

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 2006-15

TUESDAY, MAY 16, 2006

MINUTES

Ms. Susan Dellinger, City Council President Pro-Tem, called Regular Meeting No. 2006-15 of the Steamboat Springs City Council to order at 4:01pm, Tuesday, May 16, 2006, in Centennial Hall, Steamboat Springs, Colorado.

City Council Members present: Susan Dellinger, Towny Anderson, Loui Antonucci, and Paul Strong. Ken Brenner, Steve Ivancie, and Kevin Kaminski had not yet arrived. Steve Ivancie and Ken Brenner arrived at 4:03pm. Kevin Kaminski arrived at 4:05pm.

City Staff Members present: Wendy DuBord, Interim City Manager; Anthony B. Lettunich, City Attorney; Julie Jordan, City Clerk; Julie Franklin, Deputy City Clerk; Judy Plumb, City Clerk Staff Assistant; Brian Berndt, Assistant Director of Planning Services; Jonathan Spence, City Planner; Bob Keenan, City Planner; Joel Rae, Police Captain; JD Hays, Director of Public Safety; Tom Leeson, Director of Planning Services; Don Taylor, Director of Financial Services; Chris Wilson, Director of Parks, Recreation and Open Space; Susan Petersen, Recreation Supervisor; Winnie DelliQuadri, Grants Analyst; Jonathan Flint, Transit Operations Specialist; 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 Strong moved and Council Member Antonucci seconded to adjourn Regular Meeting 2006-15 at approximately 4:01pm for a conference with the City Attorney for the purpose of receiving legal advice

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-15

May 16, 2006

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). The motion carried 4/0. Council Members Ivancie, Brenner and Kaminski had not yet arrived.

Council Members Ivancie and Brenner arrived at 4:03pm. Council Member Kaminski arrived at 4:05pm.

MOTION: City Council President Pro-Tem Dellinger moved and Council Member Antonucci seconded to come out of executive session and reconvene Regular Meeting 2006-15 at approximately 5:04pm. 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 UPDATE

1. COUNCIL MEMBERS' REPORTS (15 minutes)

Council Member Kaminski:

1. Noted that the Urban Renewal Authority Advisory Committee would like more direction on what Council's expectations are, as well as the bonding issue, moral obligation versus good faith.

City Council President Pro-Tem Dellinger:

1. Would like to meet with each City Board/Commission regarding their expectations and mission. **DIRECTION:** City Clerk to schedule on agendas.
2. Reported that the Triple Crown scope of work Request For Proposal will be advertised next week.

Council Member Anderson:

1. Reported that the Yampa Valley Partners Forum was May 12, 2006.
2. Reported that the Heart and Soul Subcommittee has been discussing how to approach updating the Vision 20/20 plan. This will be coming to the Commissioners and City Council in July.

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-15

May 16, 2006

3. Reported that the Affordable Housing Working Group met and had good discussion regarding the Land Acquisition Fund and mobile home parks.

Council Member Strong:

1. Will not be able to attend the next Colorado Municipal League (CML) Policy Meeting. City Council President Brenner noted that he will be in Denver and may be able to attend.

Council Member Antonucci:

1. Attended a Housing Authority Board meeting where they discussed the Strategic Plan. He noted that the Board is taking Council's suggestions into consideration.
2. Reported that the Hayden and Oak Creek Self Help Housing projects are going well, and Fox Creek is almost on schedule.
3. Attended a Planning Commission Worksession.

City Council President Brenner:

1. Will attend a Department of Local Affairs meeting on May 18, as well as a CML meeting.
2. The "Trooper on the Train" event is June 9, 2006. Council to let Ms. DuBord know who will attend.
3. Questioned if Council would like to sign the provided Roadless Area resolution, or letter. Council Member Strong supports the concept but voiced concern with signing the resolution due to the possible reaction of surrounding Counties, and noted that the resolution has not been publicly noticed. **MOTION:** Council Member Anderson moved and Council Member Ivancie seconded to support signing the letter; **FRIENDLY AMENDMENT:** Council Member Kaminski provided a friendly amendment to add whereas #4 from the resolution that speaks to the current concerns regarding fire mitigation issues. The motion carried 7/0.
4. Requested permission to work with staff to re-evaluate the insurance requirements for City facilities. **UNANIMOUS CONSENT.** Ms. DuBord noted that staff has already been working on this issue.

2. AGENDA REVIEW (10 minutes)

a. Council agendas for June 6, 13, 15, 19 and 27, 2006.

DIRECTION: To close the June 6, 13, 15, and 19 City Council agendas, and keep June 27, 2006 open at this time.

CITY SERVICES UPDATE

INTERIM CITY MANAGER'S REPORT (30 minutes)

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

3. UPDATES:

a. Area Plan Coordinating Committee.

Council Member Strong stated that at the last meeting the Committee discussed the upcoming West Steamboat Springs Area Plan hearing on June 19, 2006.

b. Intergovernmental Services Report.

Ms. Kakela spoke to the grant to support a project that would research and document buildings on Lincoln Avenue and allow staff to update the survey forms for historic preservation, as well as the architectural guidebook.

- 1. RESOLUTION: A resolution approving the grant application from the City of Steamboat Springs to the Preserve America grant program for the downtown Steamboat Springs research and documentation project.**

City Council President Brenner read the resolution title into the record.

MOTION: Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to approve the resolution approving the grant application from the City of Steamboat Springs to the Preserve America grant program for the downtown Steamboat Springs research and documentation project. The motion carried 7/0.

Ms. Kakela further spoke to the Great Outdoors Colorado (GOCO) grant funds for the artificial turf field at Heritage Park. She noted that the City can keep the Heritage Park grant or return the grant and re-apply in a future round. She further spoke to a "scaled back" project, offering the funds to the School District and the necessary steps relative to that, and whether the funds could be transferred to a City owned location. She reported that keeping the grant for the Heritage Park site is the least change, the most

likely to be accomplished in the timetable, and probably the best case for an extension to complete the project. It would be the most complicated to transfer to the High School because the City would have to work out in advance an intergovernmental agreement (IGA) with the School District that meets GOCO requirements and also because it would be reconstructing an existing field rather than creating a new field. City owned facilities have the same consideration from GOCO regarding not creating a new field in an under served neighborhood. It could be explored, but not likely in 2006.

Council Member Ivancie questioned if there has been a meeting with the Heritage Park Homeowners Association. Ms. Kakela stated that Mr. Wilson has had conversations with Board members who indicated there would be strong

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15**

May 16, 2006

interest in having the scaled-back field, and eliminating the diamond sports. Council Member Ivancie questioned the consequences of returning the grant. Ms. Kakela stated that it is common and there should not be consequences.

MOTION: Council Member Strong moved and Council Member Antonucci seconded to support moving ahead with a scaled back project at Heritage Park, with the support of the homeowners.

This motion was superceded by the below substitute motion.

Discussion during the motion:

City Council President Brenner voiced concern with having a commitment at Gardner Field and is not sure about maintaining a field out of town, which may not be a strong location. He suggested abandoning the site, offering it to the School District, or transferring to a City owned location.

Ms. Kakela noted that GOCO indicated that scaling back the size of the field and the hours of operation would not be a substantial change.

Council Member Ivancie questioned if a field at Howelsen could fill the "underserved" requirement. Ms. Kakela stated that Heritage Park would be a new field and Howelsen would not be viewed the same way. Council Member Ivancie stated that there are no soccer fields at Howelsen, so technically it would be new. Mr. Wilson stated that staff does not believe that GOCO would support that as a new field, due to the underserved portion. Council Member Ivancie stated that he would like to see a second artificial turf field in the community where it would serve the most people. He supports returning the grant to allow for more research.

Council Member Anderson questioned what the homeowners want. Mr. Wilson stated that they have always supported an artificial turf soccer field, but did not want the diamond sports and Triple Crown use. The Homeowners Association Board still needs to meet to discuss this before providing a letter of support.

SUBSTITUTE MOTION: Council Member Anderson moved and Council Member Ivancie seconded to table this item to the June 6, 2006 meeting. The motion carried 7/0.

DIRECTION: City Clerk to post the Homeowners Association meeting.

c. Financial Services Report.

Mr. Taylor provided the Year to Date Activity Report and the Sales, Use and Accommodation Tax Report.

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-15

May 16, 2006

Ms. DuBord reported that the City can now accommodate automatic withdrawals for water bill payments.

d. Interim Manager's Report: Ongoing Projects.

1. Utility Under-grounding Update and Funding request.

Ms. DuBord noted that the bids were over budget on this project. The project could be funded out of reserves, Council could direct staff to reduce the scope, or postpone the project. Staff needs to move forward if the project is to be completed on time. Ms. DuBord stated that one of the issues was that they had problems getting the easement for the transformer. Staff could trim \$100-150,000 out of project, but that won't get rid of the poles.

Council Member Strong feels it is more efficient to do this all in one shot and supports moving forward because the project will only get more expensive.

MOTION: Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to approve the additional funding request of \$356,481. The motion carried 6/1. City Council President Brenner opposed.

Discussion during the motion:

Mr. Taylor stated that the City does have a contingency fund and is prepared to deal with these extra costs.

Council Member Anderson questioned the items that could possibly be covered by the Urban Renewal Authority (URA). Ms. DuBord stated that projects were eligible under the Master Plan but have been City Capital Improvements Projects (CIP) for many years.

City Council President Brenner is reluctant to move forward because staff is not seeing the development they had hoped for and the franchise fee has not been adequate. He stated that Mainstreet has discussed forming a Downtown Development Authority (DDA) and this could be paid for by a taxing district.

Ms. Tracy Barnett, Mainstreet, stated that they have only had preliminary discussions regarding the differences between a URA and DDA. It could possibly be in place this year, but they are not ready at this point.

City Council President Pro-Tem Dellinger feels if the project is delayed it will cost more and it would be a shame to lose momentum. She stated that DDA money could be used at a later date.

The above motion was upheld.

2. Grand Futures Prevention Coalition money request.

Ms. DuBord reported on the Grand Futures monetary request for on-going compliance measures to combat under-age drinking, in the amount of \$1,491. She stated that this is already fully funded out of the Police Department budget; staff is providing this update because there were concerns regarding additional compliance checks.

Council Member Ivancie feels this is a successful program that is worth funding.

No action was needed on this item.

3. Steamboat Springs Pro Rodeo money request.

Council Member Strong disclosed that he is the Council representative on the Rodeo Board. Council Member Kaminski disclosed that his company is a sponsor of the event. Council felt it was appropriate for Council Members Strong and Kaminski to remain seated.

Ms. DuBord noted that the Pro Rodeo has requested additional funding in the amount of \$10,000.

Mr. John Kerst, rodeo representative, was present and reported that their projected 2006 revenues are \$353,000 and projected expenditures are \$362,000. This shortfall falls in the "added money" category and the Pro Rodeo Cowboy Association (PRCA) is mandated as to what they can put in for added money. The cowboys then do not want to come to Steamboat Springs' rodeo because it doesn't have the added money that other rodeos have. They have tried to mitigate this with increased admission tickets, and sponsorship dollars.

MOTION: Council Member Anderson moved and Council Member Ivancie seconded to approve funding the additional \$10,000. The motion carried 7/0.

Council Member Anderson would like to adopt a policy that would treat these types of requests like grant requests.

4. City Staff Alternative Transportation Program.

Ms. DuBord commended this new City program. It provides incentives for City employees to use alternative transportation and allows the City to act as a leader for downtown businesses. This program is being implemented in conjunction with Bike to Work Month, beginning June 1, 2006.

City Council supports this program.

5. Hybrid Vehicle Research.

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-15

May 16, 2006

Ms. DuBord stated that the options allow a less than three-year payback and staff is proposing two hybrid vehicles in 2007.

Council Member Antonucci questioned why the Police Department vehicles need to be so large.

Mr. Rae noted that this is because of officer safety. They prefer to have people in back of vehicle and need to incorporate the cage, which requires a large vehicle.

Ms. DuBord further reported on the following:

1. Distributed a photo of the new “wrapping” design for the Mainstreet shuttle bus. **UNANIMOUS CONSENT:** Staff to move forward with “wrapping” the bus.

2. Noted the request from the City Clerk regarding the cattle drive street closure. **MOTION:** Council Member Strong moved and Council Member Ivancie seconded to approve staff moving forward with the requested street closure. The motion carried 7/0.

3. Noted that Mainstreet would like to take down the existing City spurs on the downtown traffic lights in order to accommodate their new banners along Lincoln Avenue, because both will not fit. It was noted that this is due to the fact that the spurs are old and disintegrating, and may not survive any type of move. Ms. Barnett stated that they could attempt to raise the spurs. Council Member Anderson stated that the spur would be incorporated into the Mainstreet banner. It was noted that there could be an extension off the top of the spreader to accommodate the spurs. Council Member Strong has concerns with spurs being on the banner, and is not in favor of taking them down until there is a better plan. Ms. Barnett stated that this is time sensitive because they want to order the banners in time for the 4th of July. City Council President Pro-Tem Dellinger voiced concern with having things at different levels. Ms. Barnett stated that they could order 5-foot banners instead, but they do not have the same impact. Council Member Strong would like more information before proceeding. **DIRECTION:** Staff to work with Mainstreet and get more information on costs and provide photos as well.

CITY ATTORNEY’S REPORT

Mr. Lettunich reported his work on the following:

1. Reported that the developers of Wildhorse Meadows have approached staff to form two Title 32 Districts for the project. They would like to come before Council prior to the development permit process. **DIRECTION:** Staff to schedule the presentation for the June 27, 2006 meeting.

PROCLAMATIONS AND RECOGNITIONS (6:00pm) (15 minutes):

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

4. Special presentation by City Council.

No action was taken on this item.

*** Items to be heard at 6:00pm: agenda items 6, 7, 8, 9, 10, 11, 14 and 15.
(6:00-7:30pm)**

**** Item #13 (7:30-8:30)**

COMMUNITY REPORTS (8:30pm)

5. Recreation Center Presentation, Ballard King.

City Council President Brenner disclosed that he is a leaseholder at Health and Recreation and stepped down.

Mr. Ken Ballard, Ballard King and Associates, and Mr. Andy Barnard, Sink, Combs, Dethlefs Sports Architects, were present.

Mr. Ballard provided a PowerPoint presentation highlighting the following: Community meetings/preferences; building program/proposed phases; analysis/building program; and site analysis.

Mr. Barnard continued with: site fit potentials; site analysis criteria; Curci-Turner site analysis; site fit; and concept design.

Mr. Ballard continued with: operations analysis/revenues and expenses; and preliminary cost analysis.

Mr. Barnard: construction costs.

Mr. Ballard concluded with: next steps.

Ms. Jill Brabec, Chair of the Parks and Recreation Commission, stated that they recommend moving forward with a ballot initiative for the November ballot for Core 1 and 2 components. She noted the need for an appropriate facility for youth/teens in the community to help with the drug and alcohol use problem.

Council discussion and questions:

Council Member Antonucci questioned how many total acres were needed. Mr. Barnard stated a minimum of 8 acres, with 12 acres being appropriate.

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-15

May 16, 2006

Council Member Anderson questioned if revenues would stay the same if Core 1 and 3 moved forward and Core 2 was eliminated. Mr. Ballard stated that there is a relationship and another option would need to be done. He

stated that they looked at other resort areas and amenities, and they have been taken into account for this specific market.

Council Member Ivancie questioned the affordability and fee structure. Mr. Ballard stated that the fees presented are typical of public facilities.

Council Member Anderson questioned why the Ski Town site was not selected. Mr. Ballard noted that they would have to relocate the fields that are currently there and Mr. Barnard stated the size of this site was the biggest challenge, and as proposed the project would fill the entire site with development.

Council Member Strong questioned how much room would be needed if Core 3 was not done. Mr. Barnard stated that it would be 7.7 acres, which is still small.

Council Member Anderson questioned if revenue projections were different for the locations. Mr. Ballard stated that there was not a big difference, unless it is moved out of town. Council Member Anderson questioned if there would be a difference if it were close to the ski area. Mr. Ballard stated that it will drive its own usage, but not enough to make a difference in the revenue picture.

City Council President Pro-Tem Dellinger questioned keeping the pool. Mr. Ballard noted the need for indoor water in the community and stated that indoor and outdoor water have different experiences and are desired for both competitive and leisure uses.

Mr. Lettunich spoke to the timeline for a ballot question, noting that language would need to be done by August. He stated that an initiative is started by a community member petition, and under City Charter it can't involve budget, taxes, or financial issues. A referendum is where the community petitions City Council to reconsider an action that has been taken, which is also restricted from the above financial items. The community can request that City Council put a question on the ballot, and it would be in ordinance form on a City Council agenda. He clarified that this would be a Taxpayer Bill of Rights (TABOR) question.

PUBLIC COMMENT:

Ms. Joellen Heydon voiced concern with the lack of a permanent facility to house the youth and teen programs; she feels that their well being has been put on the back burner. She supports a multi-purpose facility and

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

encouraged Council to not make a shortsighted decision. She stated that she has a petition with over 300 signatures in support of a multi-purpose, multi-generational community recreation center. She supports a ballot question in November.

Ms. Susan DeWardt voiced concern with the remote access, lack of public transportation, and with the financial impacts. She stated that she looked into facilities in other areas and noted that many of them have a deficit running every single year. She would like to know what the cost will be to the taxpayers.

Mr. Bill Jameson voiced concern with subsidies and supports putting the issue on the ballot.

Mr. Paul Stettner supports keeping swimming downtown, cutting back the project, and looking at something smaller that could be built on. He would like to keep as much green space as possible, noted the need for public transportation, and noted that the Curci-Turner site proposed is also a winter ski usage area.

Ms. Lucienne Meyer, local teacher of at-risk students, stated that her students feel that they are not valued in the community and are misrepresented. She feels that a facility like this can help with the teen substance abuse problem.

Ms. Evzena Jameson feels this is a great opportunity to provide space for the senior center.

Mr. John Weinman likes the campus concept and feels this facility should be at the Ski Town site. He voiced concern with the current lack of gym use for the youth. He voiced concerns with the traffic impacts of having programming spread throughout town. He suggested a property transfer fee to apply to the operation and maintenance costs.

Ms. Valerie McCarthy would like Council to consider a community recreation center, and feels this should be done in conjunction with the facility at the 7th Street site.

Mr. John Spezia stated that a pool may not be needed at the recreation center. He questioned if the Curci-Turner site is developable because it is supposed to be park/open space. If it is developable, it would be a good space for affordable housing.

Ms. Leslie Curley voiced concern with a pool at both facilities. She feels that a racquetball court and climbing wall should be considered in Core 2. She supports going back to the 2005 Health and Recreation Master Plan and questioned people having to pay memberships to both facilities.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15**

May 16, 2006

Ms. Cyd Pougiales, local architect, feels the community needs to avoid over budget projects and unrealistic time schedules, and should not settle for mediocrity. She encouraged Council to use local architects to assist in collaboration. She feels the Health and Recreation proposal is inappropriate and the field house should have been considered a priority.

Ms. Bette VanDahl noted that the teens need programs and not facilities, and encouraged Council to work with the School District. She is excited about the possibility of expansion of lacrosse and soccer and feels this will be good for the kids.

Mr. Eric Griepentrog suggested that a Recreation District be created so that the City can focus on "core services." He spoke to the Montrose Recreation District, and the many services it provides for the community in youth/community/senior programs. He voiced concern that if a recreation center went on the November ballot it would fail because not enough community planning has taken place. He suggested looking into the modifying the accommodation tax.

Ms. Judy Zetzman feels that teens and youth in the community have been ignored and feels that a multi-use facility is key. She feels that the School District needs to be involved, there is the need for an indoor pool, and the indoor playground needs to be in Core 1. She feels the Ski Town Park site is also a good option and that Health and Recreation would need to partner in a joint membership. She supports this going to the ballot.

Mr. Brad Piske, Steamboat Parents for an Aquatics Recreation Center Soon (SPARCS), voiced their support for an indoor aquatic center. He stated that their group has expanded to include diving, kayaking, and more, and the current facility is inadequate.

Mr. Rick Denny supports a recreation center and feels that before taking this issue to the voters, the subsidy needs to be figured out.

Ms. Sandy Eivans, local dermatologist, voiced her concern with the lack of an indoor pool facility for children due to skin cancer problem. She stated that this altitude has more solar radiation and therefore there is more sun here than on the coast.

Mr. Lettunich clarified that a real estate transfer tax is prohibited by TABOR. He reported that the Curci-Tuner site is designated parkland but this does not prevent it from being developed for recreational activities. The question is if there is language in the dedication that spoke to passive open space. If the site were developed for affordable housing, the same restrictions apply and the land can't be sold unless the voters approve it.

COUNCIL COMMENT:

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-15

May 16, 2006

Council Member Strong supports looking at a Recreation District, although it may have inefficiencies. He feels that a teen center should be located where the pool and gymnasium are built; it may not work at Health and Recreation. He feels that an indoor playground goes well with a teen center, and the Ski Town site may be better than the Curci-Turner site. The Ski Town site is on the Core Trail, and access is an issue for the Curci-Turner site. He noted that two ballot issues may be needed, which would be hard to accommodate before August.

Council Member Ivancie supports looking at a Recreation District and voiced concern with long-term operations and maintenance costs. He feels that public transportation is a must to the Curci-Turner site and there needs to be adequate parking. He voiced concern with people needing to belong to two facilities, and feels that the time is now for a teen center.

Council Member Antonucci doesn't want people to have to have two memberships and agrees with Council Member Strong on the site location. He voiced concern with getting this passed, because the neighborhood may oppose to the Curci-Turner site. The Ski Town Park may be a better site, even though fields may have to be relocated. He spoke to prioritizing and achieving community goals such as affordable housing and transit. He feels that teen/youth activities belong in a recreation center. He would like to see information from the Finance Department on what this would mean to commercial and the homeowner.

Council Member Kaminski feels that another meeting will be needed with the community center group, Health and Recreation, and the recreation center group, and the City needs to commit to not having a negative effect on Health and Recreation. He feels that affordability is a big issue and would like to see smaller mass and scale. He voiced concern with the timing of getting something on the November ballot, and supports looking into a Recreation District.

Council Member Anderson is committed to the community youth and was attracted to the Ski Town site because of possible increased revenue and public transportation. He would like representatives from each group to meet and figure this out before it goes to a ballot. He suggested the interested parties hire a mediator to help identify the goals, figure out the fees, etc. He does not support two leisure pools or two competitive pools, and does not support putting this on the ballot before issues are worked out.

Mr. Ballard clarified that they are not suggesting two indoor aquatic venues; they presented the alternatives for one site or the other, but not both.

City Council President Pro-Tem Dellinger suggested putting an advisory question on the ballot, to ask the community what they want. Council Member Antonucci feels it is too soon for that. Council member Strong stated that a survey would be more appropriate for that.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

UNANIMOUS CONSENT: Mr. Taylor to come back with numbers.

Council Member Anderson wants the conflict resolved first and suggested the City pay for half of the mediation.

MOTION: Council Member Strong moved and Council Member Anderson seconded to approve the City paying for half of a facilitator, have Finance staff work on the numbers, make sure Ballard King and interested parties are involved. The motion carried 5/1. City Council President Pro-Tem Dellinger opposed. City Council President Brenner stepped down.

Discussion during the motion:

Council Member Anderson stressed that he does not want the City to pay for the entire facilitator fee.

Council Member Kaminski questioned if Ballard King is the facilitator. Mr. Ballard stated that the one major issue is where the pool will be, and they have already recommended on how to move forward.

City Council President Pro-Tem Dellinger does not support the motion because she would like to see an advisory question.

The above motion was upheld.

City Council President Brenner returned to the meeting.

CONSENT CALENDAR - GENERAL BUSINESS

Items 6, 7, 8, 9, 10, 11, 14 and 15 were heard before agenda item 5.

6. RESOLUTION: A resolution approving the contract with the City Manager.

This item was postponed from the May 2, 2006 meeting. Staff requests this item be postponed to the June 6, 2006 City Council meeting.

City Council President Brenner read the resolution title into the record.

MOTION: Council Member Strong moved and Council Member Ivancie seconded to postpone this item to the June 6, 2006 City Council agenda. The motion 7/0.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

- 7. RESOLUTION: A resolution to establish the 2006 payment-in-lieu as part of the Inclusionary Zoning ordinance.**

City Council President Brenner read the resolution title into the record.

This item was pulled from the Consent Calendar for further discussion.

Council Member Anderson questioned a discrepancy with linkage. Mr. Leeson clarified that the methodology is the same, if one number is changed, the bottom line can be drastically changed.

MOTION: Council Member Anderson moved and City Council President Pro-Tem Dellinger seconded to approve the resolution to establish the 2006 payment-in-lieu as part of the Inclusionary Zoning ordinance. The motion carried 7/0.

- 8. RESOLUTION: A resolution expressing intent to provide assurances for Safe Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) grant funds for the Pine Street Bridge replacement in Steamboat Springs, Colorado.**

City Council President Brenner read the resolution title into the record.

This item was pulled from the Consent Calendar for further discussion.

Council Member Anderson questioned the design of the bridge. Mr. Weber stated that it was included in last year's CIP. Mr. Weber clarified that the environmental obligation, and historical consultation was part of the project. Council Member Anderson asked if the new design will be appropriate for the setting. Mr. Weber stated that it will mimic the existing bridge as much as possible.

MOTION: Council Member Strong moved and Council Member Ivancie seconded to approve the resolution expressing intent to provide assurances for Safe Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) grant funds for the Pine Street Bridge replacement in Steamboat Springs, Colorado. The motion carried 7/0.

- 9. FIRST READING OF ORDINANCE: An ordinance approving a contract to buy and sell real estate between the City of Steamboat Springs and the East Routt Library District; authorizing the City Council President or President Pro-Tem to sign all necessary documents; providing for severability; and providing an effective date.**

City Council President Brenner read the ordinance title into the record.

STEAMBOAT SPRINGS CITY COUNCIL MINUTES

REGULAR MEETING 2006-15

May 16, 2006

MOTION: Council Member Strong moved and City Council President Pro-Tem Dellinger seconded to approve the first reading of an ordinance approving a contract to buy and sell real estate between the City of Steamboat Springs and the East Routt Library District; authorizing the City Council President or President Pro-Tem to sign all necessary documents; providing for severability; and providing an effective date. The motion carried 7/0.

PLANNING COMMISSION

10. Planning Commission Report.

Ms. Kathi Meyer, Planning Commission representative, was present and had no report.

CONSENT CALENDAR- PLANNING COMMISSION REFERRALS

11. PROJECT: First National Bank – Amendment for parking lot addition.

PETITION: Development plan for an addition of retaining walls and parking lot to accommodate approximately 15 vehicles.

This item was postponed from the May 2, 2006 City Council meeting.

City Council President Brenner read the project title into the record.

Council Member Ivancie stepped down.

Mr. John Kerst, applicant, voiced concern with the north sidewalk because it is a “sidewalk going to nowhere”. The Fox Creek project runs adjacent to the Hilltop Connector Road and there is no place to put a sidewalk on the north side of Hilltop. He stated that there is a sidewalk on the south side. He noted that at a future date, they would consider doing a letter of credit so there will be a connection when things are built.

Mr. Eric Griepentrog, Landmark Consultants, stated that they looked at the sidewalk near Sinclair to the east side of Fox Creek, and there is a place that would have to be attached to the highway and then dead-end. Public Works was concerned with the maintenance of this and opposed this alternative.

Mr. Spence, City Planner, was present and stated that this is a critical sidewalk and provides a link to an existing sidewalk. He noted that Ms. Hruby, City Engineer, feels that the proposal for an attached walk was done in haste. She suggested looking at a design for both lots together and coming up with the best design. Public Works has not denied the potential for a detached walk.

PUBLIC COMMENT: No one appeared for Public Hearing.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

Council Member Strong spoke to the Planning Commission recommendation to include the sidewalk, attached or detached. He feels that a letter of credit is acceptable. **UNANIMOUS CONSENT.**

Mr. Spence spoke to establishing an improvements agreement with surety in place. He stated that the Sidewalk Plan requires the sidewalk to go past property lines, and encouraged the applicant to work with the adjacent property owner.

Mr. Lettunich suggested an amendment to allow a letter of credit and improvements agreement inserted in condition number 2, for two years and extend it if necessary.

Mr. Kerst stated that they are required to build a sidewalk before there is development between Australia Steamboat and Fox Creek, but until there is development there will be nothing to connect to. City Council President Brenner stated that the sidewalk has continuity with the trails selection and encouraged the applicant to work with the adjacent property owner.

Mr. Spence stated that Fox Creek is required to build their sidewalk. He stated that the City will take a proactive measures to fill in the gaps, as determined by the Master Plan.

CONDITIONS:

1. The developer is responsible for inspecting and maintaining storm water quality features.
2. The applicant will be responsible for constructing a sidewalk adjacent to their existing parking lot on the north side of Hilltop Parkway. This condition may be satisfied by (a) constructing the sidewalk simultaneously with the construction of the additional parking requested, or (b) if not constructed simultaneously with the construction of the additional parking, by executing an improvements agreement in accordance with the requirements of the Community Development Code, the terms of which shall require completion of construction of the sidewalk no later than the June 30, 2008, together with surety in the form of an irrevocable letter of credit, valid for two years, in a form acceptable to the City Attorney.
3. The landscaping on the retaining wall will be doubled from what is proposed.

MOTION: Council Member Strong moved and Council Member Antonucci

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

seconded to approve as recommended by the Planning Commission, with conditions 1-3 and adding the letter of credit with Improvements Agreement to construct the sidewalk within two years and can be renegotiated. The motion carried 6/0. Council Member Ivancie stepped down.

Council Member Ivancie returned to the meeting.

GENERAL PUBLIC COMMENT:

Mr. Rich Levy, Community Alliance, thanked Intergovernmental Services staff for helping them complete the grant application to the Environmental Protection Agency to support the Home Resource Project. It was a great process that they couldn't have done without staff, and support of The Green team.

Mr. Bill Jameson feels the Chamber should do an economic study about the proposed regional sports complex.

Mr. Jim Curd, Yampa Core Stream Improvement Charitable Trust, thanked Intergovernmental Services for their help on the Yampa River Restoration at the Chuck Lewis State Wildlife Area project. The Division of Wildlife and the County are also funders of the project. City Council President Brenner acknowledged and thanked Ms. DelliQuadri for her great work with the community.

Mr. Eric Griepentrog suggested the Police Department consider using a minivan as a more economical/environmental alternative vehicle.

Mr. Rick Denney voiced concern with the split decision to relocate the Community Center to the 7th Street site and the amount of concern voiced by the people most impacted. He encourage City Council to negotiate with the School District regarding purchasing the property, and having the green space along Pine Street dedicated as a City Park.

PUBLIC HEARINGS - PLANNING COMMISSION REFERRALS

12. Community Plan Action Items Prioritization. (30 minutes)

City Council President Pro-Tem Dellinger suggested that Council respond to Mr. Leeson via email and have further discussion on June 6, 2006. **MOTION:** Council Member Strong moved and Council Member Antonucci seconded to postpone this item to the June 6, 2006 City Council agenda. The motion carried 7/0.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

*
At this time, Council heard agenda item 14.

13. PROJECT: Heath and Recreation – Addition and Remodel

PETITION: Pre-application to cover and remodel the existing lap and children's pools, renovate the existing hot pools and water slides, renovate and add to existing building, and converting the tennis courts into parking spaces.

City Council President Pro-Tem Dellinger read the project title into the record.

City Council President Brenner disclosed that he is a leaseholder at Health and Recreation and stepped down.

Council Members Dellinger, Strong and Ivancie disclosed that they have memberships at Health and Recreation. Council felt it appropriate for them to remain seated.

Mr. Keenan, City Planner, was present.

Mr. Barnard, Sink, Combs, Dethlefs Sports Architects, stated that the ideas presented are conceptual, nothing is fixed, and there are overlapping elements for the indoor pools.

He gave a PowerPoint presentation highlighting the following: current conditions; current zoning; planning issues; Master Plan overview; upper level plan; elevation studies; 2006 indoor aquatics study; overall plan; ground level plan; elevations; traffic, access and parking; gateway, scale, massing; outdoor pool; zoning conflicts/PUD; potential solutions; and next steps.

Mr. Bud Romberg, Health and Recreation Board member, noted that they have operated as a public benefit for seven years even though they are private. Because of this, the City has not to had to supply a similar facility, therefore saving the tax payers money. He stated Health and Recreation needs assurance that it will not have to compete with a City facility. They have tried to address indoor pool needs and will work with their members on objections. They are trying to determine the best options to present to their membership, but the site is constrained by size and zone. He clarified that the "heart spring" cannot be moved. He stated that Health and Recreation is committed to a partnership.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

Mr. Stuart Handloff, Health and Recreation Board member, noted that they believe that indoor water is necessary for the community, and can be funded through tax, private, and non-profit dollars. The Health and Recreation Association will do the best job of managing the facility and the perceived inconveniences are offset by centralized services. They believe the concern of outdoor water is addressed in the plan and if the City is serious about addressing issues it should pursue the acquisition of the Post Office property and build a recreational campus. He encouraged Council to look 20 years down the road and remember that the revitalization of downtown will continue to be an issue.

Ms. Meyer, Planning Commission representative, voiced concern regarding questions that are missing from the minutes. She clarified that financial issues are not in the purview of the Planning Commission. She stated that specific historic information was not provided, and that the Planning Commission did support the 2005 Master Plan. She voiced concern with mass and scale, noting that the entire proposed site would extend 250 linear feet onto Lincoln Avenue. She voiced concern with the gateway and the overall height.

COUNCIL DISCUSSION:

Council Member Strong questioned the sidewalk. Mr. Barnard stated that it would not be 16 feet, but there would be a narrow sidewalk.

Mr. Barnard clarified that the bus stop would be close to the entry on either side.

Council Member Anderson would like to hear the Ballard King presentation and consider the two together.

Council Member Strong voiced concern with this and noted the need to discuss the project on the merits of architecture, site design and impact to neighborhood.

City Council President Pro-Tem Dellinger clarified that the Recreation Center project has not been discussed at a public level yet and Council needs to give the applicant feedback on this pre-application.

Council Member Anderson questioned the status of the discussions with the Post Office.

Mr. Frank Murphy, Post Master, clarified that the Post Office does want out of that site.

Mr. Keenan noted that this presentation of solutions was not reviewed by staff or

STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006
the Planning Commission.

PUBLIC COMMENT:

Mr. Bill Jameson feels the proposal is too big for the site and voiced concern with the variances needed. He feels it is not the right site for this type of facility.

Ms. Jill Brabec, Chair of the Parks and Recreation Commission, asked that the consultants clarify what would fit on the Post Office site.

Mr. John Weinman feels that parking and traffic are a significant problem. He stated that the proposed egress to the right only is inconvenient and will increase traffic. He questioned the cost of buying the Post Office property.

Ms. Evzena Jameson, lifetime Health and Recreation member, voiced concern about pool usage the rest of the year if it is enclosed. She voiced concern with parking, and swim team demand. She feels the structure is inappropriate.

Ms. Brianne Murray voiced concern that the parking would take away from the tennis courts, and this is a burden on local youth players.

COUNCIL COMMENT:

Council Member Antonucci has concerns with the mass, height, scale and enclosing the pool. He stated that Health and Recreation has been a great partner with the community and the City needs to be looking at how to meet the needs with a site that doesn't work. He questioned putting Health and Recreation out on a financial limb when eventually there may be a municipality owned facility.

Council Member Strong feels the building is too big for downtown, too big for the site, voiced concern with the gateway, vehicle access and feels that the 2005 proposal is acceptable. He is concerned with increasing high intensity use at this location.

Council Member Anderson feels this is an opportunity to look 20-50 years down the road. He feels the Post Office site could encompass the aquatics portion more comfortably. He is not bothered by the scale or the architecture. He feels the issues with indoor/outdoor water need to be resolved within the membership.

Council Member Kaminski would also like to review this concurrently with the recreation center. He feels the building is too big and too high, and has concerns with the gateway. He stated that the community creates traffic and we need to change our habits. He is okay with the underpass and questioned access on Fish

STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006
Creek Falls Road.

Council Member Ivancie feels that the proposed building does not fit the site and that the “wish list” is too expansive. He voiced concern with the gateway and the mass and scale. He suggested looking into going into the hillside and feels there is no good place for a bus stop. He stated that pedestrianization of the area is a must and is intrigued by the recreation campus idea. He suggested revisiting the 2005 proposal and supports the underpass.

Council Member Antonucci stated that photos with an overlay can be helpful because often the renditions presented can be intimidating. He feels that the building is too big and questioned if the building could be more articulated. He supports the underpass and voiced concern with access and losing tennis courts.

City Council President Pro-Tem Dellinger feels that everything is too big and likes the 2005 plan. She doesn't support covering up the creek and would like more views of elevation.

The Heath and Recreation – Addition and Remodel is a pre-application to cover and remodel the existing lap and children's pools, renovate the existing hot pools and water slides, renovate and add to existing building, and converting the tennis courts into parking spaces. No vote is required.

*
At this time, Council heard agenda item 5, the Ballard King Presentation.

City Council President Brenner returned to the meeting.

14. SECOND READING OF ORDINANCE: An ordinance vacating a twenty foot wide strip of Rockies Way; providing an effective date; and setting a hearing date.

This item may need to be continued dependent upon the developer demonstrating financial capability to continue the project.

City Council President Brenner read the ordinance title into the record.

Mr. Lettunich noted that Mr. Olsen is going to the loan committee tomorrow and has submitted a building permit.

PUBLIC COMMENT: No one appeared for public hearing.

MOTION: Council Member Strong moved and Council Member Antonucci seconded to approve the second reading of an ordinance vacating a twenty-foot wide strip of Rockies Way; providing an effective date; and setting a hearing date. The motion carried 7/0.

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006
PUBLIC HEARING - GENERAL BUSINESS**

15. **SECOND READING OF ORDINANCE:** An ordinance approving the Howelsen Hill Park Concession Agreement between the City of Steamboat Springs and Steve and Marjorie Fraysher, d.b.a. Rocky Mountain Food Service; and authorizing the City Council President to sign on behalf of the City, repealing all conflicting ordinances; and providing an effective date.

City Council President Brenner read the ordinance title into the record.

Council Member Kaminski disclosed that the concessionaire is a customer of his business and stepped down.

PUBLIC COMMENT: No one appeared for public hearing.

MOTION: Council Member Strong moved and Council Member Antonucci seconded to approve the second reading of an ordinance approving the Howelsen Hill Park Concession Agreement between the City of Steamboat Springs and Steve and Marjorie Fraysher, d.b.a. Rocky Mountain Food Service; and authorizing the City Council President to sign on behalf of the City, repealing all conflicting ordinances; and providing an effective date. The motion carried 6/0. Council Member Kaminski stepped down.

Council Member Kaminski returned to the meeting.

Ms. DuBord further reported on the following:

1. **MOTION:** City Council President Pro-Tem Dellinger moved and Council Member Strong seconded to add the ratification of the appointment of Mike Forney to the Yampa Valley Airport Commission to the June 6, 2006 agenda. The motion carried 7/0.
2. Questioned how Council would like to proceed with the appointment of the Airport Steering Committee. **DIRECTION:** Staff to set up a meeting to interview the applicants on May 23, 2006.

*
At this time, Council heard agenda item 13, the Health and Recreation pre-application.

MINUTES

There were no items scheduled for this portion of the agenda.

ADJOURNMENT

**STEAMBOAT SPRINGS CITY COUNCIL MINUTES
REGULAR MEETING 2006-15
May 16, 2006**

MOTION: Council Member Strong moved and Council Member Antonucci seconded to adjourn Regular Meeting 2006-15 at approximately 11:13pm. The motion carried 6/0. City Council President Brenner had previously stepped down and left the meeting.

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

APPROVED THIS 6th DAY OF June, 2006.