

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, April 16, 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 16th day of April, 2008.

Commissioners: Chairman Swank, Commissioners Cope, Halburnt, Little, Steige, and Wilcocks

Attending: Chairman Swank, Commissioners Cope, Halburnt, Little, and Wilcocks

Also Attending: EPURA Dir. Smith, Finance Officer McFarland, Deputy Town Clerk Deats

Absent: Commissioner Steige

Chairman Swank called the meeting to order at 8:05 a.m.

COMMUNITY COMMENTS

Sharon Seeley, owner of the Park Theater Mall, expressed concerns related to EPURA's work currently in progress on the north wall of the river adjacent to the Mall. She stated that rocks and vegetation on the south bank of the river were disrupted by the contractor in carrying out the improvements to the north river wall. She requested the south bank be returned to the same, if not better condition, than it was found in when construction began. She produced photographs of the area before work was started and photographs taken on April 15, 2008, to document the condition of the area. Ron Svoboda, Heath Construction, stated that rocks have been placed in the area and masons will be using mortar to secure the rocks to help prevent erosion in the future. He stated the area would be seeded in order to replenish the vegetation, and that he would work with Ms. Seeley to ensure her satisfaction with the restoration.

Mike Richardson, acting president of the Estes Valley Recreation and Parks District (EVRPD) Board, stated that at a meeting held April 15, 2008, the EVRPD Board made a decision to endorse the extension of EPURA. He voiced concern about lost tax revenue related to residential areas of the proposed Elkhorn Lodge development, outlined conceptual ideas being considered for the use of the elementary school building on Community Drive, and stated that EVRPD is surveying residents and preparing for a November election. The Commissioners thanked Mr. Richardson and the EVRPD Board for their support and stated that the proposed residential area at Elkhorn Lodge is not included within the new urban renewal boundaries.

COMMISSIONER COMMENTS

Chairman Swank stated he was pleased with the format and the outcome of the informational meeting that was held on April 15th with the local taxing districts, calling it productive and beneficial.

Commissioner Cope voiced his desire to engage in more public outreach and stated that the informational session held on April 15th helped the taxing districts recognize the value of EPURA. He also voiced his desire for Dir. Smith to respond to comments made by the Estes Valley Planning Commission related to its review of the new urban renewal plan and the extension of EPURA, requested an update on progress with Larimer County, and suggested a representative of EPURA offer to attend a meeting of the Library Board to answer questions related to the extension of EPURA.

Commissioner Halburnt stated that the Town Board has until July 23, 2008, which is 120 days from the public hearing held on March 25, 2008, to decide if EPURA should

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be extended.

MINUTES.

The minutes of the regular meeting held March 19, 2008 were approved.

EXECUTIVE DIRECTOR'S REPORT.

1. New EPURA Commissioner – The election of John Ericson to the Town of Estes Park Board of Trustees has resulted in an opening on the EPURA Board. Dir. Smith stated that a replacement will not be appointed until after a decision is made by the Town Board related to the extension of EPURA, at which time a public notice will be published to gather interest from the community and interviews will be held to find a replacement.
2. Taxing District Meeting – Dir. Smith expressed that the meeting held on April 15th went well and that a joint study session will be held with the Town Board from 9:00 a.m. till noon on Wednesday, April 30, 2008.
3. Financial Report – Finance Officer McFarland reviewed the financial report that indicates a balance of \$556,000 available for projects as of the end of March, and added that up to 95% of the revenue for 2008 should be received by July. He stated that to date, \$21,000 has been spent on legal fees out of the \$50,000 budgeted to cover costs related to the extension of EPURA. Dir. Smith stated that he will deliver financial reports in advance of the meeting if the Commissioners so desire.
4. Volunteer Luncheon – Dir. Smith reminded the Commissioners of the recognition luncheon that is being hosted by the Town of Estes Park on Tuesday, April 22nd at the YMCA.
5. Gazebo at Wiest Plaza – Dir. Smith reported that a dedication ceremony is being planned by the Rotary Club with a tentative date of June 12, 2008.

EXECUTIVE DIRECTOR'S ANNUAL REVIEW AND CONTRACT.

Commissioner Wilcocks reported that he and Commissioner Little, who replaced Commissioner Ericson on the performance review committee, had completed Dir. Smith's annual review. Each commissioner was asked for their input and comments, and to rate Dir. Smith's performance, which resulted in an above-average rating. Therefore, the committee recommended Dir. Smith be retained as EPURA Director and offered him a three year contract. The contract contains a clause that states that in the event EPURA is not continued by the Town Board, the contract will become null and void. The Commissioners requested that the contract be reviewed by EPURA Attorney Benedetti with any recommended changes to the contract made prior to its effective date. It was **moved and seconded (Cope/Wilcocks) to approve a three-year contract for EPURA Dir. Smith to be reviewed by EPURA Atty. Benedetti prior to its effective date of June 1, 2008**, and it passed unanimously.

DISCUSSION OF EPURA WORK PROGRAM FOR REMAINDER OF 2008.

Dir. Smith reported that based on conversations with Atty. Benedetti, the monies currently available to EPURA for projects can be utilized beyond the current life of EPURA as long as they are designated for specific programs and projects. The Commissioners discussed projects being considered for implementation including a façade improvement program; a recycling program; a beautification project; and a signage project. Specific programs and projects will be discussed and details considered after the joint meeting between the Town Board and EPURA Commissioners scheduled for April 30, 2008.

Whereupon, Chairman Swank adjourned the regular meeting at 9:31 a.m.

Cynthia Deats, Deputy Town Clerk