

Town of Estes Park, Larimer County, Colorado, July 8, 2008

Minutes of a Regular meeting of the Board of Trustees of the Town of Estes Park, Larimer County, Colorado. Meeting held in the Town Hall in said Town of Estes Park on the 8th day of July, 2008. Meeting called to order by Mayor William C. Pinkham.

Present: William C. Pinkham, Mayor
Chuck Levine, Mayor Pro Tem
Trustees Eric Blackhurst
Dorla Eisenlauer
John Ericson
Richard Homeier
Jerry Miller

Also Present: Attorney Greg White
Jacquie Halburnt, Town Administrator
Lowell Richardson, Deputy Town Administrator
Jackie Williamson, Town Clerk

Absent: None

Mayor Pinkham called the meeting to order at 7:00 p.m. and invited any person desiring to participate to stand and recite the Pledge of Allegiance.

PUBLIC COMMENT

David Habecker/Town Citizen encouraged the Board to begin discussion on bonding for needed infrastructure if the Local Marketing District passes and use the \$800,000 saved for bond payments. He requested the Board stop reciting the pledge.

Tom Ewing/Town Citizen expressed concern that Town staff continues to move forward with the Elkhorn Lodge proposal even though the Planning Commission voted overwhelmingly to deny the request.

Linda Farrell/Town Citizen spoke to concerns regarding the Elkhorn Lodge redevelopment proposal including the removal of the waterfall, impact on wetlands by lowering the river, connection to Far View and the impact on Elkhorn Condominiums, the current proposal would surround the condominiums with high traffic roadways and density of the development on the lower portion is too high.

Jim Tawney/ Ponderosa Lodge requested the Town take a broader look at tourism and advertising.

TOWN BOARD COMMENTS

Trustee Blackhurst reminded the public that the Estes Park Housing Authority would meet Wednesday, July 9th at 8:30 a.m. in Room 203, and the Utilities Committee would meet Thursday, July 10th at 8:00 a.m. in the Board Room.

POLICE DEPARTMENT RECOGNITION

Police Chief Kufeld recognized Detective Life, Officer Solano, Master Police Officer Filsinger and Commander Rose for their efforts in solving a string of burglaries. The suspects were caught with the aid of the local community. Mayor Pinkham extended the Board's appreciation for their efforts.

1. CONSENT AGENDA (Approval of):

1. Town Board Minutes dated June 24, 2008 and Joint Town Board and County Commissioner Minutes dated June 26, 2008.
2. Bills.
3. Estes Park Urban Renewal Minutes dated June 18, 2008 (Acknowledgement only).

It was **moved and seconded** (Levine/Miller) **the Consent Agenda be approved**, and it passed unanimously.

2. LIQUOR ITEMS:

1. **LIQUOR LICENSING: TRANSFER OF OWNERSHIP – FROM TRAIL INN LLC, dba SMILING ELK RESTAURANT TO VEGA INC. dba VEGA, RONALD KILGORE & ANDREI URSU, 205 VIRGINIA DR. #501, HOTEL AND RESTAURANT LIQUOR LICENSE.**

Town Clerk Williamson reviewed the application stating all necessary paperwork had been received. Vega LLC is requesting a transfer of the liquor license currently held by Trail Inn LLC dba Smiling Elk Restaurant. The new owners also own the Dunraven Downtown and have completed T.I.P.S. training. Trustee Levine reminded the applicant that the Town requires liquor licensed establishments to check identification and the Board takes licensing seriously. Trustee Blackhurst encouraged the owners to train their staff. It was **moved and seconded** (Blackhurst/Eisenlauer) **the Transfer of Ownership Application filed by Vega LLC dba VEGA be approved**, and it passed unanimously.

2. **LIQUOR LICENSING: TRANSFER OF OWNERSHIP – FROM STANGER LAKE ESTES LTD. dba LAKESHORE LODGE TO LAKESHORE LODGE LLC dba LAKESHORE LODGE, MICHAEL HERMAN & SHARON SEELEY, 1700 BIG THOMPSON AVE., HOTEL AND RESTAURANT LIQUOR LICENSE.**

Town Clerk Williamson reviewed the application stating all necessary paperwork had been received. Lakeshore Lodge LLC is requesting a transfer of the liquor license currently held by Stanger Lake Estes Ltd. dba Lakeshore Lodge. The applicant's manager has completed T.I.P.S. training. Ms. Seeley stated the staff takes the service of alcohol seriously and has cut patrons off when they suspect the party has had too much. It was **moved and seconded** (Blackhurst/Miller) **the Transfer of Ownership Application filed by Lakeshore Lodge LLC dba LAKESHORE LODGE, be approved**, and it passed unanimously.

3. REPORTS AND DISCUSSION ITEMS:

1. **Stanley Fairground Barn Survey** – Deputy Town Administrator Richardson reviewed the results of the survey that was sent to all Light and Power customers. The survey yielded a 16% return with 50% residing within Town limits. 72% of the respondents support building the entire barn facility with multi-use functions including a walking track, indoor shows and an ice rink. The survey yielded a 56% response to building the entire facility immediately with 47% in favor of financing a portion and paying the remaining in cash and 9% in favor of financing the entire project. The respondents were overwhelmingly in favor of charging a fee for the use of the facility with 48% in support of a tiered user fee for town and county residents versus non-residents. The response to a property tax increase to pay for the project was unfavorable with 61% not in support of a tax for the project. Trustee Blackhurst thanked staff for the efforts in compiling all the results. Administrator Halburnt stated the barns would be discussed further during the budget process.

2. **Estes Valley Recreation and Parks District Community Recreation Center Plans** – Mike Richardson/President stated the EVRPD Board would like to request the Town's support for the proposed Community Center and request financial support from the Town. The Neenan Company reviewed the collaborative design process used for the proposed community center which includes aquatic center improvements and expansion, gymnasium, classrooms, youth room, community center space and the offices of the EVPRD. The parking lot would also be redesigned to provide additional spaces and gentler slopes. The entire facility would have a walking track around the perimeter. Rehabbing the existing elementary building was abandoned in favor of a new building due to the deterioration of the building, cost associated with retrofitting the building to current codes, the need for all new fixtures, roof heights did not meet the needs of the recreational center, ADA requirements, energy efficiency and replacement of mechanical equipment and plumbing. The costs associated with the improvements would be approximately 95% of the current value of the building. The entire project estimate is \$13.8 million with construction to begin in 2009 if passed by the voter.

Mr. Richardson stated the 2017 Team recommended the development of an indoor/outdoor multi-use recreational facility to address the active lifestyles of those that chose to live in Estes Park. He requested the Town provide the funding for the Community Space at a cost of \$742,848 and waive the building and planning fees of approximately \$100,000. The district would like to have a financial commitment from the Town by August 15th.

Board comments/questions: How soon would EVRPD need the funds; would the school district lease the land to the district; a financial commitment could not be determined until the Town finishes the budget process in October; could the financial commitment be spread over a number of years; and the Town does not have the bonding capability of the district.

Mr. Richardson stated the district has been in discussion with the school district to provide a 20 year land lease and a letter of intent has been signed. The district will be approaching the school district to contribute funds to the Community Center in an approximate amount of \$250,000. A survey has been conducted within the community and a phone survey would also be conducted. Some changes to parking and landscaping would be addressed with the Community Development Department if the project moves forward.

Trustee Blackhurst stated Rural Development funds community center, and therefore, may be a funding source for a portion of the building.

Administrator Halburnt questioned whether or not the Town would derive a benefit if it provided financial support. Mr. Richardson stated the district would work with the Town to provide space or use of the facility.

4. **ACTION ITEMS:**

1. **RE-APPOINTMENT: ESTES PARK HOUSING AUTHORITY.**
Estes Park Housing Authority has requested the re-appointment of Catherine Jensen for a 5-year term expiring April 30, 2013. It was **moved and seconded** (Blackhurst/Ericson) **approve the re-appointment of Catherine Jensen to the Estes Park Housing Authority as outlined above**, and it passed unanimously.
2. **UPDATE TOWN BOARD USE POLICY.**

Deputy Town Administrator Richardson stated the Board approved a policy at the May 27, 2008 meeting. The policy did not address the use of the Town facilities by other governmental agencies. A revision has been made to identify other governmental entities as exempt from paying use fees and damage deposit fees. However, governmental agencies must pay staff time if Town equipment is requested for the meeting. It was **moved and seconded** (Levine/Homeier) **to amend the Town Board use policy as outlined above**, and it passed unanimously.

3. **TOWN ADMINISTRATOR REPORT.**

- The week of July 7th is Rodeo week with the rodeo beginning each night at 7:30 p.m. and doors open at 5:30 p.m. She encouraged all to attend.

4. **REQUEST TO ENTER EXECUTIVE SESSION:**

24-6-402(4)(E), C.R.S. – For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators regarding Annexation/Development Agreement for Big Bear Estates.

It was **moved and seconded** (Levine/Eisenlauer) **the Town Board enter into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators Section 24-6-402(4)(e) with regard to the Annexation/Development Agreement for Big Bear Estates Annexation Agreement**, and it passed unanimously.

Whereupon Mayor Pinkham adjourned the meeting to Executive Session at 8:40 p.m.

Mayor Pinkham reconvened the meeting to open session at 9:46 p.m. and adjourned the meeting at 9:46 p.m.

William C. Pinkham, Mayor

Jackie Williamson, Town Clerk