

## RECORD OF PROCEEDINGS

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*Town of Estes Park, Larimer County, Colorado, October 21, 2009*

Minutes of a Study Session meeting of the **TOWN BOARD** of the Town of Estes Park, Larimer County, Colorado. Meeting held at Town Hall in Room 203 in said Town of Estes Park on the 21<sup>st</sup> day of October, 2009.

Board: Mayor Pinkham, Trustees Blackhurst, Eisenlauer, Ericson, Levine, Homeier and Miller

Also Attending: Town Administrator Halburnt, Deputy Town Administrator Richardson, Town Attorney White, Town Clerk Williamson, Directors Kilsdonk and McFarland

Absent: Trustee Homeier

Mayor Pinkham called the meeting to order at 4:03 p.m.

### **STANLEY PARK FAIRGROUNDS.**

Trustee Eisenlauer expressed her concern with postponing the decision to move forward with the construction drawings and the bid process for the Multi Purpose Event Center (MPEC). Delaying the project would increase the cost and delay the completion of the MPEC, thereby losing a season of revenue. She does not support a smaller event center in an effort to reduce costs. The 2008 community survey demonstrated the communities desire to have a facility that could be used in the winter for activity such as tennis and basketball, which would not be accommodated in a smaller facility.

Trustee Miller stated the original intent at the fairgrounds was to provide new horse barns, which overtime developed into an Event Center and an Indoor Arena created by covering an existing barn. The original plan dictated the location of the Event Center on the Northwest corner of the property, thereby placing staff offices way from the events. He presented a new approach to the layout and design of buildings at the fairgrounds including an Event Center, Indoor Arena and three new barns. A smaller Event Center (20,000 – 25,000 sq. ft.) located near the grandstands with a connecting barn would be designed with minimal toilet facilities, mechanical spaces, wash-racks, etc. and would be heated for winter use. The toilet facilities at the nearby grandstands would be utilized to save money on design and construction costs. This concept would allow flexibility for two events to occur simultaneously and locate staff offices in the middle of the facility. He estimated the cost per barn at \$500,000 and a smaller Event Center at \$2.5 million. The barn could be built for use in May/June 2010 and allow a perform to be completed for the Event Center and Indoor Arena with possible construction during the fall of 2010. This timeframe would allow staff the time to investigate alternative funding sources for the buildings including grants and naming rights.

Discussion amongst the Board is summarized: the project has already been delayed and the Town needs to move forward with the current design; the Event Center would provide economic stability for the community by providing additional revenue for the Estes valley as well as additional sales tax for the Town; the Town needs more revenue sources and this project would be a smart investment; the buildings must meet the needs of the participants or they will not come; there is a need for barns and the Town could build a couple of barns at the expense of the MPEC; the Town does not have the funds to build the MPEC and would have to go to the voters to receive approval to incur debit; and the Board should not change the direction of Kenney & Associates because the MPEC has been a part of the Master Plan since 2004.

Deputy Town Administrator Richardson stated the winterizing of the grandstand bathrooms would be a redesign by the architect and a change order to the contractor at an approximate cost of \$40,000.

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Trustee Homeier arrived at 4:45 p.m.

Manager Winslow commented the Event Center would be the most useful building; however, he would be concerned with vendors, participants and guests having to walk to the restroom. Vendors would be concerned with the lack of appropriate facilities within the building including concessions. The proposed concept would infringe upon a warm-up arena and the loss of Barn T and U. He stated having the staff office in a centralized location on the property would be useful; however, placement of the Event Center on the edge of the property would keep the general public separate from the equestrian facilities. An Indoor Arena needs to be connected to 250 to 300 stalls to make the building profitable.

The Board discussed the need to set a time limit for the Supporters of the Performing Arts to raise the funds necessary to build the performing arts theater. The Town owns the property on the southeast corner that has been reserved for the theater and has been setting money aside for site preparations. This property could be used for other fairground facilities.

The Board consensus was to have Kenney & Associates complete construction/bid documents for the Event Center and schematics drawings for the Indoor Arena and attached barns. Staff would renegotiate the contract with Kenney. The Board requested Trustee Eisenlauer/SOPA Liaison discuss a realistic dated to end the current MOU for the theater. Trustee Miller stated other issues that should be addressed are the landscaping for fairground improvements and an interconnected sound system for all buildings at the fairgrounds.

**MISCELLANEOUS.**

Administrator Halburnt stated Betsy Markey would tour the Park Theater Mall fire site. Daily email updates on the status of the fire investigation would be sent to the Board. Mayor Pinkham stated efforts are being coordinated to provide resources for Park Theater Mall businesses owners in conjunction with the Partners of Commerce.

The grandstand construction would require a special building inspector as the Town's Chief Building Inspector is not qualified to inspect this type of structure and would cost up to \$15,000.

There being no further business, Mayor Pinkham adjourned the meeting at 5:36 p.m.

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Jackie Williamson, Town Clerk