

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, November 19, 2008

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 19th day of November, 2008.

Commissioners: Chairman Newsom, Commissioners Cope, Halburnt, Little, Martinsen, White and Wilcocks

Attending: Vice Chair Wilcocks, Commissioners Cope, Halburnt, Little, Martinsen, and White

Also Attending: EPURA Dir. Smith, and Deputy Town Clerk Deats

Absent: Chairman Newsom

Vice Chair Wilcocks called the meeting to order at 8:00 a.m.

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

Commissioner Cope requested that signage directing motorist and pedestrian traffic to Wiest Drive and Wiest Plaza that was removed during construction be replaced. Dir. Smith responded that he will address this issue with the Public Works Department. Commissioner Cope also pointed out a need to update information about EPURA in pamphlets and power point presentations used to educate the public, and asked for an update on the lawsuit involving the Town of Estes Park and EPURA. Dir. Smith said that Attorney Benedetti has responded to the court and there is currently no new information to report.

MINUTES.

The minutes of the regular meeting held October 22, 2008, were approved. The minutes of the special meeting held October 28, 2008, were approved with minor changes.

PUBLIC HEARING – FY 2009 BUDGET.

Vice Chair Wilcocks opened the public hearing on the fiscal year 2009 EPURA budget. Hearing no comment, Vice Chair Wilcocks closed the public hearing.

RESOLUTION #390 – ADOPTING FY 2009 BUDGET.

Vice Chair Wilcocks read Resolution #390 adopting a budget for the fiscal year beginning on the 1st day of January 2009 and ending on the 31st day of December 2009 and appropriating funds for the implementation of said budget, into the record. The estimated expenditures for 2009 EPURA funds are as follows:

General Fund	\$200,000
Capital Projects	\$1,200,000
Debt Service Fund	\$0

It was **moved and seconded** (Little/White) to approve **Resolution #390**, and it passed unanimously.

REQUEST FOR FINANCIAL ASSISTANCE IN PAINTING SIGNAL POLES.

The Town of Estes Park Public Works Department is currently involved in a traffic and signal improvement project at the intersection of Riverside Drive and Elkhorn Avenue. The project includes the installation of 30 ft. galvanized steel signal poles with 45 ft.

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mast arms, and two pedestrian flasher poles with associated signs and flashers. As this is a “nuts and bolts project” in partnership with the Colorado Department of Transportation (CDOT), the painting of these galvanized poles was not included in the project costs. Project Mgr. Sievers requested financial assistance from EPURA to paint the newly installed poles dark green to blend with existing poles, handrails, park benches, and trash cans in the downtown area. Price quotes from two local sources were solicited for the four-layer painting process with Town staff recommending contracting with Estes Park Painting Company at a cost of \$2000. It was **moved and seconded (Cope/Little) to fund the painting of the newly installed poles at the intersection of Riverside Drive and Elkhorn Avenue at a cost not to exceed \$2000**, and it passed unanimously.

Vice Chair Wilcocks recessed the meeting at 8:30 a.m. and the Commissioners proceeded to the Stanley Hotel Carriage House, to inspect the site for the proposed Stanley Steamer Museum. The meeting reconvened at 9:18 a.m.

CARRIAGE HOUSE AND STANLEY STEAMER MUSEUM – REPORTS AND DISCUSSION.

John Spooner, of Van Horn Engineering with the assistance of Thorp Associates and Westover Construction, provided an assessment, of the structural integrity of the Carriage House and the costs related to restoring and remodeling the structure to house a Stanley Steamer Museum. Mr. Spooner stated that the assessment supports the conclusions of Landmark Engineering’s analysis that found the building to be in poor condition, with the northeast wing in need of demolition. Mr. Spooner stated that a significant amount of cost would be incurred associated with site development and pointed out that as the Carriage House lies within the Stanley Historic District, the redevelopment would be required to go through the Stanley Historic District review process where issues such as parking, lighting, landscaping, drainage, and fire protection would be evaluated. The report estimated costs for site development to be approximately \$300,353; costs for reconstruction of the south wing to be approximately \$352,719; and costs for reconstruction of the northeast wing to be approximately \$334,635. Additional expenses associated with professional fees for architectural and engineering work, tap fees, permits, and contingencies could raise the project cost to \$1.2 million to \$1.3 million.

Byron Hall, Town resident, thanked the EPURA commissioners for considering the project, stating the Stanley Steamer Museum would draw visitors to Estes Park.

Mayor Pinkham commented that the Stanley Steamer Museum project has created excitement and needs to have the enthusiasm and endorsement of the community behind it. He said there has not been time to promote the museum to the community and that it may be a project to pursue in the future. He stated that the current economy creates concerns about putting money into a project and assuming payback, and that the tourist industry and future clientele may not be the same as in the past.

Dir. Smith thanked Mr. Spooner, Thorp Associates and Westover Construction for their thorough analysis. He reported that the Carriage House/Stanley Steamer Museum did not rate highly in the prioritization of projects that was completed by the Trustees and the EPURA Commissioners; ranking eighth out of 10 by the Trustees, commenting that all EPURA projects costing \$100,000 require final approval from the Board of Trustees.

Discussion followed and is summarized: the cost is way beyond what EPURA is capable of; fond of project but out of budget scope; time is not right, not a realistic timeframe; appropriate partnership, but timing is bad; if a good idea will be viable at a later date; and two lawsuits between the Town and the Stanley need to be resolved prior to entering into a commitment with the Stanley.

Commissioner White left the meeting at 9:45 a.m.

Ralph Nichols, Town resident, agreed the project needs broad-based community support and recommended keeping the lines of communication open with Mr. Cullen and getting long term leases in place before committing money to the project.

It was **moved and seconded** (Little/Martinsen) **not to commit funds to restoration of the Carriage House for the Stanley Steamer Museum due to the short timeframe and the high cost of the project, and to communicate with Mr. Cullen about the possibility of a long range project in the future**, and it passed unanimously.

PROJECT PRIORITIES AND DISCUSSION OF SMALLER EPURA PROJECTS.

A listing of smaller projects for EPURA consideration were discussed and included:

1. Pilot EPURA Façade Program
2. Border tiles for the tunnel under Highway 36
3. Moraine Avenue Improvements
4. Reimbursement to Cultural Arts Council of Estes Park (CACEP) for gallery improvements
5. Sidewalk connection between Stanley Hotel and MacGregor Avenue
6. Additional recycling bins and trash cans in downtown area
7. Improvements to pedestrian signage in downtown area
8. Contribution to the new local Roots Co-Op
9. Tregent Park concrete repairs
10. Improvements to the picnic area located west of the CVB parking lot

Discussion related to these smaller projects ensued and is summarized: Moraine Avenue improvement is not a small project; Moraine improvements tie in to Public Works Department project; consider the façade improvement pilot program separately; EPURA has partnered with non-profit entities in the past to spur improvements; no monies will be reimbursed without proper receipts; pursue projects that bring closure to previous EPURA projects; select and complete small projects as soon as possible then talk about new projects; important to keep the Town Board informed about projects; and these small enhancements are highly visible and improve image. It was **moved and seconded** (Little/Martinsen) **to approve funds in the amount of approximately \$75,000 to complete projects #2, #6 (with the approval of the Public Works Department), #7 (to include Wiest signage), #9, and #10**, and it passed unanimously. Dir. Smith will include the remaining projects on next month's agenda for further discussion.

REPORT OF FAÇADE IMPROVEMENT PROGRAM SUBCOMMITTEE.

A summary of the efforts of the Façade Improvement Program Subcommittee was given by Commissioner Martinsen. He, Commissioners White and Wilcocks, and Dir. Smith met over the past few weeks to discuss the creation of a pilot Façade Improvement Program that would be affordable, provide financial assistance to business owners for modest improvements, and be compatible with Town regulations and review processes. The proposed pilot program is based on a matching grant to the business and/or property owner and limited to \$900 per project for minor improvements to the exterior of the buildings, such as painting, gutters, window replacement, sign upgrades, or plantings; with a total program budget of \$90,000. Roofing projects are not eligible and all projects must be completed and proper receipts submitted before monies will be paid out. Discussion followed: learning experience and opportunity to explore a Façade Improvement Program; increase dollar amount if program is well received; discretion will be used when approving materials and paint colors; good public recognition opportunity for EPURA; opportunity to finalize 25 years of EPURA improvements; pilot program kept small to address concern of too much public money invested into private businesses; and excitement about public relations opportunity for EPURA. The Façade Improvement Program Subcommittee will have Atty. Benedetti review the language of the plan and its content, and will work on a means of plan implementation.

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It was **moved and seconded** (Little/Cope) **to approve the implementation of the proposed pilot Façade Improvement Program**, and it passed unanimously. Commissioner Halburnt will update the Town Board about the pilot program and information will be released to the public through the local newspaper.

EXECUTIVE DIRECTOR'S REPORT.

1. CVB Signage – Stones for the signs have been selected, footings are in place, and installation will begin early next week.
2. PARK THEATER MALL – Heath Construction will be in Town at the end of the week to repair the eroded steps at Wiest Plaza and to address any remaining Park Theater Mall issues with owner, Sharon Seeley.

Whereupon, Vice Chair Wilcocks adjourned the regular meeting at 10:37 a.m.

Cynthia Deats, Deputy Town Clerk