

## **AGENDA ITEM #**

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 99-12

TUESDAY, May 4, 1999

### **MINUTES**

Mr. Kevin Bennett, City Council President, called Regular Meeting No. 99-12 of the Steamboat Springs City Council to order at 5:12 p.m., Tuesday, May 4, 1999, in the Public Safety Building, Steamboat Springs, Colorado.

Council members present: Kevin Bennett, Jim Engelken, Ken Brenner, Kathy Connell, Paula Cooper Black and Arianthe' Stettner. Steve Weinland was absent.

City staff members present: Paul W. Hughes, City Manager; Anthony B. Lettunich, City Attorney; Julie Jordan-Struble, City Clerk; Lynette Confer, Deputy City Clerk; Caroline Lamont, Director of Planning Services; Wendy DuBord, Deputy City Manager; JD Hays, Director of Public Safety Services; Lauren Mooney, Assistant to the City Manager; George Krawzoff, Transit Manager; Jim Weber, Public Works Manager; Stacey Foster, Ice Arena Manager/Acting Parks & Recreation Director; Michelle Petix, Teen Program Coordinator, Brian Feeney, Airport Manager and Scott Woodford, City Planner.

**NOTE: All documents distributed at the City Council Meeting are on file in the Office of the City Clerk.**

#### **1. WORKSESSION TOPIC: 1999 Community Indicators, Yampa Valley Partners.**

This worksession was held from 5-6 p.m.

Ms. Audrey Danner and Mr. Martin Landers, Yampa Valley Partners representatives, were present. They provided an overview of the Colorado Healthy Communities Foundation of Routt and Moffat Counties.

Ms. Danner noted the three topics that the 1999 Community Indicators Report provided: Social Indicators, Economic Indicators and Environmental Indicators.

Mr. Landers explained specific aspects of the report which included pointing out areas in which Routt and/or Moffat County has excelled and other areas where both or one of the Counties needs to be concerned.

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Ms. Danner reminded City Council that the report was only “as good as you use it.” Ms. Connell responded that education of community “happenings” needed to prevail. She felt that too often community members are not exposed to the “health of the community.”

Ms. Lamont suggested the upcoming community survey might be tied into the 1999 Community Indicator Report.

Council commented on the importance of community indicator information to assist when reviewing public policy.

**CITY COUNCIL HOUR**

**COUNCIL MEMBERS’ REPORTS**

Jim Engelken:

1. Noted the joint City/County affordable housing committee expired July 1998 and with the newly created Regional Affordable Living Foundation (RALF) group, the joint committee is no longer needed. **UNANIMOUS CONSENT:** Okay to let committee expire.

Arianthe’ Stettner:

1. Noted Mesa Schoolhouse work days on May 15 & 16.
2. Centennial Hall conceptual development is proceeding to Planning Commission on May 6.
3. Attended the noon Planning Commission worksession today. She noted Stockbridge conceptual concern was related to supporting a mixed-use area, keeping in mind a desire to not support massive parking areas. She also noted desire of pedestrian friendly developments. Another topic of concern is what Council and Commission can tell applicants that they do not like. And, the restraint from “suggesting/fixing” the concerned areas. Brief discussion took place on the role of planning staff assisting developers and presenting development options/alternatives.
4. Butcherknife Co-Housing Project: voiced concern with the aluminum siding. Ms. Lamont noted the siding is supposed to “wear” within a year’s time to not be “as shiny.”

Ken Brenner:

1. Noted a Regional Transportation meeting and the introduction of the Stockbridge Multi-Modal Facility.

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2. West of Steamboat Springs Area Plan: would like more detail relative to the number of units and percentage of occupancy to be generated to accommodate a trigger for annexation and concern with the boundary.
3. Noted an Emerald Mountain meeting on May 7.

Kathy Connell

1. Noted the City Internet is not connected to the Steamboat Springs' Chamber Resort Association and the Steamboat Ski Area. **DIRECTION:** Staff to research linking the City Internet information to the Chamber and Ski Area web-sites.

Paula Cooper Black: No report.

Kevin Bennett:

1. Noted City Council will be given a notebook of existing community plans, i.e., parking plans; community plans, etc...
2. Noted the Yampa Valley Land & Cattle process. May need to contact assistance agencies for additional support. The corner of 131 and Highway 40 now has a conservation easement to be a working agriculture parcel.

*Ms. Connell noted the amount of dedication and time Mr. Bennett and other people (including Ms. Susan Otis and Ms. Linda Kakela) have provided to see "this deal" completed and commended and applauded their efforts.*

**CITY ATTORNEY'S REPORT** No report.

**CITY MANAGER'S REPORT**

**2. UPDATES:**

**a. Intergovernmental Services Report.**

Noted that Ms. Kakela is in Denver presenting a "Fishing is Fun" report to the Department of Wildlife.

**MOTION:** Mr. Engelken moved and Ms. Connell seconded to confirm the City Council's support for the existing nomination of Howelsen Hill to the National Register of Historic Places. The motion carried 6/0. Mr. Weinland was absent.

**MOTION:** Mr. Brenner moved and Ms. Stettner seconded to support staff in providing grant writing assistance to Orton Family Foundation for the Citizens

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Resource Center to be located in Centennial Hall. The motion carried 6/0. Mr. Weinland was absent.

**DIRECTION:** Staff to coordinate an Orton Family Foundation/Centennial Hall update to City Council.

**b. Moving The Dock Teen Center.**

Ms. Foster explained the degradation of the current location of the Teen Center. She explained the current location is not a safe and healthy atmosphere for teens or the after school children that utilize the programs.

Ms. Petix noted community teens need a “place to call their own.” She encouraged Council support of the proposed teen center relocation.

Council President Bennett recognized the approximately 20 people present supporting the teen center relocation. Ms. Petix noted that she also received letters from local law enforcement agencies supporting the move and other people who are interested in providing monetary donations. Ms. Petix noted that the 11<sup>th</sup> Street facility would also house most of the after school clubs, summer camp programs and other programs that are in facilities that are not conducive for the children. She also noted numerous possible funding sources that could be sought.

Mr. Lettunich noted the lease has a three-year term and after that a new deal would need to be negotiated.

**DIRECTION:** Mr. Bennett suggested that the Routt County Commissioners be contacted to seek additional funding.

**MOTION:** Ms. Cooper Black moved and Ms. Connell seconded to approve The Dock funding proposal as presented. The motion carried 6/0. Mr. Weinland was absent.

**c. Routt Memorial Hospital Report.**

Mr. Fred Wolf and Ms. Margaret Sabin, representing Steamboat Springs Health Care Association, were present.

Mr. Wolf noted they are a community-owned 501(c)3 health care association. Mr. Wolf distributed an overview of hospital accomplishments and proposed hospital

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plans. He noted some key initiatives they feel are needed to accommodate the Health Care Association mission: construct a new hospital and extended care center; integrate primary physicians; and more. Mr. Wolf stated the Yampa Valley Medical Center is to be open by December 1, 1999, with ECC opening by March 2000. Other areas of discussion included: the Yampa Valley Health Plan; fund-raising; new and expanded services and various construction projects.

Ms. Sabin stated that when the hospital is ready to move to the new location, it will be widely publicized beginning in July and August, 1999.

**d. Manager's Report: Ongoing Projects.**

**1) West Pine Grove Road Railroad Crossing.**

Mr. Hughes noted the Public Utilities Company will not allow for a new "at grade" (not including a crossing either under or over the railroad track) crossing unless one "at grade" crossing is abandoned. Ms. DuBord noted the crossing at Pine Grove is a privately held crossing.

Ms. Stettner would like to see all entities that benefit from the crossing participate in paying for the crossing.

PUBLIC COMMENT

Mr. Gary Smalley, Pamela Lane resident, would like to see access to the Trafalger Park area over the agriculture access. He noted the safety concern relative to vehicle traffic accessing the park. Mr. Smalley did not support abandoning the agriculture access.

Mr. Tom Schwall, Pamela Lane property owner, felt City Council should not abandon the agriculture access.

Ms. Connell clarified that an access either over or under the railroad could be obtained as a second access.

**MOTION:** Mr. Brenner moved and Ms. Connell seconded to direct staff to proceed in obtaining grant money with the proposal to close the Trafalger Park agricultural railroad crossing in order to reclassify the West Pine Grove Road railroad crossing from private to public status and request funding to make the necessary safety improvements. The motion carried 6/0. Mr. Weinland was absent.

**2) Review and/or approve the Downtown Parking Management Plan.**

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Mr. Hughes explained this was initiating and implementing a parking plan as presented previously by traffic consultant, Mr. Jim Charlier. Mr. Hughes stated that should Council agree with the plan, he would use the plan as direction and have items reflected at budget times.

**DIRECTION:** Clarify statement #2 of the Parking Management Plan, referring to the parking lot on the corner of 10<sup>th</sup> and Lincoln: As an employee/City owned lot.

**MOTION:** Ms. Stettner moved and Ms. Connell seconded to approve and direct staff to accommodate the modifications and further review of the Downtown Parking Management Plan, to be a replacement of resolution #95-07. The motion carried 6/0. Mr. Weinland was absent.

**3. AGENDA REVIEW**

**a. Council agendas for May 6, May 11 and May 18, 1999.**

**DIRECTION:** Ms. Jordan-Struble to amend the May 11 and May 18 Council agendas as discussed and close both.

**CONSENT CALENDAR - GENERAL BUSINESS**

**4. RESOLUTION: A resolution acknowledging the 1999 annual appointment of Boards, Committees and Commissions for the City of Steamboat Springs, Colorado.**

Mr. Bennett read the resolution title into the record.

Ms. Stettner requested this item be removed from the Consent Calendar.

Ms. Stettner recalled that City Council supported changing the terms of the Spring Creek Advisory Committee and the Trails & River Committee from one year renewable terms to a two or three year staggered term system.  
**DIRECTION:** Ms. Jordan-Struble will contact each committee to see if this change is acceptable and when each committee would prefer to enact the proposed term change.

**MOTION:** Ms. Connell moved and Ms. Stettner seconded to approve the resolution approving the 1999 annual committee, commission and board appointments as presented. The motion carried 6/0. Mr. Weinland was absent.

**DIRECTION:** City Council requested an update from the Building Use Tax Committee.

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5. **FIRST READING OF ORDINANCE:** An ordinance approving a lease between the City of Steamboat Springs and Steve and Michelle Caragol for The Dock Teen Center; repealing all conflicting ordinances; and providing an effective date.

Mr. Bennett read the ordinance title into the record.

**MOTION:** Ms. Cooper Black moved and Ms. Stettner seconded to approve the first reading of an ordinance approving a three-year lease to accommodate The Dock Teen Center on 11<sup>th</sup> Street as presented. The motion carried 6/0. Mr. Weinland was absent.

6. **MOTION:** A motion pursuant to Section 17-62(95) to exempt a lease between the City and Steve and Michelle Caragol from the definition of subdivision in the Revised Municipal Code.

**MOTION:** Ms. Cooper Black moved and Ms. Connell seconded to approve a motion to exempt a lease for The Dock Teen Center from the definition of a subdivision as presented. The motion carried 6/0. Mr. Weinland was absent.

7. **FIRST READING OF ORDINANCE:** An ordinance approving the grant of a conservation easement, by the City of Steamboat Springs, to the Yampa Valley Land Trust; and authorizing the City Council President or President Pro Tem to sign the grant of easement; repealing all conflicting ordinances; and providing an effective date.

Mr. Bennett read the ordinance title into the record.

8. **FIRST READING OF ORDINANCE:** An ordinance approving a loan agreement with the Colorado State Infrastructure Bank (COSIB) relative to multi-modal transit center improvements and authorizing the City Manager to execute all document necessary; repealing all conflicting ordinances; providing for severability; and providing an effective date.

Mr. Bennett read the ordinance title into the record.

9. **FIRST READING OF ORDINANCE:** An ordinance concerning the City of Steamboat Springs, Colorado, Local Improvement District #11(Longthong Road), ratifying action heretofore taken; prescribing the kind and location of the improvements proposed, the extent of said district, the proportion of the total

cost to be borne by the property owners and the City, the method of levying assessments, the number of installments, and the time in which the costs assessed will be payable; and prescribing details in connection with such matters.

Mr. Bennett read the ordinance title into the record.

10. **FIRST READING OF ORDINANCE:** An ordinance approving a grazing lease between the City of Steamboat Springs and Slate Creek Ranch and authorizing the City Council President or President Pro-Tem to sign the lease agreement; repealing all conflicting ordinances; and providing an effective date.

Mr. Bennett read the ordinance title into the record.

**MOTION:** Ms. Connell moved and Ms. Stettner seconded to approve ordinances 7, 8, 9 & 10: an ordinance approving the grant of a conservation easement, by the City of Steamboat Springs, to the Yampa Valley Land Trust; An ordinance approving a loan agreement with the Colorado State Infrastructure Bank (COSIB) relative to multi-modal transit center improvements; An ordinance concerning the City of Steamboat Springs, Colorado, Local Improvement District #11(Longthong Road); an ordinance approving a grazing lease between the City of Steamboat Springs and Slate Creek Ranch. The motion carried 6/0. Mr. Weinland was absent.

## **PUBLIC COMMENT**

Mr. Steve Cavanagh spoke relative to land subdivision, zoning change language found in a draft of the Community Development Code. He noted a reasonable use clause versus a taking that he has spoken to City staff about.

## **APPROVAL OF MINUTES**

### **11. MINUTES**

- a. **Regular Meeting Number 99-09 (4/6/99).**

Ms. Stettner requested the minutes of Regular Meeting No. 99-09 be amended to reflect City Council support to review the terms of the Spring Creek Advisory and

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Trails & River Committee to change from one-year renewable to a two or three-year staggered term system.

**b. Regular Meeting Number 99-10 (4/13/99).**

**MOTION:** Ms. Connell moved and Ms. Stettner seconded to approve the minutes of Regular Meeting No. 99-09 (4/6/99) and Regular Meeting No. 99-10 (4/13/99); with an amendment to the 4/6/99 meeting to add language relative to changing the terms of the Spring Creek Advisory and Trails and River Committee to two or three-year staggered terms. The motion carried 6/0. Mr. Weinland was absent.

**PUBLIC HEARINGS - PLANNING COMMISSION REFERRALS**

**12. APPEAL/PROJECT: Holton Duplex.**

**MOTION:** Mr. Engelken moved and Ms. Connell seconded to **postpone** the Holton Duplex item to the May 11 City Council Meeting. The motion carried 6/0. Mr. Weinland was absent.

**13. APPEAL: Elk River Business Park Sign.**

Mr. Paul Ferguson, Board of Adjustment representative, was present.

Mr. Les Liman, Elk River Business Park representative, was present. He provided a brief explanation of the parks' history and felt the sign harmed no one, and therefore should be granted approval. It was noted the sign is a custom-made "Woodsmith" design. Mr. Liman provided a petition with approximately 90-100 signatures that supported the existing business park sign.

PUBLIC COMMENT

Mr. Theo Dexter, neighboring business, felt that the sign should try to conform. He also provided letters from other Copper Ridge Business Park businesses that requested the sign conform.

Mr. Brad Kindred felt the sign needed to conform to existing City regulations. He pointed out that the sign is 42 square feet over the limit.

COUNCIL COMMENT

Mr. Ferguson noted that the Board of Adjustment worked hard to negotiate the sign size with the applicant. He also noted the applicant was allotted five years to adhere to the existing rules and chose not to.

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**RECOMMENDED MOTION:** To deny the request for permanent approval of the existing nonconforming Elk River Business Park Sign. The sign must be removed and replaced with a sign that conforms to the proposed sign code as detailed in Draft III of the Community Development Code. The subdivision identification/monument sign to be placed on one or both sides of the entrance to the Elk River Business Park. The sign may not exceed 30 square feet and the base and height requirements must not be exceeded.

**MOTION:** Mr. Bennett moved and Ms. Stettner seconded to uphold the sign board recommendation and deny the ability for the existing sign to remain. The motion carried 6/0. Mr. Weinland was absent.

**14. PROJECT: Stockbridge Multi-Modal.**

Ms. Kathi Meyer, Planning Commission representative, was present.

Ms. Lamont noted that no vote was necessary, this was a conceptual review only.

Mr. Krawzoff provided a brief explanation of the proposed Stockbridge Multi-Modal Center. It was noted this is a conceptual review of a park and ride facility (150 spaces) and a bus center turn-around, including two bus shelter and two portable toilets.

Mr. Krawzoff explained areas addressed by Planning Commission included: berming the site; safety of the vehicles left in the park-n-ride lot; best management practices will be utilized; lighting of the parking lot (use of City desired street lighting) and Highway 40 access issues will be adhered to.

PUBLIC COMMENT No one appeared for public comment.

COUNCIL COMMENT

Ms. Meyer noted that Planning Commission supported the Stockbridge project. She noted the close proximity to the river that could be utilized in the facility design. Ms. Meyer stated Planning Commission hoped the City would provide a quality project.

Ms. Connell supported moving slowly with the parking area to provide a facility that would be fully utilized.

Ms. Cooper Black supported a clean and efficient facility to assure ridership/usership. She suggested a well-maintained shelter.

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Ms. Stettner supported the project. She suggested telephones be accommodated at the site, as well as trash receptacles. Ms. Stettner noted a pond in the area be researched to be enhanced. She suggested a "park aspect" be developed to provide for an inviting location. Mr. Weber clarified that signalization may be needed in the future with the implementation of Phase I and Phase II and how the site functions. Ms. Stettner questioned a crosswalk from the residential parcel across Highway 40. Mr. Weber clarified he thought a crosswalk would need to be incorporated with a signal.

Mr. Bennett felt it critical that Council realizes the immediate gratification of the park-n-ride concept would probably be non-existent. He felt this was visionary and long-term planning. He suggested the trail intertwine with the parking lot and park. Mr. Bennett supported commercial in this area as well. He suggested a public-private partnership be identified in Tract 2.

Mr. Engelken supported the park-n-ride and trail/park amenity to be included.

Mr. Brenner supported other Council comments including: quality bus shelters; trail/park amenity; mixed-use development and an appropriate berming area. Mr. Brenner requested and received clarification that a sidewalk would be accommodated on the outside of the parcel.

**15. PROJECT: Alpine Bank.**

Mr. Lettunich stepped down due to a conflict of interest.

Ms. Lamont noted that no vote was necessary, this was a conceptual review only.

Mr. Eric Smith, architect for Alpine Bank, and Scott Gordon, Alpine Bank representative, were present.

Mr. Smith explained a conceptual review of a 8,000 square foot bank with drive-up, an 4,800 square foot retail building with six residential units and a proposed revision of the approved Master Plan for Lot 1. He pointed out several items, including, but not limited to: moving the bank drive-thru; additional pedestrian sidewalks; proposed lay-out of the master plan and accommodating a temporary facility as soon as possible and keep it open while the bank facility is under construction.

Ms. Connell supported providing shuttle/transit turnouts.

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Mr. Engelken requested and received clarification from Mr. Smith that underground parking was not cost effective.

PUBLIC COMMENT No one appeared for public comment.

COUNCIL COMMENT

Ms. Meyer explained that Planning Commission was split in the lot layout due to the desire to provide for a pedestrian friendly development. She also voiced concern with approving the temporary facility permit prior to approving the bank development permit.

Ms. Cooper Black supported the bank setting and building design. She felt a temporary setting for the bank was acceptable. She supported pedestrian friendly developments. She felt the interior parking area was more favorable.

Ms. Connell supported the bank location and architecture. She felt the parking area should be safe and free of snow and ice, thus supporting interior parking.

Mr. Engelken supported the bank location. He felt that Planning Commission work on the conceptual has improved the project. He felt the exterior parking of the larger parcel would be more attractive to him. Mr. Engelken also supported sidewalks on both sides of Pine Grove Road.

Ms. Stettner supported the employee housing on site. She also supported: designating one space per unit for the residential units; the bank architecture and position on the parcel; shorter distances for pedestrians when crossing from the top to the bottom sections, while being sensitive to shadowed areas and sidewalks on both sides of Pine Grove Road. Ms. Stettner also felt the park in the middle has great potential for becoming a landmark.

Mr. Brenner supported the architecture of the bank building. He felt the multi-use of the conceptual was a "model project." He also felt the sidewalk should be on the side where the commercial activity is and set away from the right of way to accommodate snowload. Mr. Brenner supported more of the parking on the outskirts of the parcel, but would prefer a middle ground of the two proposal presentations.

Mr. Bennett suggested trees along the sidewalk to soften the look and accommodate the sidewalk around the corner by the bank and included into the green area. He also noted support for the mixed use and nice landscaping and felt the active edge retail is challenging.

**PUBLIC HEARING - GENERAL BUSINESS**

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16. **SECOND READING OF ORDINANCE:** An ordinance amending a hangar ground lease to Robert H. Maddox and Cynthia S. Maddox (hangar unit C-1) at the Steamboat Springs Airport and authorizing the City Council President to sign lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.

Mr. Bennett read the ordinance title into the record.

PUBLIC COMMENT No one appeared for public hearing.

**MOTION:** Ms. Cooper Black moved and Mr. Engelken seconded to approve the second and final reading of an ordinance amending a hangar ground lease to Robert H. Maddox and Cynthia S. Maddox (hangar unit C-1) as presented. The motion carried 6/0. Mr. Weinland was absent.

17. **SECOND READING OF ORDINANCE:** An ordinance amending a hangar ground lease to Luster Vickrey (hangar unit C-3) at the Steamboat Springs Airport and authorizing the City Council President to sign lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.

Mr. Bennett read the ordinance title into the record.

PUBLIC COMMENT No one appeared for public hearing.

**MOTION:** Ms. Cooper Black moved and Mr. Engelken seconded to approve the second and final reading of an ordinance amending a hangar ground lease to Luster Vickrey (hangar unit C-3) as presented. The motion carried 6/0. Mr. Weinland was absent.

18. **SECOND READING OF ORDINANCE:** An ordinance amending a hangar ground lease to John Grace (hangar unit C-8) at the Steamboat Springs Airport and authorizing the City Council President to sign lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.

Mr. Bennett read the ordinance title into the record.

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PUBLIC COMMENT No one appeared for public hearing.

**MOTION:** Ms. Cooper Black moved and Mr. Engelken seconded to approve the second and final reading of an ordinance amending a hangar ground lease to John Grace (hangar unit C-8) as presented. The motion carried 6/0. Mr. Weinland was absent.

- 19. SECOND READING OF ORDINANCE: An ordinance amending a hangar ground lease to Fish Creek Investments (hangar unit C-10) at the Steamboat Springs Airport and authorizing the City Council President to sign lease documents; repealing all conflicting ordinances; providing for severability; and providing an effective date.**

Mr. Bennett read the ordinance title into the record.

PUBLIC COMMENT No one appeared for public hearing.

**MOTION:** Ms. Cooper Black moved and Mr. Engelken seconded to approve the second and final reading of an ordinance amending a hangar ground lease to Fish Creek Investments (hangar unit C-10) as presented. The motion carried 6/0. Mr. Weinland was absent.

- 20. SECOND READING OF ORDINANCE: An ordinance approving a hangar lease to P. Steven Green at the Steamboat Springs Airport and authorizing the City Council President to sign all lease documents; repealing all conflicting ordinances; providing for severability and providing an effective date.**

Mr. Bennett read the ordinance title into the record.

PUBLIC COMMENT No one appeared for public hearing.

**MOTION:** Ms. Cooper Black moved and Mr. Engelken seconded to approve the second and final reading of an ordinance approving a hangar ground lease to P. Steven Green as presented. The motion carried 6/0. Mr. Weinland was absent.

**ADJOURNMENT**

**MOTION:** Ms. Connell moved and Ms. Cooper Black seconded to adjourn Regular Meeting No. 99-12 at approximately 9:54 p.m. The motion carried 6/0. Mr. Weinland was absent.

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**MINUTES PREPARED AND RESPECTFULLY SUBMITTED BY:**

\_\_\_\_\_  
Lynette Confer  
Deputy City Clerk

**REVIEWED AND RESPECTFULLY SUBMITTED BY:**

\_\_\_\_\_  
Julie Jordan-Struble, CMC/AE  
City Clerk

**APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 1999.**