

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, July 28, 2009

Minutes of a Regular meeting of the **TOWN BOARD STUDY SESSION** of the Town of Estes Park, Larimer County, Colorado. Meeting held at Town Hall in Rooms 201/202/203 in said Town of Estes Park on the 28th day of July, 2009.

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

Attending: Mayor Pinkham, Mayor Pro Tem Levine, Trustees Blackhurst, Eisenlauer, Ericson, and Miller

Also Attending: Town Administrator Halburnt, Deputy Town Administrator Richardson, Town Attorney White, Dir. Zurn, Dir. Pickering, Mgr. Winslow, and Deputy Town Clerk Deats

Absent: Trustee Homeier (joined the meeting at 4:40 p.m.)

Mayor Pinkham called the meeting to order at 4:00 p.m.

MULTI-PURPOSE EVENT CENTER (MPEC) PROGRAMMING DISCUSSION.

Kenney Associates, Inc. was awarded the contract for architectural and engineering services for the multi-purpose event center and indoor arena. Roger Kenney and Chris Lee were in attendance at the meeting and provided information related to the firm's background and experience which includes involvement in the Larimer County Fairgrounds, Thomas McKee 4-H Building, Hearts and Horses therapeutic riding facility, Loveland Sports Park, Eagle County fairgrounds, and the Black Canyon Inn. The firm is licensed in seven states and has been in business in Loveland for the past 17 years. Mr. Kenney opened the discussion by reviewing a list of potential program ideas for the MPEC, and said that information about the types of events/activities that may be held in the building will help the firm to design a structure that is flexible enough to accommodate the largest variety of activities. Discussion topics included: design facility to enhance off-season, draw people to Estes Park, and provide recreational activities to residents; deed restriction requires component that will enhance the lifestyle of citizenry; types of sports and activities will influence roof pitch and design; flooring for specific sports such as volleyball, basketball, and tennis will drive up costs; storage for specialized flooring would eat up square footage; sports floors can be rented and brought into the facility; ice rink is costly; need ability to accommodate dirt floor (or mats with bedding chips) and horse stalls; remove climbing wall, as no desire to compete with local businesses; use break-out rooms located at conference center, or can be added in the future; indoor arena size may be 100' x 200'; size of building may be 30,000 sq. ft. with ability to divide into smaller areas to accommodate multiple and various events; number of restrooms will be related to square footage and occupancy; catering kitchen has no area for food preparation; and include electrical drops for vendor booths and trade shows.

Discussion continued regarding the design guidelines, building materials, and colors the Town Board adopted to be used throughout development at the fairgrounds, and "green" building practices that may be given consideration for the project.

Mr. Kenney said after touring the fairgrounds site he observed some potential problems with the existing master plan, one being related to an access point in the middle of the site which would potentially create encounters between people and horses while entering the building. He said turning the building would work better with the grade of the site; create an entrance with a closer proximity to parking and without interaction between people and horses and visually improve the look of the complex; and stressed the importance of having a good master plan.

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Mr. Kenney said that the discussion and input from the meeting had provided sufficient information to prepare a schematic plan that will propose square footage, a design for the building, and a starting point for costs to present to the Town Board at the next study session.

OPEN DISCUSSION.

1. Trails – Town Administrator Halburnt engaged the Trustees in a discussion related to the construction of trails in the Estes Valley. At a meeting attended by members of the trails group, Estes Valley Recreation and Park District (EVRPD) Dir. Stan Gengler, Town Administrator Halburnt and Mayor Pinkham, two trails were identified as priorities for construction: 1. the extension of Fish Creek Trail to the Homer Rouse trail; and 2. the extension of Fall River Trail to Rocky Mountain National Park. A third trail, a bike/hike trail into Rocky Mountain National Park through the old entrance located in the vicinity of the Dunraven Inn on Highway 66, was also discussed. Administrator Halburnt asked the Trustees their views on pooling Open Lands funds with EVRPD funds to cooperate in trail construction, some of which would occur outside of the Town limits. She said the mil levy passed by EVRPD last year is dedicated to trail construction and that a combined effort with the Town may increase buying power and the ability to acquire additional funding. The Trustees asked if Open Lands funds could be used on the development of Bond Park. Administrator Halburnt stated that Finance Officer McFarland is researching this question and has not yet received a definitive answer. The Trustees requested clarification on the use of Open Lands monies in Bond Park, which would be the preferred use of the funds, and expressed interest in continued conversations about cooperating on trail projects.
2. Workforce Housing and Planning for the Future – Ideas for the creation of affordable housing for the Estes Park work force, as well as residents, were discussed and included: revitalizing the downtown area and utilizing unused space above retail shops as housing; dedicated sales tax or permit fees for affordable housing; and requiring large commercial employers to provide housing to their employees. Trustee Miller stated that a recent brainstorming session hosted by the Estes Park Housing Authority clearly illustrated the need for housing, and noted that if the problem is not addressed, affordable housing issues will continue to grow.

Mayor Pinkham said he has been researching the idea of hiring an outside consultant to help look at the “big picture” for the Town and provide assistance in identifying the issues Estes Park will face in the future. He said scenario development and analysis by a consultant may provide answers as to how the Town can stimulate growth to sustain its economy and remain a desirable place to live and vacation in the face of rising energy costs, transportation issues, and a lack of affordable workforce housing. Discussion ensued on the following topics: the high cost of consulting firms; it’s worthwhile to get someone who is an expert to lead and provide information about what is being done in other parts of the country and the world; resources may be found through the Denver Regional Council of Governments (DRCOG), the Colorado Municipal League (CML), Colorado University (CU) or Colorado State University (CSU), the Colorado Association of Ski Towns (CAST), and experts within our own community; consultants often provide information you already have or can get on your own; circumstances over the last couple of years have had a significant impact on lifestyles and people’s ability to afford things; are we at the beginning of a new era of lifestyles, what does that look like, and how are people going to spend their money; these things will have a significant impact on this community; what scenarios would cause the Town to change and adapt; in the past Estes Park continued to grow in depressed economic times; private enterprise and the market will reshape the Town to meet future scenarios; Estes Park may be in a better position than mountain communities west of the continental divide due to

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its proximity to the Front Range; and the Town needs to ensure that its investments are well spent.

There being no further business, Mayor Pinkham adjourned the meeting at 6:47 p.m.

Cynthia Deats, Deputy Town Clerk