

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, August 17, 2005

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 17th day of August, 2005.

Committee: Chairman Wasson, Commissioners Ericson, Little, Steige, Swank, Repola, and Wilcocks

Attending: Vice Chairman Swank, Commissioners, Ericson, Little, Repola, Steige, and Wilcocks

Also Attending: EPURA Executive Dir. Smith, CVB Director Pickering, Town Clerk Williamson

Absent: Chairman Wasson

Vice Chairman Swank called the meeting to order at 8:03 a.m.

MINUTES.

The minutes of the regular meeting held July 20, 2005 were approved.

COMMUNITY COMMENTS.

None.

COMMISSIONER COMMENTS.

None.

STAFF REPORT/PROJECTS.

Executive Director's Report.

1. **Visitor Center South Parking Lot** - DSW & Van Horn Engineering are preparing the planning and construction documents to be completed by the end of 2005. The parking lot will be constructed by Heath Construction and completed by May 2006.
2. **Cleave Street Improvement Study** – DSW will have the study completed by November 30, 2005.
3. **Wiest Plaza Riverwalk Connection Study** – DSW is working on the details for the preparation of a concept plan. Staff will initiate meetings with local property owners and business owners this winter with possible construction to begin after the summer of 2006.
4. **Implementation of Signage Plan** – The highway signage, informational kiosk, and Riverwalk orientation signage relative to the new Visitors Center are planned to be in place by the end of May 2006.
5. **Riverspointe Sidewalk Damage** – This spring a heavy truck drove on the sidewalk pavers on the east side of the building destroying approximately half the pavers. To prevent future damage, the pavers will be laid down over concrete.
6. **Performance Park Sound Upgrade** – Staff has had discussions with a Loveland firm regarding potential upgrades to the system. Commissioner Swank stated the improved sound system would focus the sound towards the audience rather than the neighboring properties. Commissioner Repola stated he has reservations on upgrading the sound system due to the recent noise complaints and many groups will still bring their own systems regardless of what is provided. Therefore, maximum sound levels will be set and adhered to by groups using the

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facility. Dir. Pickering will provide EPURA with data on the needs of the users to aid in EPURA's decision-making process.

MISCELLANEOUS

Commissioner Wilcocks questioned the need for more parking and the construction of the south parking lot at the Visitor Center. Dir. Pickering stated a parking study was conducted the end of July and preliminary data will be available the end of August with a full report due in December. The Visitor Center parking lot will be used for those visitors accessing downtown via the riverwalk or the shuttle system. Commissioner Wilcocks expressed concern the lot may be used as an outlying parking lot for the Park and not by visitors using the amenities of downtown. Commissioner Steige stated the Town and RMNP must collaborate in order to make the shuttle system financially feasible for both parties. Dir. Pickering advised that, by making Park tickets available at the Visitor Center, it gives the CVB staff a chance to market the town to the visitor. Currently, many park visitors drive directly to the park without stopping in town.

Commissioner Repola suggested the financial report be updated to include detailed information on expenses and remove employee salary detail. Commissioner Ericson requested an actual report versus a budget report.

CACEP PURCHASE OF THE UNIT E RIVERSPOINTE DOWNTOWN – PROGRESS REPORT.

Mike Oline the President of CACEP Board thanked EPURA for the opportunity to purchase Riverspointe Downtown Unit E for the arts. He stated CACEP has been in discussions with the lawyers to issue \$10,000 bonds with the intent to raise \$1 million. These bonds could be made available in September. Fifty individuals have expressed an interest in purchasing a bond and CACEP is confident \$500,000 could be raised during the month of September. CACEP is requesting the town provide a note for \$300,000 to be paid off in 5 years. This funding would afford CACEP the money required to operate the facility. Mr. Oline stated CACEP was unable to apply for grants this year that could have supplied the necessary funding to operate the facility due to the timeframe.

Commissioner Repola excused himself from the meeting due to a previous commitment at 8:40 a.m.

Commissioner Wilcocks stated there has been no response or effort made by the Town to support CACEP in purchasing this property for the arts.

Whereupon, Vice Chairman Swank adjourned the regular meeting at 8:50 a.m.

Jackie Williamson, Town Clerk