Evaluation</b>	Low as an employee comfort and maintenance issue.
<b>Photos</b>	<div data-bbox="814 672 1178 943"> </div> <p data-bbox="1199 922 1436 951">Living Quarters RTU</p> <div data-bbox="814 954 1171 1219"> </div> <p data-bbox="1199 1062 1402 1091">Office Space RTU</p>


**Hot Water Distribution systems**

<b>Year Installed</b>	Original Building
<b>System analysis (existing condition and deficiencies)</b>	There is a single 50 MBH water heater serving the original building (not garage).
<b>Recommendation for improvement</b>	To bring the hot water system to code, we recommend adding a recirculation loop and recirculation pump.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	


**Mechanical Controls**

<b>Year Installed</b>	N/A
<b>System analysis (existing condition and deficiencies)</b>	No central building controls system. All systems have standalone controls.
<b>Recommendation for improvement</b>	Add building control system
<b>Risk Evaluation</b>	Low
<b>Photos</b>	


**Electrical Service #1**

<b>Year Installed</b>	Unknown
<b>Electrical service</b>	200A, 120/240 1-phase
<b>System analysis (existing condition and deficiencies)</b>	The first service to this facility feeds the south portion of the building. The service is fed overhead from a pole in the alley. The main disconnect and associated meter appear to have been updated at some point and appear to be in good working condition.
<b>Recommendation for improvement</b>	There are multiple services to this building but labeling at main disconnects indicating multiple services (which is required per National Electric Code) is not present. This is intended to alert emergency responders that more than one disconnect must be shut-off to kill power to the whole building.
<b>Risk Evaluation</b>	Size of electrical service to facility is smaller than would be provided for this type of facility to allow typical Owner and mechanical equipment and future flexibility. Since there are two smaller services to this facility instead of one larger service, this future flexibility is further limited because any spare capacity is split up into smaller chunks on the different services which could become an issue if a larger compressor or mechanical equipment is desired.
<b>Photos</b>	


Electrical Distribution Service #1

<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Interior distribution consists of a 200A main breaker Siemens panel that feeds a variety of loads. The panels appear to be in good working condition and was updated at some point. This panel feeds a small subpanel that is also fed from the generator. There are 4 spaces available in the panel which could be used for future loads which provides some flexibility.
<b>Recommendation for improvement</b>	If more flexibility is desired, replace with panel that can accommodate more circuit breakers.
<b>Risk Evaluation</b>	Total electrical load on this panel is unknown but it is possible that with compressor and rooftop unit being fed from this panel in addition to all the other general loads that it could be nearing its capacity which could limit future flexibility.
<b>Photo</b>	

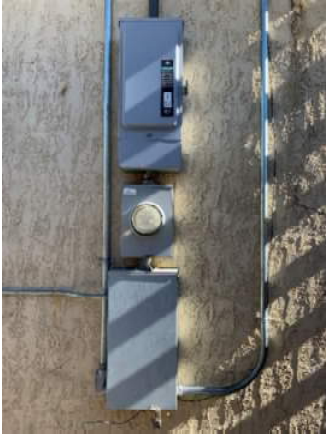
**Generator System - Service #1**

<b>Year Installed</b>	2015
<b>Generator Size</b>	20kW, 120/240 1-phase, 100A main breaker
<b>Fuel</b>	Natural Gas
<b>System analysis (existing condition and deficiencies)</b>	The generator is located at grade in the alley and looks to have been installed approximately 5 years ago and to be in good working condition. It is a Kohler brand, residential grade generator. Generally, a more reliable, robust commercial grade generator is recommended for a Fire Station application. In addition, it is not clear if, being on grade without a housekeeping pad, this generator is being protected adequately from snow or pooling water. This could impede air intake/exhaust from the generator and possibly impact its ability to operate at full efficiency. The size of the generator appears to be sufficient for the loads being fed.
<b>Recommendation for improvement</b>	If issues occur with existing generator then it would be recommended that it be replaced with a commercial grade generator on a housekeeping pad.
<b>Risk Evaluation</b>	Issues presented are likely low risk in the short term, but the lifespan and durability of this equipment will not be as high as it would be with a commercial grade product. In the long term this could be a risk if equipment fails during a power outage.
<b>Photos</b>	


Generator System Distribution - Service #1

<p><b>Year Installed</b></p>	<p>2015</p>
<p><b>System analysis (existing condition and deficiencies)</b></p>	<p>Generator distribution consists of a 100A automatic transfer switch that feeds a 100A load center that mainly serves a few garage doors, receptacles, and lights. There are 6 spaces in this panel for future additions if desired. Equipment appears to be in good working condition. Depending on the reliability of power, the amount of loads covered by the generator may be insufficient to allow the Fire Station to operate adequately during a prolonged power outage.</p>
<p><b>Recommendation for improvement</b></p>	<p>In this climate it would be expected that some level of heating would be covered by the generator to allow the building to be occupiable during an extended power outage. This also allows the crew living quarters to be utilized since some level of comfort can be maintained. If greater functionality is desired during a power outage, more systems should be added to the generator. This would likely impact the generator size and distribution.</p>
<p><b>Risk Evaluation</b></p>	<p>An extended power outage could impact the ability to operate efficiently out of this Fire Station. Depending on how this station is utilized this could present a risk if power is unreliable (which could be the case with overhead power distribution to the building).</p>
<p><b>Photo</b></p>	

Electrical service #2

<b>Year Installed</b>	Unknown
<b>Electrical service</b>	200A, 120/240 1-phase
<b>System analysis (existing condition and deficiencies)</b>	The second service to this facility feeds the north portion of the building. The service is fed overhead from a pole in the alley. The main disconnect and associated meter appear to have been updated at some point and appear to be in good working condition.
<b>Recommendation for improvement</b>	There are multiple services to this building, but NEC required labeling at main disconnects indicating multiple services is not present. This is intended to alert emergency responders that more than one disconnect must be shut-off to kill power to the whole building.
<b>Risk Evaluation</b>	Size of electrical service to facility is smaller than would be normally provided for this type of facility to allow typical Owner and mechanical equipment and future flexibility. Since there are two smaller services to this facility instead of one larger service, this future flexibility is further limited because any spare capacity is split up into smaller chunks on the different services which could become an issue if a larger compressor or mechanical equipment is desired.
<b>Photos</b>	

**Electrical Distribution Service #2**

<p><b>Year Installed</b></p>	<p>Multiple years</p>
<p><b>System analysis (existing condition and deficiencies)</b></p>	<p>Distribution for this service is more patched together than the first service. It appears a panel (which was locked) splits the main feed into two feeds: one to the exterior rooftop unit and the other to an interior panel manufactured by Cutler Hammer. This interior panel is currently housed within some casework and is very old and in need of replacement. The circuit breakers within this panel are past their normal lifespan and it is possible they do not operate as intended anymore. It is not clear if this panel feeds other panels since the labeling was hard to read. There are no available spaces or spaces in this panel for future flexibility. The generator system does not connect into this service.</p>
<p><b>Recommendation for improvement</b></p>	<p>This panel should be replaced with a new panel that meets current code requirements and can be counted on to operate as intended.</p>
<p><b>Risk Evaluation</b></p>	<p>If a circuit breaker does not operate as intended, a circuit overload or short could occur on a branch circuit. This could degrade the integrity of the wire and insulation and lead to a fire.</p>
<p><b>Photo</b></p>	

**Distribution and Branch Wiring**

<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	A mixture of wiring in hardpipe conduit (i.e. EMT) and MC cable was observed. The integrity of the conductors was not checked.
<b>Recommendation for improvement</b>	Given the age of the Cutler-Hammer panel observed on Service #2 it would be recommended that wiring from this panel be upgraded to ensure it is still in good working condition. The integrity of this wiring could be examined when this panel is replaced.
<b>Risk Evaluation</b>	Low to medium
<b>Photos</b>	


**Interior Lighting**

<b>Year Installed</b>	Multiple Years
<b>System analysis (existing condition and deficiencies)</b>	Interior lighting is a mix of various LED fixtures types: lensed, parabolic, strip, and surface mounted wrap-around fixtures. In general fixtures appear to be in acceptable shape but are showing some age.
<b>Recommendation for improvement</b>	None
<b>Risk Evaluation</b>	None
<b>Photos</b>	

**Site Lighting**

<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Site lighting is accomplished by general street lighting since this building sits right on the property line. It is possible light levels off the NE side of the building may be low due to lack of streetlights in that area.
<b>Recommendation for improvement</b>	Light levels could be evaluated at night taking into consideration the intended use of that parking area off the northeast portion of the building. If more light is desired a wall mounted light could be added over the garage door.
<b>Risk Evaluation</b>	Low (security issue)
<b>Photos</b>	


I.T. Distribution

<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Existing IT equipment space was limited. Service equipment is in a closet and utilization equipment is mostly in a small cabinet in the office.
<b>Recommendation for improvement</b>	Provide a dedicated closet for this equipment with ample space for equipment and growth.
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

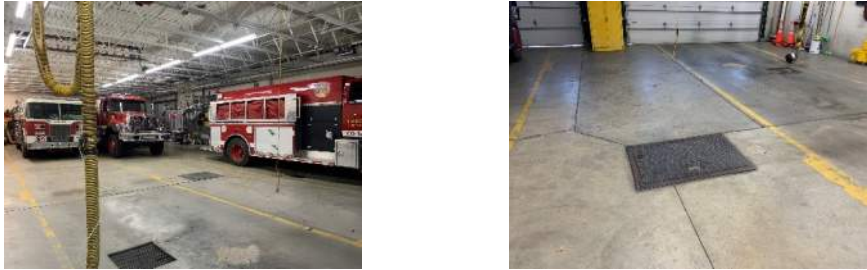
**Fire alarm**

<b>Year Installed</b>	Unknown
<b>System analysis (existing condition and deficiencies)</b>	Residential detectors were observed but a full building fire alarm system was not noted. This type of system would not be required given the occupancy and size of this building.
<b>Recommendation for improvement</b>	None
<b>Risk Evaluation</b>	None
<b>Photos</b>	


**Foundations**

<b>Year Installed</b>	Original
<b>System analysis (existing condition and deficiencies)</b>	<p>Sub-surface construction could not be directly observed. However, based on our experience, the foundation walls most likely consist of both cast-in-place concrete and masonry block. We would anticipate the foundation system to be concrete spread foundations. PEC did not observe any evidence of excessive foundation movement and/or cracking.</p> <p>Minor concrete spalling at the south corner along the foundation wall was observed. Spalling appears to be isolated to a 24" section, and appears to be solely a concrete scratch coating/finish from past renovation or upgrade.</p>
<b>Recommendation for improvement</b>	Repair scratch coating to minimize water intrusion and additional spalling.
<b>Risk Evaluation</b>	Low
<b>Notes</b>	Overall, the foundation appears to be in good condition.
<b>Photos</b>	


Slab on Grade

<b>Year Installed</b>	Original
<b>System analysis (existing condition and deficiencies)</b>	<p>The condition of the office quarters slab-on-grade is covered with carpet and tile. However, no large cracking, steps or settlements were observed.</p> <p>In the vehicle bays, the concrete slab had positive slope to internal floor drains. The concrete showed signs of cracking in numerous areas. The size and pattern of the cracking indicates that the cracking was likely caused by temperature shrinkage shortly after initial placement. The cracking does not appear to be a structural concern or issue, and does not appear to be caused by excessive movement.</p>
<b>Recommendation for improvement</b>	The concrete slab on grade is in good condition. Cracks may be sealed with appropriate caulking or sealant to prevent further spalling and damage, increasing the lifespan of the slab.
<b>Risk Evaluation</b>	Low
<b>Notes</b>	Overall, the slab-on-grade appears to be in good condition.
<b>Photos</b>	


Structure – Floor Framing

Year Installed	Original
System analysis (existing condition and deficiencies)	The floor framing consists of 2x12 wood joists spaced 16" on center. Previous renovations reinforced the existing joists by laminating an additional 2x12 to the existing. Interior load bearing walls were removed and had been replaced with built-up LVL beams supported by steel posts.
Recommendation for improvement	None
Risk Evaluation	Low
Notes	
Photos	

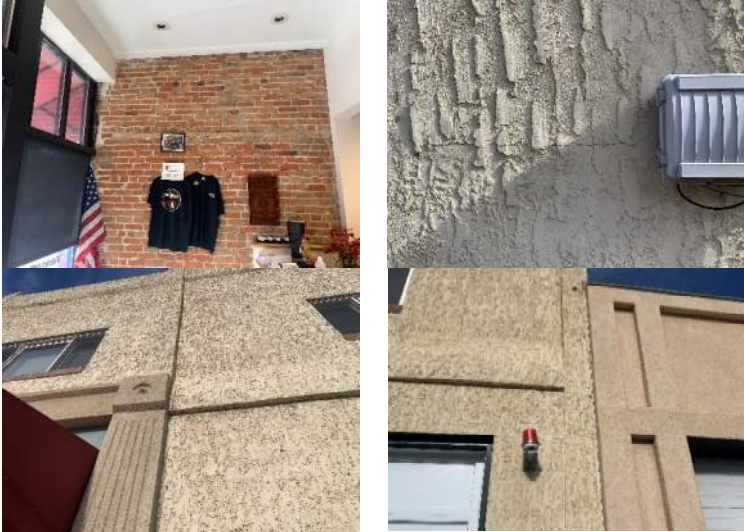
Structure – Roof Framing

<b>Year Installed</b>	Original
<b>System analysis (existing condition and deficiencies)</b>	<p>The office and sleeping quarters (original fire station) roof framing is constructed out of wood bowstring trusses. An existing plaster ceiling covered the truss cavity. The condition of the roof framing was not accessible for complete observation. The bowstring trusses were only visible in a few locations where existing plaster ceiling had been removed. Past renovations added a framed plaster ceiling hanging from the existing bowstring trusses. An additional renovation added a acoustical drop ceiling. The roof framing over the sleeping quarters was not accessible for review. The roof framing in that area was flat and single sloped to the back of the building. With our experience we would anticipate the roof to be framed out of 2x joists bearing on existing multi-wythe brick walls. The joists would be pocketed into the wall. Past renovations did include dropped framed ceilings similar to the south section. The vehicle bay roof system is constructed of open web steel joist system. This roof appears to meet current building practices. The roof framing over the weight room and ladder truck bay was not accessible for observation. We would anticipate the roof framing of that structure to be out of 2x wood framing similar to the sleeping quarters.</p>
<b>Recommendation for improvement</b>	<p>It is expected the roof is at load capacity. If renovations require additional load on the wood roofs, it is likely the framing would need to be modified with new framing members. Existing trophies and other documents are stored above the ceiling. PEC does not recommend using ceiling cavity as storage. The existing ceiling was not designed to support storage loading.</p>
<b>Risk Evaluation</b>	Low
<b>Notes</b>	Overall, the roof framing appears to be in fair condition.
<b>Photos</b>	



Structure - Lateral Bracing

<b>Year Installed</b>	Original
<b>System analysis (existing condition and deficiencies)</b>	The lateral system of the building relies on the exterior brick walls and are assumed to be unreinforced. No signs of lateral stress cracks were observed on the structure. However, this type of wall system may limit modifications to the exterior walls, including new openings during future renovations.
<b>Recommendation for improvement</b>	None
<b>Risk Evaluation</b>	Low
<b>Photos</b>	

Exterior Walls

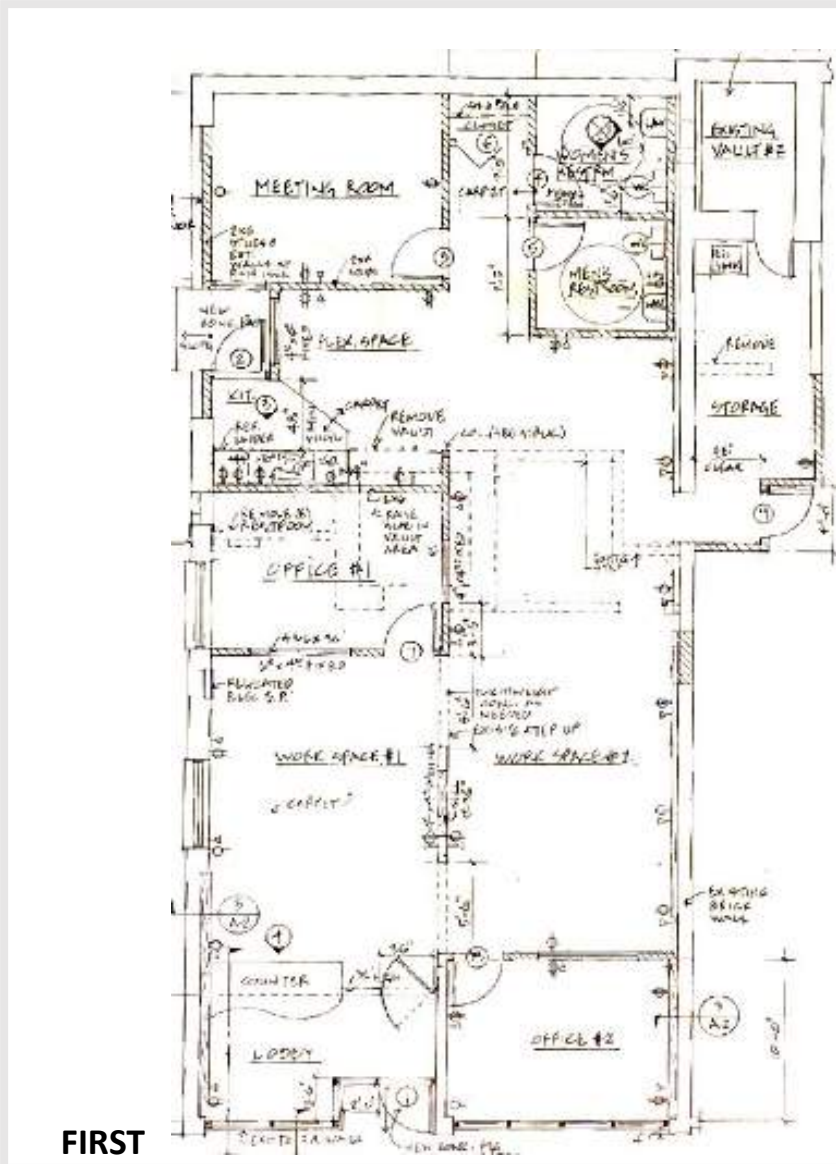
<b>Year Installed</b>	Original
<b>System analysis (existing condition and deficiencies)</b>	Exterior wall framing consists of multi-wythe clay brick and concrete block walls. The block walls are covered with a stucco finish. The exterior multi-wythe brick wall has wood embedded into one layer of brick. While this does not pose a structural concern, it may limit future modifications and additions to the structure. Minor cracks in the stucco finish were observed along the southeast and southwest side of the structure. Cracking was observed near corners of larger door openings and where finish materials transition shape and style.
<b>Recommendation for improvement</b>	Repair of cracked or spalled exterior finish is recommended to protect from further water damage.
<b>Risk Evaluation</b>	Low
<b>Notes</b>	Overall, the exterior walls appear to be in fair condition.
<b>Photos</b>	 <p>The photos show: 1) Interior view of a brick wall with a fire department t-shirt and an American flag. 2) Close-up of exterior stucco finish. 3) Exterior view of concrete block walls with stucco. 4) Close-up of exterior concrete block walls near a door.</p>

Other

<p><b>Year Installed</b></p>	
<p><b>System analysis (existing condition and deficiencies)</b></p>	<p>Multiple flue stack guy wires laterally support the stack. Damage was visible at the roof connection. A high wind or seismic event could cause the stack to tip and fall onto the structure below, which could cause damage or serious injury.</p>
<p><b>Recommendation for improvement</b></p>	<p>From our understanding, the existing boiler has been decommissioned. It is recommended if the flue extension is not required to remove the flue completely.</p>
<p><b>Risk Evaluation</b></p>	<p>Not an immediate risk, but needs to be checked regularly.</p>
<p><b>Photos</b></p>	<div style="display: flex; justify-content: space-around;">   </div>

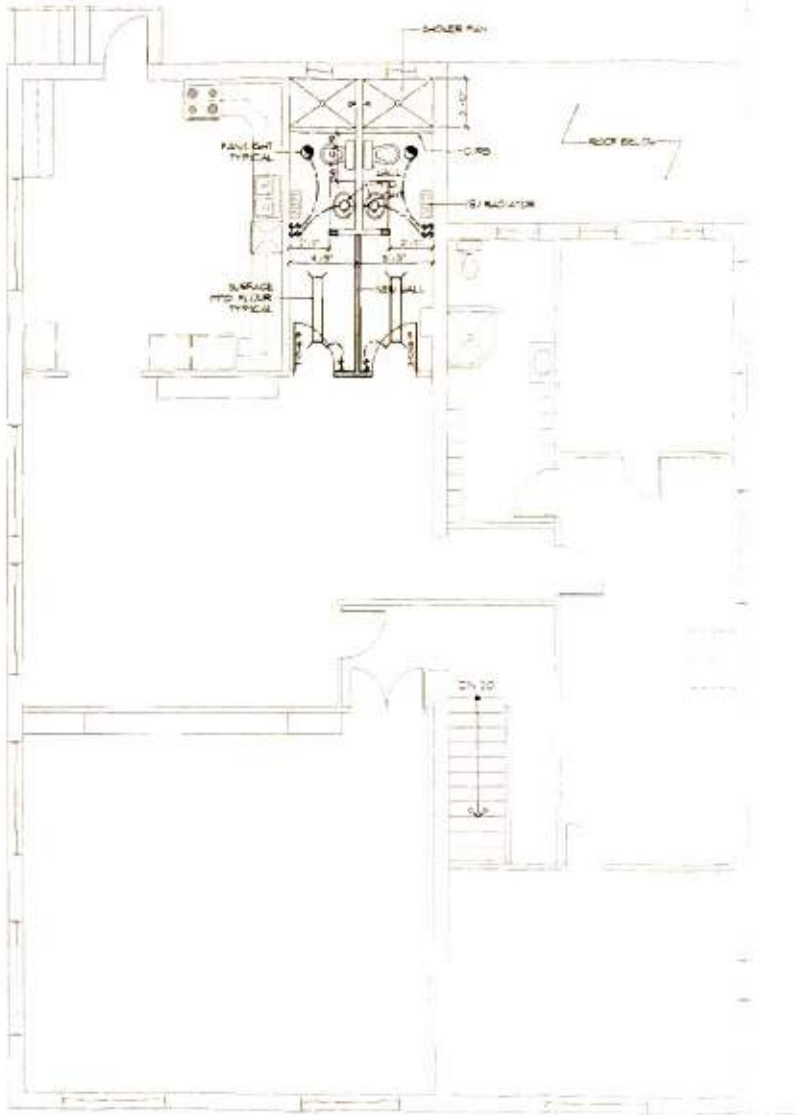
**Salida Fire Department** | Existing Plans

The City of Salida provided the following existing floor plans. The site plan is an aerial view of the lots on which the building is located.



FIRST

SECOND





location | 120 & 124 E Street, Salida, CO  
size | site acres – 0.26  
parking spaces– 0 defined

## Salida Fire Department | Needs Assessment

The Neenan Company met with City of Salida Fire Department staff on October 21, 2020 to discuss facility needs for current and future staffing. In this interview, the team discussed what spaces and how many square feet for each would be needed to house administrative staff and three four-person shifts along with the associated training, storage, and equipment access needs. The analysis produced a building square foot requirement of approximately 20,000 sf. This does not include the request for a live-fire training facility, which is typically a separate structure.

Space List Summary

Salida Fire Department

Space List

Space List Completion Date: 10.21.2020  
 Plan Completion Date: mm.dd.yyyy

<b>TOTALS</b>			<b>20,237</b>	<b>-</b>	
---------------	--	--	---------------	----------	--

	Current Staffing	Proposed Staffing	Space List	Plan XX.XX.XXXX	Remarks
<b>Building Support</b>					
Administration	4.00	4.00	2,548	-	
Living Quarters	12.00	18.00	4,662	-	
Support Services	-	-	1,105	-	
<b>Apparatus</b>					
Apparatus and Maintenance	-	-	11,333	-	
<b>Sub Total</b>			<b>19,648</b>	<b>-</b>	
<b>Gross Factor</b>	<b>3%</b>		589	-	

**Salida Fire Department** | Analysis of Site Options

The City of Salida identified nine appropriately-sized sites around the City that met the size requirement. The Neenan Company and PEC reviewed the sites against a list of site criteria to reduce the number of viable options. In the Site Analysis spreadsheet the criteria have been noted as Low, Medium, and High risk. Low risk means the site poses no significant deficiencies. High risk indicates there are significant flaws with the site as it pertains to the criteria.

Salida Fire Department | Site Analysis

FACTORS	120 & 124 E Street (existing)		505 Oak Street		USFS location		Old Town & Country	
LAND	Cost	Comments	Cost	Comments	Cost	Comments	Cost	Comments
Size	0.26	Own	2.11		1.34	City owned but may need to purchase more land	3.15	
Cost per acre/per s.f.			\$284,360	Need to confirm			\$793,651	Need to confirm
<b>Total Cost</b>			\$ 600,000.00				\$ 2,500,000.00	
<b>ADJUSTMENTS FOR SITE SPECIFIC COST FACTORS</b>								
<b>FEEES</b>								
Electrical Development Fee		3-phase power not available						
Planning/Civil Costs		Will require height variance						
CDOT involvement		Maybe		Yes		Maybe		Yes
<b>Total Addl On-Site Costs</b>								
<b>OTHER ISSUES:</b>								
Neighbors/Off Site	High	Pedestrians, Zero lot line	Medium	Proximity to homes	Low	Compatible with surrounding uses	Medium	Proximity to homes
Access from Site	Medium	Downtown	Low	Access to Oak Street	Low	Access to Highway 50	Low	Access to Highway 50
Topography/Soils	Low		Low	Gravelly sandy loam	Low	Sandy loam	Low	Gravelly sandy loam
Availability of Utilities	Low	In place	Low	Excellent	Low	Excellent	Low	Excellent
Land Use Compatibility	Low	Commercial (C-1)	Low	Commercial (C-1)	Low	Planned Development	Low	Planned Development
Size/Functionality for Use	High	No ability to expand	Medium	limited	High	Training options on-site limited	Low	Good size for all needs
Ownership Timing	Low	Own	Medium	City does not own	Low	City does not own, but ready to	Medium	negotiation
Location/Ability to Serve	Low	Central location	Low	Central location	Low	Central location	Low	Central location
Environmental Issues	Low	None known	Low	None known	Low	None known	Low	None known

Salida Fire Department | Site Analysis

FACTORS	Vandaveer Site		The Galleries New Maintenance		Golf course		Marvin Park	
LAND	Cost	Comments	Cost	Comments	Cost	Comments	Cost	Comments
Size	87.51	City owned	1.95	City owned, part of larger 70.58 acres	5.30	Need to work with Golf Course	No area to subdivide	City owned
Cost per acre/per s.f.								
<b>Total Cost</b>								
<b>ADJUSTMENTS FOR SITE SPECIFIC COST FACTORS</b>								
<b>FEES</b>								
Electrical Development Fee								
Planning/Civil Costs		May require master plan review		May require annexiation into city. To avoid County fees		Will require zoning change		Will require zoning change
CDOT involvement		No		Yes		No		No
<b>Total Addl On-Site Costs</b>								
<b>OTHER ISSUES:</b>								
Neighbors/Off Site	Low	Isolated from other development	Medium	Proximity to homes	Medium	Proximity to homes	Medium	Proximity to homes
Access from Site	Medium	Relatively distant from Highway 50	Low	Access to Highway 50	Low	Access to Poncha Blvd	Low	Access to Crestone Ave
Topography/Soils	Medium	Loam to clay loam	Low	Loam and gravelly sandy loam	Low	Gravelly sandy loam	Low	Gravelly sandy loam
Availability of Utilities	High	Extend both water & sewer	High	Upgrade sewer, extend water	Low	Excellent	Low	Excellent
Land Use Compatibility	Low	Planned Development	Low	Outside City limits	Low	Parks	Low	Parks
Size/Functionality for Use	Low	Good size for all needs	High	Developable land limited	Medium	Good size, odd shape	Low	Good size for all needs
Ownership Timing	Low	City-owned	Low	City-owned	Low	City owns, vacant	High	Existing use as City park
Location/Ability to Serve	High	Longer travel time, bridge flooding potential	Medium	West location, longer travel times	Low	Central location	Medium	Longer travel time to south area
Environmental Issues	Low	None known	Low	None known	Low	None known	Low	None known

Salida Fire Department | Site Analysis

FACTORS	Site 8 - West of Golf Course		Site 9 - 627 Oak Street	
<b>LAND</b>	Cost	Comments	Cost	Comments
Size	6.22	Unknown	3.00	Unknown
Cost per acre/per s.f.	\$80,386	sale price 10/28/2020	\$423,713	Tax value
<b>Total Cost</b>	\$ 500,000		\$1,271,140	
<b>ADJUSTMENTS FOR SITE</b>				
<b>SPECIFIC COST FACTORS</b>				
<b>FEEES</b>				
Electrical Development Fee				
Planning/Civil Costs		May require annexiation into city to avoid County fees		
CDOT involvement		No		Yes
<b>Total Addl On-Site Costs</b>				
<b>OTHER ISSUES:</b>				
Neighbors/Off Site	Medium	Proximity to homes	Medium	Proximity to homes
Access from Site	Low	Access to Airport Rd	Low	Access to Oak & Scott Streets
Topography/Soils	Low	Gravelly sandy loam	Low	Gravelly sandy loam
Availability of Utilities	Low	Excellent	Low	Excellent
Land Use Compatibility	Low	Not shown on zoning map	Low	Not shown on zoning map
Size/Functionality for Use	Low	Good size for all needs	High	Good size, demo existing
Ownership Timing	Medium	City does not own	Medium	City does not own
Location/Ability to Serve	Low	Central location	Low	Central location
Environmental Issues	Low	None known	Low	None known

# Salida Fire Department | Map of Sites in Service Area

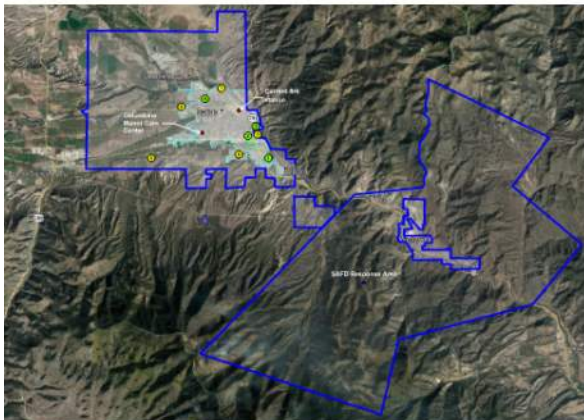
## Salida Fire Facility - Response Areas and Potential Sites

### TOP 4 SITES

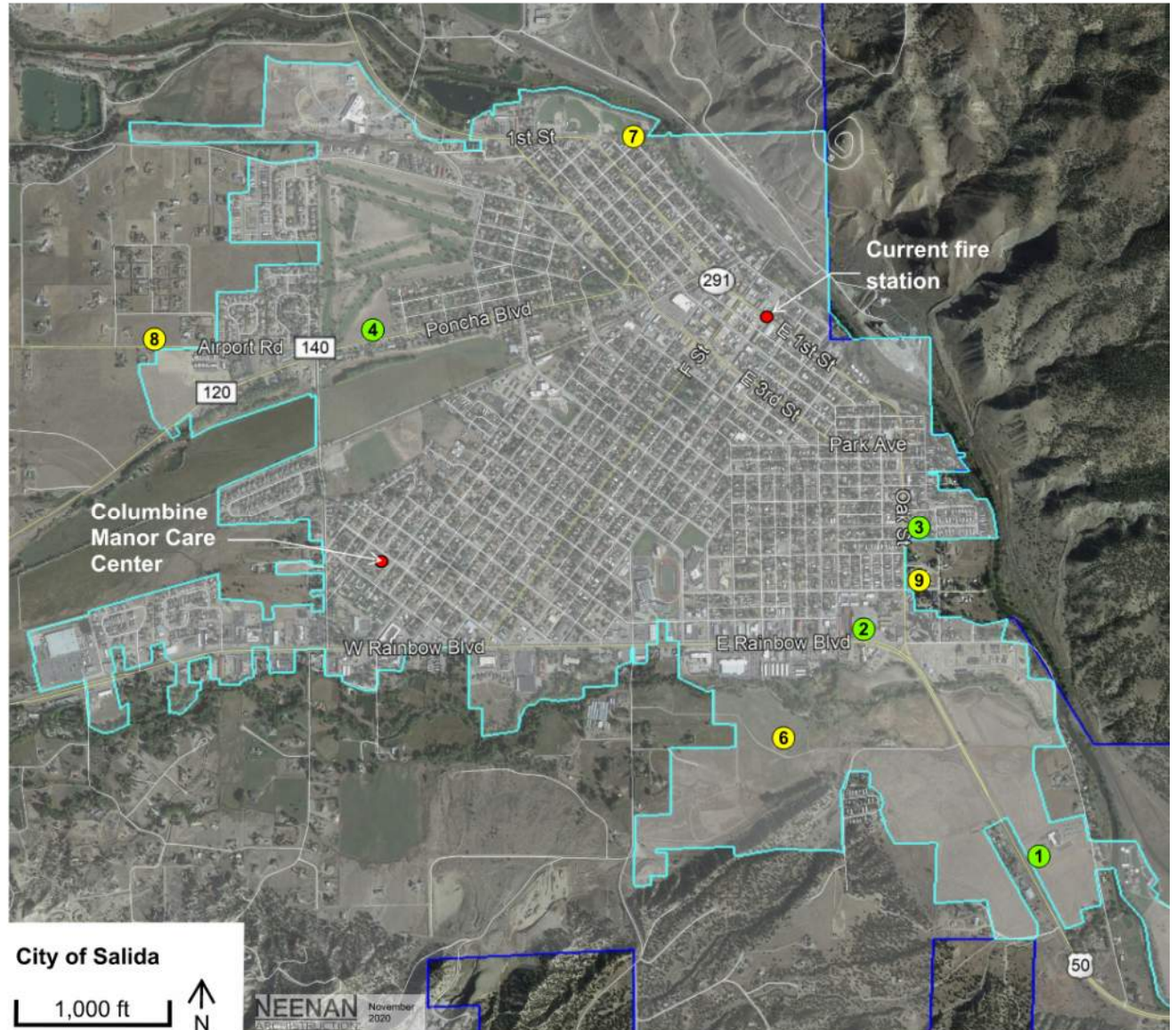
- 1 By USFS 4 mins, 2.1 miles from Columbine Manor
- 2 Old Town and Country 3 mins, 1.5 miles from Columbine Manor
- 3 Private Commissioner 4 mins, 1.8 miles from Columbine Manor
- 4 Golf Course 2 mins, 0.7miles from Columbine Manor

### Other Sites

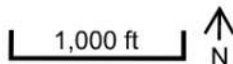
- 5 The Galleries
- 6 Vandever
- 7 Marvin Park
- 8 Site 8
- 9 Site 9



South Arkansas Fire Protection District Response Area



City of Salida



NEENAN November 2020

**Salida Fire Department** | Conceptual Site Layouts

After identifying sites with the highest use potential, Neenan has developed conceptual site layouts for the existing site and the top four proposed sites.

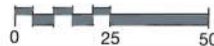
# Salida Fire Department | Existing Location Option A – renovation and new construction

- PROS -**
- + Good location
  - + Revitalization of historic building
  - + Good access to downtown district
  - + Good identification as a safe-haven
  - + Good public stewardship

- CONS -**
- Disruption of services during remodel and construction
  - Lack of space for desired number of vehicles
  - No staff parking
  - Truck backing on public sidewalks
  - No training area
  - Disruption of downtown traffic
  - Restricted turning radii
  - Building height restriction of 35'
  - Noisy environment during sleeping hours



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# Salida Fire Department | Existing Location Option B – new construction

**PROS -**

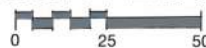
- + Good location
- + Revitalization of downtown site
- + Good access to downtown district
- + Good identification as a safe-haven
- + Good public stewardship
- + Alley access vs. West 1st Street

**CONS -**

- Disruption of services during remodel and construction
- Lack of space for desired number of vehicles
- No staff parking
- Truck backing on public sidewalks
- No training area
- Disruption of downtown traffic
- Restricted turning radii
- Building height restriction of 35'
- Awkward public access due to administration on second level
- Elevator would be required
- Noisy environment during sleeping hours



FIRST FLOOR PLAN



SECOND FLOOR PLAN



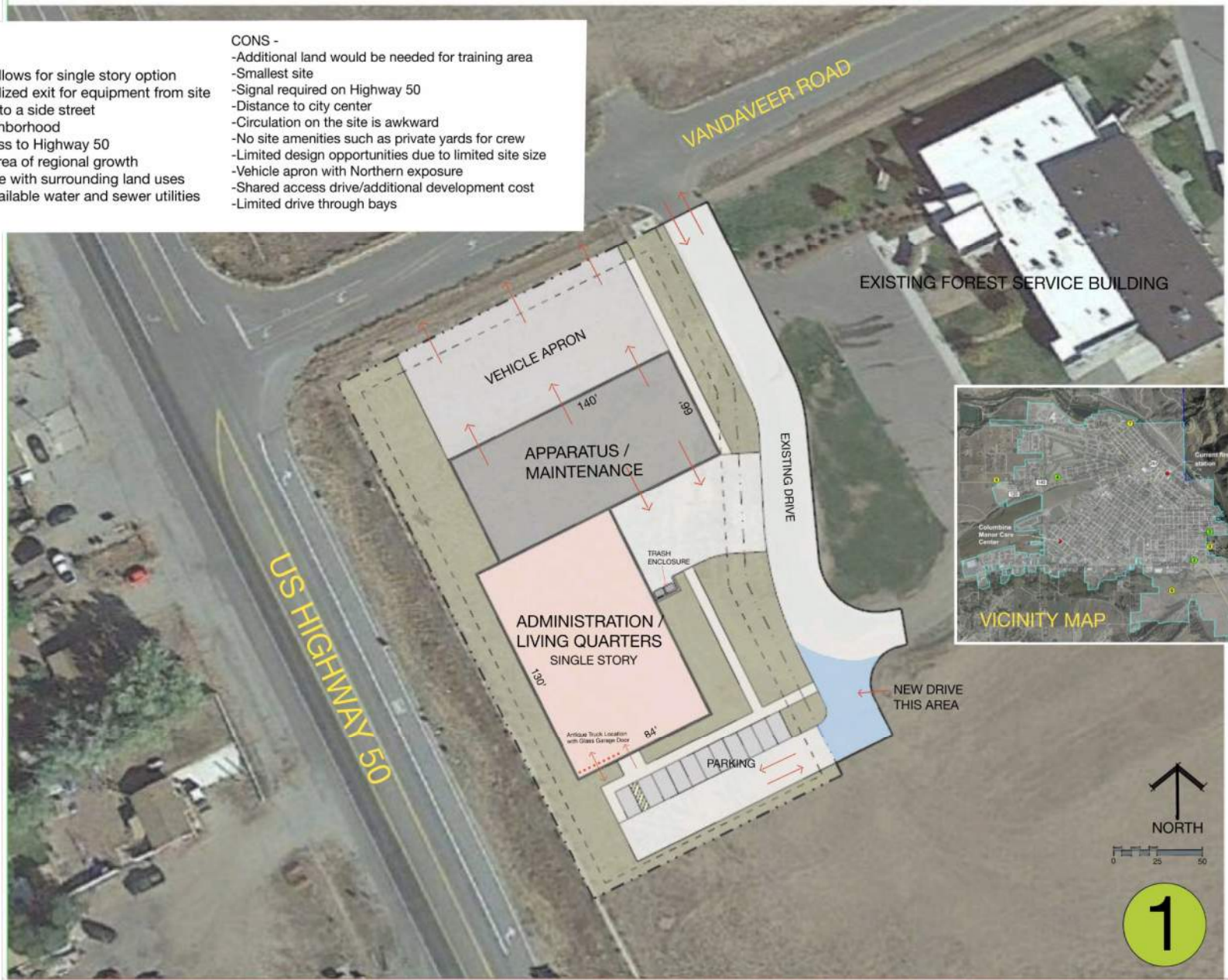
# Salida Fire Department | US Forest Service Site Option A

### PROS -

- +Property allows for single story option
- +Non-signalized exit for equipment from site
- +Access onto a side street
- +Quiet neighborhood
- +Easy access to Highway 50
- +Close to area of regional growth
- +Compatible with surrounding land uses
- +Readily available water and sewer utilities

### CONS -

- Additional land would be needed for training area
- Smallest site
- Signal required on Highway 50
- Distance to city center
- Circulation on the site is awkward
- No site amenities such as private yards for crew
- Limited design opportunities due to limited site size
- Vehicle apron with Northern exposure
- Shared access drive/additional development cost
- Limited drive through bays



# Salida Fire Department | US Forest Service Site Option B

### PROS -

- +Good access to overall response area
- +Easy access to Highway 50
- +Close to area of regional growth
- +Compatible with surrounding land uses
- +Readily available water and sewer utilities
- +Property allows for single story option
- +Quiet neighborhood
- +Vehicle aprons have good winter exposure
- +Expansion opportunities

### CONS -

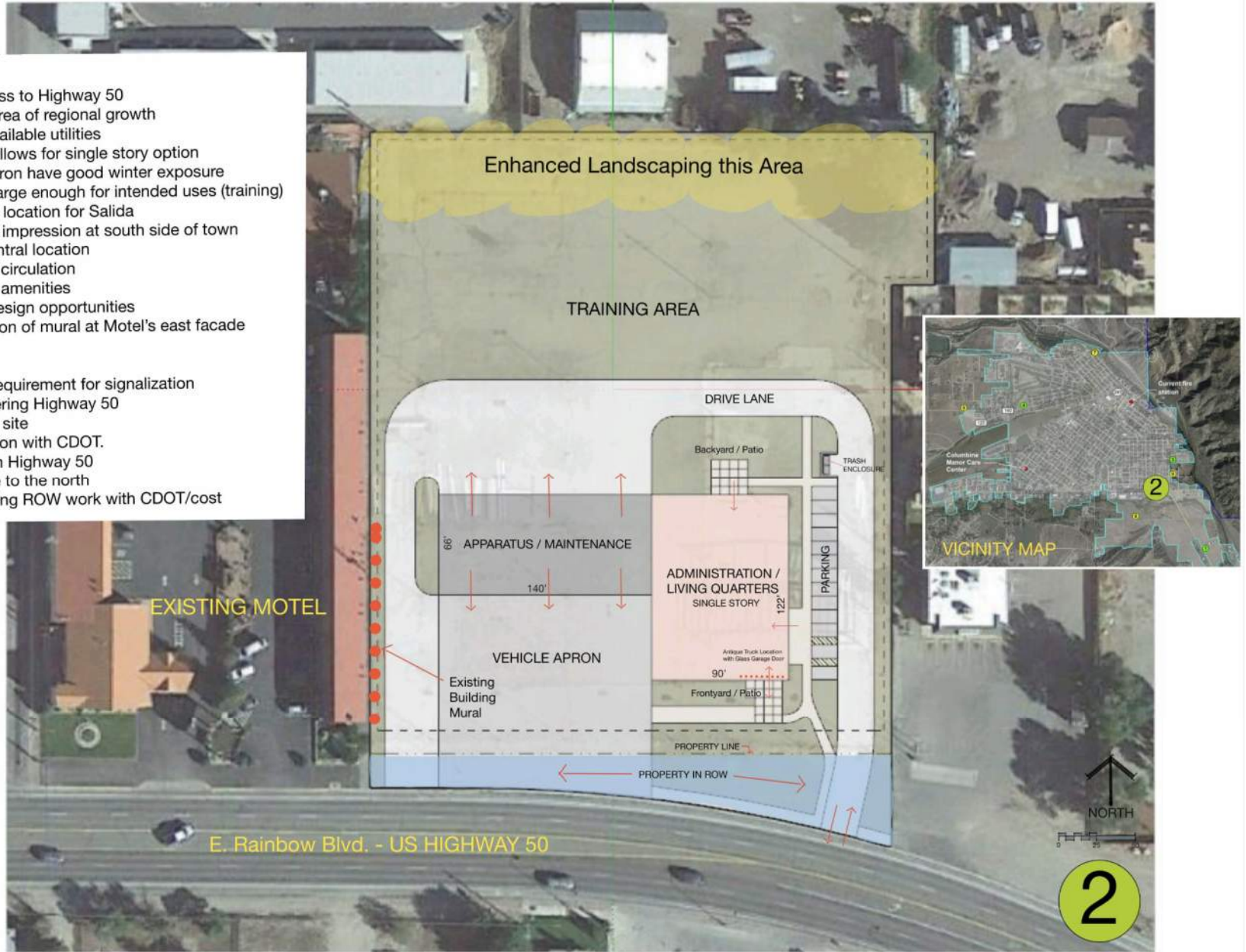
- Smallest site
- Additional land would be needed for training area
- Would require signal on Highway 50
- Distance from city center
- No site amenities such as private yards for crew
- Limited design opportunities due to limited site size
- Shared access drive/additional development cost
- No area for Training
- Coordination with CDOT



# Salida Fire Department | Old Town and Country Option A

- PROS -**
- +Easy access to Highway 50
  - +Close to area of regional growth
  - +Readily available utilities
  - +Property allows for single story option
  - +Vehicle apron have good winter exposure
  - +Property large enough for intended uses (training)
  - +Good infill location for Salida
  - +Good first impression at south side of town
  - +Strong central location
  - +Good site circulation
  - +Good site amenities
  - +Flexible design opportunities
  - +Preservation of mural at Motel's east facade

- CONS -**
- Possible requirement for signalization when entering Highway 50
  - Expensive site
  - Coordination with CDOT.
  - Noise from Highway 50
  - Residence to the north
  - Coordinating ROW work with CDOT/cost



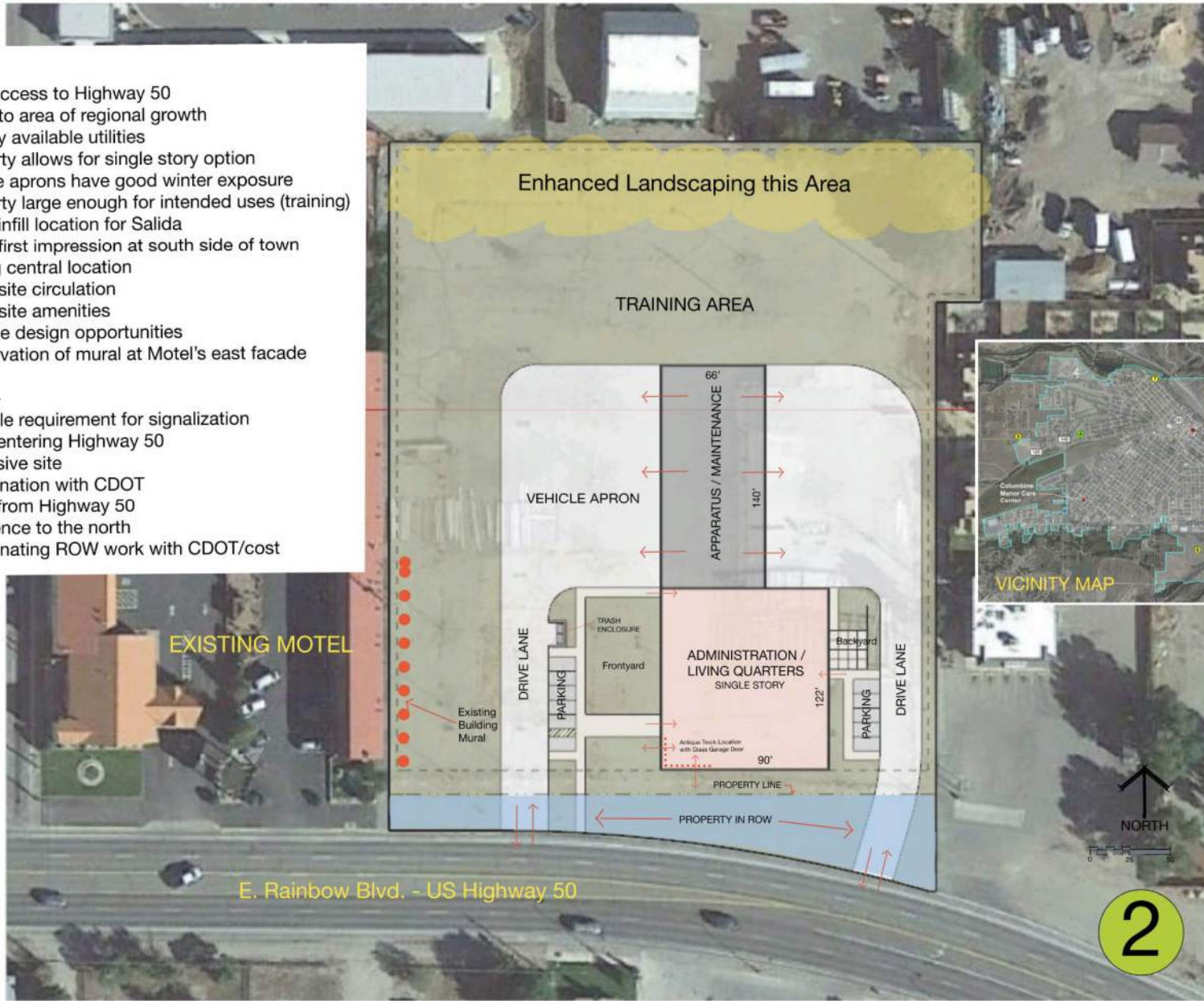
# Salida Fire Department | Old Town and Country Option B

### PROS -

- +Easy access to Highway 50
- +Close to area of regional growth
- +Readily available utilities
- +Property allows for single story option
- +Vehicle aprons have good winter exposure
- +Property large enough for intended uses (training)
- +Good infill location for Salida
- +Good first impression at south side of town
- +Strong central location
- +Good site circulation
- +Good site amenities
- +Flexible design opportunities
- +Preservation of mural at Motel's east facade

### CONS -

- Possible requirement for signalization when entering Highway 50
- Expensive site
- Coordination with CDOT
- Noise from Highway 50
- Residence to the north
- Coordinating ROW work with CDOT/cost



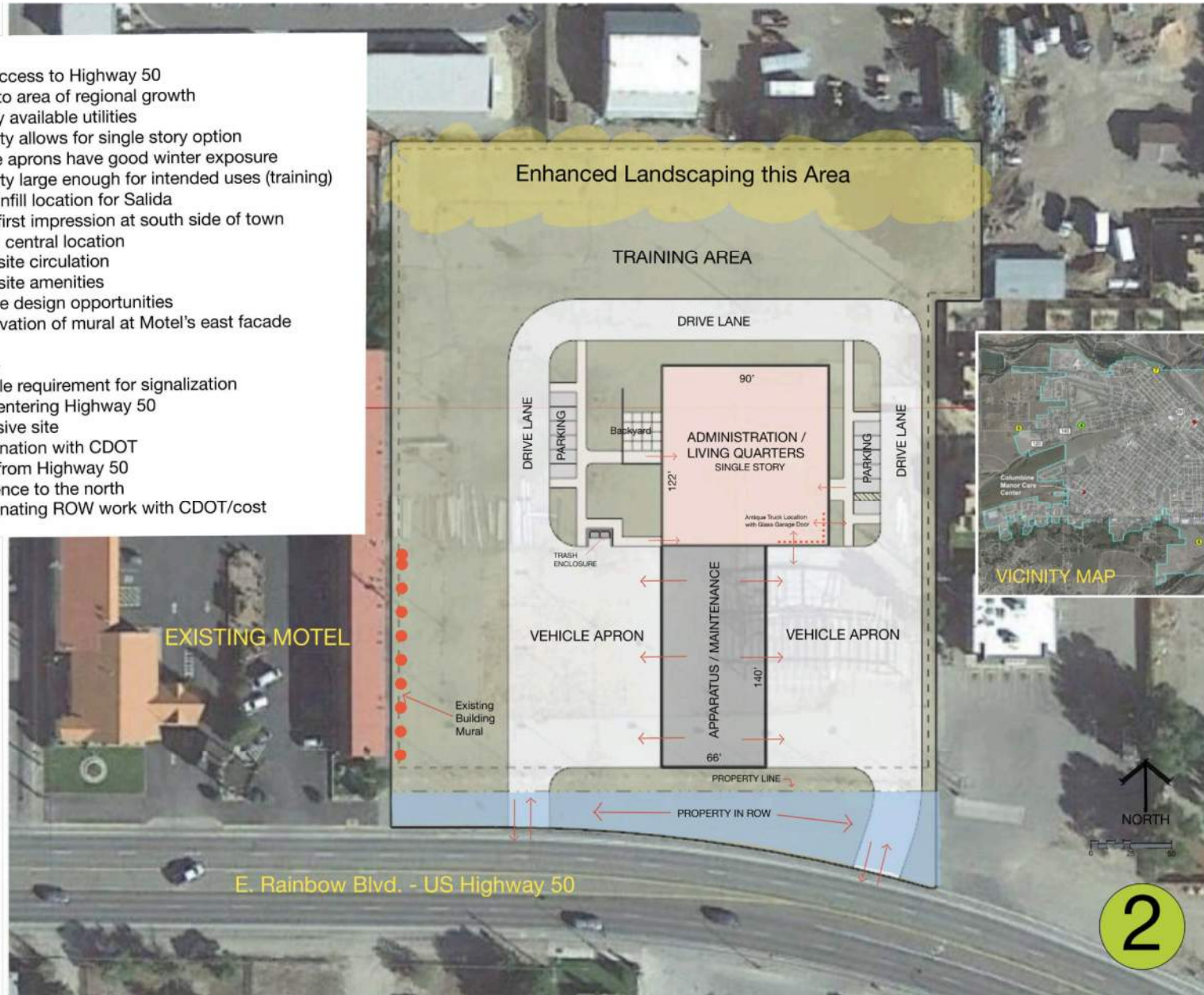
# Salida Fire Department | Old Town and Country Option C

### PROS -

- +Easy access to Highway 50
- +Close to area of regional growth
- +Readily available utilities
- +Property allows for single story option
- +Vehicle aprons have good winter exposure
- +Property large enough for intended uses (training)
- +Good infill location for Salida
- +Good first impression at south side of town
- +Strong central location
- +Good site circulation
- +Good site amenities
- +Flexible design opportunities
- +Preservation of mural at Motel's east facade

### CONS -

- Possible requirement for signalization when entering Highway 50
- Expensive site
- Coordination with CDOT
- Noise from Highway 50
- Residence to the north
- Coordinating ROW work with CDOT/cost





- PROS -**
- +Property allows for single story option
  - +Both vehicle aprons have good winter exposure
  - +Property large enough for intended uses (training)
  - +Readily available utilities
  - +Good central location
  - +Good site circulation
  - +Good site amenities
  - +Flexible design opportunities
  - +Quiet neighborhood
  - +No signalization required when existing property
  - +Training opportunity when existing building is demolished

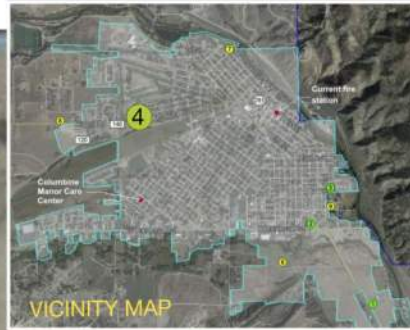
- CONS -**
- Residences to the east
  - Demolition of building required

# Salida Fire Department | Golf Course Option A



- PROS -**
- +Good access to Poncha Blvd.
  - +Property allows for single story option
  - +Good winter exposure on only one vehicle apron
  - +Property large enough for intended uses (training)
  - +Readily available utilities
  - +City owned
  - +Good site circulation
  - +Good site amenities
  - +Flexible design opportunities
  - +Good proximity to senior care facility
  - +Non-signalized movement from site
  - +Access onto a minor street
  - +Quiet neighborhood
  - +Potential to develop neighborhood amenities (wellness) and development of neighborhood park
- CONS -**
- Proximity to residences
  - Decentralized location
  - Rezoning may be required
  - Overhead power lines at south side of property

# Salida Fire Department | Golf Course Option B



- PROS -**
- +Good access to Poncha Blvd.
  - +Property allows for single story option
  - +Vehicle aprons have good winter exposure
  - +Property large enough for intended uses (training)
  - +Readily available utilities
  - +City owned
  - +Good site circulation
  - +Good site amenities
  - +Flexible design opportunities
  - +Good proximity to senior care facility
  - +Non-signalized movement from site
  - +Access onto a minor street
  - +Quiet neighborhood
  - +Potential to develop neighborhood amenities (wellness) and development of neighborhood park
  - +Possible secondary access to Ouray Ave.
- CONS -**
- Proximity to residences
  - Decentralized location
  - Rezoning maybe required
  - Overhead power lines at south side of property

# Salida Fire Department | Golf Course Option C



- PROS -**
- +Good access to Poncha Blvd.
  - +Property allows for single story option
  - +Vehicle aprons have good winter exposure
  - +Property large enough for intended uses (training)
  - +Readily available utilities
  - +City owned
  - +Good site circulation
  - +Good site amenities
  - +Flexible design opportunities
  - +Good proximity to senior care facility
  - +Non-signalized movement from site
  - +Access onto a minor street
  - +Quiet neighborhood
  - +Potential to develop neighborhood amenities and development of neighborhood park
  - +Possible secondary access to Ouray Ave..
- CONS -**
- Proximity to residences
  - Decentralized location
  - Rezoning maybe required
  - Overhead power lines at south side of property

**Salida Fire Department** | Conceptual Budget and Schedule

Conceptual budget and schedule information is provided to facilitate future planning for the City of Salida and South Arkansas Fire Department.

**Conceptual Budget**

Following is a range of costs for the construction and design of the project based on the program and average of the site designs. Cost variations are based on final site selection and design decisions.

- Site Costs: \$40 to \$60 per building square foot
- Building and Design Costs: \$290 to \$330 per building square foot

**Existing Location Reuse**

Exploration of the reusing the existing site has been included in the site comparisons. Several factors contribute to a higher construction cost in addition to the displacement of the fire department during demolition and construction.

- Second story design
- Tight downtown location creates additional site logistics
  - 20% to 30% cost increase over construction cost of new build

**Conceptual Schedule**

Below is a conceptual schedule for a new 20,000 square foot single-story fire station. The schedule variation is specific to site selected and City process required.

- City Process            2 to 6 months
- Design                    4 months
- Construction            8 months

## CAST Voting Designees 12.8.2020

<b>Town</b>	<b>Primary Voting Designee</b>	<b>Title</b>	<b>email</b>	<b>Alt. Voting Designee</b>	<b>Title</b>	<b>email</b>
Aspen	Torre	Mayor	<a href="mailto:torre@cityofaspen.com">torre@cityofaspen.com</a>	Sara Ott	Manager	<a href="mailto:sara.ott@cityofaspen.com">sara.ott@cityofaspen.com</a>
Avon	Sarah Smith Hymes	Mayor	<a href="mailto:shymes@avon.org">shymes@avon.org</a>	Eric Heil	Manager	<a href="mailto:eheil@avon.org">eheil@avon.org</a>
Basalt				Ryan Mahoney	Manager	<a href="mailto:ryan.mahoney@basalt.net">ryan.mahoney@basalt.net</a>
Blue River	Toby Babich	Trustee	<a href="mailto:Babich.blueriver@gmail.com">Babich.blueriver@gmail.com</a>	Mark Fossett	Trustee	<a href="mailto:fossett.blueriver@gmail.com">fossett.blueriver@gmail.com</a>
Breckenridge	Eric Mamula	Mayor	<a href="mailto:mamula@colorado.net">mamula@colorado.net</a>	Rick Holman	Manager	<a href="mailto:rickh@townofbreckenridge.com">rickh@townofbreckenridge.com</a>
Crested Butte	Jim Schmidt	Mayor	<a href="mailto:jschmidt@crestedbutte-co.gov">jschmidt@crestedbutte-co.gov</a>	Dara MacDonald	Manager	<a href="mailto:dmacdonald@crestedbutte-co.gov">dmacdonald@crestedbutte-co.gov</a>
Dillon	Carolyn Skowyr	Mayor	<a href="mailto:cskowyr@townofdillon.com">cskowyr@townofdillon.com</a>	Nathan Johnson	Manager	<a href="mailto:njohnson@townofdillon.com">njohnson@townofdillon.com</a>
Durango	Dean Brookie	Council Member	<a href="mailto:deanbrookie@durangogov.org">deanbrookie@durangogov.org</a>			
Estes Park	Wendy Koenig	Mayor	<a href="mailto:wkoenig@estes.org">wkoenig@estes.org</a>	Travis Machalek	Manager	<a href="mailto:tmachalek@estes.org">tmachalek@estes.org</a>
Fraser	Philip Vandernail	Mayor	<a href="mailto:philip@o2creative.com">philip@o2creative.com</a>	Jeff Durbin	Manager	<a href="mailto:jdurbin@town.fraser.co.us">jdurbin@town.fraser.co.us</a>
Frisco	Hunter Mortenson	Mayor	<a href="mailto:Hunterm@townoffrisco.com">Hunterm@townoffrisco.com</a>	Nancy Kerry	Manager	<a href="mailto:NancyK@townoffrisco.com">NancyK@townoffrisco.com</a>
Glenwood Springs	Debra Figueroa	Manager	<a href="mailto:debra.figueroa@cogs.us">debra.figueroa@cogs.us</a>			
Grand Lake	Jim Peterson	Mayor	<a href="mailto:gdsolutions@hotmail.com">gdsolutions@hotmail.com</a>			
Gunnison	Russ Forrest	Manager	<a href="mailto:rforrest@gunnisonco.gov">rforrest@gunnisonco.gov</a>			
Mt. Crested Butte	Janet Farmer	Mayor	<a href="mailto:jfarmer@mtcrestedbuttecolorado.us">jfarmer@mtcrestedbuttecolorado.us</a>			
Mountain Village	Laila Benitez	Mayor	<a href="mailto:lailabenitez@mtnvillage.org">lailabenitez@mtnvillage.org</a>	Kim Montgomery	Manager	<a href="mailto:kmontgomery@mtnvillage.org">kmontgomery@mtnvillage.org</a>
Ouray	Greg Nelson	Mayor	<a href="mailto:nelsong@cityofouray.com">nelsong@cityofouray.com</a>	Silas Clarke	Administrator	<a href="mailto:clarkes@cityofouray.com">clarkes@cityofouray.com</a>
Pagosa Springs	Andrea Phillips	Manager	<a href="mailto:aphillips@pagosasprings.com">aphillips@pagosasprings.com</a>	Jennifer Green	Director of Tourism	<a href="mailto:sales@visitpagosasprings.com">sales@visitpagosasprings.com</a>
Salida	P.T. Wood	Mayor	<a href="mailto:pt.wood@salidaelect.com">pt.wood@salidaelect.com</a>	Dan Shore	Mayor Pro Tem	<a href="mailto:dan.shore@salidaelect.com">dan.shore@salidaelect.com</a>
Silverthorne	Ryan Hyland	Manager	<a href="mailto:ryan.hyland@silverthorne.org">ryan.hyland@silverthorne.org</a>	Ann-Marie Sandquist	Mayor	<a href="mailto:asandquist@silverthorne.org">asandquist@silverthorne.org</a>
Silverton	Shane Fuhrman	Mayor	<a href="mailto:sfuhrman@silverton.co.us">sfuhrman@silverton.co.us</a>	Sallie Barney	Mayor Pro Tem	<a href="mailto:sbarney@silverton.co.us">sbarney@silverton.co.us</a>
Snowmass Village	Clint Kinney	Manager	<a href="mailto:ckinney@tosv.com">ckinney@tosv.com</a>			
Steamboat Springs	Heather Sloop	Council Member	<a href="mailto:hsloop@steamboatsprings.net">hsloop@steamboatsprings.net</a>	Gary Suiter	Manager	<a href="mailto:gsuiter@steamboatsprings.net">gsuiter@steamboatsprings.net</a>
Telluride	Delanie Young	Mayor	<a href="mailto:dyoung@telluride-co.gov">dyoung@telluride-co.gov</a>	Ross Herzog	Manager	<a href="mailto:rherzog@telluride-co.gov">rherzog@telluride-co.gov</a>
Vail	Dave Chapin	Mayor	<a href="mailto:dchapin@vailgov.com">dchapin@vailgov.com</a>	Scott Robson	Manager	<a href="mailto:srobson@vailgov.com">srobson@vailgov.com</a>
Winter Park	Nick Kutumbos	Mayor	<a href="mailto:nkutumbos@wpgov.com">nkutumbos@wpgov.com</a>	Keith Reisberg	Manager	<a href="mailto:kriesberg@wpgov.com">kriesberg@wpgov.com</a>



**REQUEST FOR CITY COUNCIL ACTION**

Meeting Date: December 15, 2020:

<p><b>ORIGINATING DEPARTMENT:</b></p> <p>Arts and Culture</p>	<p><b>PRESENTED BY:</b></p> <p>Michael Varnum</p>
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**ITEM: Resolution 2020-46- A Resolution of the City Council for the City of Salida, Colorado Approving Citizen Appointments to the Public Art Commission**

**BACKGROUND:** Notice of openings to the Public Art Commission was published in the Mountain Mail and on the City of Salida website.

- (a) Members to the Public Art Commission shall be selected by the City of Salida City Council.
- (b) The membership of the committee shall be seven voting members, five of which are residents of the City of Salida and two of which may be residents of Chaffee County.
- (c) Members of the Public Art Commission shall be knowledgeable of public art.
- (d) Once appointed, members will remain on the Public Art Commission for the duration of their term of office unless they resign or are removed by the City Council.
- (e) Currently there is one position open on the Commission with a term length of one year.

**FISCAL NOTE:**

N/A

**STAFF RECOMMENDATION:**

Staff Recommends making an appointment to the Public Art Commission

**SUGGESTED MOTIONS:**

A Council member should make a motion "to adopt Resolution 2020-46: a Resolution of the City Council of the City of Salida, Colorado appointing a member to the Public Art Commission.

Followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO  
RESOLUTION NO. 2020- 46**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA,  
COLORADO APPROVING CITIZEN APPOINTMENTS TO THE PUBLIC  
ART COMMISSION**

**WHEREAS**, in accordance with Section 2 Article XVI of the Salida City Code, the City Council shall select and appoint person(s) to serve as members of the City of Salida Public Art Commission; and

**WHEREAS**, in accordance with Section 2, Article XVI of the Salida City Code, the City Council shall confirm the appointments by majority vote.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT:

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. The City Council hereby appoints the following individuals to serve on the Public Art Commission.

\_\_\_\_\_ Term Expires 12/15/2021

RESOLVED, APPROVED, AND ADOPTED this 15th day of December 2020

**City of Salida**

By:

\_\_\_\_\_  
P.T. Wood,  
Mayor.

[Seal]

Attest: \_\_\_\_\_  
City Clerk/Deputy City Clerk



**APPLICATION FOR CITY OF SALIDA  
COMMITTEES, BOARDS, AND COMMISSIONS**

DATE 4/23/15  
NAME Martin Jolley  
ADDRESS 811 G. St.  
CITY Salida STATE CO ZIP 81201  
TELEPHONE # (home) \_\_\_\_\_ (work) \_\_\_\_\_  
(cell) 816-419-7966  
FAX # \_\_\_\_\_ E-MAIL jolley.2001@gmail.com

APPLYING FOR:

- |   |  |
|---|--|
| <input type="checkbox"/> Board of Adjustment              | <input type="checkbox"/> Salida/Chaffee County Airport Board |
| <input type="checkbox"/> Board of Appeals                 | <input type="checkbox"/> SteamPlant Commission               |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Tree Board                          |
| <input type="checkbox"/> Planning Commission              | <input checked="" type="checkbox"/> Public Art Commission    |
| <input type="checkbox"/> Recreation Advisory Board        | <input type="checkbox"/> Other _____                         |

Please fill out the following information about yourself and why you are applying for this position. (Attach resume or extra sheets if necessary)

BACKGROUND AND/OR EXPERIENCE (Business and/or Personal):

Business - Retired from Univ of MO-Kansas City  
 28 years @ UMKC - Director - 2007  
 the Institute for Professional  
 Preparation - Taught Basic  
 Medical Sciences

Personal - Currently on the Board of Directors  
 @ the Orient Land Trust  
 - Teaching @ - 38 years

**PERSONAL AND JOB RELATED INTERESTS:**

I have been painting and sculpting for about 15 years. This has been a "new" direction for me. My background is in the hard sciences although as a kid I drew & doodled constantly.  
One of our daughters gave me a set of oils about 10 years ago & I have been painting since.

**REASONS FOR APPLYING:**

I have been asked by William Baddy to be part of this commission.  
I have organized 4 Art Benefits for OLT since October, 2014. Upcoming benefit at the Denver Art Society Coop Friday, April 24, 2015.  
I believe I can be helpful both from an artistic point of view but also the business end.

**Thank you for applying. Salida City Council**

**Please return the completed application to:**

[christian.samora@cityofsalida.com](mailto:christian.samora@cityofsalida.com)

- Or -

**Deputy City Clerk**

**City Hall**

**448 E. 1<sup>st</sup> Street, Suite 112**

**Salida, CO 81201**

Martin Jolley

Public Art Commission

1. What is your understanding of the role of a Public Art Commission?

To determine and submit the Requests For Proposals for artists and others to be able to share their suggestions for Art to be placed in the Salida Creative District and to select those proposals which can be funded.

2. What benefits do you see for Salida engaging a Public Art Commission?

I believe that Public Art is essential to maintain the creative energy in Salida which in turn feeds the Heart of our town.

3. What specific qualifications or qualities do you possess that would be beneficial to the Public Art Commission?

I served on the Commission until I joined the Salida Council for The Arts. Joining the PAC was suggested to me by William Boddy. He thought my perspective as a non-professional artist might bring a new view. I also enjoy being involved in this artistic community. I have finished my term with SCFTA and would have the time required for meetings and associated needs.

4. What is an example of a public artwork, in any geographic location, that you admire or enjoy, and why?

Aside from much of what is around town, I find street sculptures like several in Denver - the dancers and the big blue bear; the xylophones that are in Telluride and Estes Park; many of the murals like Josh Been's and Curtis Killorn's trees, and functional art like bike racks, bridges, and benches and tables. Those pieces that catch folks eyes and draw them in to the site. I would also like to see more mobiles, more interactive art and perhaps other transient, repeatable art along the lines of Ballcano.

5. Do you have time to dedicate to attending meetings and other special assignments?

-see #3-



MEMORANDUM

DATE: December 14, 2020  
 FROM: Drew Nelson, City Administrator  
 TO: Mayor PT Wood & City Council  
 SUBJECT: Chaffee Housing Authority – Board of Directors Applications

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Background

As we ramp up the operational aspects of the new Chaffee Housing Authority, it is necessary for the City Council to appoint two members, plus an alternate, for two seats on the Authority’s Board of Directors. The Intergovernmental Agreement that created the CHA states:

**ARTICLE IV**  
***Establishment and Organization of Governance***

*(a) Governance: The Authority shall be governed by a Board of Directors (“Board”). All legislative power of the Authority is vested in the Board as described below.*

*(b) Board of Directors. The inaugural Board shall be comprised of nine (9) members. The County shall appoint three members and Buena Vista and Salida shall each appoint two members to the Board and two members-at large shall be appointed upon the approval of a majority of the Member Jurisdictions. Each party shall be responsible for identifying its member(s) to the Board and deciding if it shall be an elected official or a designated member. Additionally, each party shall appoint an alternate or alternates, who may serve in the event a regular member is unable to attend a meeting and the parties, upon majority approval, may appoint an alternate or alternates who may serve in the event a member at large is unable to attend a meeting. When attending as described, alternate members shall have the same powers and duties as regular members.*

A call for applicants was sent out to the public in November, and the City of Salida received interest from eight applicants:

- Stephanie Davis
- Emily Marquis
- Craig Nielson
- Randy Pigg
- Patrick Post
- Eileen Rogers
- Tobie Thurman
- Justin Veltri

Attached to this memo are the applications, which include responses to questions about qualifications and interest in the CHA positions. Staff has sent notice of this meeting (as well as the regular meeting) to the applicants to allow them to attend/participate virtually. This is intended to be an opportunity for the City Council to ask questions of applicants and discuss the anticipated goals that the Council desires their Board member to strive for.

#### Analysis

In approaching filling these positions for a brand new organization with some significant responsibilities and obligations, the City Council has the opportunity to place at least one member of the Council on the Board of Directors to provide initial guidance that is in line with the Council's goals related to affordable housing. It is anticipated that the CHA will be very active in seeking funding through a variety of sources in the near future, and a direct relationship with the City Council may be advantageous. Staff would also offer to fill the role of the alternate to ensure continuity beyond the election cycle of the City.

The Town of Buena Vista has already placed its two members on the board – Trustee Amy Eckstein and Joseph Teipel from the Chaffee County Community Foundation. Their alternate is Phillip Puckett, Town Administrator. Chaffee County has not submitted their official Board members as of this writing.

The Board seats are for two-year terms; however, for the initial Board placement the appointment of one of the seats can only be for one year. Following that initial single year, the Board member would be eligible to be reappointed for two-year terms after that. It should also be noted that there are also two at-large seats that will be filled after the Board members from the 3 jurisdictions have been seated and a recommendation from the initial Board is provided back to the governing bodies.

#### Recommendation

Staff recommends that the City Council utilize its time during the worksession to ask any questions of the applicants and discuss the Council's desired approach to filling the two Board of Directors seats for the Chaffee Housing Authority.

Skill sets selected

Applicant	Buena Vista	Chaffee County	Salida	At Large		Strategic Planning	Real Estate/Development	Fiscal Oversight/Organizational Management	Marketing/Communications	New Organization Start-up	Community Relations	Legal Expertise	Office Administration	Other
Joseph Teipel	X			X		X		X		X	X		X	"lite" real estate development
Eileen Rogers			X	X		X			X	X	X			
Tobie Thurman			X	X		X	X	X	X	X	X			5 years Collaborating with Garfield Housing Authority
Emily Marquis			X	X		X		X	X	X	X		X	Passion for community
Patrick Post			X	X		X	X	X	X		X		X	
Monica Haskell		X		X		X	X	X	X	X	X			
Randy Pigg		X	X	X		X	X	X	X	X	X		X	
Janie Hayes		X		X		X			X	X	X			
Stephanie Davis			X	X				X		X				
Craig Nielson		X	X	X		X	X		X	X	X			Affordable Housing design and green building
Norma Cady	X			X		X		X		X	X			see cover letter and resume
Justin Veltri		X	X	X		X		X	X					
Amy Eckstien	X													

**Chaffee Housing Authority  
Board of Directors Application**

Name: *Stephanie Davis*

Address: *6500 CR 176, Salida 81201*

Phone Number: *1.719.966.7313*

Email address: *steph505davis@gmail.com*

Are you a full time Chaffee County Resident:     Yes                     No

Are you at least 18 years of age:                     Yes                     No

Which jurisdiction in Chaffee County do you wish to represent:

Buena Vista

Unincorporated Chaffee County

Salida

If appointments from your preferred jurisdiction are already identified, would you be willing to serve as an "At Large" Board member?                     Yes                     No

The following is a list of skill sets that will be beneficial to have on this inaugural board; please select all of the skill sets in the list that you feel you would contribute to this initiative:

Strategic Planning;

Early-stage organizational start-up;

Real Estate and/or Development;

Community Relations

Fiscal Oversight and Organizational Management;

Legal Expertise

Marketing and Communications;

Office Administration

Other: \_\_\_\_\_

Please use the space below to describe your interest in participating on the Chaffee Housing Authority's Board of Directors:

*Salida is my home; it is my responsibility to contribute to its viability and longevity.*

*As a new resident of Salida, I am seeking opportunities to engage in the community in meaningful ways. Given the economic stress that our country, state, county and city is currently under, affordable housing is a primary concern, more than ever. Housing has a ripple effect on so many aspects of the local economy, both short-and long-term; anything from the economic support of local businesses to the downstream effect of school and road planning.*

*The joy of living in a small municipality is that my voice can now make a difference.*

Please use the space below to describe any experience you may have serving on a board of directors, in an elected or appointed position, or volunteering for your community:

*Through various philanthropic activities, I have Board and Committee experience with the following most recently:*

*GCE School: <https://gcelabschool.org/>*

*Board Member – strategic planning, alternative funding, capital allocation*

*Impact Grants Chicago: <https://www.impactgrantschicago.org/>*

*Financial Review Committee Member – reviewed and analyzed financial statements for Grant Applicants to ensure health of financial position*

*And although this section did not specifically call out professional experience, I would like to highlight my current role as the CFO of a now-mid-sized firm [in terms of revenue and headcount]; I have been with the company through its start-up pains, needing to boot-strap business growth by creatively manage credit intermediaries and balancing day-to-day cash flow demands, to its current state of optimizing capital deployment to scale the business.*

Please provide at least one personal and one professional reference, including telephone number or email contact:

*Professional: Mary Guy, [mary.guy@radix-trading.com](mailto:mary.guy@radix-trading.com), 1.563.508.1950*

*Personal: Joav Kohn, [joav@comunist.org](mailto:joav@comunist.org), 1.224.234.8864*

Might you have any potential conflicts of interest with Chaffee Housing Authority activities (this does not disqualify an applicant from consideration):  Yes  No

Signature: *stephanie davis*

Date: 16 November 2020

Please return this completed application to Becky Gray at [bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)

Chaffee Housing Authority  
Board of Directors Application

Name: Emily Marquis

Address: 113 Starbuck Cir. Salida

Phone Number: 720.862.4756

Email address: ~~emilym.marquis@gmail.com~~

emily@progressionpartner.com

Are you a full time Chaffee County Resident:  Yes  No

Are you at least 18 years of age:  Yes  No

Which jurisdiction in Chaffee County do you wish to represent:

Buena Vista

Unincorporated Chaffee County

Salida

If appointments from your preferred jurisdiction are already identified, would you be willing to serve as an "At Large" Board member?  Yes  No

The following is a list of skill sets that will be beneficial to have on this inaugural board; please select all of the skill sets in the list that you feel you would contribute to this initiative:

Strategic Planning;

Early-stage organizational start-up;

Real Estate and/or Development;

Community Relations

Fiscal Oversight and Organizational Management;

Legal Expertise

Marketing and Communications;

Office Administration

Other: Passion for Community

Please use the space below to describe your interest in participating on the Chaffee Housing Authority's

Board of Directors:

I am a resident and business owner in Chaffee County and see the impacts of housing in both ways and want to offer my skills to be a part of the solution. I want to give back to the community and work together with officials to continue to help the people of Chaffee County survive and thrive as well as be proactive about the growing population. I am a single mom and understand the needs of others and want our voice to be heard.

Please use the space below to describe any experience you may have serving on a board of directors, in an elected or appointed position, or volunteering for your community:

- Served on board - Sierra Human Resources Association (CA)
  - 2 years
  - Role of President
- 3+ years on board - Mile High Human Resources Assoc. (Denver 10k+ members)
- Leader of Mountain Mama Group + steering committee 2 years
  - ↳ volunteer organization via Chaffee County Public Health
- Led local MOPS group in Evergreen, CO - volunteer chapter
- Paid work with Chaffee County Community Foundation

Many other volunteer positions! Please provide at least one personal and one professional reference, including telephone number or email contact:

Janie Hayes 202.253.3247  
janie@janiehayes.com

Might you have any potential conflicts of interest with Chaffee Housing Authority activities (this does not disqualify an applicant from consideration): Yes  No

Signature: Emily M. Margolis  
Date: 11.9.2020

**Chaffee Housing Authority  
Board of Directors Application**

Name: Craig Nielson

Address: 407 East 3<sup>rd</sup> Street, Salida, CO

Phone Number: 719-221-2200

Email address: [craig@greenedgedesign.com](mailto:craig@greenedgedesign.com)

Are you a full time Chaffee County Resident:     Yes                     No

Are you at least 18 years of age:                     Yes                     No

Which jurisdiction in Chaffee County do you wish to represent:

Buena Vista

Unincorporated Chaffee County

Salida

If appointments from your preferred jurisdiction are already identified, would you be willing to serve as an "At Large" Board member?                     Yes                     No

The following is a list of skill sets that will be beneficial to have on this inaugural board; please select all of the skill sets in the list that you feel you would contribute to this initiative:

- Strategic Planning;
- Real Estate and/or Development;
- Fiscal Oversight and Organizational Management;
- Marketing and Communications;
- Other: Affordable housing design and green building
- Early-stage organizational start-up;
- Community Relations
- Legal Expertise
- Office Administration

Please use the space below to describe your interest in participating on the Chaffee Housing Authority's Board of Directors:

**My interest in participating on the Chaffee Housing Authority's Board of Directors is to help further the mission of affordable housing in our communities as we continue to grow, and affordability becomes harder to attain. I like the idea of an organization that can support all the other non-profit housing providers in the County while coordinating efforts and resources.**

**I'm also interested in helping to develop inclusionary zoning policies to assure long term affordability in the County.**

**I'm also interested in helping with the start up of this new entity as I have quite a bit of experience working with several housing non-profits during this phase.**

**I would also like to help guide the design of new affordable housing in the County so that it continues to be supported as a community initiative.**

Please use the space below to describe any experience you may have serving on a board of directors, in an elected or appointed position, or volunteering for your community:

**I served as a Board Member and Volunteer builder for HFH, Northern Utah Chapter for 8 years**

**I served on the City of Salida Planning Commission for 2 years**

**I'm co-founder and Board Member of the local non-profit Chipeta Mountain Project**

**<http://www.chipetamountain.com/>**

**I've helped start 2 affordable housing non-profits:**

**Chaffee Housing Trust where I served as the first Board President during the startup period.**

**Neighborhood Non-Profit Housing Corporation (NNHC) in Logan Utah, where I served as the first Executive Director and then as a Board Member as well as overseeing the design and construction of 31 affordable single-family homes.**

**<https://neighborhoodhousing.net/>**

**I have 20 years of affordable housing experience in the following roles: housing programs manager, affordable housing developer, affordable housing designer, and non-profit housing organization technical assistance provider.**

**I started and managed 4 housing programs for a tri-county government organization in Northern Utah over a 7-year period: <http://brag.utah.gov/>**

**I have provided technical assistance to over 24 housing non-profits in Utah and Colorado over a 10-year period working for Rural Community Assistance Corporation**

**<https://www.rcac.org/>**

Please provide at least one personal and one professional reference, including telephone number or email contact:

Personal Reference:

**Laurel Biederman, friend, former design client, and Chaffee Community Foundation Employee:**

**719.651.1207**

Professional Reference:

**Bill Coleman, Current Design Client:**

**720.625.0100 [13moonsretreats@gmail.com](mailto:13moonsretreats@gmail.com)**

**Read McCullough, Executive Director, Chaffee Housing Trust:**

**719.239.1199 [read@chaffeehousingtrust.org](mailto:read@chaffeehousingtrust.org)**

Might you have any potential conflicts of interest with Chaffee Housing Authority activities (this does not disqualify an applicant from consideration):  Yes  No

Signature: *Craig Nielson*

Date: 11/19/20

Please return this completed application to Becky Gray at [bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)

**Chaffee Housing Authority  
Board of Directors Application**

Name:    Randy Pigg   

Address:   14252 County Road 251, Salida CO 81201   

Phone Number:   636-698-2504   

Email address:    Randy.Pigg@gmail.com   

Are you a full time Chaffee County Resident:     Yes                                     No

Are you at least 18 years of age:                                     Yes                                     No

Which jurisdiction in Chaffee County do you wish to represent:

    Buena Vista

Unincorporated Chaffee County

Salida

If appointments from your preferred jurisdiction are already identified, would you be willing to serve as an "At Large" Board member?                                     Yes                                     No

The following is a list of skill sets that will be beneficial to have on this inaugural board; please select all of the skill sets in the list that you feel you would contribute to this initiative:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Strategic Planning;                             | <input checked="" type="checkbox"/> Early-stage organizational start-up; |
| <input checked="" type="checkbox"/> Real Estate and/or Development;                 | <input checked="" type="checkbox"/> Community Relations                  |
| <input checked="" type="checkbox"/> Fiscal Oversight and Organizational Management; | Legal Expertise  |
| <input checked="" type="checkbox"/> Marketing and Communications;                   | <input checked="" type="checkbox"/> Office Administration                |

Other: \_\_\_\_\_

Please use the space below to describe your interest in participating on the Chaffee Housing Authority's

Board of Directors:

Since moving to Chaffee CO. in 2015 my family has been grateful to the sense of community that we found upon arrival. It is truly an amazing and inspirational place to live and grow.

I have found myself looking for ways to be able to contribute and give back to the community we have grown to love. Whatever small part I can do to volunteer some time, experience, strength and hope to help shape a positive and diverse future for this community, I would do willingly.

Please use the space below to describe any experience you may have serving on a board of directors, in an elected or appointed position, or volunteering for your community:

As C.E.O. and president of a couple of successful health care companies, I have experience navigating and steering differences in opinions and views to common ground so as to reach the organizations goals. In my current positions I am frequently dealing with medical and dental boards nationally and internationally in order to achieve mutually beneficial outcomes for the boards, the doctors they oversee and the public for which they serve.


For the last 20 years I have been active in local community service and outreach programs.

Please provide at least one personal and one professional reference, including telephone number or email contact:

Professional – Nick Brown, D.D.S. – 970-401-1963

Personal – Al Tafoya – 719-221-0285

Might you have any potential conflicts of interest with Chaffee Housing Authority activities (this does not disqualify an applicant from consideration):    Yes                    X No

Signature:  \_\_\_\_\_

Date: 11/10/2020 \_\_\_\_\_

Please return this completed application to Becky Gray at [bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)

**Chaffee Housing Authority  
Board of Directors Application**

Name: Patrick Post

Address: 123 Mesa Circle Salida, CO 81201

Phone Number: 720-339-8900

Email address: Patrick@PostMountainRealEstate.com

Are you a full time Chaffee County Resident:  Yes  No

Are you at least 18 years of age:  Yes  No

Which jurisdiction in Chaffee County do you wish to represent:

Buena Vista

Unincorporated Chaffee County

Salida

If appointments from your preferred jurisdiction are already identified, would you be willing to serve as an "At Large" Board member?  Yes  No

The following is a list of skill sets that will be beneficial to have on this inaugural board; please select all of the skill sets in the list that you feel you would contribute to this initiative:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Strategic Planning;                             | <input type="checkbox"/> Early-stage organizational start-up; |
| <input checked="" type="checkbox"/> Real Estate and/or Development;                 | <input checked="" type="checkbox"/> Community Relations       |
| <input checked="" type="checkbox"/> Fiscal Oversight and Organizational Management; | <input type="checkbox"/> Legal Expertise                      |
| <input checked="" type="checkbox"/> Marketing and Communications;                   | <input checked="" type="checkbox"/> Office Administration     |
| <input type="checkbox"/> Other: _____   |   |



**Chaffee Housing Authority  
Board of Directors Application**

Name: \_\_\_\_\_ Eileen J Rogers \_\_\_\_\_

Address: \_\_\_\_\_ 1010 F Street , Salida, CO 81201 \_\_\_\_\_

Phone Number: \_\_\_\_\_ 719-447-5808 \_\_\_\_\_

Email address: \_\_\_\_\_ rogersbussey@aol.com \_\_\_\_\_

Are you a full time Chaffee County Resident:     Yes                       No

Are you at least 18 years of age:                       Yes                       No

Which jurisdiction in Chaffee County do you wish to represent:

Buena Vista

Unincorporated Chaffee County

Salida

If appointments from your preferred jurisdiction are already identified, would you be willing to serve as an "At Large" Board member?                       Yes                       No

The following is a list of skill sets that will be beneficial to have on this inaugural board; please select all of the skill sets in the list that you feel you would contribute to this initiative:

Strategic Planning;

Early-stage organizational start-up;

Real Estate and/or Development;

Community Relations

Fiscal Oversight and Organizational Management;

Legal Expertise

Marketing and Communications;

Office Administration

Other: \_\_\_\_\_

Please use the space below to describe your interest in participating on the Chaffee Housing Authority's Board of Directors:

My interest in affordable housing originates from 35 years as a public school educator. It became clear, early on, that I preferred teaching at the schools in the low income areas. Those kids needed much more assistance than middle income students, and I loved providing the extra help, before and after school hours. Their participation impressed all of us. Read S'More, Beginning Horticulture (my principal named that!!), Harvest of Love food bank, & Recycling are just a few activities that we provided. It was also obvious that adequate housing was a serious issue for their parents, and thus I was moved to get involved in creating change for needy families.

The Chaffee Housing Authority is a "dream come true" for many of us. I want to share my experiences and knowledge as the Authority develops its footing in Chaffee County. I have the time and wish to contribute where I believe that I have the most to offer.

Please use the space below to describe any experience you may have serving on a board of directors, in an elected or appointed position, or volunteering for your community:

In the mid-80's, I participated in the planning and development of the first Habitat for Humanity housing project in Colorado Springs, one of the first duplexes approved at that time. One of my tasks was to make calls to volunteers, encouraging them to show up on Saturday to help in the construction process.

In the early 90's a group of like-minded citizens brainstormed and created an organization titled Greccio Housing, also in Colorado Springs. Our goal was to repair and preserve housing across the city making them available as rentals to low income individuals and families. Starting with one building, that organization now has more than 500 units available at affordable rental prices -- and continues to grow. I served on their board until 2002 and served as board president in the mid-90's.

As a Salida Council Member, I participated in the Housing Policy Advisory Committee (HPAC), created in early 2016 through an Inter-Government Agreement (IGA), including Buena Vista, Poncha Springs, Salida & Chaffee County. Our initial desire was to educate our citizenry related to the critical housing shortages for our service workers while encouraging organizations that could/would build such facilities. Our long range goal was to create a housing authority in this region of Colorado. I was a member of the Education and Outreach sub-committee. I have continued working with the HPAC team after retiring from the city council in 2017.

Following the 2005-2009 Recession the Chaffee Housing Trust (CHT) surfaced and renewed their goals to develop housing with favorable loans for service employee ownership. I have served as both a board member and an advisory board member since 2016.

Please provide at least one personal and one professional reference, including telephone number or email contact:

Claudia Deats-Rodgers (original creator & Executive Director of Greccio Housing), retired

1954 Ocaso Grove

Colorado Springs, CO 80904

719-358-8887

Read McCulloch ( Executive Director, Chaffee Housing Trust)

P.O. Box 692

Buena Vista, CO 81211

719-239-1199

Might you have any potential conflicts of interest with Chaffee Housing Authority activities (this does not disqualify an applicant from consideration):  Yes  No

(I no longer participate as a board member for either the City of Salida or for the Chaffee Housing Trust.)

Signature: \_\_\_\_\_ Eileen J Rogers \_\_\_\_\_

Date: \_\_\_\_\_ November 12, 2020 \_\_\_\_\_

Please return this completed application to Becky Gray at [bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)



Please use the space below to describe your interest in participating on the Chaffee Housing Authority's Board of Directors:

**I offer my leadership skills to help enable the Housing Authority to reach its goals and advance its mission of providing affordable housing options to those in need throughout Chaffee County.**

Please use the space below to describe any experience you may have serving on a board of directors, in an elected or appointed position, or volunteering for your community:

#### **BOD: Senior Matters**

Advocating for seniors in the community, representative of senior services and programs and activities of interest to seniors. Senior Matters came into being in 2006 in response to the growing need for a voice that would speak to and for seniors in the Roaring Fork Valley.

#### **Center for Independence: Regional Program Manager**

##### **Consumer Services and Outreach**

- Receive referrals for services from a variety of sources and performs appropriate intake and screening procedures.
- Provide initial client assessment and disabilities relative to the nature of the disabling condition, client capabilities, eligibility for services, support systems and appropriate community resources.
- Develop appropriate goal plans for consumers,
- Maintain sensitivity to consumer's values and needs.
- Assist consumer in SSA and DHS form completion when they are unable to do so.
- Provide information and referral services to consumers and members of the community.
- Provide ongoing case management services which involves, monitoring of treatment plans outlined by healthcare providers, confirming/arranging transportation, forward moving efforts with client to prepare or continue living independently.
- Provide planning services to include development of independent living plan, identification of appropriate support and community resources. Develops, locates, coordinates with services in the community to maintain client's highest level of independence.
- Compile information, writes observations, documents services provided, and prepares documentation as required by the organization, state and Federal requirement.
- Coordinate functional eligibility determinations made by healthcare providers with financial eligibility in the County of client residence/application.
- Maintain HIPPA and organization confidentiality and ongoing compliance with these standards of practice.

##### **Community Education and Outreach/Marketing**

- **Education:** Educating people and organizations of the mission, goals, and services provided by CFI, while helping them to understand how CFI contributes to their community as a whole as well as the disabled individuals residing in the community and surrounding areas.

- **Outreach:** Directly engaging with target audiences encouraging open forum discussions while creating a question and answer environment.
- Planning and preparing public speaking presentations.
- Identifying individuals, groups, clubs, churches, other non-profit organizations and government agencies, scheduling meetings, distribution of marketing material.
- Establishing excellent relationships with all members of the community while exercising good judgement, obeying laws, participating in civic clubs, volunteering in community events, and being a leader in cultivating good will towards others.
- Collaborate with home office preparation of marketing materials.

#### Rotary Club Member

Please provide at least one personal and one professional reference, including telephone number or email contact:

Professional: Linda Taylor (p) 970-241-0315 / [ltaylor@cfigj.org](mailto:ltaylor@cfigj.org)

Personal: Griffin Day (Mobile) 402-540-5128

Might you have any potential conflicts of interest with Chaffee Housing Authority activities (this does not disqualify an applicant from consideration):  Yes  No

Signature: Tobie Thurman

Date: November 6, 2020

Please return this completed application to Becky Gray at [bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)

**From:** [bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)  
**To:** [Drew Nelson](#)  
**Subject:** Chaffee Housing Authority BOD Follow up  
**Date:** Monday, November 9, 2020 8:22:44 AM

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Here's a follow up email from one of the Board applicants.

Becky

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**From:** Tobie Thurman <tthurman@cfigj.org>  
**Sent:** Friday, November 6, 2020 12:27 PM  
**To:** [bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)  
**Subject:** BOD App

Becky,

At your service as needed. I left off the fact that I developed and managed a non-profit, camp for the disabled in Australia, as well as a \$2.3 housing project in the Roaring Fork Valley. That was when I had money! I have also served as a contract coordinator for other large commercial developments.

I am available as you see fit. With a new staff member on board, I will be more available to be a contributing member of our community.

Enjoy the weekend!

Tobie

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This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.

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**Chaffee Housing Authority  
Board of Directors Application**

Name: Justin A Veltri

Address: 545 W Rainbow Blvd Salida, CO 81201

Phone Number: 970-412-4708

Email address: justinveltri@gmail.com

Are you a full time Chaffee County Resident:  Yes  No

Are you at least 18 years of age:  Yes  No

Which jurisdiction in Chaffee County do you wish to represent:

Buena Vista

Unincorporated Chaffee County

Salida

If appointments from your preferred jurisdiction are already identified, would you be willing to serve as an "At Large" Board member?  Yes  No

The following is a list of skill sets that will be beneficial to have on this inaugural board; please select all of the skill sets in the list that you feel you would contribute to this initiative:

Strategic Planning;  Early-stage organizational start-up;

Real Estate and/or Development;  Community Relations

Fiscal Oversight and Organizational Management;  Legal Expertise

Marketing and Communications;  Office Administration

Other: In addition to the above I excel in critical thinking and have analytical skills.

Please use the space below to describe your interest in participating on the Chaffee Housing Authority's Board of Directors:

As a business owner and longtime resident of Chaffee County I've seen the negative effects due to the lack of affordable housing. From a business perspective we've lost employees due to housing cost and have a very difficult time hiring locals due to lack of housing in the area. I've seen it effect coaches/teachers that I've worked with in the School district as well. I would love to try and shape the landscape for developing more affordable housing in the county as it grows. With increases in tourism it further strains small businesses that have had to operate with overworked staffs and impacted business hours as some businesses don't have the staff to operate as desired. As housing prices continue to rise so quickly it will further strain these business and diminish the School Districts ability to hire and retain good teachers due to lack of housing affordability.

Please use the space below to describe any experience you may have serving on a board of directors, in an elected or appointed position, or volunteering for your community:

- Chairman – Chaffee County Visitors Bureau 4 years (member for 5)
- CO-President – Babe Ruth Baseball 1 year
- Vice President – Starbuck Dairy HOA 2 years
- Member of Salida Rotary Club – 3 years
- Vice President – Salida Motel/Hotel Association 2 years
- Active Participant in the Highway 50 corridor study from two years ago
- Volunteer coach for youth baseball and football programs
- Assistant Coach for Salida High School Baseball (4 years) and Football (2 years) programs

Please provide at least one personal and one professional reference, including telephone number or email contact:

- Lori Roberts (Professional) – 719-539-2068
- Josh Pizzino (Personal) – 719-491-4195

Might you have any potential conflicts of interest with Chaffee Housing Authority activities (this does not disqualify an applicant from consideration):  Yes  No

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Please return this completed application to Becky Gray at [bgray@chaffeecounty.org](mailto:bgray@chaffeecounty.org)