



# PUEBLO WEST METROPOLITAN DISTRICT

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**SPECIAL BOARD MEETING  
729 E. GOLD DRIVE  
FRIDAY, FEBRUARY 14, 2020 – 8:00 AM.**

**MINUTES**

The Board of Directors of The Pueblo West Metropolitan District met at 729 E. Gold Drive, Pueblo West, Colorado, on Friday, February 14, 2020; at the hour of 8:00 AM. President Proal called the Special Meeting to order.

**A. CALL TO ORDER**, President Doug Proal

**B. ROLL CALL**

President Proal called the roll: Director Mike French, Director Judy Leonard, Director Terry Zupan, Director Matt Smith and President Proal present.

Also present was Nina Vetter, District Manager; Harley Gifford, General Counsel; Sabrina Cotta, Administrative and Internal Services Director; Brandi Blankenship, Administrative Assistant.

**C. APPROVAL OF AGENDA**

Director Smith motioned to approve the agenda as presented; seconded by Director Zupan. Motion carried 5-0.

**C1. CIVIC BUILDING KICKOFF DISCUSSION AND RECOMMENDATIONS – Nina Vetter, District Manager**

Ms. Vetter introduced representatives from Short Elliott Hendrickson Inc. (SEH) Jimmie Hayson, Project Manager and Senior Professional Engineer and Ted Halsey, Architect Master Planner were presented as the consultant team for the new Civic Building design and build out. Also introduced was Ric Ruedin with Golden Triangle Construction, Inc. that will be doing the design build process with SEH. Phase 1 will be completing the schematic design and choosing the final site and situation of the building on the lot, the parking lot, water run-off, one or two story building, ingress/egress, elevators, style of building, inside count of departments and offices, conference rooms, front door and how much this project will cost. It was discussed that all these items will be determined in Phase 1 to nail down the process and make sure the Board of Directors have signed off and approve all aspects, big and small, of the new Civic Building design and function. Director French brought up the option of a steel building and if a cost could be given for that style of building along with SEH recommendations during Phase 1. Sustainability and maintenance of the building needs to be a priority and SEH agreed that GTC will be intimately involved in helping with that aspect of the design. SEH asked the Board of Directors what their visions are for the new Civic Building, how they see the new Civic Building in 50 years and looking forward with growth of Pueblo West. The lot location was discussed at Spaulding and Empress Drive corner lot with an approximately 15,000 to 16,000 square foot building and future expansion cost. Overflow parking on vacant lots across from the corner of Spaulding and Empress Drive was discussed as an option to be further vetted during Phase 1. President Proal discussed the location with the Board Members to see if Empress and Spaulding was the location to do the geo-survey and get boots on the ground for survey purpose – Board Members agreed, with the exception of Director French, who stated he was opposed to this location. President Proal stated it was at the Boards pleasure so if this location does not work for the design, a new location can be chosen. It was suggested that SEH walk thru the San Isabel Building where Pueblo West Metro offices are being temporarily housed and go over the design with Nina Vetter and Harley Gifford and discuss what fits and doesn't in this newer building. Director Zupan stated she would like the new Civic Building to be visible from Highway 50. All Board members expressed wanting a large training – multiuse room. Open discussion regarding Pueblo County using one or two desk areas to serve residents. Director French and Director Leonard stated they are opposed to renting out areas to the Chamber of Commerce or to Pueblo Community College in the new building and do not wish to enter into a landlord rental agreement for space in the new Civic Building. President Proal and Director Zupan stated they are not opposed to letting Pueblo Community College use the large multi-use room in the future on a case by case situation and that it should be discussed at a later date. Parking lot detention was discussed – SEH recommended subsurface detention as an option to be further vetted for sustainability. SEH stated in closing of the special meeting that they will focus on design, parking, outside style, and advised the Board that they see this new building costing in today's market \$250 - \$400 per square foot and roughly coming in around \$5,000,000 plus depending on features, size, concept, etc. Next step is SEH and the Board to meet again in three weeks to go over drafts that will be completed by SEH.

**D. ADJOURN**

There being no further business to come before the Board, President Proal adjourned the meeting. The next regular meeting is scheduled for February 25, 2020 at the hour of 6:00 P.M., presently set for the meeting room of the Board of Directors, 729 E. Gold Drive, Pueblo West, Colorado.

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**Secretary**

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Approved 03/10/2020