

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, October 21, 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 21st day of October, 2009.

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

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

Also Attending: EPURA Executive Director Richardson and Deputy Town Clerk Deats

Absent: Commissioner Wilcocks

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

COMMUNITY COMMENTS.

Dr. George Crislip, physician at Estes Park Salud Family Health Center, voiced concern about the mental and physical health of the community subsequent to the fire at the Park Theater Mall, focusing on the unknown amount of asbestos that may have been released into the environment by the fire. He said asbestos exposure can develop into chronic lung disease, lung cancer, or mesothelioma and said the clean up must be conducted by a hazmat-guided program in a regulated, controlled situation. He said we are faced with a medical disaster that may take a long time to resolve and asked that individuals involved with the initiated ordinance for the abolishment of EPURA consider withdrawing the referendum. He asked that those individuals rethink their position on EPURA as the urban renewal authority could be a financial tool in redevelopment as this event may have a greater impact on the Town than the 1982 flood.

COMMISSIONER COMMENTS.

Commissioner Blume commended firefighters on their response to the Park Theater Mall fire stating the fire department is fortunate to have quality personnel and equipment.

Commissioner White said she is excited to see unanimous support by the EPURA Board for the Stanley Fairgrounds Grandstands Project, stating it is the right project for EPURA's remaining \$1 million.

Chairman Newsom stated restoration downtown may be an opportunity for a public/private project.

MINUTES.

The minutes of the regular meeting held September 16, 2009, were approved.

PUBLIC HEARING – EPURA BUDGET FOR FISCAL YEAR 2010.

Exec. Dir. Richardson reviewed the proposed budget and read into record Resolution #392 adopting a budget for fiscal year 2010 beginning on January 1, 2010 and ending on December 31, 2010 and appropriating funds for the implementation of said budget. The expected expenditures/revenues for 2010 are as follows:

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General Fund	\$ 0
Capital Projects	\$ 20,400
Debt Service Fund	\$ 0

There being no public comment on the budget it was **moved and seconded** (Halburnt/Blume) **to approve resolution #392 to adopt the budget for fiscal year 2010**, and it passed unanimously.

Exec. Dir. Richardson said he will be in contact with the County Assessor's office regarding assessed valuations for the new urban renewal area to use in compiling information related to speculated growth in the tax increment.

CONSIDERATION OF FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION.

The Façade Improvement Program guidelines state that EPURA will provide a matching grant of one-half the cost of eligible improvements, up to \$900. In August, a Façade Improvement Program application was submitted by owners of commercial condominiums on Graves Avenue for a grant to paint the building exterior. The application was approved and each applicant received \$689.39 towards the painting project. EPURA is in receipt of a second application from one of the owners requesting to utilize his remaining \$210.61 (unused portion from the painting project) to replace two overhead garage doors on his individual condominium unit. Four other condo owners have agreed to apply their remaining \$210.61 in unused funds to the garage door replacement project as well. Exec. Dir. Richardson questioned whether this meets the original intent of the program and is an appropriate use of façade improvement funds. After discussion it was **moved and seconded** (Halburnt/Blume) **to approve the façade improvement program application as submitted**, and it passed. Voting "Yes" Commissioners Halburnt and Blume. Voting "No" Commissioner White.

Commissioner Little joined the meeting at 8:40 a.m.

GRANDSTANDS CHANGE ORDER.

The grandstands initial plan was designed for seasonal use. With consideration for the possible development of additional facilities at Stanley Park, the design committee has requested a design change which would allow for year round use of the concession stand and restrooms. Staff is requesting approval of a design change order for winterization of the facility and authorization of an expenditure of \$3,450 to Thorp and Associates for professional services related to the re-design. The design change will require additional insulation and upgrades to the mechanical systems. The contractor will provide a cost for the changes subsequent to reviewing the re-designed plans after which approval to proceed with the winterization will be required. Discussion followed and is summarized: meet with fire department about wet standpipe firefighting system; what is the cost to implement the winterization; ballpark estimate for winterization is \$30,000; winterizing the facility at a later date would be more expensive; will winterization be covered within the \$2 million budget, or an additional cost; Town Board would have to approve if not covered by current contingency; and cost savings may be realized in other aspects of the project that may cover the price of winterization. It was **moved and seconded** (Blume/White) **to approve fees in the amount of \$3,450 for professional services for a change order to redesign the concession stand and restrooms to allow for year round/winter use**, and it passed unanimously.

GRANDSTANDS UPDATE.

Roger Thorp, Thorp Associates, reported that demolition is underway on the main structure with the bleachers completely removed. He said small amounts of lead paint chipped from the bleachers as they were being dismantled requiring abatement, which is currently in progress. The used materials have been neatly stacked and will be

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transported to Bellvue, Colorado and Elizabeth, Colorado to be reutilized. An initial organizational meeting was held with the contractor on Monday, October 19, 2009, to discuss shop drawings, processes, and building department comments. A pre-construction meeting is scheduled for Friday, October 23, 2009. The construction contract is being finalized with input from legal counsel.

EXECUTIVE DIRECTOR'S REPORT.

Exec. Dir. Richardson said he is looking forward to working with the Board and working on the grandstands project.

Whereupon, Chairman Newsom adjourned the regular meeting at 8:46 a.m.

Cynthia Deats, Deputy Town Clerk