



City Council Work Session

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

July 20, 2026 at 6:00 PM

Agenda

Please register, **BY 4:30 pm the day of the Work Session** for City Council Work Session

https://zoom.us/webinar/register/WN_AlrC-BsIRNiigokU1E5K4w

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

Discussion Items

1. Municipal Court Update
2. Water Conservation Measures
3. Future of Fire Station at 124 E Street

Adjourn

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Public Works	David Lady - Public Works Director	July 20, 2026

ITEM

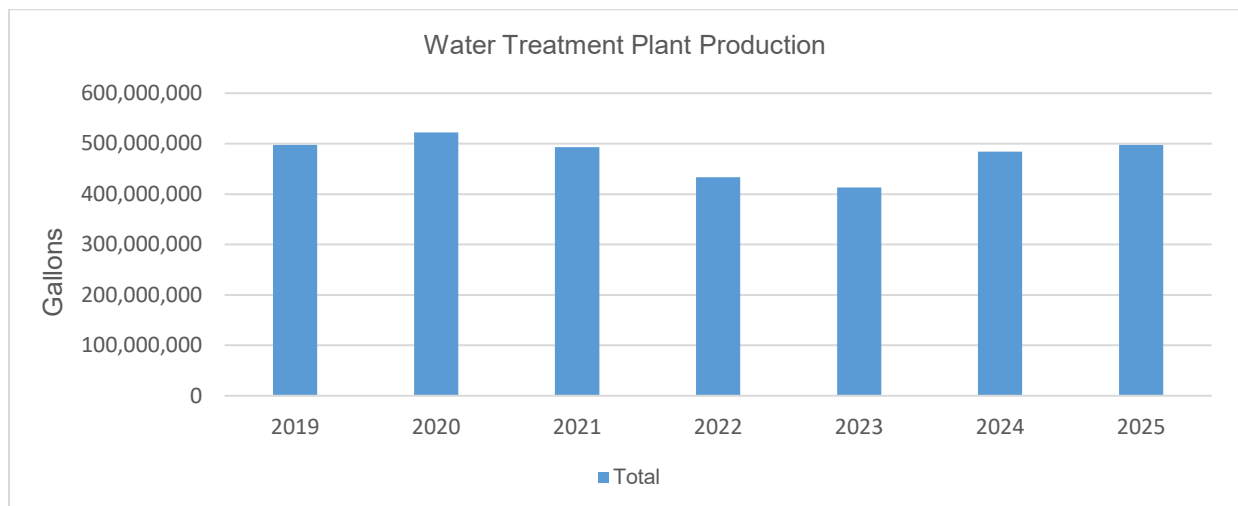
Water Conservation Measures

BACKGROUND

The widespread drought across the western United States has brought water issues to the forefront. Actions to manage water resources are taking place both regionally and locally. As a municipal water provider, the City faces a variety of challenges during periods of drought. These challenges may include source water considerations such as storage management, watershed management before and after wildfire events, water-use efficiency, system resiliency, and planning for water conservation measures.

Water conservation measures require collaboration across the community and involve balancing a variety of needs. These needs may include ensuring that adequate water is available to maintain the health of trees, crops, and parks that serve the broader community.

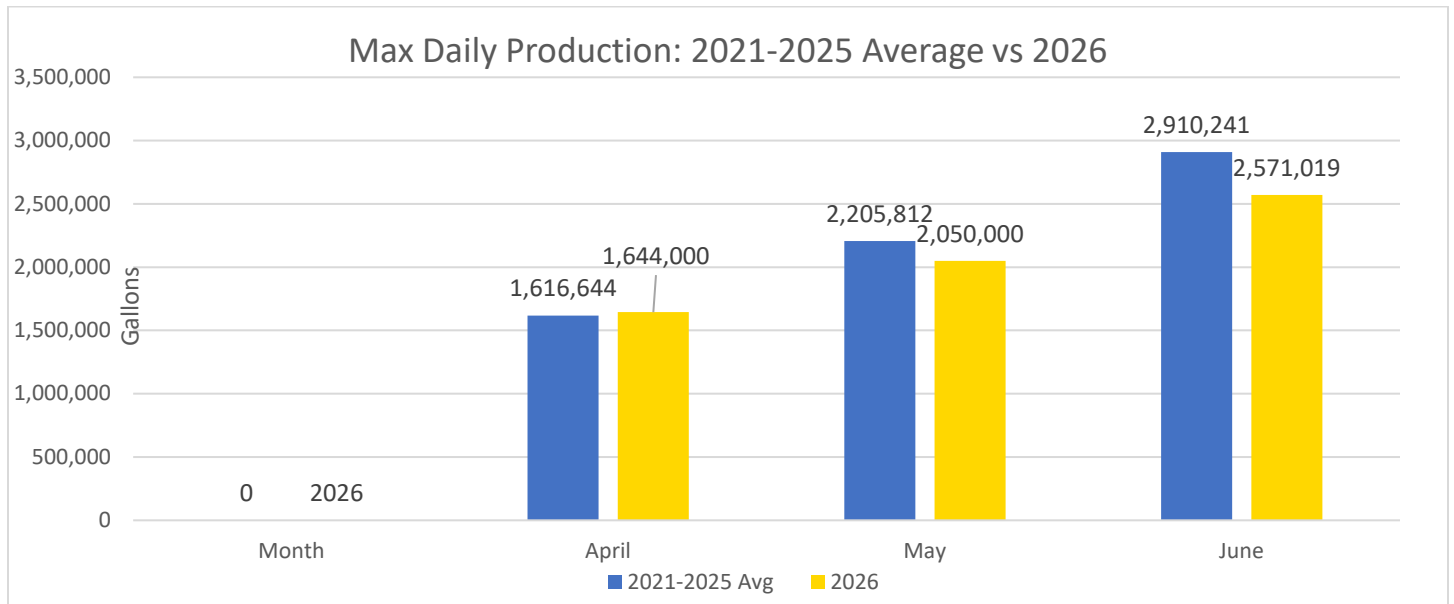
The City's current Municipal Code identifies water conservation measures that may be implemented when water production limitations occur. It should be noted that the City is not currently experiencing any limitations in meeting the system's peak-day water demands. The figures below identify water production trends and peak day demands which indicate that the peak day in 2026 trended approximately 10% below the average of the previous five years. This reduction is likely due to users curtailing irrigation in response to drought conditions. The City also implemented watering restrictions in early July, and the resulting data will be evaluated to determine the effectiveness of those measures.





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Map released: Thurs. July 2, 2026

Data valid: June 30, 2026 at 8 a.m. EDT

Intensity

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)
- No Data

Authors

United States and Puerto Rico Author(s):

[Brad Rippey](#), U.S. Department of Agriculture

Pacific Islands and Virgin Islands Author(s):

[Richard Tinker](#), NOAA/NWS/NCEP/CPC

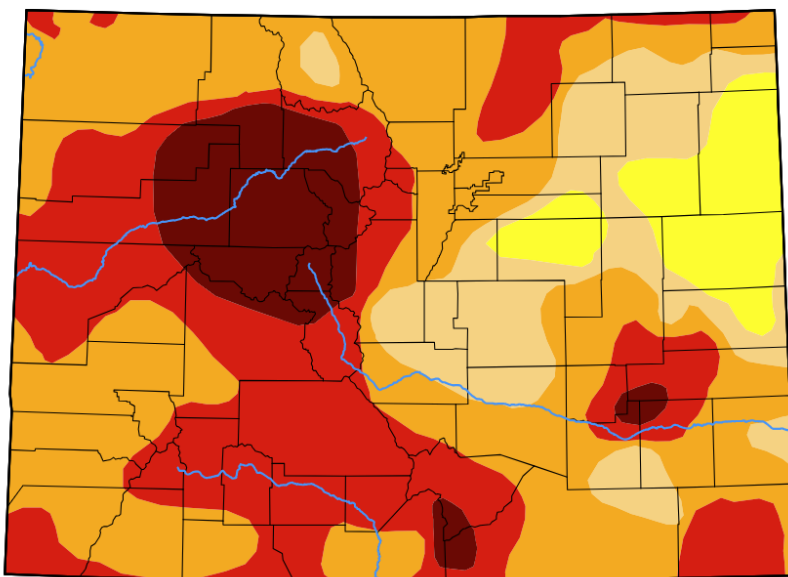


Figure 1 - U.S. Drought Monitor



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The status of current drought conditions can be monitored through the U.S. Drought Monitor website. Tracking this information can help guide decisions regarding when to implement additional water conservation measures and when it may be appropriate to relax or discontinue those measures. Current drought information for Colorado can be found at: [U.S. Drought Monitor – Colorado](#)

Next Steps

1. Municipal Code Updates - Later this year, staff will propose amendments to the Municipal Code related to water conservation. Proposed changes may include:
 - a. Updating the triggers used to initiate conservation measures based on drought conditions.
 - b. Revising irrigation scheduling requirements based on property addresses.
 - c. Reviewing penalties associated with water conservation violations.
2. Water Rate Structure Review
 - a. As part of the development of the 2027 Fee Schedule, staff will evaluate adjustments to volumetric water rates across the various usage tiers. It is proposed that tiered rates increase when mandatory water conservation measures are in effect to further encourage water-use efficiency during periods of drought.

REQUESTED DIRECTION FROM COUNCIL

Provide guidance with respect to proposed code updates and tiered rate increases related to water conservation measures.



City Council Work Session Memo

Department	Presented By	Date
Administration	Christy Doon - City Administrator	July 20, 2026

Agenda Item

Future of Fire Station at 124 E Street

Background

The property located at 124 E Street has recently been vacated by the Salida Fire Department following construction of the new fire station on Oak Street. The building consists of a two-story section and a small bay. The upstairs residential area and bay are currently being used by wildland firefighters. The downstairs portion is not being used.

The South Arkansas Fire Protection District owns the building directly to the north, which consists of multiple bays and is currently being used to house fire apparatus, including wildland apparatus. These buildings are connected which complicates the issue.

The SAFPD is currently paying electric, cable, and internet utilities. The City of Salida is paying water and wastewater and carries insurance for the City-owned building. Annually this amounts to approximately \$15,967 for the City.

City staff have also identified repair costs of approximately \$178,000. The current appraisal for the City-owned property is approximately \$1.1 million. City staff have identified repair costs as well:

Contractor	Amount	Detail
		Roof, plumbing, electrical, framing in the firepole hole + demoing the tile in the second bathroom on the first floor, replacing it and adding FRP to the walls.
Cooper Woodworks	24,587.91	
Hylton Home	9,618.38	Materials
Hylton Home	5,648.86	Labor
Garland Co	135,125.00	Roof replacement - note: should be done within next 5 years
In house assessment	3,100.00	Labor

City staff have met with potential renters, but the space has not suited their needs. Staff have also looked at internal operational needs that could be met with the building and have done limited research regarding potential sale of the property.

The City is also evaluating future replacement of aging fire apparatus. The current pumper and aerial apparatus have exceeded their expected service life, replacement costs are significant, parts availability has become increasingly challenging, and specialized repair technicians are becoming more difficult to locate. As Council considers the future of the E Street property, staff may wish to evaluate how any future disposition strategy could affect long-term public safety capital needs.



City Council Work Session Memo

Department	Presented By	Date
Administration	Christy Doon - City Administrator	July 20, 2026

Analysis

Option A – Retain the Property

Retaining the property preserves a potentially appreciating asset and maintains long-term flexibility for future use, lease, sale, or redevelopment.

The facility also provides the City with the ability to respond to future operational, storage, administrative, or public use needs without acquiring additional property.

However, the building currently provides limited direct benefit, is not generating revenue, and requires ongoing maintenance and capital investment. Retention would require the City to continue funding repairs, utilities, insurance, and other carrying costs. In addition, retaining the property does not address the City's current need for replacement fire apparatus.

Option B – Sell the City Property

Selling the City property would convert a non-revenue-producing asset into a one-time revenue source.

Based on the current appraisal, proceeds from a sale could potentially be used for a variety of municipal purposes, including public safety capital needs such as replacement fire apparatus.

A sale would also eliminate future repair obligations, annual carrying costs, and risks associated with ownership of an aging facility.

However, selling the property would permanently remove a potentially appreciating real estate asset from City ownership. Once sold, the property would no longer be available for future municipal uses or redevelopment opportunities.

Option C – Explore a Coordinated Strategy with South Arkansas Fire Protection District

The City could work collaboratively with the South Arkansas Fire Protection District to evaluate the future of the entire fire department complex.

Because SAFPD owns the adjacent property and currently utilizes portions of the site for apparatus storage and wildland firefighter housing, a coordinated approach may provide opportunities that would not exist if the City property is considered independently.

Potential opportunities could include:

- Coordinated disposition of both properties.
- Evaluation of whether a combined sale would increase marketability.
- A potential property exchange in the South Arkansas neighborhood.
- Modifications to the existing Intergovernmental Agreement.
- Consideration of approaches that could assist with future fire apparatus replacement needs.

This option would require additional analysis, negotiation, and Council direction before any specific proposal could be developed.

Key Considerations

- **Mission Alignment:** The former station currently provides limited direct operational value to City fire operations. Replacement fire apparatus, including pumper and aerial apparatus, directly supports emergency response, firefighter safety, and service delivery.
- **Financial Impact:** Retention requires continued investment in repairs, maintenance, insurance, and utilities. Disposition of the property could reduce or eliminate future carrying costs and transfer responsibility for future maintenance to a new owner.
- **Marketability / Saleability:** City staff consulted with a local real estate professional regarding the marketability of the property. The realtor indicated that it may be easier to market and sell both the City-owned and SAFPD-owned properties together than it would be to market either property independently. A larger, unified site may be more attractive to certain purchasers or developers than two separate transactions involving adjacent properties. Staff has not completed a formal market analysis and therefore cannot determine whether a coordinated sale would result in a higher sale price or shorter marketing period.
- **Operational Considerations:** SAFPD currently utilizes the adjacent property for apparatus storage and wildland firefighter operations. Any future disposition strategy may benefit from understanding how those operational needs could be accommodated.
- **Timing:** The City faces ongoing building maintenance obligations while also evaluating future capital replacement needs. Council direction will help determine whether staff should focus on retention, disposition, or further evaluation of coordinated opportunities with SAFPD.

Requested Direction from Council

1. Does Council wish to retain ownership of the former fire station at 124 E Street?
2. If Council wishes to retain the property, should staff pursue repairs and improvements necessary to make unused portions of the facility available for lease or other uses?
3. If Council does not wish to retain the property, should staff prepare an ordinance placing the disposition of the property before the voters?
4. Does Council wish staff to further evaluate a coordinated strategy with the South Arkansas Fire Protection District regarding potential disposition of both properties, potential property exchange opportunities, potential modifications to the existing Intergovernmental Agreement, and future public safety capital needs?
5. Should staff obtain additional market analysis regarding the saleability of the City property independently versus a coordinated disposition with SAFPD?