



PUEBLO WEST METROPOLITAN DISTRICT

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SPECIAL BOARD MEETING VIA LIVE STREAMING

<http://pueblowestmetro.com/129/Agendas-Minutes>

TUESDAY, APRIL 14, 2020 – 4:30 P.M.

MINUTES

The Board of Directors of The Pueblo West Metropolitan District met via live streaming-viewed at: <http://pueblowestmetro.com/129/Agendas-Minutes>, Pueblo West, Colorado, on April 14th, 2020 at the hour of 4:30 P.M. President Proal called the Regular 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 Matt Smith, Director Terry Zupan, and President Doug Proal were present on the remote virtual phone conference and live streamed to the public via the Pueblo West Metropolitan webpage.

Also present was Nina Vetter, District Manager; Harley Gifford, General Counsel; Brandi Blankenship, Administrative Assistant; Sabrina Cotta, Director of Administrative and Internal Services, Jimmie Hayson, Senior Professional Engineer-SEH, Ted Halsey, Senior Professional Engineer-SEH; Jamison Martin, Vice President of Pre-construction Services-GTC; Ric Ruedin, Vice President of Golden Triangle Construction.

C. APPROVAL OF AGENDA

President Proal motioned for the approval of the agenda. Motion was moved by Director Smith and seconded by Director French. Motion unanimously passed.

D. BUSINESS

1. Civic Building Discussion and Action with SEH, Inc and Nina Vetter, District Manager

Ms. Nina Vetter, District Manager, started the Special Meeting by instructing the Board of Directors that she is seeking guidance from the Board on the Civic Building design of a one story building or a two story building and would like a vote count in order to move forward with SEH, Inc and the design of the new Civic Building. All members were provided with 2 mock-up building drawings of one and two story designs with bubble diagrams showing locations of each department. Also included in the packet from SEH, Inc were cost estimates for 15,000, 18,000 and 19,440 square foot designs. Jimmie Hayson explained the cost models sent to each member by walking them through the cost starting with the 18,000 square foot design. SEH, Inc did explain where the square footage of each cost model came from, with feed-back from the employees of the district, future growth needs and the large board room that was suggested in the first detail meeting on items necessary in the new Civic Building. Director Zupan questioned why a shower was in the design and why the cost was so high compared to what was originally discussed as cost per square footage. Jamison Martin with Golden Triangle Construction explained construction cost and their history on cost to anticipate expenses. The cost also take into consideration the application for a DOLA Grant and the mechanics and logistics of what that will require in order to receive those funds. The DOLA Grant process was discussed and it's impact of sustainability on the infrastructure and energy efficiency. Ms. Vetter explained that the District did apply for a \$1,000,000.00 grant and will find out in August 2020 if funds will be granted. Board members expressed concern over the high cost of each design presented by SEH, Inc. Board members requested a new bid for a steel structure, 15,000 square foot building option vs. the brick/board model submitted that matches the Pueblo West Library structure. Director Zupan requested a design that would feature a drive through window for the Water Department payment center as an option for Pueblo West residents. SEH, Inc stated they will design a 15,000 sq. bubble diagram showing location of each department. President Proal requested the exact square footage of the training room at Fire Station #3 in order to compare an adequate size of a board room for the new building. Due to the high cost, it was decided by the members to remove an area specifically designated for Pueblo County and their services being offered in the Civic Building. A vote was taken with each Board member on their choice of one or two story building for member consensus.

Roll Call Vote:

President Proal – single story

Vice President Smith – single story

Director Leonard – single story

Director Zupan – single story

Director French – single story

A motion was made by Director Zupan to approve the single story design of the new Civic Building, motion was seconded by Director Leonard. Motion passed 5-0.

SEH, Inc explained that a steel structure has a lot of movement and noise and it should be taken into consideration when deciding on the design. President Proal stated that since the Board Room is the driving

factor in the high cost of the design, the total square footage of the proposed board room be reduced by 25-30% if not 50%. Board members all agreed the total design should not exceed 15,000 square ft. total.

E. ADJOURN

There being no further business to come before the Board, President Proal adjourned the meeting. Motion made by Director Zupan and seconded by Director Smith. Motion passed by roll call vote 5-0. The next regular meeting is scheduled for April 15, 2020 at the hour of 6:00 P.M., presently set for live streaming via Pueblo West Metropolitan District webpage.

Secretary

Approved 05/12/2020