

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 2006-14

TUESDAY, MAY 9, 2006

MINUTES

Mr. Ken Brenner, City Council President, called Regular Meeting No. 2006-14 of the Steamboat Springs City Council to order at 3:55pm, Tuesday, May 9, 2006, in Centennial Hall, Steamboat Springs, Colorado.

City Council Members present: Ken Brenner, Susan Dellinger, Towny Anderson, Loui Antonucci, and Kevin Kaminski. Paul Strong arrived at 4:00pm. Steve Ivancie arrived at 4:01pm.

City Staff Members present: Wendy DuBord, Interim City Manager; Anthony B. Lettunich, City Attorney; Julie Jordan, City Clerk; Julie Franklin, Deputy City Clerk; Brian Berndt, Assistant Director of Planning Services; Joel Rae, Police Captain; George Krawzoff, Director of Transportation Services/Interim Deputy City Manager; Jim Weber, Director of Public Works; Vince O'Connor, Computer Technician, and Linda Kakela, Director of Intergovernmental Services.

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

EXECUTIVE SESSION: For a conference with the City Attorney for the purpose of receiving legal advice on specific questions under C.R.S. Section 24-6-402(4)(b); for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); and to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a).

MOTION: Council Member Antonucci moved and City Council President Pro-Tem Dellinger seconded to adjourn Regular Meeting 2006-14 at approximately 3:55pm for a conference with the City Attorney for the purpose of receiving legal advice on specific questions under C.R.S. Section 24-6-402(4)(b); for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), and to

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discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a). The motion carried 5/0. Council Members Strong and Ivancie had not yet arrived.

Council Member Strong arrived at 4:00pm, and Council Member Ivancie arrived at 4:01pm.

MOTION: City Council President Pro-Tem Dellinger moved and Council Member Antonucci seconded to out of executive session and reconvene Regular Meeting 2006-14 at approximately 5:10pm. The motion carried 7/0.

City Council President Brenner noted for the record, that if any person who participated in the executive session believes that any substantial discussion of matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, that person should state his/her concerns for the record.

No concerns were indicated.

CITY COUNCIL REVIEW TOPIC (5:00-7:00pm)

1. \$50,000 request for the Regional Aviation Radar project.

Routt County Commissioners present: Dan Ellison, Nancy Stahoviak, and Doug Monger. Tom Sullivan, County Manager, was also present.

Mr. Sullivan noted that Routt County is requesting \$50,000 from the City to help provide local matching funds for a radar surveillance system at the Yampa Valley Regional Airport (YVRA).

Mr. Dave Ruppel, Yampa Valley Regional Airport Manager, provided a PowerPoint presentation highlighting the following: Surveillance Candidate, mountain airports existing radar; major factors affecting capacity at Colorado mountain airports; radar coverage; surveillance at Colorado mountain airports will improve; surveillance alternatives; non-radar coverage 17,000 feet; 15,000 feet; 13,000 feet; 11,000 feet; 9,000 feet; ski country arrivals; departures; phase 1 non-radar coverage; phase 1 Wide Area Multi-Lateration (WAM) coverage; phase 1 System and Operating cost; WAM coverage 9,000 feet; statewide surveillance program system and operating cost; and the benefits of improved surveillance.

MOTION: City Council President Pro-Tem Dellinger moved and Council Member Antonucci seconded to approve funding \$50,000 for a radar surveillance system at the Yampa Valley Regional Airport (YVRA). The motion carried 7/0.

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2. Coordination and advertisement policies for the appointment of Yampa Valley Housing Authority and Yampa Valley Airport Commission members.

Ms. DuBord noted the memo in the packet from Ms. Jordan regarding the need to determine a standard policy in which both City and County staff will advertise for joint appointments to boards and committees established by Intergovernmental Agreements.

Commissioner Monger spoke to the expense of advertising in the newspaper.

Commissioner Stahoviak noted that number four of the draft policy is not complete, an application form approved by the City and County. It was noted that the County is okay with the standard form that the City uses, with some minor alterations. Council Member Anderson spoke to advertising for two weeks versus four weeks. Ms. Jordan stated that advertising could take place every other week (first and third week or second and fourth week) to accommodate citizens who may be on vacation and miss the advertisement.

UNANIMOUS CONSENT: Advertise every other week.

MOTION: Council Member Strong moved and Council Member Ivancie seconded to approve the policy as amended to run the block ad the first and third week and The City Page ad for four weeks. The motion carried 7/0.

COUNTY COMMISSIONER MOTION: Commissioner Ellison moved and Commissioner Stahoviak seconded to approve the policy as amended to run the block ad the first and third week and The City Page ad for four weeks. The motion carried 3/0.

3. Next joint meeting dates with Routt County Commissioners.

a. June 13 from 5-7pm:

**Topics: Review of community plan action items
H2O quality base line report
WSSAP infrastructure funding**

Commissioner Stahoviak questioned who will provide information on infrastructure funding. City Council President Brenner stated that the City will do this.

b. Need date: for WSSAP adoption hearing

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Ms. Meyer noted that the City Planning Commission would like to get a redline version well in advance since they reviewed the document prior to amendments. She feels that the meeting may take more than an hour.

DIRECTION: Ms. Jordan to tentatively schedule June 8, 2006 from 5:00 to 7:00pm.

c. July 18: Location Neutral Survey presentation by Noreen Moore. (Routt County Commissioners are invited to attend.)

Commissioner Stahoviak noted that Ms. Moore can give this presentation to the Commissioners at a separate meeting.

4. Joint meeting with Yampa Valley Housing Authority and the Routt County Commissioners.

Yampa Valley Housing Authority (YVHA) members present: Elizabeth Black, Executive Director, Kathi Meyer, President, Nancy Stahoviak, Tony Seaver, Mary Alice Page-Allen, John Spezia, and Karen Riggio. Curtis Church, Self Help Program Manager, was also present.

a. Draft Strategic Plan update.

Ms. Black noted that the Authority held six public meetings regarding the Strategic Plan update. She spoke to the key goals: financial stability, land acquisition, project development, housing assistance programs, mobile homes, and local government assistance; and the priorities for each goal.

Discussion on the key goals:

Financial stability

City Council President Brenner questioned if there is a budget development. Commissioner Stahoviak stated not at this point. City Council President Brenner stated that budget projections would be helpful.

City Council President Pro-Tem Dellinger questioned the responsibilities of the Authority's staff. Commissioner Stahoviak stated that this will depend on what the request is and what the staff is currently working on, and that the Board will make the decision as to how the Authority staff will proceed. City Council President Pro-Tem Dellinger voiced concern with who will hire consultants. Commissioner Stahoviak stated that this will depend on the tool; and this would be in the purview of the City or County.

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City Council President Brenner questioned if the Authority has interacted with other area Housing Authorities like Denver, Aspen, Breckenridge, and Vail, regarding developing a long-range plan for staffing levels. Council Member Strong feels that the Strategic Plan is about goals, and the budget is a tactical item. Ms. Meyer spoke to how much it will cost to implement these goals, and stated that this is an unknown and the Authority needs to come up with the goals and strategies. Commissioner Monger stated that the ultimate decision makers will be the taxpayers.

Council Member Anderson feels that this is more of a community plan than a strategic plan. A strategic plan should give the investors an idea of who will achieve a defined goal, when goals will be underway, and how they will be funded. Council Member Antonucci stated that it is a question of what the Authority can accomplish, which is dependent on land acquisition.

Ms. Black clarified that State law requires that a Strategic Plan be in place and reminded that the Plan may not be "all things to all people." Commissioner Stahoviak noted that the statute does not specify what needs to be in the Plan.

PUBLIC COMMENT: There was no public comment on this item.

Land Acquisition

Ms. Black hopes that the Authority can work with partners on this item.

PUBLIC COMMENT: No one appeared for public comment on this item.

Project Development

City Council President Brenner questioned if the Authority is considering developing homes that are not deed restricted. Mr. Spezia stated that this

section should be clarified by using the word **continue** rather than **consider**. Commissioner Stahoviak stated that they wanted to leave the opportunity open to have open market projects, or partnerships. Council Member Anderson would like to make it clear that there will not be projects without deed-restricted housing.

City Council President Pro-Tem Dellinger would like to add the word **long-term** deed restriction. It was clarified that all deed restrictions are permanent.

UNANIMOUS CONSENT: Add the word **permanently**, and change the word **continue** to **consider**.

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City Council President Brenner spoke to units that are developed outside the City limits and the Fire Protection District. He understands the challenge to find project locations but feels this is a troubling trend. He would like language that states that the Authority will focus project development within the project boundary.

Council Member Anderson feels that there is a weakness in that in ten years the people housed may not be employed in the boundary, or employed by someone in the boundary anymore. Ms. Black stated that this is a legal question that needs to be researched regarding continued in-boundary employment while staying in the home.

PUBLIC COMMENT:

Mr. Ren Martyn, Redhawk Village developer, feels that the Plan lacks in partnership with the private sector. He stated that they researched partnering with the Authority, and requested to present their affordable homes at the Home Buyer classes and were denied, and a request to put the Authority logo on their literature was also denied.

Ms. Jo Stanko noted several parcels of land that have come up for mobile home parks that have been denied.

Housing Assistance Programs

Ms. Black clarified that essentially, she is the Authority staff and there is not enough help to be able to analyze all the information that is available. There aren't currently guidelines for working with the private sector, but they are working on it. Council Member Anderson referenced the public comment by Mr. Martyn and questioned if mortgage certificates are available for this project. Ms. Black clarified that they are.

Commissioner Monger questioned if the Board is working on a policy regarding partnership. Commissioner Stahoviak stated that they are working on a policy development piece, however they need to get organized and hire staff first, and then implement programs.

PUBLIC COMMENT: No one appeared for public comment on this item.

Mobile Homes

Ms. Black noted the need for a willing seller of a park. City Council President Pro-Tem Dellinger suggested including modular homes because they are easier to finance. **UNANIMOUS CONSENT:** To add Modular Homes to the title of this item.

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PUBLIC COMMENT:

Ms. Bobbi Hodge noted that mobile homes are a means of affordable housing in the community. However, she noted that with increasing lots rents and high interest payments, it has been difficult for mobile home owners to make ends meet. She suggested having a City-owned mobile home park, which would help with stabilizing rents and offer competition to other mobile home parks.

Ms. Christine Allevato, Westland Mobile Home Park resident, would like to emphasize conserving mobile home parks in Steamboat Springs.

Local Government Assistance

PUBLIC COMMENT: No one appeared for public comment on this item.

City Council President Brenner noted that if there were to be a ballot question, much more detail would be needed in this Strategic Plan.

Council Member Anderson would like to have another joint meeting to discuss this. He feels that the Authority has been trying to build an organization while running at full speed. He would like more information on how the money will be used. He supports coming up with additional capital to build the organization; and developing a strategic and business plan.

GENERAL PUBLIC COMMENT

No one appeared for General Public Comment.

- b. Amendments to the IGA re: YVHA board member number.
(per CC direction on 4/4/06; however, this has not been discussed by the YVHA yet.)**
- c. Administration of Inclusionary Zoning Ordinance. (Per YVHA, this item is not yet complete.)**

The two items above will be discussed at a future meeting.

CITY COUNCIL REVIEW TOPIC CONTINUE (7:00-8:30pm):

5. Steamboat Springs Water Commission (SSWC).

Steamboat Springs Water Commission members present: Bill Martin, Jim Engelken, Al Skiles, Gil Lang, and Wade Gebhardt. Mt Werner Water District Board members present: Nancy Mayer, Kathy Connell, and Steve Gale. Jay Gallagher, Mt. Werner Water District Manager, was also present.

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Mr. Bill Martin, Chair of the Steamboat Springs Water Commission, spoke to the following discussion items:

Review of SSWC's past years work:

Wastewater treatment agreement, Terms and conditions: Mr. Martin noted that the group came half-way to equalizing rates, and the treatment rates were equalized. Mr. Engelken noted that this was a big deal because Mt. Werner Water fees were at half of what City residents paid.

Sundance plaza recommendation: Mr. Martin noted that the Mt. Werner District was receiving revenue but the City was receiving the waste downstream at the interceptor. He believes that a conclusion has been reached on this issue.

Mt. Werner Water District (MWWD) low fire flow: Mr. Martin reported that Mt. Werner took immediate action to address the issue and does take the problem seriously.

Mr. Gallagher reported that they have developed and designed three looping projects, committed to installing two tanks in the area, and are installing 43 hydrants.

Steamboat Barn Village water and wastewater service recommendation and associated water rights recommendation: Mr. Martin stated that they are looking at who would serve the project, and have discussed water rights.

Repair and replacement of the Interconnect meter: Mr. Martin noted that there was a difference of opinion among the Commission members about whether there should be an interconnect meter between the City and all other districts being provided wastewater service.

Current Discussion items:

MWWD lease of City's filtration bays: Mr. Martin stated that this lease has not been constructed yet. Mr. Lettunich spoke to the issue of negotiating the lease before the City would construct the two bays, and the question of what the lease payment should be. Mr. Martin stated that the Commission was more comfortable delegating this issue to staff. Mr. Engelken stated that the Commission has not discussed this item in depth. Mr. Engelken personally feels that the City should tell Mt. Werner to construct their own bays, and noted that this is a current need.

Mr. Gallagher stated that the infrastructure was designed to address the summer demand and they have requested to lease one of the two bays. He noted that

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the whole system suffers during these summer peak times and one bay would be helpful for the City and one would be helpful for the District. They would like a 3-5 year lease on one of the bays.

MWWD contract with the Sheraton golf course for irrigation if the course with Fish Creek basin water, discuss alternatives: Mr. Martin feels that this irrigation needs to stop and feels that the course could be irrigated with Yampa River water.

Dedication of Fish Creek Basin water for City Domestic use:

No discussion took place on this item.

Future Discussion items:

1983 water flirtation plant agreement, clarifications, updates and revisions, management fees, completion of the required condominiumization of plant.

Regional water conservation policy.

Fish Creek basin capacity and average annual yield.

Filtration plant maximum capacity.

Wastewater treatment plant maximum capacity.

West Steamboat utility infrastructure, water and sewer routes easements and loping of the Steamboat II water line, acquisition of easements when utilities installed and who pays.

Elk River filtration plant, timeline for completion, identify location of plant, identification and acquisition of easements, 8csfs of Elk River water rights update, water quality, water vendors, watershed protection ordinance.

Council prioritizations of future discussion items:

Mr. Lettunich noted the need for direction on the filtration bay issue. It was suggested that Mr. Taylor and Mr. Lettunich propose alternative calculations for a lease and present it to Council. **MOTION:** Council Member Antonucci moved and Council Member Ivancie seconded to approve staff working on financing options and confirm construction cost options. The motion carried 7/0.

Mr. Lettunich requested direction on the More Barn Property, who serves the parcel and how to approach the goal of trying to control the one-half c.s.f. **UNANIMOUS CONSENT:** City Attorney to work on this issue.

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Mr. Lettunich requested direction on the Angler's/Sundance wastewater issue settlement. **UNANIMOUS CONSENT:** City Attorney to pursue this settlement.

Mr. Lettunich spoke to the interconnect meter, stating that the City could go with the three movable meters and not the permanent meter to replace the broken line. Mr. Martin restated that the Commission was not unanimous on this issue, but a majority supported the above idea. It was noted that staff has taken no action at this point. Ms. DuBord stated that this is an engineering and operations problem, and staff needs to have more in-depth discussion and report back to Council.

Mr. Gallagher spoke to the water rights for More Barn. He stated that they were approached by developers regarding terms for inclusion in the district.

This required that the petitioner transfer water rights to the district, and the proposal indicated that the rights would be transferred to the City at one half c.s.f., free of charge. They have a second right on one half c.s.f. on the Jerry More property. Mr. Martin stated that Mr. Martin Hart has given up the first right of refusal giving Mt. Werner that option, and they are offering to transfer to the City. Mr. Lettunich stated that the developer doesn't believe that Mt. Werner has the authority to require this.

City Council President Pro-Tem Dellinger suggested finishing the condominiumization before building the bays. **UNANIMOUS CONSENT.**

City Council President Brenner would like to include a water conservation policy in future discussion topics, talk about water vendors, and a sunset date.

Council Member Strong voiced concern with having a plant on the Elk River, and noted the need to start having this in the water Capital Improvements Projects (CIP), and looking at buying a piece of land.

Mr. Martin spoke to the May 1, 2006 letter to City Council President Brenner, speaking to the Water Commission becoming a negotiating body with an intergovernmental agreement, and addressing the following concerns: depoliticize water issues, the City's lack of "institutional memory", and long-range water and sewer policy planning.

Mr. Gallagher stated that if the Water Commission were to become a negotiating body, MWWD would need to have better representation on the Commission.

Council Member Ivancie feels that the new level of communication has been fruitful and the Commission is making progress. He feels more discussion is

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needed on this letter, and supports more MWWD representation on the Commission.

Council Member Anderson feels that a concurrency management system needs to be adopted.

Council Member Antonucci feels that more discussion is needed and this should be a future policy topic item.

Council Member Strong feels that the Commission should be the place for policy discussion, and has concerns with any legal agreements like intergovernmental agreement, leases, water rights, etc.

Mr. Martin would like a letter of clarification. **DIRECTION:** City Attorney to work with Council on a letter of clarification regarding the role of the Water Commission.

CITY SERVICES UPDATE (8:30-10:00pm):

6. INTERIM CITY MANAGER'S REPORT

Ms. DuBord provided a written report of ongoing projects, which was provided in the packet.

Discussion also commenced on an artificial turf field and GOCO funding.

a. Project Updates.

1. Public Safety Building.

Ms. DuBord provided an update on the Public Safety Building remodel phase II and the request to allocate surplus funds to other Public Safety facility improvements. **MOTION:** Council Member Anderson moved and City Council President Pro-Tem Dellinger seconded to approve the reallocation of the remaining Public safety Building Remodel Phase II capital improvements budget to fund improvements at the Mountain Fire Station and the Animal Shelter. The motion carried 7/0.

Discussion during the motion:

Council Member Strong voiced concern with not funding the other items in the 5 year CIP. Ms. DuBord stated that these projects should have made it into the CIP last year.

DIRECTION: In the future Council Member Anderson would like to know what is next on the CIP.

2. Community Center presentation by architect Nan Anderson.

Ms. DuBord gave a chronology of Community Center Planning Process.

Nan Anderson, Bernadette Kelly and Jason Janes, Andrews and Anderson Architects, were present.

Ms. Anderson spoke to the three site assessments for potential locations of a new Community Center: old Jr. High historical renovation/remodel/addition, Memorial Park new construction, and Stockbridge new construction.

Ms. Anderson gave a PowerPoint presentation highlighting the following: location map; three sites/feasibility study; space needs; and parking requirements.

Mr. Janes continued with: Stockbridge/opportunities and constraints; and site and building design.

Ms. Anderson continued with: Old Jr. High chronology; current users; site and building design phase 1; and phase 2.

Mr. Janes continued with: Memorial Park/opportunities and constraints; and site and building design.

Ms. Anderson concluded with: opinion of probable costs/Stockbridge; Old Jr. High; Memorial Park; and design/construction schedule.

Ms. Anderson noted that the Steering Committee differed between the two sites, but felt strongly that the Memorial site was not appropriate.

Discussion took place relative to the condition of the Old Jr. High and the fact that it has the most capacity for future uses.

Ms. Shelly Orrell, Routt County Council on Aging and Steering Committee member, noted that the senior citizens heard this presentation yesterday and supported the Stockbridge site via a vote of those present. She stated that the Steering Committee is split, and doesn't think sharing a kitchen will work.

PUBLIC COMMENT:

Mr. Bob Matteo, President of Routt Library District, noted that the library expansion project is at a critical point and since the bonds passed, the interest

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rates have increased. They are concerned with increases in building costs and the fact that the District does not have a contract for purchase of the adjacent property.

Ms. Judy Zetzman feels that the seniors can be apart of a larger recreation center and that a multi-generational facility in the community would be an asset. She urged the Council to think long-term and consider the Community Center as the first phase of a larger site. She does not support the Stockbridge site and would like other site options explored.

Ms. Laurene Workman feels that sharing the kitchen at the Old Jr. High will not work and feels that parking is an issue.

Ms. Geneva Taylor feels that the Old Jr. High needs to be preserved for the integrity of the community and is convinced that Stockbridge site is the best choice. She voiced concern with demolishing the gym, sharing the kitchen and the parking.

Ms. Kathryn Lykken noted that she was resistant to moving the senior center further west but after seeing the presentation yesterday feels there are more pros for the Stockbridge site, including more flexibility for growth.

Ms. Susanna Lusk, Routt County Council on Aging, was impressed with the presentation and feels that the parking at the Old Jr. High would be a major problem. She feels that sharing the kitchen is not workable due to the cross contamination issue. She stated that the Stockbridge site appears to have adequate parking and layout.

Mr. Van Fletcher supports the Stockbridge site and noted that he once worked at the Old Jr. High and there were many problems with the facility. He further noted that the Stockbridge site has the capability for expanded parking.

Ms. Joellen Heydon supports consolidating the senior center with a "social multi purpose facility." She feels that consolidation can take place without disrupting the library timeline. She feels there are other site options available and that users need to work together.

Ms. Kathryn Gourley noted that the current Community Center has a Senior program in place that does not require City finding. She also feels that sharing a kitchen will not work.

Ms. Leslie Curley urged that Council to consider the Curci-Turner site or the site adjacent to the tennis bubble.

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Mr. John Weinman, Steering Committee, urged Council to keep within the 1.5 million dollar budget.

Ms. Jean Davidson noted that she went on the tour of different recreational facilities in the area and none of them have a senior facility combined. She feels that a multi-generation facility is not a necessity and noted that the cost of leasing Old Jr. High is in question.

Ms. Michelle Caragol urged the Council to think about a center that appeals to the entire community. She feels that the community will soon outgrow these sites and there are other options throughout the community.

Ms. Maggie Smith voiced concern that a 1.5 million commitment that was made and both these options are well over that. She urged Council not to rush and to try to find a temporary facility for the seniors. She would like to see a multi-generational facility.

City Council President Brenner reminded the audience that the intergovernmental agreement in place guarantees that the seniors will not be moved to a temporary site.

Mr. Eric Griepentrog spoke to the redevelopment potential that the Old Jr. High has, although he feels that the timeline is unrealistic. He suggested placing the seniors in a permanent facility and then remodeling it. He supports keeping things downtown.

Mr. Pat McClelland, American Legion and Steering Committee member, noted that the American Legion met last night and was in unanimous support of the Stockbridge site.

Ms. Nancy Williams voiced concern with the Old Jr. High location. She noted that the seniors are not the only users of the Community Center, there are other events like weddings. She feels that sharing the kitchen will not work.

Ms. Lisa Doring voiced concern with kids not having a place to hang out and feels that it is important to have a multi-generational facility. She feels that the seniors do need their own kitchen.

Ms. Lisa Harner feels we are talking about a center that is meant for only a portion of the community. She feels that the sites don't allow for expansion and feels that multiple uses need to be explored.

Mr. John Spezia feels that the recreation center should be separate from a community center and noted that the Curci-Turner site is also a potential affordable housing site.

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Ms. Shannon Lukens urged the Council to think about the Curci-Turner site and supports a multi-generational facility.

Ms. Kami Brockway voiced concern that there has been no mention of the phasing of the toddler/teen center into the community center.

COUNCIL QUESTIONS:

City Council President Pro-Tem Dellinger questioned if one site has better funding potential than another. Ms. Kakela noted that the Old Jr. High has more funding options due to historical preservation.

City Council President Pro-Tem Dellinger questioned the kitchen issue. Ms. Anderson noted that additional kitchen space is an option. City Council President Brenner questioned accommodating events like weddings. Ms. Anderson stated that they did not anticipate a separate stand-alone kitchen in phase 1, but it is possible. City Council President Pro-Tem Dellinger questioned phasing and funding. Ms. Kakela stated that the City could go back for grant funds a number of times dependent on the public benefit, but would have to work within timetables.

Council Member Kaminski questioned legal issues and the cost of owning the building. Mr. Lettunich clarified that there would be additional costs. Council Member Kaminski questioned how Council could consider this site without knowing all the costs. He questioned past Council's intent for expansion of the Stockbridge site. Ms. DuBord stated that the building was placed the Master Plan without intent, it was a "placeholder."

Council Member Anderson questioned if investing in a kitchen now would be a waste of money. Ms. Anderson stated that it would not. He questioned if renovating the 7th Street site would require a change of use. Ms. Anderson stated that it is their understanding that it would not. Council Member Anderson noted that including a kitchen in phase 1 could change the seniors' site preference.

Council Member Strong asked about the kitchen in the open space area. Ms. Anderson stated that a small kitchen expansion is included in the costs, but not a stand-alone kitchen.

Council Member Ivancie questioned the architect's confidence in the costs of refurbishing then 7th Street site. Ms. Anderson noted that they have much experience in redeveloping historical sites, and they have done a condition assessment on the Old Jr. High. She stated that they are confident, but clarified that they are not remodeling the entire building, just the part that the Community Center would touch.

COUNCIL COMMENT:

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Council Member Strong does not feel this process has been rushed, since there have been numerous meetings for over a year. He feels that the main issue is the library timeline. He voiced concern that the alternatives are substantially over budget, and the fact that the cost of the Old Jr. High's land is unknown. He supports moving forward with the Stockbridge site; agrees with the multi-generational idea; and noted the current shortage of available meeting space. He feels the Community Center will be well used and reminded that the current Community Center was built with money from the American Legion.

Council Member Anderson supports the Old Jr. High site and stated that getting "hung-up" on parking perpetuates sprawl. He feels that the City needs to change behaviors and this can't be done by making parking so accessible. He feels that the kitchen issue is stumbling block, but now there seems to be a solution. He spoke to the agreement with the School District, and their need for a staging area. He stated that the investment in this site will not be lost, and the site preserves the most options for the future. He reminded that the facility has not had any significant renovation in years and it has the potential to be a first class facility.

Council Member Antonucci feels that neither site is ideal. He was never in favor of the Stockbridge site, feeling it is shortsighted. He feels that the 7th Street location is centralized and could be an asset to the community.

City Council President Pro-Tem Dellinger prefers to keep things downtown, likes the expandability, and supports buying and maintaining the Old Jr. High site.

Council Member Kaminski feels that the cost is the biggest issue. He supports the Stockbridge site because the City has the land and the building works. He feels there is a great opportunity for a recreation center at the 7th Street site.

Council Member Ivancie feels the issue is the current need and honoring the commitment to the voters. He feels there is an opportunity at Stockbridge for expandability, and likes the parking and proximity to the bike path.

City Council President Brenner feels that the Stockbridge site can address traffic issues but does not have the ability to expand as much as the 7th Street site, which embraces cultural heritage, is centrally located in the community, and has the most flexibility and future capacity. He likes the additional grant opportunities, and noted the need to get more information on the purchase costs. However, he feels that Council needs to hear the Ballard-King Recreation Center presentation before a final decision can be made, after the June 6, 2006 City Council meeting.

MOTION: Council Member Antonucci moved and City Council President Pro-Tem Dellinger seconded to proceed with the Old Jr. High site, but final decision

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to be extended to after the June 6, 2006 meeting; **FRIENDLY AMENDMENT:** Council Member Anderson offered the friendly amendment: or as soon as the Council has all the information and has researched the numbers; Mr. Lettunich to work with the School District and should negotiations not be successful, City to move forward with the Stockbridge site. The motion carried 4/3. Council Members Strong, Kaminski, and Ivancie opposed.

Discussion during the motion:

Council Member Anderson suggested breaking down the issue into steps. He suggested having Ms. Anderson give the presentation to the School Board, get an agreement in principal with the School Board, and if there is agreement on the lease then move ahead.

City Council President Brenner noted that the library is anxious to add detail to the sale of the land, and this needs to take place right away.

CITY SERVICES UPDATE CONTINUED (10:00pm)

7. CITY ATTORNEY'S REPORT

Mr. Lettunich had no report.

8. CITY COUNCIL MEMBER'S REPORTS

City Council President Pro-Tem Dellinger:

1. Attended a Yampa Valley Economic Development Council meeting and noted that she will get the Northwest Colorado Sports Complex scope of work to City Council and staff to review.
2. Noted the Parks and Recreation Commission's request to meet with the Finance Director regarding finance options for a Recreation Center. It was noted that it may be premature for this discussion.

Council Member Ivancie:

1. Provided a sample of carpet from the Haymaker Clubhouse and noted that the facility is coming along very well. Discussion commenced on concerns with delayed opening and rebates that have been requested.

Council Member Antonucci:

1. Traffic on Steamboat Boulevard: Ms. DuBord noted that staff has met regarding this and the Police Department is researching the issue, and has increased enforcement in the area.

Council Member Strong:

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-14**

May 9, 2006

1. Will not be able to attend the Bark Beetle meeting.
2. Attended a Planning Commission worksession with City Council President Brenner to inform them of Council's desire to change the development application hearing process.

Council Member Anderson:

1. Received a token plaque from this years Cabaret performance.
2. Noted the Yampa Valley Partners Forum on May 12, 2006 at The Depot.

City Council President Brenner:

1. Reminded Council that the Carpenter's Ball is May 13, 2006. Council Members Strong and Ivancie will attend. Council Members Kaminski and Dellinger will try to attend.

a. Heritage Award ballot.

Ms. Jordan requested Council use the ballot provided to select the 2006 Heritage Award recipient. The recipient will be announced at a later date.

ADJOURNMENT

MOTION: Council Member Strong moved and Council Member Ivancie seconded to adjourn Regular Meeting 2006-14 at approximately 10:55pm. The motion carried 7/0.

MINUTES PREPARED AND RESPECTFULLY SUBMITTED BY:

Julie Franklin
Julie Franklin, CMC
Deputy City Clerk

REVIEWED AND RESPECTFULLY SUBMITTED BY:

Julie Jordan
Julie Jordan, MMC
City Clerk

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-14
May 9, 2006**

APPROVED THIS 6th DAY OF June, 2006.