

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, August 16, 2006

Minutes of a Regular meeting of the **ESTES PARK URBAN RENEWAL AUTHORITY** of the Town of Estes Park, Larimer County, Colorado. Meeting held in the Municipal Building in said Town of Estes Park on the 16th day of August, 2006.

Commissioners: Chairman Swank, Commissioners Cope, Ericson, Little, Repola, Steige, and Wilcocks

Attending: All

Also Attending: EPURA Director Smith and Deputy Town Clerk Schares

Absent: None

Chairman Swank called the meeting to order at 8:00 a.m.

MINUTES.

The minutes of the regular meeting held June 21, 2006 were approved.

COMMUNITY COMMENTS.

Ralph Nicholas, 1660 North Ridge Lane, stated Wiest Plaza will greatly enhance the Riverwalk and he is looking forward to the completed project.

COMMISSIONER COMMENTS.

Commissioners Wilcocks and Little thought the Visitors Center parking lot turned out well. Commissioner Cope expressed concern regarding disabled parking at Performance Park, Director Smith's annual review, the EPURA trademark, and gathering bids for projects.

EXECUTIVE DIRECTOR'S REPORT.

Director Smith reported the south parking lot at the Visitors Center is looking good, the drainage issues are being addressed, and an opening ceremony will be planned. Staff suggested purchasing a few more benches for the Riverwalk near Starbucks to enhance usability. Director Smith reported Deputy Town Clerk Schares has accepted a position in Commerce City and will be leaving the Town of Estes Park as of August 25, 2006.

WIEST PLAZA RIVERWALK CONNECTION

Cris Peterson, DSW, reported two concepts have been completed for the Wiest Plaza Riverwalk connection to encompass the suggestions from EPURA and the citizens/business owners. Both concepts include a one-way street allowing traffic to flow from west to east making a right turn only. Concept A would be a wide one-way street with a 4 ft sidewalk and 3 loading zones on the north side. Concept B is similar with a slightly lesser street width. The Commissioners stated the south side of the river needs to be redone for safety reasons and to enhance the beauty of the Riverwalk. A meeting will be held with the business owners to discuss the concepts, gather suggestions, and express concerns.

Byron Hall expressed concern regarding the mechanicals of the project and suggested making a way to clean the roadway.

EXECUTIVE SESSION.

Citing State Statute 24-6-402(4)(d) C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instruction of negotiators, it was **moved and seconded** (Ericson/Repola) **EPURA enter Executive Session to discuss the item identified**

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above, and it passed unanimously. Commissioner Wilcocks recused himself from the Executive Session.

Chairman Swank called a recess of the regular meeting at 9:04 a.m. to enter into Executive Session.

Chairman Swank reconvened the regular meeting at 9:32 a.m.

MISC.

Commissioner Cope stated he believes government agencies should seek bids on major projects. He stated this is in no way to state that anything has been done inappropriately in the past, but that EPURA does not want a bad perception. Chairman Swank stated he agrees with the basic principals stated by Commissioner Cope; however, EPURA is under no obligation to take bids and he would like to consider this issue at the 2007 retreat when everyone, including the attorney, is present. Director Smith stated a team has been used for over 20 years and asks that nothing is done to destroy the system. Commissioners Cope, Repola, and Ericson suggested taking the Wiest Plaza project out to bid. Commissioner Little stated this is the wrong time. DSW and Heath Construction have worked well together and this is the end of a large project.

Whereupon, Chairman Swank adjourned the regular meeting at 10:05 a.m.

The next regular meeting will be September 20, 2006.

Suzy Schares, Deputy Town Clerk