



NOTICE OF MEETINGS OF THE EXECUTIVE COMMITTEE OF THE PUEBLO CITY COUNCIL

A MEETING OF THE EXECUTIVE COMMITTEE OF THE PUEBLO CITY COUNCIL WILL BE HELD ON **FEBRUARY 7, 2022** COMMENCING **AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, ONE CITY HALL PLACE, PUEBLO, COLORADO 81003.

Executive Committee meetings are special meetings of the City Council and are informal Council meetings for the purpose of receiving information and discussion among Council Members; no official action is taken at such meetings. The public is invited to attend, but public comment is generally not received unless otherwise noted.

Individuals requiring special accommodation are requested to please notify the ADA Coordinator of their needs at (719) 553-2295 by noon on the Friday preceding the meeting.

THE AGENDA FOR THE EXECUTIVE COMMITTEE MEETING IS AS FOLLOWS:

AGENDA

- I. Call To Order And Welcome - Sarah Martinez, Work Session Chair
- II. Topics
 1. CITY UPDATE (5:30 PM - 5:40 PM)

PURPOSE:

Weekly update from the Mayor's Office.

CALL TO PODIUM:

Update: Ms. Laura Solano, Chief of Staff

TIME ALLOTTED:

10 Minutes

SUPPORTING BACKGROUND:

2. BLACK HILLS 5 & 6 UPDATE (5:40 PM - 6:10 PM)

PURPOSE:

Presentation to City Council.

CALL TO PODIUM

Mr. John Vigil, Sr. Program Manager, Community Affairs

Mr. Gerald Cordova, Special Projects Manager

TIME ALLOTTED:

15 Minutes - Presentation

15 Minutes - Questions

SUPPORTING BACKGROUND:

Presentation to City Council.

Documents:

[02-07-22 PUEBLO 5-6 UPDATE FINAL .PDF](#)

3. FIRE STATIONS 6, 8, 11 PLANS & FUNDING (6:10 PM - 6:35 PM)

PURPOSE:

Presentation to City Council.

CALL TO PODIUM

Mr. Nicholas A. Gradisar, Mayor

Ms. Laura Solano, Chief of Staff

Ms. Barb Huber, Fire Chief

Mr. Andrew Hayes, Director of Public Works

TIME ALLOTTED:

15 Minutes - Presentation

10 Minutes - Questions

SUPPORTING BACKGROUND:

Presentation to City Council.

Documents:

[02-07-22 WORK SESSION 2022 BRIEF FIRE.PDF](#)

4. PUEBLO POLICE DEPARTMENT - COMMUNITY SERVICE OFFICERS (6:35 PM - 7:00 PM)

PURPOSE:

Presentation to City Council.

CALL TO PODIUM

Mr. Nicholas A. Gradisar, Mayor

Mr. Chris Noeller, Police Chief

Ms. Marisa Pacheco, Human Resources Director

TIME ALLOTTED:

15 Minutes - Presentation

10 Minutes - Questions

SUPPORTING BACKGROUND:

Presentation to City Council.

Documents:

[02-07-22 COMMUNITY SERVICE OFFICER POWERPOINT.PDF](#)

5. MUNICIPAL OFFENDERS & JAIL STATUS (7:00 PM - 7:45 PM)

PURPOSE:

Presentation to City Council.

CALL TO PODIUM

Mr. Chris Noeller, Police Chief

Ms. Carla Sikes, Municipal Court Judge

TIME ALLOTTED:

30 Minutes - Presentation

15 Minutes - Questions

SUPPORTING BACKGROUND:

Presentation to City Council.

6. 2022 STATE OF THE CITY (7:45 PM - 7:55 PM)

PURPOSE:

Presentation to City Council.

CALL TO PODIUM

Mr. Nicholas A. Gradisar, Mayor

TIME ALLOTTED:

10 Minutes - Presentation

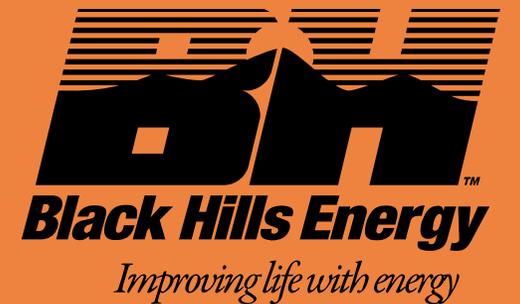
SUPPORTING BACKGROUND:

Presentation to City Council.

III. Adjournment

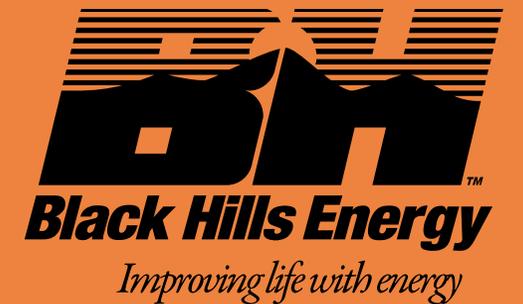
City of Pueblo 5 & 6 Update

February 7, 2022



Today's Discussion

- Project history
- Recent progress/updates
- Relevant case study
- Questions



Project History

- Retired Pueblo 5&6, December 2013
- City moratorium on demolition of buildings, December 22, 2014
- Application to decommission 5&6 December 23, 2014
- Agreed to hold until the moratorium expired
- City Withdrew mediation request citing no viable bids from RFP and no opposition to preferred alternative May 12, 2015
- Moratorium expired June 30, 2015
- Filed amended application to decommission July 31, 2015
- Recommended landmark designation By Historic Preservation and Planning and Zoning March, April 2016

More Than Just a Power Plant



Steps to Advance the Project



Historical Designation



Transparency

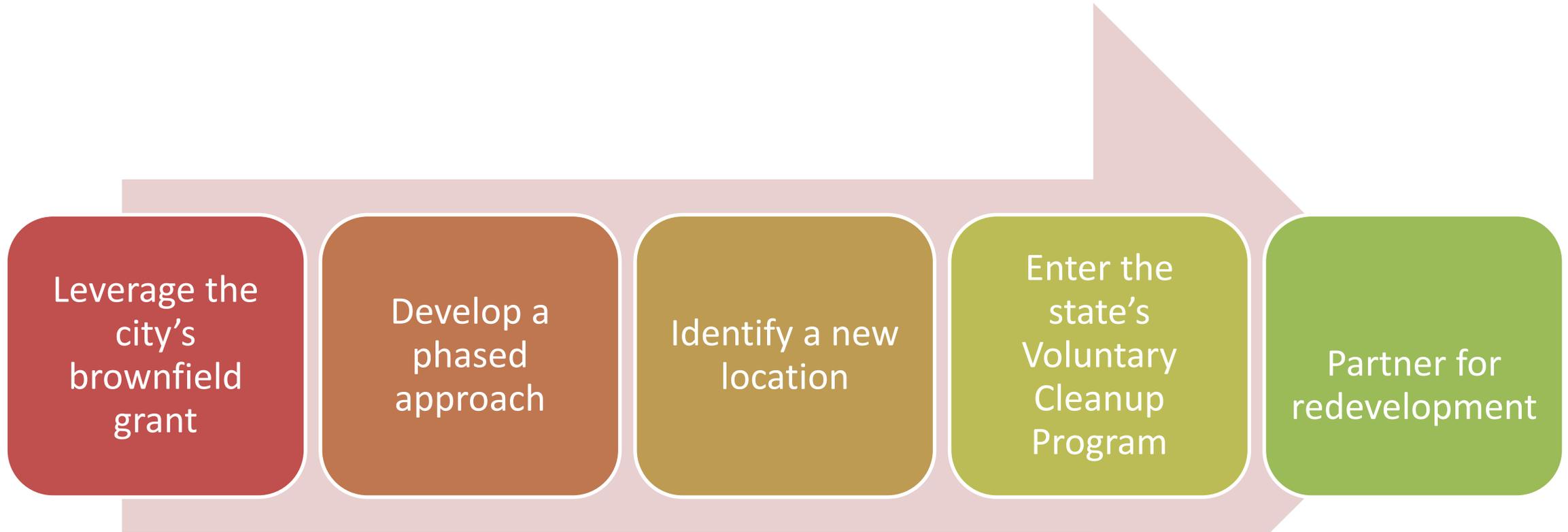


Appraisal



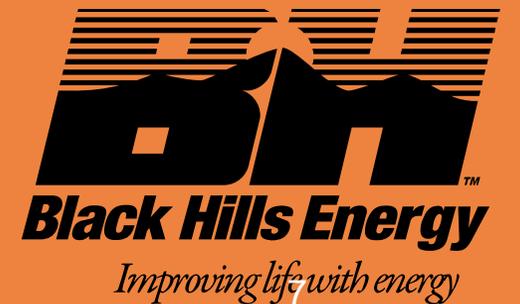
Phase One Environmental Site
Assessment (ESA)

Committed to Evaluating Opportunities



Case Study

Denver Housing Authority Project



Zuni Tank Farm Property



Surrounding Neighborhood (Sun Valley)



- 80% of residents living in poverty
- 333 obsolete public housing units
- Replace with 800 mixed-income units in 4 phases

Purchase and Sale Agreement (PSA)

Seller	Buyer	Price
Public Service Company of Colorado	Denver Housing Authority (DHA) A quasi-municipal corporation to carry out public housing projects. <u>DHA has statutory eminent domain power and could have condemned the property; sale in lieu of condemnation.</u>	\$6,200,000

Note: A Certified Appraisal was submitted as Confidential in the Proceeding.



DHA Grant	Pending*	\$ 500,000	EPA Brownfields Program
DHA Grant	Awarded	\$ 30,000,000	HUD Choice Neighborhoods Program

*DHA must own the property at the time of EPA application.

Benefits

Customers: net gain on sale.

Customers: cost savings, avoided decommissioning expense.

Federal monies (grants) not customer burden.

Environmental justice for surrounding neighborhood.

Societal benefit of income qualified housing development.

Disposition of asset by sale, not condemnation.

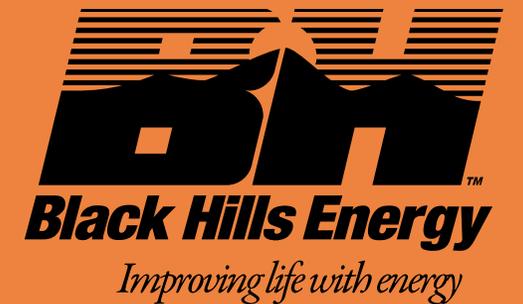
Thank You

John Vigil

Community Affairs Manager

Gerald Cordova

Special Projects Manager



Work session 2/7/2022

Fire Station Designs

Design to Completion: Estimated Timeline

RFP for architect: Completed March 2022

Designs for 6,8 and 11's : complete December 2022

Design for station 1: pending

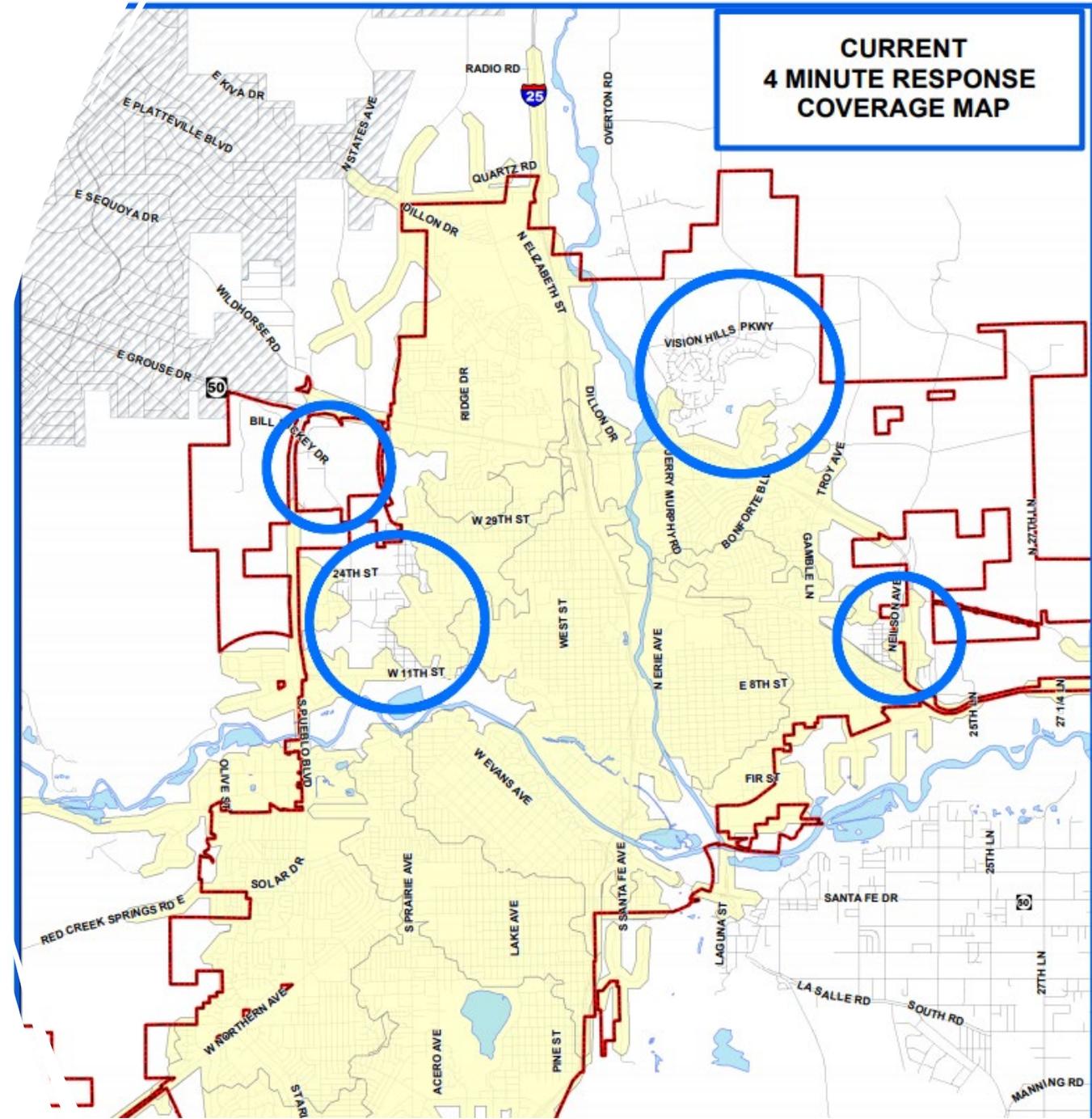
RFP for construction: Early 2023

Construction Start: August 2023

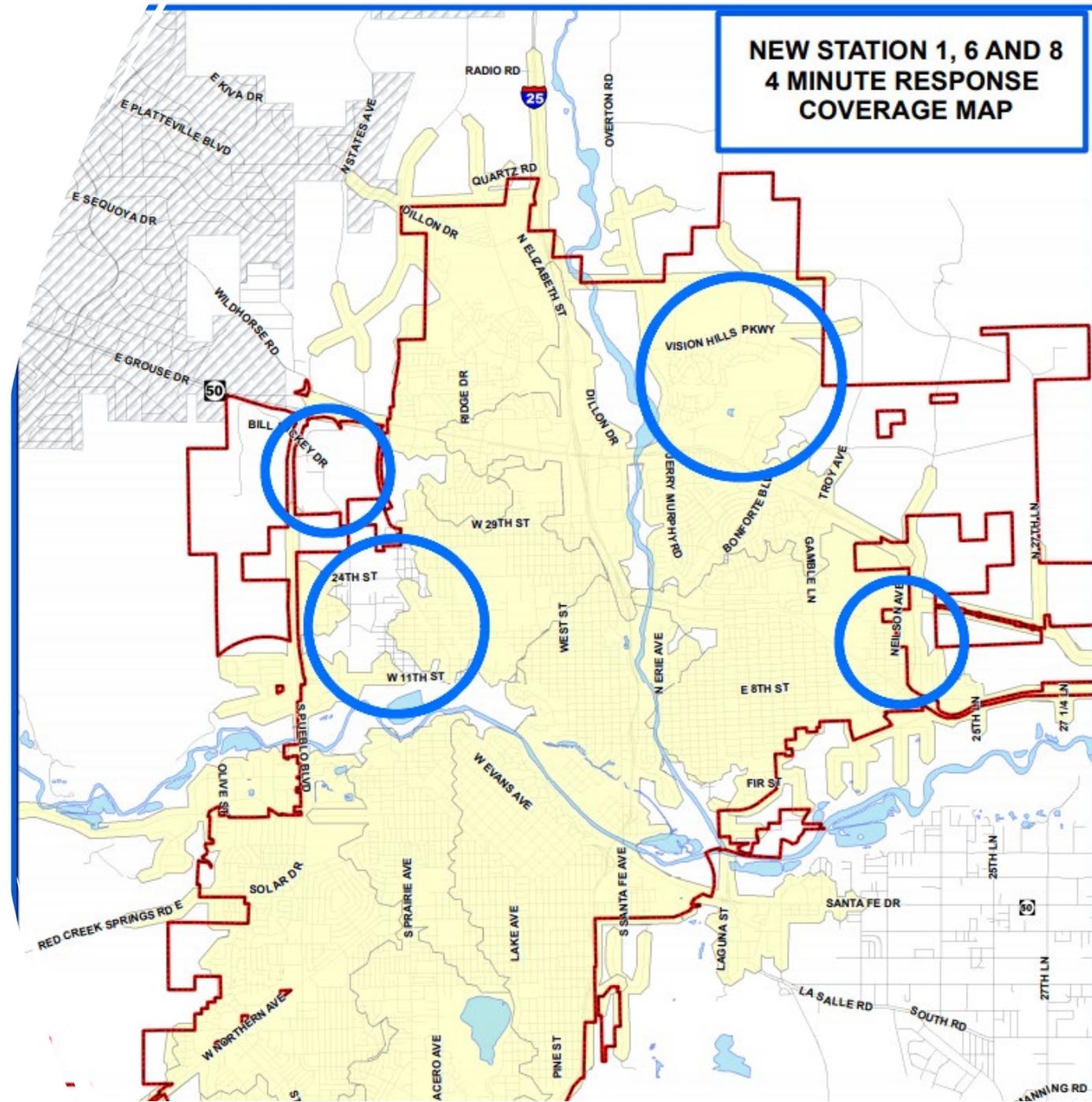
Completion goal: 2024

Responses Now

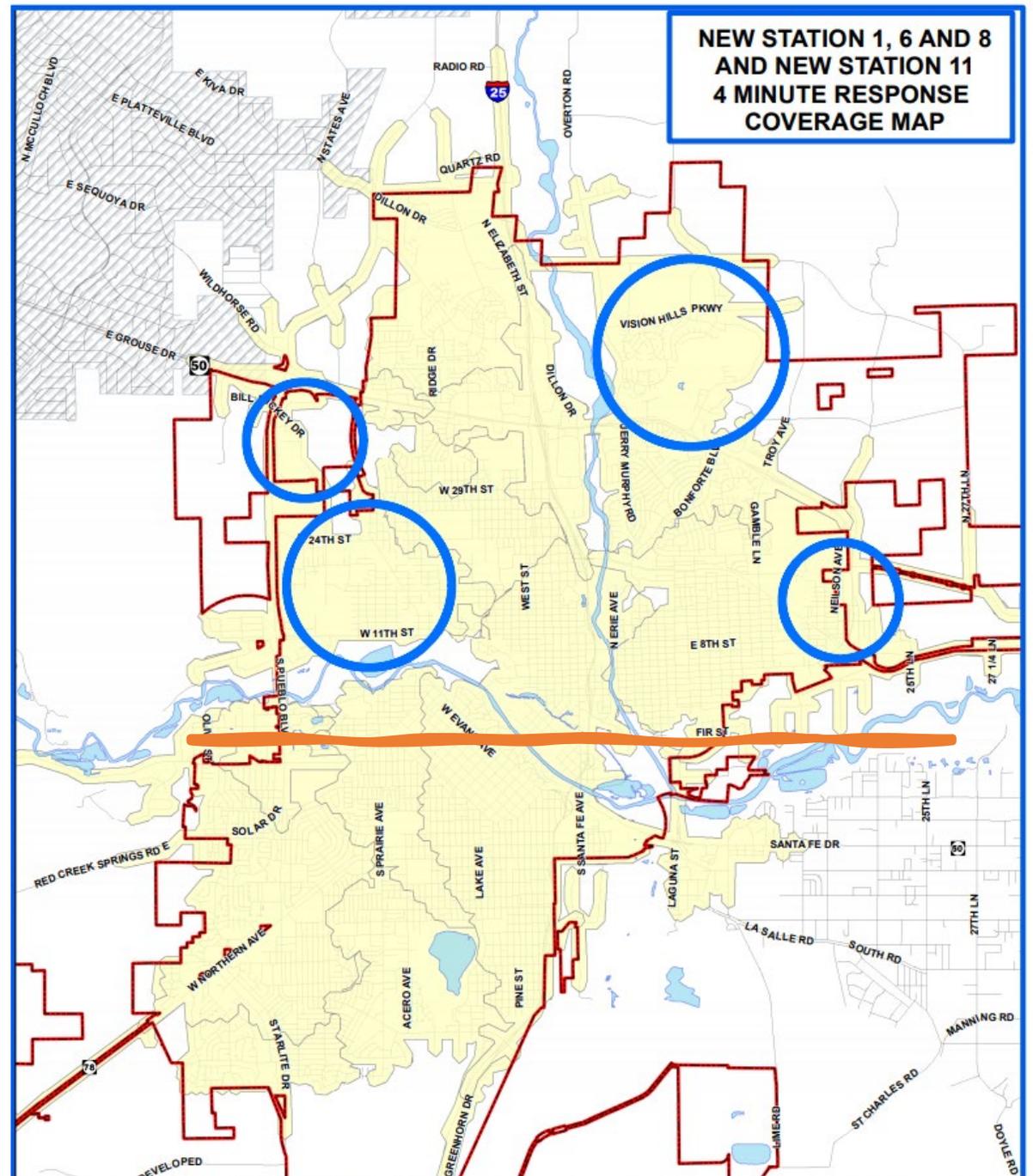
The white areas circles are greater than 4-minute response times.



Responses
moving
current
stations



Responses with adding station 11 (4min w/in entire city)



Moving versus renovations

- Moving 3 stations: improves city coverage to within 4 minutes
- Modernization, cross staffed vehicle storage, safer configurations (drive thru) versus backing in from Hwy, apparatus size.
- Adding 11's: needed due to annexations and population density/type, ISO.

Costs estimated in 2018

NEW and/or RENOVATED STATIONS		Hard Cost	Escalation	Soft Cost - 20%	Inflation	Contingency - 10%	Total	Year 1*	Year 2	Year 3	Year 4	Year 5	Years 6 - 10
Station #	Description												
1	New - 2022	\$ 3,833,900	\$ 191,700	\$ 805,120	\$ 20,128	\$ 485,085	\$ 5,335,933	\$ 5,335,933	\$ -	\$ -	\$ -	\$ -	\$ -
10	New - 2023	\$ 3,228,400	\$ 193,704	\$ 684,421	\$ 17,111	\$ 412,364	\$ 4,535,999	\$ -	\$ 4,535,999	\$ -	\$ -	\$ -	\$ -
6	New - 2024	\$ 3,228,400	\$ 161,420	\$ 677,964	\$ 16,949	\$ 408,473	\$ 4,493,206	\$ -	\$ -	\$ 4,493,206	\$ -	\$ -	\$ -
8	Renovate	\$ 2,500,000	\$ 112,500	\$ 522,500	\$ 13,063	\$ 314,806	\$ 3,462,869	\$ -	\$ 3,462,869	\$ -	\$ -	\$ -	\$ -
5	Renovate	\$ 1,500,000	\$ 90,000	\$ 318,000	\$ 7,950	\$ 191,595	\$ 2,107,545	\$ -	\$ -	\$ -	\$ 2,107,545	\$ -	\$ -
7	Renovate	\$ 1,000,000	\$ 60,000	\$ 212,000	\$ 5,300	\$ 127,730	\$ 1,405,030	\$ -	\$ -	\$ -	\$ 1,405,030	\$ -	\$ -
3	Renovate	\$ 1,000,000	\$ 60,000	\$ 212,000	\$ 5,300	\$ 127,730	\$ 1,405,030	\$ -	\$ -	\$ -	\$ 1,405,030	\$ -	\$ -
2	Renovate	\$ 1,000,000	\$ 70,000	\$ 214,000	\$ 5,350	\$ 128,935	\$ 1,418,285	\$ -	\$ -	\$ -	\$ -	\$ 1,418,285	\$ -

Totals	\$ 24,163,897	\$ 5,335,933	\$ 7,998,868	\$ 4,493,206	\$ 4,917,605	\$ 1,418,285	\$ -
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Year	Escalation %	Inflation %
1	4	2.5
2	4.5	2.5
3	5	2.5
4	6	2.5
5	7	2.5

Costing breakdown:

**Pueblo Fire Department
Conceptual Construction Budget
New Construction
October 9, 2018**

Description	Area		\$ Cost / SF		Total
Cost Category					

All Spaces					
1 Basic Space	5,428	SF @	\$ 260	= \$	1,411,154
2 Standard Space	2,637	SF @	\$ 290	= \$	764,776
3 Premium Space	1,159	SF @	\$ 310	= \$	359,290
Subtotal	9,224	SF	\$ 275	\$	2,535,221

Subtotal Sq. Ft. **9,224 SF** **\$ 2,535,221**

Site Work - Approximate 2 Acre Site \$ 200,000

Design Contingency @ 20% \$ 547,044

TOTAL \$ 3,282,265

Average Cost per Square Foot \$ 355.85

Construction Escalation - Not Included \$ -
Soft Cost - Not Included \$ -

Notes:

This is a conceptual Hard Cost budget and assumes a publicly bid, wage rate, new construction project including site work in Pueblo, CO, current date. Soft Costs such as Fixtures, Furniture and Equipment (FF&E), professional fees, testing, construction contingency and Owner's insurance, land acquisition, off-site costs are not included. Demolition of the existing is NOT included and assumes a new buildable site. Assume all utilities are at the site, facility will be fully sprinklered and all soil is International Code seismic classification 'C' or better. **Cost Categories: 1** Basic level of finish **2.** Office level of finish including HVAC and electric **3.** Highest level of finish including HVAC, plumbing and electric. Hybrid levels of finish are subjective. Single, commercial general contractor, bonding/insurance

Space analysis:
an
explanation
of station
space needed.

		1st Floor Area	2nd Floor Area	Area All Floors	Cost Category	1 Basic Space	2 Standard Space	3 Premium Space
Apparatus/Training								
	2 - Double-Deep Drive Through Bays	3,121		3,121	1	3,121		
	Hose Tower	168	0	168	1	168		
	Subtotal - Apparatus/Training	3,289	0	3,289				
Firematic Support								
	Mezzanine		960	960	1	960		
	Storage Room #1	100		100	1	100		
4	Storage Room #2	144		144	1	144		
5	Work Room	120		120	2		120	
6	Firematic DeCon/EMS Laundry	270		270	3			270
7	EMS Storage	48		48	1	48		
8	Air Room (SCBA)	0		0	3			0
9	Turnout Gear	140		140	2		140	
10	Hose Storage - In Bays	0		0	1	0		
11	Radio/Communication Room	0		0	2		0	
12	Walk-Off Room	48		48	1	48		
13	Unisex Rest Room for Bays	75		75	3			75
	Subtotal - Firematic Support	945	960	1,905				
Firefighters/EMT's								
14	Firefighter's/EMT Day Room	200		200	2		200	
15	Kitchen	200		200	3			200
16	Dining	120		120	2		120	
17	Exercise/Fitness	400		400	2		400	
18	Private Entry	30		30	2		30	
	Subtotal - Firefighters/EMT's	950	0	950				
Bunking								
19	4 - Bunk Rooms @ 250/room	1,000		1,000	2		1,000	
20	2 - Bath/Showers @ 100/bath	200		200	3			200
	Subtotal - Bunking	1,200	0	1,200				
Administration								
21	** Training Room - Station #1 Only (650 sq. ft.)	0		0	2		0	
22	** Training Room Storage - Station #1 Only (100 sq. ft.)	0		0	2		0	
23	Office #1	120		120	2		120	
24	Network/IT	48		48	3			48
25	M & W Restrooms - Station #1 Only (360 sq. ft.)	150		150	3			150
	Subtotal - Administration	318	0	318				
Public/Miscellaneous Space								
26	Public Entry	64		64	2		64	
27	Janitor Closet	48		48	3			48
28	Mechanical/Electrical Room	168		168	3			168
	Subtotal - Public/Miscellaneous	280	0	280				
	Circulation	443		443	2		443	
	Walls	743	96	839	1	839		
	Subtotal - Miscellaneous	1,186	96	1,282		5,428	2,637	1,159

** Station #1 Only - Add 1,110 sq. ft. + Circulation + walls =



Reducing exposures in the Fire Station

FACT SHEET: Cancer Risk in Firefighting *(continued)*



Minimizing Contaminant Exposure and Risk

Fire service organizations and individual fire departments have become increasingly aware of the health and safety hazards posed by contaminant exposure, and have been working to educate the fire service about ways to reduce those risks.

At the Fire Protection Research Foundation – the research affiliate of the National Fire Protection Association (NFPA) - three major initiatives are under way to address fire fighter exposure to contaminants on the fireground and beyond:

How Clean is Clean: While general PPE cleaning procedures have evolved as best practices, scientifically established methods for removing toxic chemicals, biological pathogens and other hazardous substances from PPE is lacking. "Validation of Cleaning Procedures for Fire Fighter PPE" (a three-year study due in late 2018) works to identify the contaminants found on PPE and the disinfection/sanitization procedures required to remove them.

(See nfpa.org/ppcleaning)

Contamination Control and Beyond: It's quickly becoming recognized that contaminants found on fire fighter PPE are also present far from the fire ground: on hand tools, fire hose, apparatus, stations, and beyond - sometimes even into private vehicles and the homes of fire fighters. The "Campaign for Fire Service Contamination Control" (a one year- study due in late 2017) aims to educate the fire service about the health and safety risks of contaminant exposure in all these locations, and to provide steps for controlling contaminants' spread. Go to nfpa.org/contamination for more information.

Long-term Cancer Study: Medical doctors and others don't fully understand which exposures are responsible for cancer in fire fighters, the mechanisms by which exposures cause cancer, nor the most effective means of reducing exposures. The "Fire Fighter Cancer Cohort Study" is a long-term (30-year) information collection effort led by the University of Arizona to fully address these questions. Updates will be provided at intervals throughout the study's duration. Go to www.fccs.org for more information.



**NATIONAL FIRE
PROTECTION ASSOCIATION**
The leading information and knowledge resource
on fire, electrical and related hazards

For more of these resources,
become an NFPA member
nfpa.org/membership

Cost effective measures of mitigation already in place:

- The following has been done to mitigate some challenges:
 - SOP's implemented regarding fire gear cleaning, fire scene decontamination and wearing of proper gear for call type.
 - Ward No-Smoke filters on all vehicles to capture emissions.
 - Exhaust capture at every fire station.
 - Privacy spaces created in each station for response changes to PPE use.
 - Purchase and installation of additional extractor (grant funded) put in service on the north side for more availability.
 - Purchased (grant) 2 SCBA washers North and South to decrease exposure to carcinogens in apparatus cabs (clean cabs).

Questions

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Pueblo Police Department

Community Service Officer Program

Pueblo Police Department CSO Program

Patrol Time Savings

Call Types,
Average
Officer Time
Spent per
Call, and
Total Officer
Time

Call Type	Number of Dispatched Calls	Average time per call per officer (hour:minute: second)	Total Officer Time (rounded to the nearest hour)
Abandon vehicles	854	0:26:52	474
Burglary	1,168	1:04:50	1,801
Evidence collection	74	0:58:00	78
Follow Up	5,036	0:56:23	5,489
Fraud	657	0:47:58	590
ID Theft	936	0:36:02	595
Lost or Found Property	983	0:42:39	858
Motor Vehicle Theft (cold)	1,615	0:56:55	1,957
Parking Complaints	1,124	0:22:22	470
Property Damage	1,174	0:40:00	1,089
Recovered Motor Vehicle	1,194	0:51:29	2,222
Theft	2,659	0:35:55	1,801
Theft from Auto (TFA)	1,407	0:48:41	1,278
Traffic Hazards	1,861	0:17:17	891
Total	20,742	10:05:23	19,593

Date Range: 12/26/20-12/26/21

82% of these CFS occur between 0800 and 2000 hours

84% occurred between 0700 and 1900 hours

These hours are equivalent to 9 full time employees (Assuming a FT employee works 2080 hours/year divided by 19593 time spent on the above CFS)

The Police Department requests to add four new civilian positions to department staffing with the classification title of Community Service Officer (CSO). The primary purpose of these positions will be to provide supplemental support to sworn police personnel by performing duties that do not require the authority, special training or POST certification that sworn police officers are required to have.

Examples of primarily field administrative and reporting duties include:

- Burglary (vending machine, storage units, garages, homes, business, etc.)
- Criminal Mischief (damage, graffiti, etc.)
- Found Property (including drug paraphernalia)
- Frauds & forgeries
- Littering
- Missing people & Runaways
- Non-injury traffic accidents (no alcohol or drugs suspected) & Hit-&-Run accidents
- Property safety inspections (CPTED, etc.)
- Supplements to cases that require evidence (tapes, documents, etc.) to be picked up
- Thefts (thefts, thefts of rental property, thefts from vehicle, motor vehicle thefts, bill & gas skips, etc.)
- Traffic Hazards (stalled vehicles, motorist assists, objects in roadway, malfunctioning traffic lights, etc.)
- It is important to note that the support activities to the CSO's would be more "cold call" in nature. Active calls in-progress or calls where suspect information is known would continue to be handled by sworn police department personnel.

Hiring and Training

The hiring and training process would be similar to the City's police officer recruitment due to the confidential access the CSO's have and would include:

Background checks, polygraphs, and psychological exams.

Selected candidates would experience an abbreviated "academy" of sorts of approximately 5 weeks in length which would include courses appropriate to CSO duties.

An intensive field training officer program following completion of the academy.

The positions would be non-exempt, general services positions and would be included in the Pueblo Association of Government Employees bargaining unit.

Equipment Cost per CSO

Estimated Start-Up Duty Equipment Cost Per CSO

Quantity	Item	Item Price	Cost
1	Polygraphs	\$150.00	\$150.00
1	Psychological	\$250.00	\$250.00
3	Long Sleeve Polo	\$42.50	\$127.50
4	Short Sleeve Polo	\$34.00	\$136.00
3	Cargo Pants	\$29.99	\$89.97
1	Duty Jacket	\$125.00	\$125.00
1	Nylon Underbelt	\$12.99	\$12.99
1	Nylon Dutybelt	\$23.00	\$23.00
1	Nylon Belt Keepers	\$8.95	\$8.95
1	Radio Carrier	\$28.95	\$28.95
1	Flashlight Carrier	\$19.50	\$19.50
1	OC Holder	\$19.80	\$19.80
1	Reflective Vest	\$29.95	\$29.95
1	OC	\$12.50	\$12.50
1	Flashlight	\$50.00	\$50.00
1	Vehicle lights and paint	\$ 3000.00	\$3000.00
1	Patches	\$25.00	\$25.00
	Total		\$4109.11
	Total Cost for 4 CSO's		\$14,836.44

Further Equipment Requirements

We currently have 4 vehicles outfitted with computers and mounts. It would cost approx. \$3000.00 to paint, mark, and replace the overhead light system per vehicle. Currently we have 10 extra radios and would not need to purchase any to outfit the CSO's. We will need to revisit our contract with Axon this year in order to outfit all sworn officers with BWC's due to the requirements in SB20-217 and SB 21-1250. We will be ordering new ballistic vest in 2022 for a large number of officers and will include the CSO's in the order.

FINANCIAL IMPLICATIONS:

All costs associated with this proposal will be paid out of the General Fund.

Cost Item	Annual Cost	
Salary	\$ 45,260	
Retirement (PERA)	\$ 6,436	
Health Insurance	\$ 21,637	
Dental Insurance	\$ 296	
Life Insurance	\$ 76	
Medicare	\$ 656	
Ancillary Costs - Recruitment, Uniform and Equipment	\$ 3,709	
	Total Per Position	\$ 78,070
		➔ x 4 positions \$ 312,278
Vehicle Retrofitting (1 time cost)	\$ 3,000	
Total Estimated Annual Program Cost	\$ 315,278	

Assuming the CSO positions are approved, the timeline to fill through the Civil Service, selection and post-offer background processes would likely result in a hire date no sooner than June 1, 2022. Therefore, the more realistic cost of standing up the program would be **approximately \$185,164 in FY 2022.**

Conclusion

With sworn police personnel recruitment challenges increasing, coupled with a far more significant training and equipment resource intensive runway associated with bringing sworn officers on board, developing a CSO program appears to be a cost-effective and efficient way to bring civilian staff resources to bear more quickly and make a positive impact on sworn workload.

In conclusion, primary benefits of adding the CSO's to the Pueblo Police Department include:

Enhanced patrol response without the additional burden on sworn officers, freeing up sworn officers to spend more time on each call

Focus on higher-priority calls and to engage in more proactive policing, all of which are mission critical activities in delivering strong public safety services to the community of Pueblo.

It is possible that reducing the number of calls to which patrol officers must respond could improve response time to other calls for service as well.

Finally, this program may also prove to have a positive impact on the recruitment of future sworn Police Officers and will allow individuals to experience the law enforcement environment which hopefully will increase interest in pursuing a career in sworn policing with the Pueblo Police Department and provide a "feeder source" of qualified applicants.