

REQUEST FOR THE RELEASE OF FUNDS

On or about March 28, 2024 the Town of Collbran will submit a request to the Colorado Department of Local Affairs (DOLA) for the release of Community Development Block Grant funds, under Title I of the Housing and Community Development Act of 1974, as amended, to undertake the following project:

Project Title: Collbran Auditorium Renovation

Purpose: CDBG funds of \$600,000 and local matching funds of approximately \$400,000 will be used to stabilize the roof and exterior wall framing to preserve the Auditorium and ensure structural stability. The roof and exterior siding on the north and south sides will be replaced with metal siding to mimic the original, single-material appearance over the barrel vaults. The roof profile will be restored to its historical appearance with bump-outs above the clerestory windows on the north and south sides, and the north and south clerestory windows will be repaired and/or replaced with in-kind and re-flashed. The modern entry doors will be replaced with wood-clad double entry doors, asymmetrical, 4-panel vertical style. Critical electrical improvements will be completed and the 1980's era natural gas furnaces and ducting will be replaced with new, efficient ones. ADA accessibility will be enhanced by modifications to the existing south ramp. In the interior, asbestos abatement is required, so the existing suspended acoustic tile ceiling and hard ceiling, which is contaminated with asbestos-containing materials, will be removed and replaced with a new suspended ceiling, along with new LED lights and ductwork. On the west façade exterior, which is the primary remaining original feature of the building, only painting and basic repairs will be undertaken at this time.

Location: 102 Main Street, Collbran, CO 81624

Estimated Cost: Roughly \$600,000 in CDBG with total project costs of roughly \$1,000,000.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at Collbran Town Hall, 1010 High Street, Collbran, CO 81624 or by via email request to townmanager@townofcollbran.us and may be examined or copied weekdays (9) A.M. to (5) P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Town Manager, Melonie Matarozzo via email townmanager@townofcollbran.us or by mail to P.O. Box 387, Collbran, CO 81624. All comments received by 5 p.m. March 25, 2024, will be considered by the Town of Collbran prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Town of Collbran certifies to DOLA that Melonie Matarozzo, in her capacity as Town Manager, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. DOLA's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Town of Collbran to use HUD program funds.

OBJECTIONS TO THE RELEASE OF FUNDS

The Colorado Department of Local Affairs will accept objections to its release of funds and the Town of Collbran's certification for a period of 15 days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are made on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Town of Collbran; (b) the Town of Collbran has omitted a step or failed to make a decision or finding required by U.S. Department of Housing and Urban Development regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before the approval of a release of funds by the Colorado Department of Local Affairs; or (d) another Federal agency, acting pursuant to 40 CFR part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Bret Hillberry, Environmental Compliance Officer, at bret.hillberry@state.co.us. Potential objectors should contact bret.hillberry@state.co.us to verify the actual last day of the objection period.

Melonie Matarozzo, Town Manager

Published: March 16, 2024.

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agents of Grand Junction Daily Sentinel, a newspaper printed and published 5 days a week in the City of Grand Junction, County of Mesa, State of Colorado, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Mar. 16, 2024

NOTICE ID: Sbt8OnkHwp7PjxVe99gw

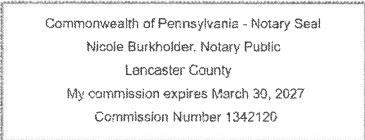
PUBLISHER ID: 187392

NOTICE NAME: Collbran Auditorium RORF Rev 3

(Signed) Yuade Moore

VERIFICATION

State of Pennsylvania
County of Lancaster



Subscribed in my presence and sworn to before me on this: 03/18/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

CEST

**Environmental Review for Activity/Project that is Categorically
Excluded Subject to Section 58.5**

Pursuant to 24 CFR 58.35(a)

Classification of Project/Activity: (Check All that Apply)

- 24 CFR Part 58.35(a)(1): Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets)
- 24 CFR Part 58.35(a)(2): Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons
- 24 CFR Part 58.35(a)(3): Rehabilitation of buildings and improvements when the following conditions are met:
 - 1 to 4 unit building for residential use, when density is not increased beyond 4 units; land use is not changed; and the footprint of the building is not increased in a floodplain or in a wetland area
 - Multifamily residential buildings, when unit density is not changed more than 20 percent; project does not involve changes in land use from residential to non-residential; and the estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation
 - Non-residential structures, including commercial, industrial, and public buildings, when facilities and improvement are in place and will not be changed in size or capacity by more than 20 percent; and the activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial, or from one industrial use to another
- 24 CFR Part 58.35(a)(4): An individual action (non-rehabilitation) on:
 - Up to 4 dwelling units where there are maximum 4 units on any one site. The units can be 4 one-unit buildings or 1 four-unit building or any combination in between
 - A project of 5 or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than 4 housing units on any one site
- 24 CFR Part 58.35(a)(5): Acquisition (including leasing):
 - Or disposition of, or equity loans on, an existing structure
 - Of vacant land provided the structure or land acquired, financed, or disposed of will be retained for the same use
- 24 CFR Part 58.35(a)(6): Combinations of the above activities

Project Information

Project Name: Town of Collbran Auditorium Rehabilitation

Responsible Entity: Town of Collbran

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Karla Distel

Certifying Officer Name and Title: Melonie Matarozzo, Town Manager

Grant Recipient (if different from Responsible Entity):

Consultant (if applicable):

Direct Comments to: Karla Distel, finance@townofcollbran.us

Project Location: 102 Main Street, Collbran, Colorado 81624 Lat: 39.238864 Long: -107.960586

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

CDBG funds of \$600,000 and local matching funds of approximately \$400,000 will be used to stabilize the roof and exterior wall framing to preserve the Auditorium and ensure structural stability. The roof and exterior siding on the north and south sides will be replaced with metal siding to mimic the original, single-material appearance over the barrel vaults. The roof profile will be restored to its historical appearance with bump-outs above the clerestory windows on the north and south sides, and the north and south clerestory windows will be repaired and/or replaced with in-kind and re-flashed. The modern entry doors will be replaced with wood-clad double entry doors, asymmetrical, 4-panel vertical style. Critical electrical improvements will be completed and the 1980's era natural gas furnaces and ducting will be replaced with new, efficient ones. ADA accessibility will be enhanced by modifications to the existing south ramp. In the interior, asbestos abatement is required, so the existing suspended acoustic tile ceiling and hard ceiling, which is contaminated with asbestos-containing materials, will be removed and replaced with a new suspended ceiling, along with new LED lights and ductwork. On the west façade exterior, which is the primary remaining original feature of the building, only painting and basic repairs will be undertaken at this time.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: _____

Funding Information

Grant Number	HUD Program	Funding Amount
CDBGPF-23-545	CDBG	\$600,000

Estimated Total HUD Funded Amount: \$600,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$1,000,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Not within 15,000 feet of a military airport or within 2,500 of a civilian airport. See map
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>No mitigation required for Colorado projects</i>
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The funding for the project is from a formula grant made to states and therefore Exempt from flood insurance requirements. However, the project is not located in a wetland, see map.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Collbran is located in Mesa County which is within an “attainment area”. The project includes installing a new roof and improvements to the interior, which will not exacerbate air quality issues in the community.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>No mitigation required for Colorado projects</i></p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Asbestos containing materials ACMs have been identified in the building. The Town has received assistance from CDPHE and a qualified consultant has prepared an Asbestos Abatement and Disposal Work Plan. The abatement work is currently out to bid and can be completed as soon as the necessary environmental approval has been received. All remediated documentation will be saved to file.</p> <p>The facility is not used for housing and therefore exempt from lead requirements per 35.115(a)(7).</p> <p>The building is exempt from Radon requirements because the the building is not residential and will not be occupied for more than 4 hours per day.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project involves the rehabilitation of an existing building and thus there are no impacts to endangered species.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project will not expose people or buildings to hazards from explosive or flammable fuels.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Rehabilitation of an existing building on a non-agricultural site. The project does not include any activities, including new construction, acquisition of undeveloped land, or conversion that could potentially convert one land use to another. The project is compliant.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Project is not located within a 100-year floodplain. National Flood Hazard Layer FIRMet # 08077C0577F dated 12/20/23</p>

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Section 106 Consultation resulted in adverse effect due to the proposed renovation efforts. Through consultation with the SHPO, an MOA has been executed that details the undertaking and steps required to comply with the MOA.</p> <p>THPO consultation was not required because there will not be any new ground disturbance and all work will remain within the current footprint of the building.</p> <p>The ACHP was notified of the adverse effect on February 1, 2024. They requested additional information, and on March 11, 2024 they provided a letter with the following language: “However, we have reviewed the documentation provided and have decided to not reopen consultation at this time. We will, therefore, consider the Agreement as having been filed with in accordance with 37 CFP S 800.6(b)(1)(iv).” To address the ACHP’s concerns about timing of the signature on the MOA between the Town and the SHPO, the MOA has been updated with a signature date after the March 11, 2024 ACHP letter.</p> <p>See attached executed MOA.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project does not involve development of noise sensitive uses.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>No mitigation required for Colorado projects.</i></p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project occurs on a previously constructed auditorium and will not affect a wetland. See the attached wetlands mapper.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Project will not affect a designated or scenic river and the project will only include improvements on an already existing facility with no water resources near the facility.</p>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is suitable for its proposed location and use and will NOT (1) disproportionately be adversely by or (2) disproportionately adversely impact low income or minority populations.

Field Inspection (Date and completed by): **Karla Distel, completed 02/22/24 (initial) and 03/20/24 (final).**

Summary of Findings and Conclusions: **The Town of Collbran will abate and remove asbestos containing materials and comply with HUD Lead Safe Housing Requirements during construction. The Town participated in a Section 106 consultation with the Colorado SHPO and has entered into a Memorandum of Agreement to address the effect of the Undertaking on historic properties.**

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	<i>The Town of Collbran has worked with the Colorado Department of Public Health and Environment in preparation of a work plan to remediate all asbestos containing materials. Bids have been received and mitigation can begin as soon as the environmental release is approved.</i>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<i>The Town of Collbran has entered into a Memorandum of Agreement with the Colorado State Historical Preservation Office wherein the Town agrees to several stipulations in order to take into account the effect of the Undertaking on historic properties, namely by providing:</i> <ol style="list-style-type: none"> <i>1) A written narrative of the history of the property which will be satisfied by entering into the record the Historic Structure Assessment completed by Chamberlin Architects, LLC. and</i> <i>2) A sketch floor plan for all levels of the building, and</i>

	<p>3) <i>Photographic documentation, namely a series of representative views of the historic property as digital images in a format and storage methodology that is acceptable to SHPO, and</i></p> <p>4) <i>Copies of the approved architectural drawings as proposed.</i></p> <p><i>The MOA provides for ongoing monitoring and reporting by the Town to Colorado SHPO.</i></p>

Determination:

- This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain “Authority to Use Grant Funds”** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer

Name/Title/Organization: Karla Distel, Finance and Grants Manager, Town of Collbran

Preparer Signature: *Karla Distel* Date: *3/18/24*

Responsible Entity/Certifying Officer:

Name/Title: _____

RE Agency Official Signature: _____ Date: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



March 11, 2024

Ms. Karla Distel
Finance Director
Town of Collbran
1010 High Street
Collbran, CO 81624

Ref: *Renovation of the Collbran Auditorium*
Collbran, Mesa County, Colorado
ACHP Project Number: 020542

Dear Ms. Distel:

On February 1, 2024, the Advisory Council on Historic Preservation (ACHP) received a notification of adverse effect from the Town of Colbran, Colorado (Town), regarding the referenced undertaking, which will use Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The Town is acting as the Responsible Entity pursuant to HUD's environmental regulations at 24 CFR Part 58. The notification was submitted in accordance with 36 CFR § 800.6(a)(1) of Section 106 of the National Historic Preservation Act and its implementing regulations, "Protection of Historic Properties" (36 CFR Part 800). The regulations require that the agency official notify the ACHP of an adverse effect finding and provide the ACHP with an opportunity to participate in consultation if we so choose. On February 15, 2024, the ACHP sent a request to the Town for additional information on its efforts consult with federally-recognized Indian Tribes (Tribes) on the undertaking and the comments from the Colorado State Historic Preservation Office (SHPO) regarding the undertaking and its effects on historic properties.

The Town responded to the ACHP's request on February 20, 2024, with the requested information on SHPO comments, but indicated that Tribes were not invited to the consultation, citing a HUD consultation checklist that advises REs that consultation with Tribes is not required if undertakings do not include significant ground disturbing work, among additional criteria. The ACHP advises HUD and REs who have assumed HUD's responsibility for Section 106 review, that consultation with any Indian Tribe that attaches religious and cultural significance to historic properties affected by an undertaking regardless of the location of that historic property is required pursuant 36 CFR 800.2(c)(2)(ii). The ACHP has previously advised HUD that this checklist is not consistent with the regulations implementing Section 106 and ACHP's guidance regarding federal agency trust responsibilities with Tribes; the extent of ground disturbance from an undertaking is not a factor in determining whether to invite Tribes to consult.

Furthermore, in its response, the Town attached a Memorandum of Agreement (Agreement) between the Town and the SHPO executed on February 16, 2024. Because the Town did not respond to the ACHP's request for more information prior to the Agreement's execution on February 16, we were precluded from participating in consultation. The failure to follow these procedural requirements may bring challenges by

ADVISORY COUNCIL ON HISTORIC PRESERVATION

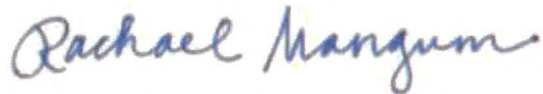
401 F Street NW, Suite 308 • Washington, DC 20001-2637
Phone: 202-517 0200 • Fax: 202-517-6381 • achp@achp.gov • www.achp.gov

interested parties following the consultation process.

However, we have reviewed the documentation provided and have decided to not reopen consultation at this time. We will, therefore, consider the Agreement as having been filed with us in accordance with 36 CFR § 800.6(b)(1)(iv). In the future, please be sure to provide us with sufficient advance notice of any adverse effect determination prior to the execution of an agreement.

If you have any questions or require our further assistance, please contact Maxwell Sickler at (202) 517-0220 or by e-mail at msickler@achp.gov and reference the ACHP Project Number above.

Sincerely,

A handwritten signature in blue ink that reads "Rachael Mangum". The signature is written in a cursive, flowing style.

Rachael Mangum
Assistant Director
Office of Federal Agency Programs
Federal Permitting Licensing and Assistance Section

MEMORANDUM OF AGREEMENT

BETWEEN
THE TOWN OF COLLBRAN, AND
THE COLORADO STATE HISTORIC
PRESERVATION OFFICE
REGARDING

THE RENOVATION OF THE COLLBRAN AUDITORIUM BUILDING AT 102 MAIN
STREET, TOWN OF COLLBRAN, MESA COUNTY, COLORADO

WHEREAS, The Town of Collbran (Town) as owner of the Historic Collbran Auditorium at 102 Main St. in the Town of Collbran, Mesa County, Colorado proposes to renovate the Auditorium in order to preserve it for public use as a community center for many decades into the future (the Undertaking); and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has a grant agreement with the Colorado Department of Local Affairs (DOLA), to provide federal Community Development Block Grant – Public Facility (CDBG) funds to eligible projects; and

WHEREAS, DOLA has granted Community Development Block Grant (CDBG) funds to the Town of Collbran (Town) for the proposed Undertaking; and

WHEREAS, The Town proposes to use the awarded CDBG-PF funds for the proposed Undertaking; and

WHEREAS, pursuant to 24 CFR 58.5(a), the Town of Collbran, as the responsible entity for the CDBG funds, assumes responsibility for compliance with Section 106 of the National Historic Preservation Act, 16 USC 470; and

WHEREAS, the Town of Collbran has defined the undertaking's area of potential effects (APE) as the Collbran Auditorium, located at 102 Main Street, Collbran, CO, and

WHEREAS, The Collbran Auditorium is included as #4 on the Mesa County Register of Historic Landmarks and would be eligible to be listed in the National Register of Historic Places; and

WHEREAS, the Town of Collbran, in consultation with the Colorado Historic Preservation Office (SHPO), has determined that the Undertaking may have an adverse effect on the Collbran Auditorium pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (54 U.S.C section 306108); and

WHEREAS, the Town of Collbran desires to communicate its intention to perform the renovation in a manner that is generally consistent with the intent of the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation and in a way that will preserve the historic appearance and function of the auditorium, and

WHEREAS, the Town of Collbran has provided for public comment on the Undertaking by a public hearing which was held on February 14, 2023 at the Collbran Town Hall, 1010 High Street, Collbran, CO; and

WHEREAS, in accordance with 36 CFR Part 800.6(a)(1), Town of Collbran has notified the

Advisory Council on Historic Preservation (Council) of its adverse effect determination with specified documentation and the Council has decided **not** to participate in the consultation pursuant to 36 CFR Part 800.6(a)(1)(iii).

NOW, THEREFORE, the Town of Collbran, and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties.

I. STIPULATIONS

The Town of Collbran shall ensure that the following measures are carried out:

A. DOCUMENTATION

Prior to the renovation of the Collbran Auditorium Building, the Town of Collbran shall collect written and photographic documentation of the building. Documentation shall include the following:

1. **Written Narrative:** The Town shall provide a written narrative of the history of the property including date(s) of construction, an architectural description of the property's physical appearance including a discussion of building materials, construction methods, significant architectural features and setting, and a discussion of the property's national, state, and local significance. The history of the property shall cover the period from the construction of the building to the present. This requirement will be satisfied by submission of the Historic Structure Assessment completed by Chamberlin Architects, LLC as part of project #2019-HA-004.
2. **Floor Plan:** The Town shall provide a sketch floor plan for all levels of each building.
3. **Photographic Documentation:** The Town shall provide a series of representative views of the historic property as digital images. The photo files shall be saved as .raw or .tif (as opposed to compressed files like .jpg); and prints made from those digital files will be printed on archival-quality photo paper. Photos will be keyed to a plan. Views shall include photographs of each elevation of the building, significant architectural details, and interior features. All photographs must conform to the *National Register Photo Policy Factsheet (most recent update)*. The recordation package shall include both (1) a disk (archival gold CD-R or DVD-R) containing all electronic images and (2) black-and-white, 5" x 7" prints of all electronic images developed using methods specified in Attachment A. Naming of electronic images and labeling of prints shall also conform to the standards established in Attachment A. Prints shall be stored in archival sleeves. Photographs shall be labeled consistently with the information on the print. A list of photographic captions (Photo Index), a site plan, and a building plan showing the location and direction of the photographs (Photo Key) shall be included.
4. The documentation package for the Collbran Auditorium Renovation shall include copies of the approved architectural drawings for the rehabilitation project as proposed (11" x 17") and formatted for insertion into the documentation package three-ring binder.

B. SCHEDULE

1. The Town of Collbran may begin asbestos abatement and necessary demolition at 102 Main Street, Collbran, Colorado following the execution of this MOA and DOLA's

approval of the Town's Request for Release of Funds for the CDBG-PF grant.

2. Immediately upon approval of this MOA and prior to any work at the Auditorium Building, the Town shall begin to prepare the documentation required above. Once completed, the Town shall submit three bound copies of the final documentation package (one that includes the photographic negatives) to History Colorado at the following address:

History Colorado
Attention: Joseph Saldibar
1200 Broadway
Denver, CO 80203

The phrase "Submitted to the Colorado State Historic Preservation Office" must appear on the title page of the documentation package to allow library staff to identify the SHPO as the state agency from which the document originated and process it for entry into the collections.

The Town will submit additional copies of the final documentation package to the SHPO (one copy), DOLA (one copy), and one copy shall be retained permanently in the Town's files so that it is available to the public and researchers.

II. GENERAL PROVISIONS

A. DURATION

The term of this MOA is five (5) years from the date of execution. If the Undertaking is not implemented within the five (5) year term, this MOA will be null and void. Prior to such time, the Town of Collbran may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with General Provision E.

B. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found during the Undertaking, the Town of Collbran shall consult with the SHPO prior to commencement of any additional work.

C. MONITORING AND REPORTING

At the end of each calendar year following the execution of this MOA until it expires or is terminated, the Town shall provide all parties to this MOA a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the Town's efforts to carry out the terms of this MOA.

D. DISPUTE RESOLUTION

Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, the Town of Collbran shall consult with such party to resolve the objection. If the Town of Collbran determines that such objection cannot be resolved, the Town of Collbran will employ the following procedure:

1. Forward all documentation relevant to the dispute, including the Town of Collbran's proposed resolution, to the Council. The Council shall provide the Town of Collbran with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the Town of Collbran shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the Council, signatories and concurring parties, and provide all parties with a copy of this written response. The Town of Collbran will then proceed according to its final decision.

2. If the Council does not provide its advice regarding the dispute within the thirty (30) day time period, the Town of Collbran may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the Town of Collbran shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA and provide all parties and the Council with a copy of such written response.

3. The Town of Collbran's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

E. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the Council.

F. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per General Provision E. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the Undertaking, the Town of Collbran must either (a) execute an MOA pursuant to 36 CFR Part 800.6 or (b) request, take into account, and respond to the comments of the Council under 36 CFR Part 800.7. The Town of Collbran shall notify the signatories as to the course of action it will pursue.

Execution of this MOA by the Town of Collbran and SHPO and implementation of its terms documents that the Town of Collbran has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES

Patrick A.
Eidman

Digitally signed by Patrick A.
Eidman
Date: 2024.02.16 09:26:20
-07'00'



2-16-24

Ms. Dawn DiPrince
State Historic Preservation Officer
Colorado State Historic Preservation Office

Date

Keith Todd
Mayor
Town of Collbran

Date



History Colorado

1 February 2023

HC #83895

Jodi Adkins
CDBG Program Manager
Colorado Department of Local Affairs
1313 Sherman St., Ste. 518
Denver, CO 80203

RE: Proposed Repairs and Renovations to the Collbran Auditorium, 102 Main Street, Collbran, Mesa County

Dear M. Adkins:

Thank you for your recent correspondence received 19 January 2024, concerning the proposed use of CDBG funding to conduct repairs, restoration work, and upgrades to the historic Collbran Auditorium (5ME.2164) in Collbran. Our office has reviewed the submitted materials.

We concur that the proposed undertaking will result in an adverse effect on historic properties. The proposed standing seam metal roof, with its vertical seams, does not meet the Secretary of the Interior's Standards for Rehabilitation, as it does not "match the old in design, color, texture and, where possible, materials." However, we also concur that other roofing options, including more closely replicating the appearance of the historic roof, are not currently feasible due to the design of the building and the environment it occupies.

As such, we recommend that the consulting parties enter into a Memorandum of Agreement (MOA) to agree to mitigate the adverse effects caused by this undertaking. For mitigation, we recommend recording the building to OAHP Level II documentation standards, as outlined in the publication OAHP #1595: Historic Resource Documentation Standards for Level I, II, and III Documentation (2013).

If you have any questions, please contact Joseph Saldibar, Architectural Services Manager, at (303) 866-3741.

Sincerely,

Patrick A. Eidman

Digitally signed by Patrick A. Eidman
Date: 2024.02.07 10:05:56 -07'00'

Dawn DiPrince
State Historic Preservation Officer



History Colorado

21 December 2023

HC #83895

Jodi Adkins
CDBG Program Manager
Colorado Department of Local Affairs
1313 Sherman St., Ste. 518
Denver, CO 80203

RE: Proposed Repairs and Renovations to the Collbran Auditorium, 102 Main Street, Collbran, Mesa County

Dear M. Adkins:

Thank you for your recent correspondence received 20 December 2023, concerning the proposed use of CDBG funding to conduct repairs, restoration work, and upgrades to the historic Collbran Auditorium (5ME.2164) in Collbran. Our office has reviewed the submitted materials.

There is a possible discrepancy between the 2019 Historic Structure Assessment (HSA) and the 2023 construction documents (CDs) for the building. Both documents were prepared by Chamberlain Architects. Historic photographs of the property show the roof to be comprised of horizontal strips of roofing material. The 2019 HAS speculates that the existing roof (“24 to 36 inch wide horizontal bands of material that presumably lap one another creating the barrel arch” was chosen specifically to “match the material in the 1967 historical photo”).

The Historic Structure Assessment recommended “installing a new roof membrane” and proposed the use of a thermoplastic membrane roof “due to its ability to mold to the roof’s curvature, its durability as well as the final product expressing horizontal joints which would reference the original 1909 roof product photo.” However, we note that portions of the 2023 CDs (for example, sheet A201) call for a “standing seam pre-finished metal roof” with vertical seams. As a standing-seam roof of this type would not match neither the existing nor the historical appearance of the roof, it would have an adverse effect on historic properties.

The only other mention of the replacement roof is in your letter of 20 December 2023, which mentions that the roof will be replaced with in-kind finishes “that match the historical record.” We request clarification on this issue, as in-kind replacement roofs often do meet the Secretary of the Interior’s Standards for Rehabilitation and would avoid a finding of adverse effect.



History Colorado

If you have any questions, please contact Joseph Saldibar, Architectural Services Manager, at (303) 866-3741.

Sincerely,

Patrick A. Eidman Digitally signed by Patrick A. Eidman
Date: 2023.12.28 12:53:15 -07'00'

Dawn DiPrince
State Historic Preservation Officer

When To Consult With Tribes Under Section 106

Section 106 requires consultation with federally-recognized Indian tribes when a project may affect a historic property of religious and cultural significance to the tribe. Historic properties of religious and cultural significance include: archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places, traditional cultural landscapes, plant and animal communities, and buildings and structures with significant tribal association. The types of activities that may affect historic properties of religious and cultural significance include: ground disturbance (digging), new construction in undeveloped natural areas, introduction of incongruent visual, audible, or atmospheric changes, work on a building with significant tribal association, and transfer, lease or sale of properties of the types listed above.

If a project includes any of the types of activities below, invite tribes to consult:

- significant ground disturbance (digging)**
Examples: new sewer lines, utility lines (above and below ground), foundations, footings, grading, access roads
- new construction in undeveloped natural areas**
Examples: industrial-scale energy facilities, transmission lines, pipelines, or new recreational facilities, in undeveloped natural areas like mountaintops, canyons, islands, forests, native grasslands, etc., and housing, commercial, and industrial facilities in such areas
- incongruent visual changes**
Examples: construction of a focal point that is out of character with the surrounding natural area, impairment of the vista or viewshed from an observation point in the natural landscape, or impairment of the recognized historic scenic qualities of an area
- incongruent audible changes**
Examples: increase in noise levels above an acceptable standard in areas known for their quiet, contemplative experience
- incongruent atmospheric changes**
Examples: introduction of lights that create skyglow in an area with a dark night sky
- work on a building with significant tribal association**
Examples: rehabilitation, demolition or removal of a surviving ancient tribal structure or village, or a building or structure that there is reason to believe was the location of a significant tribal event, home of an important person, or that served as a tribal school or community hall
- transfer, lease or sale of a historic property of religious and cultural significance**
Example: transfer, lease or sale of properties that contain archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, plant and animal communities, or buildings and structures with significant tribal association
- None of the above apply**

Collbran Auditorium
Project CDBGPF-23-545

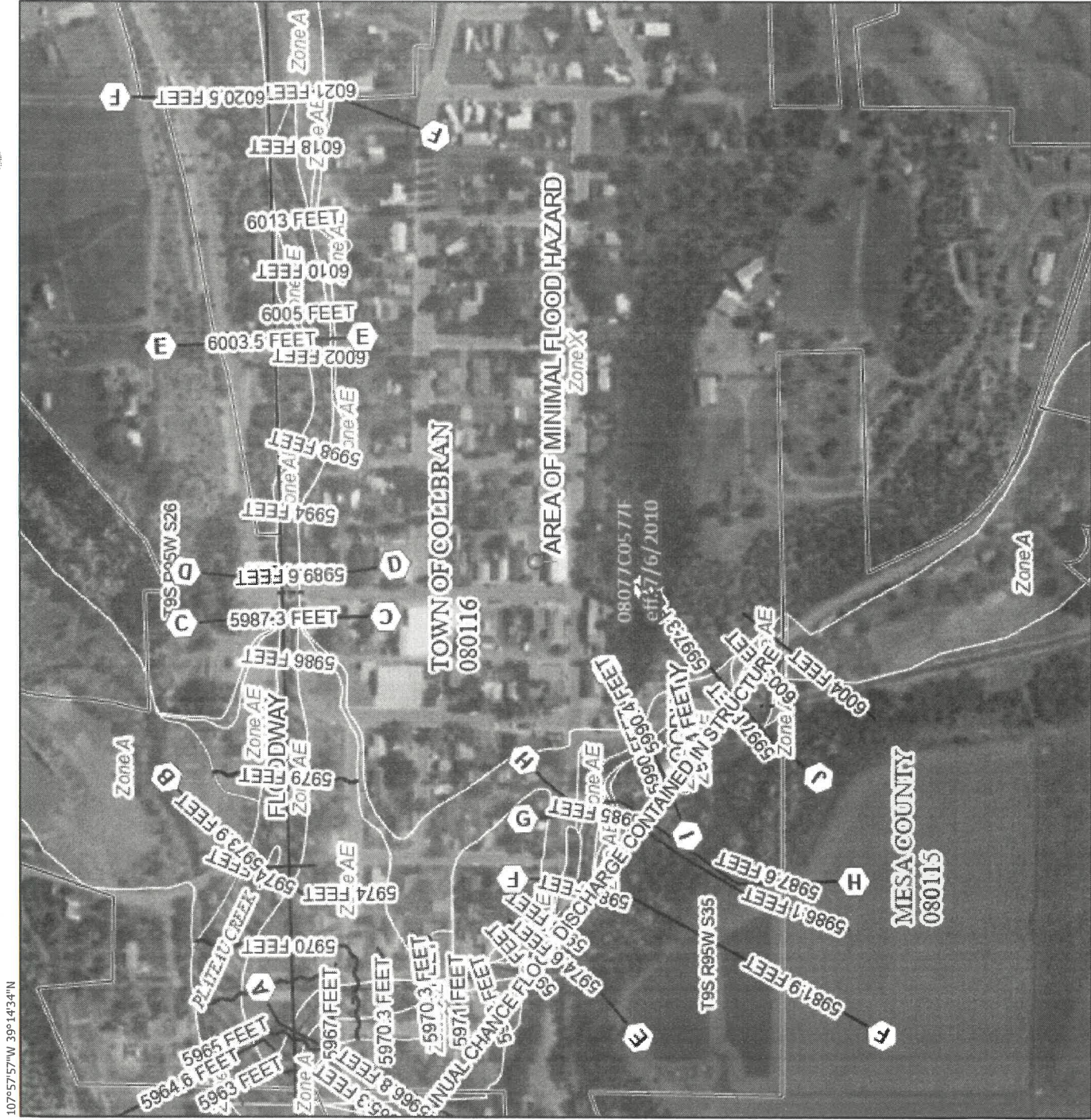
Kare Dittel
Reviewed By

1/14/24
Date

National Flood Hazard Layer FIRMette



107°57'57"W 39°14'34"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AC, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

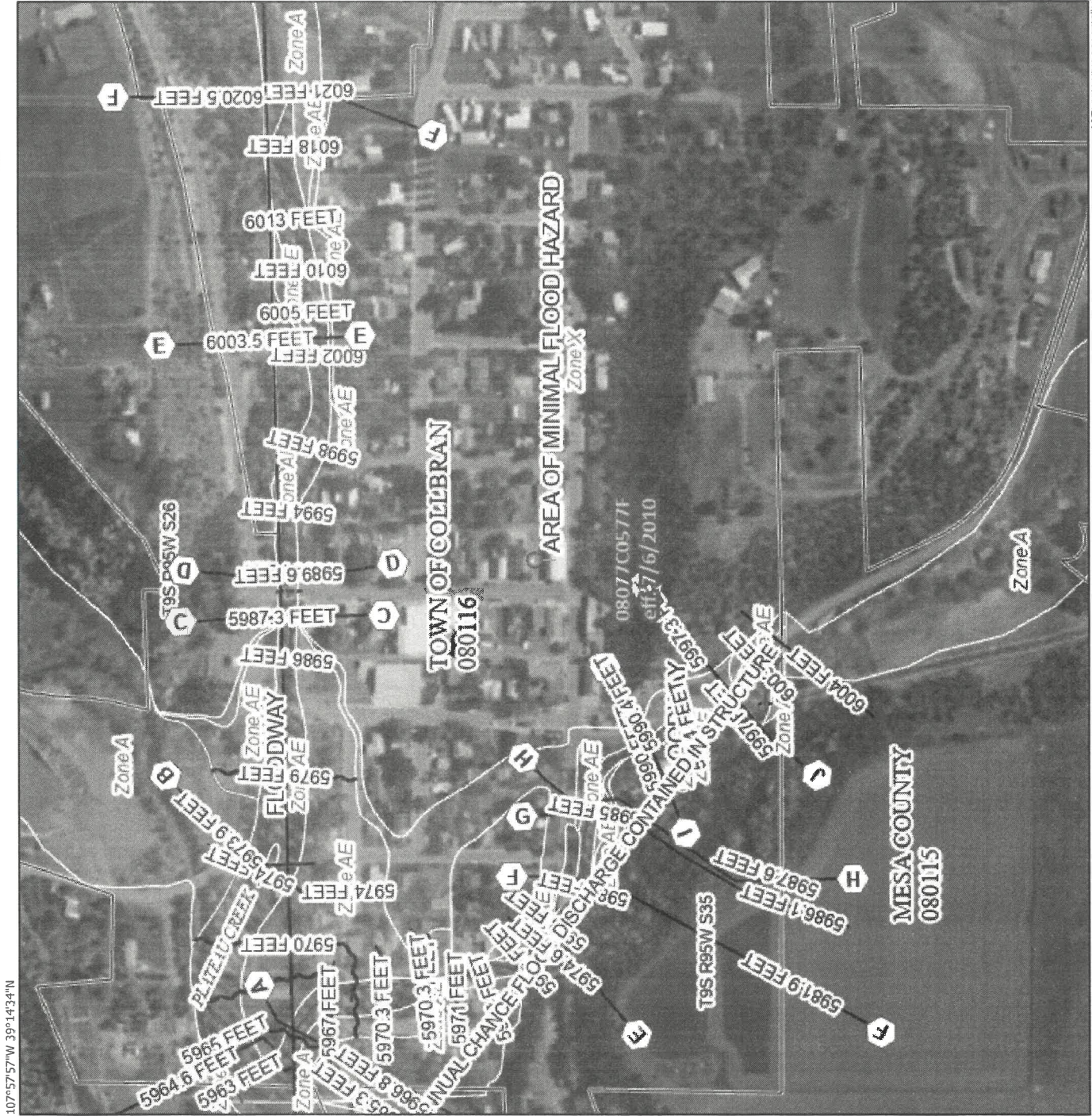
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/20/2023 at 4:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



107°57'57"W 39°14'34"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

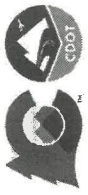
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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