

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, May 20, 2009

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 20th day of May, 2009.

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

Attending: Chairman Newsom, Commissioners Blume, Halburnt, Little, Martinsen, White and Wilcocks

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

Absent: None

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

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

None

MINUTES.

The minutes of the regular meeting held April 15, 2009, were approved.

APPEAL OF DENIAL OF FAÇADE IMPROVEMENT PROGRAM APPLICATION.

Randy Martin, owner of Plum Creek Shoe Station and Moose Creek, thanked the Commissioners for the assistance EPURA provided in updating the façade of the Moose Creek store and asked for reconsideration of the application submitted for a sunshade for Plum Creek Shoe Station. Mr. Martin stated that he has researched the installation of a number of different types of sunshades to protect his merchandise, including awnings, but that due to the narrowness of the sidewalk, a sunshade applied to the interior of the window would be the most attractive, effective solution and would become the focal point of the store's façade. The Commissioners' discussion is summarized: façade program guidelines specifically address exterior improvements; the sunshade may be considered signage; the sunshade would improve the look of downtown which is the reason the façade program was established; a change to the façade program policy would be required to allow this improvement to the interior space; and Mr. Martin may reapply if the policy changes. It was **moved and seconded** (Little/Wilcocks) **to consider Mr. Martin's application for a grant through the Façade Improvement Program**, and the motion failed. Those voting "No" Commissioners Little, Wilcocks, White, and Martinsen. Those voting "Yes" Commissioners Blume and Halburnt.

RESOLUTION #391 – DESIGNATING A PUBLIC PLACE FOR POSTING NOTICES OF MEETINGS.

Dir. Smith read Resolution #391 into the record, designating the public place for posting notices of EPURA meetings. It was **moved and seconded** (Wilcocks/Little) **Resolution #391 be adopted**, and it passed unanimously.

CONSIDERATION OF OPTIONS FOR PICNIC AREA WEST OF SOUTH PARKING LOT AT VISITORS CENTER.

The Commissioners reviewed three concept plans that were prepared by Design Studios West for picnic area improvements adjacent to the CVB south parking lot. Each plan included a shelter, picnic areas, and plantings with Concept A being the least elaborate and Concept C the most elaborate. The Commissioners expressed concern that the total project budget of \$25,000, less the \$6000 to \$8000 designer fee, would not be adequate for any of the proposals, or would require the project to be phased and not completed before this year's busy season as desired. Public Works Dir. Zurn asked the Commissioners to consider future maintenance costs as criteria in their selection process and stated he would meet with members of the Tree Board regarding their interest in collaborating with EPURA on the project by bringing an educational component to the plantings and landscaping at the picnic area. He said the concept plan could act as a master plan and would be beneficial as the project moves forward, and suggested the Commissioners consider implementing improvements over the years. After discussion, it was **moved and seconded (Wilcocks/Little) to pursue improvements outlined in Concept A, consult with the Tree Board about their interest in the project, and work with the designer to determine what improvements can be acquired with the remainder of the budgeted \$25,000**, and it passed unanimously.

GRANDSTANDS AND COSTS OF SMALLER PROJECTS.

A meeting regarding the grandstands project was held with Bo Winslow, Tom Pickering, Scott Zurn, Roger Thorp and Dir. Smith attending. Dir. Smith stated that Roger Thorp is considering input from the stakeholders, and all possible configurations and alternatives in creating a design for the structure. An indication of the cost of the project should be available in the next few weeks.

Due to EPURA's limited resources, Dir. Smith proposed deferring or cancelling smaller projects in order to direct additional monies to the grandstand project. Dir. Smith stated that Sharon Seeley failed to request \$1,500 for legal fees that the EPURA Board approved in 2008 which could be allotted to the grandstands, and recommended the Commissioners consider reallocating approximately \$50,000 in funds to the grandstands improvements, from the following smaller projects: (1) repair of the concrete landing at Tregent Park; (2) sidewalk connection from Stanley Hotel and MacGregor Avenue; (3) border for the handmade tiles at the tunnel under Highway 36; and (4) placement of additional recycling bins and trash cans in the downtown area. Commissioner Halburnt inquired about the crosswalk lights and signage that was committed to as part of the Wiest Plaza improvements and stated that expenditure of approximately \$100,000 is not showing up on the list of projects. Chairman Newsom questioned how to proceed if smaller projects and the grandstands project come in at a higher cost than expected, asking if the Town would be able to help finance the project. Commissioner Halburnt stated that Town funds are committed to the multi-use event center and indoor arena and that EPURA may be forced to make decisions related to the design/cost of the grandstands or consider phasing to keep the project within available resources. Subsequent to discussion, it was **moved and seconded (Blume/Wilcocks) to table ancillary expenses related to the four projects outlined above until a better determination of the grandstand costs is available**, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT.

1. Medical Leave of Absence – Dir. Smith stated that he is scheduled for surgery in early June and that Deputy Town Administrator Lowell Richardson and Bob Joseph will be helping out during his absence.

MISCELLANEOUS.

Commissioner Wilcocks requested that staff work with Finance Officer McFarland to compile actual numbers related to the impact, if any, of EPURA tax increment financing on the various taxing districts, and separate the information between property tax and sales tax. Installments providing information about EPURA and addressing fallacies and misinformation about the urban renewal authority will continue to be published in the local newspapers.

Whereupon, Chairman Newsom adjourned the regular meeting at 9:35 a.m.

Cynthia Deats, Deputy Town Clerk