



Record of Proceedings Minutes of a Work Session of the Board of Directors

Held: Tuesday, April 2, 2024, at 5:30 p.m., at the Cimarron Hills Fire Protection District Administrative Offices, 1835 Tuskegee Place, Colorado Springs, Colorado.

A work session of the Board of Directors of Cimarron Hills Fire Protection District, Colorado Springs, Colorado, was called to order at 5:32 p.m. and held as shown above and in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Call to Order

Director Miller opened the work session at 5:30 p.m. with 5 directors in attendance.

Roll Call

- Rene' Sintas - PRESENT
- KaTarra Taylor - PRESENT
- Mark Gass - PRESENT via phone
- Erika Gass - PRESENT
- Paul Miller - PRESENT

Also present were:

Fire Chief Andrew York, Division Chief Matthew Gortner, and Executive Assistant Virpi Mattson taking minutes

Pledge of Allegiance

The Pledge of Allegiance was recited.

CHFPD Facilities Discussion

Chief York opened the meeting to discuss future options for the CHFPD Fire Station and Headquarters facilities.

Background

In the process of meeting the increasing call volume and needs of its citizens, CHFD has outgrown the current facilities in terms of space for personnel, apparatus, and storage needs. Staff has researched and responded to potential opportunities for acquiring land within the District with the idea of building a new facility encompassing both the Station and Headquarters in one location, however thus far the leads on suitable available land have fallen short.

Maverick (the business) is not open to any conversations about selling vacant land owned by them at this time.

Vacant land off Constitution has been pulled off the market.

Following a short presentation to the Board of Directors at the Cherokee Metropolitan District, the vacant land adjacent to Eastridge Park, owned by their district does not appear to be a viable option. There was a great level of enthusiasm and support for the fire department, but limited support for discussing sale of the land.

The Board and Chiefs discussed options for addressing the needs, and narrowed them down to a couple:

Option 1: Complete a renovation of the existing station to include building a 2nd story bedroom level over the north side, converting the existing south side to an extended 4th apparatus bay, and extending existing bays at the rear for both apparatus and equipment storage. We will also look at the option/cost to build a 2nd story over the bay and/or south end to accommodate integration of Administration into the same facility, possibly as a 2nd (later) construction phase. It is believed this project (phase one) could be completed with financing using existing capital reserve funds.

Pros: Location, continued integration within the community, cost, historical retention

Cons: Limited space for any future expansion. Incorporating administration into the facility on a second level would require additional parking, requiring a long-term lease of adjacent property from the city of Colorado Springs for this purpose. Otherwise, Headquarters remains at its existing location.

Option 2: Demolition of the Headquarters building, replaced with a brand new combination Fire Station/Administration facility on the existing 3 lots already owned by the district. Construction of a new facility would require securing funds through a bond election.

Pros: Plenty of space for a new facility, built to address current and future needs and incorporating the newest technology, on property the district already owns. Minimal impact on response times. All facilities, equipment, apparatus, personnel in one location.

Cons: Location – station is relocated out of the immediate sight of the public (other than the golf course), and daily community interaction is reduced since no longer in the foot traffic path.

Following discussion, the Board asked that input be solicited from the line personnel in the form of an anonymous survey. Additionally, costs for both options will be explored further, and all will be presented at the next regular meeting on April 17.

This meeting was open to the public and no action was taken.

Adjourn

Upon motion duly made by Director Miller, seconded by Director Taylor, the meeting was adjourned at 0636.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced work session and was approved by the Board of Directors of the District on the 17TH day of April, 2024.

Respectfully submitted,

/s/ Mark Gass, Secretary