

## RECORD OF PROCEEDINGS

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*Town of Estes Park, Larimer County, Colorado, July 15, 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 15<sup>th</sup> day of July, 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.**

Commissioner Blume stated that due to discussions about the grandstands project being held with the ad hoc committee and architect Roger Thorp, it may be necessary to rescind a motion that was passed at the June 24, 2009 EPURA special meeting related to further work by the architect on a lower-end design option for the grandstands. The Commissioners made a decision to defer action on this topic until later in the meeting, subsequent to Mr. Thorp's update on the grandstands project.

### **MINUTES.**

The minutes of a special meeting held June 24, 2009, were approved.

### **UPDATE ON GRANDSTANDS PROJECT.**

Roger Thorp, Thorp Associates, provided an update on the grandstands project, stating he has been working with the ad hoc committee over the past weeks to make adjustments to the grandstands design and establish a revised cost estimate based on the adjustments. He stated the objective is create a base design that will allow for the addition or deletion of options/alternatives to arrive at an affordable, functional facility, and said he continues to receive input from Town staff and the Estes Park Lions Club as adjustments to the 2700-seat base design are made. He said alternatives being given consideration include, but are not limited to:

- Moving structural columns out to provide approximately half of the people seated in the facility an unobstructed view of the arena.
- Installing sheathing or insulation in the roof to provide sound insulation.
- Inclusion of seat backs, which can be added at any time, on half of the seats in the grandstands.
- Removal of the stone base on all columns in the public areas of the concourse leaving wood columns that come all the way to the ground.
- Inclusion of a concrete concourse with landscaping, trees, and benches to replace the current asphalt concourse.
- The substitution of gang lavatories, which would require less plumbing, for individual lavatories.
- Installation of light fixtures, similar to the Town's street lamps, on the concourse to provide lighting for evening use.
- Inclusion of an announcer's booth in the grandstand.

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- Removal of the cupolas which provide ventilation and serve an aesthetic purpose.

Mr. Thorp advised the Commissioners to review the costs and savings associated with the alternatives, stated a revised estimate of \$1.3 million resulting in a price of approximately \$69.41 per square foot would be a good deal for the Town, and said he is working to pursue a height variance and complete the special review process for the project in a timely fashion. Responding to a question from Commissioner Halburnt, Mr. Thorp said the current schedule would require the project go out to bid mid-August with a mid-September deadline and includes an allowance of two weeks after the completion of the Scottish Festival for the current facility to be dismantled and hauled off.

In regard to a motion passed at the June 24, 2009 Special Meeting related to additional work on grandstand design, it was **moved and seconded** (Blume/Halburnt) **to rescind the motion**, and it passed. Those voting “Yes” Blume, Halburnt, White, and Wilcocks. Those voting “No” Martinsen. Commissioner Little abstained from the vote.

**EXECUTIVE DIRECTOR’S REPORT.**

1. Façade Improvement Program – Dir. Smith reported that applications continue to be received with 25 requests committed to or paid at this time, representing approximately 25% of the \$90,000 program budget. He said the program will continue as long as there is interest and program funds are available.
2. Smaller Projects and Finances – Dir. Smith reiterated that smaller projects previously approved by the Commissioners have been put on hold until a definitive cost for the grandstands is received. Once these costs are known, he requested the Commissioners consider pursuing the signage program that was previously approved at \$25,000, which will provide direction to the Riverwalk. Commissioner Halburnt inquired about an expenditure being paid out for “downtown signage”. Dir. Smith said based on direction from the Signage Subcommittee and prior to the smaller projects being put on hold, Thorp Associates, PC was retained to provide professional services related to the signage project.

**REQUEST TO ENTER EXECUTIVE SESSION.**

It was **moved and seconded** (Little/Wilcocks) **the EPURA Board enter into Executive Session for the discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f), and not involving: any specific employees who have requested discussion of the matter in open session; any member of the EPURA Board; the appointment of any person to fill an office of the EPURA Board; or personnel policies that do not require discussion of matters personal to particular employees**, and it passed unanimously.

Chairman Newsom adjourned the meeting to executive session at 8:48 a.m.

Chairman Newsom reconvened the meeting to open session at 9:26 a.m. and adjourned the meeting at 9:26 a.m.

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Cynthia Deats, Deputy Town Clerk