

CITY OF STEAMBOAT SPRINGS
SPECIAL MEETING NO. SP-2006-11

TUESDAY, MAY 23, 2006

MINUTES

Mr. Ken Brenner, City Council President, called Special Meeting No. SP-2006-11 of the Steamboat Springs City Council to order at 4:31pm, Tuesday, May 23, 2006, in Centennial Hall, Steamboat Springs, Colorado.

City Council Members present: Ken Brenner, Susan Dellinger, Kevin Kaminski, and Paul Strong. Ivancie at 4:35pm and Anderson arrived 4:36pm. Antonucci was absent.

City Staff Members present: Wendy DuBord, Interim City Manager; Anthony B. Lettunich, City Attorney; Julie Jordan, City Clerk; Julie Franklin, Deputy City Clerk; Anne Small, Purchasing and Contacts Specialist; and Jim Weber, Director of Public Works.

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

CITY COUNCIL REVIEW TOPIC

1. Steamboat Springs Airport Steering Committee Interviews.

City Council interviewed the following people for the Steamboat Springs Airport Steering Committee: Moose Barrows, Harry Brendle, Jack Dysart, Paul Ferguson, T. Michael Forney, Warren Harner, Bobbi Hodge, William Jameson, Gordon Jones, Robert Maddox, Joe McNasby, Eric Morris, Timothy Nysten, Bud Romberg, Stan Schmidt, Walter Scott, Barb Shipley, David Sladek, Laura Sturges, Doug Terry, and Michael Turner.

By ballot vote, City Council selected the following people to serve: Jack Dysart, Paul Ferguson, Bill Jameson, Bob Maddox, Eric Morris, David Sladek, and Michael Turner.

City Council President Brenner noted that the Committee will be advisory to City Council to help develop a scope for review of the alternative uses study, and to help coordinate the Airport Master Plan update. The City will hire a facilitator for the first two meetings to get the group started.

2. Community Center site discussion. (7:00pm)

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Ms. DuBord provided a chronology of the Stockbridge site, including the 1999 access permit information.

City Council President Brenner questioned if Council ever scheduled an agenda item to discuss changing the Stockbridge use. Ms. DuBord stated that it was included in the site plan that was presented with the Development Permit in August 1999.

Council Member Anderson questioned if the original purpose for transportation enhancement was just for tract 1 or both tracts. Ms. DuBord noted that it was both, but at the time the City could only afford to buy tract 1, and that knew tract 2 would be developed one day. Council Member Anderson stated that the perception was that the site's long-term purpose was for an intercept lot for needed parking in the community. Ms. DuBord stated that the intent at the time was to not have a "sea of parking."

City Council President Brenner noted that the Commissioners and Council worked together to identify this as a Multi-modal Transportation Center, and were able to secure support for the project as the number 1 recommended project in Northwest Colorado.

City Council President Brenner provided background of the potential three sites for Community Center: Stockbridge, Memorial Park and the 7th Street site, noting that Council recently chose the 7th Street site. However, the City did not have the lease for this site, and after deliberation and due to many circumstances, the School Board was not interested in negotiating the lease.

Council Member Kaminski supports eliminating the Memorial Park site and focusing on the Stockbridge site.

Council Member Ivancie agrees, voicing concern with Memorial Park due to proximity to the creek, geographic constraints, traffic problems, loss of a park and loss of a memorial space.

City Council President Brenner stated that he had wanted to consider the site because of the strong partnership with the School District and Health and Recreation. He likes the fact that the park is in walking distance of the two facilities and is intrigued by the "campus effect."

PUBLIC COMMENT:

Ms. Janelle Hatcher questioned if Council were considering leasing property from the School District, why it would not consider leasing property elsewhere for a Community Center. She supports a facility that meets the needs of the entire community.

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Mr. Ty Lockhart feels that the Community Center should be on the bus line. He spoke to the commitment the City has made for parking and a transportation system, and stated that as the west Steamboat Springs area develops and more cars are coming from the west, it makes sense to retain the Stockbridge site for parking. He encouraged Council to not rush the process and concentrate on the long-term goals of the City.

Ms. Diane Mitsch-Bush stated that the community will not be losing a parking spot if the Stockbridge site incorporated a Community Center and feels that a Multi-Modal Community Center would be an ideal use. She stated that time is of the essence and encouraged Council to keep their promise to the senior citizens.

Ms. Barbara Bronner, Routt County Council on Aging, stated that the seniors support the Stockbridge site. She is hopeful that it will be a building for the whole community and stated that this is an opportunity to plan for the present and the future.

Mr. Glen Cox supports the Stockbridge site.

Mr. Paul Hughes feels that the Stockbridge site is a true "win/win situation" and is an opportunity for a new Community Center as well as support for a great new library campus. He requested that Council direct staff to go through the permit process for the Stockbridge site and stated that with the grant and library monies, the City expenditure would not be that significant. He encouraged Council not to build simply to replace the current uses, but to also include a teen center in phase 1. He stated that this can be a facility not just for the seniors and the American Legion, but can accommodate weddings, meetings, trainings, Thanksgiving dinners, etc. He stated that some of the things that a teen center could include would be things for the whole community, for example a big screen television and a dance floor.

Mr. Pat McClelland, American Legion, is in favor of the Stockbridge site. He also invited Council and the community to a Memorial Day celebration at Steamboat Springs Cemetery, May 29, 2006 at 11:00am.

MOTION: Council Member Strong moved Council Member Ivancie seconded to proceed with the conceptual design from the architect to construct at the Stockbridge site. The motion carried 5/1. Council Member Anderson opposed. Council Member Antonucci was absent.

Discussion during the motion:

Council Member Strong supports upholding the commitment to the voters. He feels that we are not losing parking and stated that the Master Plan did include a building on this site.

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Council Member Ivancie feels that Stockbridge is an ideal site, which will be the center of town in the not so distant future. He feels this will be a building for the whole community that can accommodate dances, a stage and senior and youth programs, not just service one facet of the community. He supports moving forward.

Council Member Kaminski supports the Stockbridge site, although he does have concern with the estimated cost going from 1.5 million to 3 million. He would like to see a smaller footprint and possibly gain more parking down the road.

City Council President Pro-Tem Dellinger questioned if this is the cheapest and smallest option and if a teen center would be included in phase 1. She stated that it would most likely be more than 3 million and voiced concern with the timeline. She questioned if a couple of months were added to the process, how would that effect the library? She questioned where will the rest of the money come from.

Council Member Anderson feels that the 45 parking spaces will be dedicated to the Community Center and therefore will not be available for community parking. He does feel that the City is rushing in order to get "out of the way of the library." He feels the City is giving up on the original intent of the site as an intercept lot. He stated that including a teen center was not met with enthusiasm by the seniors. He noted that the 3 million is not even an estimate; it is an opinion of the architect and questioned where the City will get the rest of the money. He does not support the Stockbridge site.

City Council President Brenner stated that because if the vision for the Multi-modal Center, he had a biased opinion about any other uses on this site. However, it appears to be the most logical alternative for a Community Center and he will support the site. He voiced concern with losing parking. He had felt that the facility needed to be inclusive in what it offers the

community, to include youth programs, but this is not included in the 8,400 square feet. He voiced concern that the estimate has doubled and if there is expansion it could possibly be 3 million over the original budget. He would like to have further discussion about a method to finance this project.

Council Member Ivancie feels this is an opportunity to challenge the community to ask for donations to bring the cost down. He feels that a teen center should be an integral, primary part of the facility.

Ms. DuBord stated that staff could start with a 1.5 million facility, smaller than the 8,400 square feet, and then build out and give Council options for phasing.

Council Member Anderson would like to do everything possible to bring the project back to 1.5 million, with the opportunity for phasing.

The above motion was upheld.

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Ms. DuBord further reported on the following:

1. Questioned which groups to include in the Recreation Center facilitation. City Council President Brenner stepped down on this discussion. City Council President Pro-Tem Dellinger questioned who is willing to pay for the facilitation and what they will get out of it. For example Steamboat Parents for an Aquatic Recreation Center Soon (SPARCS) just wants indoor water and may not care where it is. She suggested just including Health and Recreation and the Parks and Recreation Commission. Council Member Strong feels that including SPARCS may help reach a consensus. **UNANIMOUS CONSENT:** Include Health and Recreation, Parks and Recreation Commission, SPARCS, and Citizens for a Community Center. Staff and Council Member Anderson to continue to work on selecting a facilitator.
2. Mainstreet banners/lighted spurs: Ms. Tracy Barnett, Mainstreet, presented a demonstration of a 5-foot banner with the spurs moved up 24 inches. She suggests a banner no larger than 6 feet. **UNANIMOUS CONSENT:** Leave the length and color (except yellow) up to the designers, not to exceed 72 inches, and not losing the spurs.
3. Requested direction on the MacGray variance request. **UNANIMOUS CONSENT:** Staff to place this item on the June 6, 2006 agenda.

4. Provided an update on the speeding problem on Steamboat Boulevard. She noted that staff has stepped up enforcement, met with the concerned resident, and has planned a neighborhood meeting. She believes they will be requesting projects that may require capital investment.
5. Noted to direct any comments about the Forest Service decision on the Ski Area to the Forest Service Office.
6. Reported that the joint meeting of the Intermountain Regional Transportation Planning Commission and the Northwest Transportation Planning Region will be June 1, 2006 in Glenwood Springs. City Council President Pro-Tem Dellinger may attend.
7. Reminded Council that Mainstreet will be hosting speaker Mr. John Schallert on May 24, 2006, and that the Economic Summit is May 25, 2006.
8. Reminded Council that the Water Meeting is June 1, 2006. Council Member Strong and Mr. Lettunich to attend.
9. Noted that the City will host a Department of Local Affairs budget workshop in July and she will get more information to Council.
10. Reminded Council to get feedback on the Community Plan joint action items to Mr. Leeson.

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12. Stated that the Chamber wants City Council to consider an extension of the Triple Crown contract. **DIRECTION:** Staff to place this item on the June 6, 2006 agenda.

Council Member Kaminski requested \$3,700 for a Rotary project to ship out library books. **MOTION:** City Council President Brenner moved and Council Member Strong seconded to fund \$1,000; **FRIENDLY AMENDMENT:** City Council President Pro-Tem Dellinger offered the friendly amendment to fund this request at \$1,500. The motion carried 6/0. Council Member Antonucci was absent.

ADJOURNMENT

MOTION: Council Member Strong moved and Council Member Ivancie seconded to adjourn Special Meeting SP-2006-11 at approximately 8:55pm. The motion carried 6/0. Council Member Antonucci was absent.

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.