

CITY OF STEAMBOAT SPRINGS

REGULAR MEETING NO. 2006-22

TUESDAY, AUGUST 15, 2006

MINUTES

Mr. Ken Brenner, City Council President, called Regular Meeting No. 2006-22 of the Steamboat Springs City Council to order at 4:09pm, Tuesday, August 15, 2006, in Centennial Hall, Steamboat Springs, Colorado.

City Council Members present: City Council President Ken Brenner, City Council President Pro Tem Susan Dellinger, Towny Anderson, Loui Antonucci; Steve Ivancie, Kevin Kaminski, and Paul Strong. Antonucci was absent.

City Staff Members present: Alan D. Lanning, City Manager; Wendy DuBord, Deputy City Manager; Anthony B. Lettunich, City Attorney; Dan Foote, Staff Attorney; Julie Jordan, City Clerk; Julie Franklin, Deputy City Clerk; Brian Berndt, Assistant Director of Planning Services; Jeni Rae Watson, Computer Services; Don Taylor, Director of Financial Services; Linda Kakela, Director of Intergovernmental Services; Mel Baker, Airport Manager; Will Rogers, Airport Maintenance Worker; Chris Wilson, Director of Parks, Recreation and Open Space; Jeff Nelson, Ski Complex/Rodeo Supervisor; Susan Peterson, Recreation Supervisor; Craig Robinson, Open Space Supervisor; Gavin Malia, Geographical Information Services; and JD Hays, Director of Public Safety.

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

1. **RRC Report. (4pm-6pm)**
 - a. **City's strategic plan for an affordable housing policy.**

Mr. Berndt introduced Mr. Chris Cares, and Ms. Wendy Sullivan, RRC Associates, and Ms. Cindy Brown, Co-Executive Director of the Boulder Housing Partnership.

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Mr. Cares spoke to Annual Median Income (AMI), referring to the "housing continuum." (This diagram is on file in the City Clerk's Office). He stated that the Routt County AMI is \$73,000. The group that is just above this RRC

AMI is not eligible for assistance, but has a lot of housing need. At the low end, 30% of AMI, are specialized populations like seniors citizens and the disabled. He noted the need to pay attention to households up to 120% of AMI and suggested trying to think in terms of this housing spectrum.

Ms. Brown spoke to: special populations, specific housing product, low income apartments and townhomes for rent, and product type.

Mr. Cares spoke to: density, senior needs, tools and techniques, "catch up" versus "keep up," and the need for a multi-faceted approach. He stated that they will have a session similar to this with the Yampa Valley Housing Authority (YVHA).

COUNCIL COMMENT:

Council Member Strong feels it is hard to define what sector of the AMI to concentrate on without meeting with YVHA. He feels we need to look at up to 120%. He noted what the side affect of Inclusionary Zoning (IZ) is that the restrictions can drive up prices.

Council Member Anderson is looking forward to getting together with the YVHA and feels the City role is regulatory and as an enabler. He noted the need for single-family homes, like in West End Village. He would like to replicate old town and feels that the West Steamboat Springs area represents an opportunity to do that.

Council Member Ivancie feels that the City can help in the housing puzzle when it comes to the Community Development Code and how to build things. He spoke to allowing the market industry to help people get into housing by looking at innovations in construction and making the permit process less expensive.

Council Member Kaminski feels that the City and YVHA's purposes need to be defined. He thinks that all AMI's should be looked at except the upper end of the spectrum. He thinks that "catch up" needs to be achieved before "keep up."

City Council President Pro Tem Dellinger stated that her goal is to offer a way up the spectrum. For example, people moving from a mobile home to a modular. She feels that building partnerships with the local banking industry is very important. Also, the City can be a partner by buying land and then having a developer built on the property. She would like to explore a combination of tools and maintain a tiered system.

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City Council President Brenner stated his goal is that if someone works in Steamboat Springs and wants to live here, they can. He feels that the vast majority of those needing housing are under 80%; he questioned how to catch up and who is responsible. He would like to get the City's planning documents updated and see what incentives we can offer people to expedite processes and achieve 30% affordable housing.

Mr. Cares questioned Council's feelings about the role of Council and about the YVHA role.

Council Member Strong stated that Council can pass regulations that the YVHA can't, and has the more financial "where with all" than the YVHA does. He feels that the YVHA should be a body that does the "nuts and bolts" of administration and building. He feels that the City could be a builder for employee housing.

Council Member Anderson agrees with Council Member Strong, and noted that we haven't figured out how to help the less than 60-80% AMI.

City Council President Pro Tem Dellinger feels if Council set its goals first, it would put the YVHA in a better position for success.

Council Member Ivancie feels that the City/County should set the vision and provide the tool belt for the YVHA.

Ms. Brown spoke to the set up of the existing Boulder Housing Partners. She noted that the City of Boulder issues funds to the Housing Partners through an excise tax and the Housing Partners compete with the private sector and other non-profits. She stated that they are not quite self-sufficient, which is their goal; they have rental streams and no mill levy.

Council Member Strong noted that our Housing Authority is for the entire Yampa Valley and extends outside the City limits, and the City needs to collaborate with the YVHA to set policies.

City Council President Pro Tem Dellinger stated that the City could set policies that may, or not be attainable by a regional housing authority. She feels an Request for Proposal (RFP) could be sent out that the YVHA could decide whether or not it could do.

Mr. Cares stated that this is one way to approach the situation, and another is that everything related to housing is related to the YVHA. He stated that not many communities look at it this way, most use a more blended approach.

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Council Member Anderson would like to be clear what the City's priorities are and what the expectations are of the YVHA. He feels that if the YVHA is successful, the City may have less involvement.

Mr. Cares spoke the needs for the following categories: policy, funding, regulation and implementation.

Council Member Strong feels that the City's successes have been from collaboration and partnerships. He supports talking to the YVHA first, then setting City policies.

Council President Brenner restated that his goal is to have those who work here, live here and he does not support providing housing in surrounding communities.

As far as regulation goes, Council agreed that they are the primary players, as well as the County Commissioners.

As far as funding, City Council President Brenner spoke to the fee in lieu for IZ and the need to demonstrate that this fee can be turned into a living unit, and questioned the cost to accomplish this goal. Ms. Brown stated that it can be \$40-60,000 per unit.

Council Member Anderson stated that he sees the City and County as venture capitalists and questioned how much seed money is needed for this to "fly." He feels the YVHA needs to organize and establish a mission, a business plan, and have production goals.

Mr. Cares questioned the role of the YVHA in implementation.

Council Member Strong feels that talk of implementation and a business plan is premature. He feels an investor model may not be appropriate; the City is interested in policies. He thinks of the City as a partner rather than investors.

Council Member Anderson clarified that he was speaking of the socially responsible investor model of a non-profit.

Mr. Cares questioned if the goal for the joint meeting with the YVHA would be for them prepare input regarding appropriate targets and goals as a community, and for RRC to explore that on behalf of the City. **MAJORITY CONSENT.** City Council President Pro Tem Dellinger would like to focus on the City, and what Council wants.

Ms. Sullivan stated that goals are what set the policy, and without goals Council won't know what the policy is supposed to achieve. There could be different goals for the City and outside the City.

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UNANIMOUS CONSENT: Council agreed with the above comment.

Mr. Cares asked for feedback on communications with the YVHA and ideas on how to improve this.

City Council President Pro Tem Dellinger feels that the general feeling among lower income people is that the YVHA will not be able to meet their needs.

City Council President Brenner questioned if RRC could update the City's housing inventory. Mr. Cares stated that this could take 8-12 weeks.

Council Member Anderson feels there is room for improved communications and that the level of trust needs to be raised among the City, County and the YVHA.

City Council President Pro Tem Dellinger would like to expand that into other players, like the baking industry.

Mr. Cares spoke to the need to further the level of confidence with staff, non-profits and Council. City Council President Pro Tem Dellinger feels this will evolve when Council identifies what it is trying to do.

City Council President Brenner feels that the YVHA has a pretty good idea of what they do and hope to achieve, and he hopes to have discussions on what the City hopes to accomplish.

Council Member Anderson feels the YVHA is stretched thin. He questioned who is going to fulfill the regulatory function and enforcement of the IZ ordinance. He feels that a granting function/full-time position funded by the City may be needed. There was general Council agreement with this statement.

Mr. Cares stated that they will now meet with the YVHA and make sense of what they heard from both sides. **DIRECTION:** Mr. Cares to provide an assessment summary of this discussion.

PUBLIC COMMENT:

Mr. Rich Levy voiced disappointment that City Council did not state their affordable housing goals and vision. He would like Council to talk about the vision and refine it, and he would like to see more productivity.

Ms. Diane Brower feels that this evenings discussion was counter productive and encouraged Council to proceed with the goal.

Ms. Bobbi Hodge questioned Council's commitment to mobile home owners, and to preserving the current affordable housing in town. She spoke to the people in

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the 30-60% AMI range that can afford to live in mobile homes, and the need to save this affordable housing.

Mr. Michael Turner voiced concern with fee in lieu required by the IZ ordinance. He thinks it would be beneficial to have young, energetic employees housed at the base area and feels that accepting a payment in lieu does nothing towards solving the affordable housing problem.

Mr. Brent Morton, Mountain Valley Communities, feels that analyzing the available land in the City and today's costs will assist with determining these policies. He spoke to wetland mitigation and partnerships.

CITY COUNCIL REVIEW TOPIC (6pm)

- 2. Planning Items:**
 - **Housing Linkage**
 - **Commercial**
 - **Residential**

Ms. Sullivan reviewed the draft linkage ordinance provided in the packet. She noted the need to know what the overall strategy is and to know how linkage should best be applied.

In the Exemptions Section she noted that they recommend removing the Additions and Remodels portion, as well as the Secondary Units portion. She spoke to the development of community housing, and she stated that they recommend not looking at square footage for local exemption.

Minimum Requirements: Ms. Sullivan noted the need for consistency in deed restrictions.

Council Member Anderson suggested adding the Housing Guidelines to the ordinance. City Council President Brenner noted that these need to be updated.

Ms. Sullivan stated that in the Mitigation Rate portion, they included the figures from the Nexus Study. She noted the need to look at the pros and cons of rates in the Calculation of Mitigation Rate portion.

City Council President Brenner questioned why the Steamboat Springs rate is lower than other areas. Ms. Sullivan stated that in comparison, the City of Steamboat Springs doesn't have as many large homes, and employees in association with residential units.

Council Member Ivancie questioned if neighborhoods were taken into consideration in the Employee Generation Rates Per Size of Residential Unit.

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Ms. Sullivan stated that they looked at the mountain area versus the rest of town. She stated that they used merged database figures.

Ms. Sullivan stated that they have concern with the specificity of the Monitoring Section because it may be onerous on the Director of Planning.

UNANIMOUS CONSENT: To move forward with discussion on linkage and have a worksession before the first reading of an ordinance.

At this time, Council heard agenda item 4, a proclamation recognizing Ms. Cathy Shipley.

3. **Written update of the following:**
 - **LEEDS & Environmental Policy**
 - **Affordable Commercial Space**
 - **Conversion Ordinance**
 - **Parking – This item will be provided as a parking group update on September 12.**
 - **Design guidelines update**

Council Member Ivancie questioned the status on mobile homes. Mr. Berndt stated that staff is trying to move forward as quickly as possible.

City Council President Pro Tem Dellinger noted the need to talk about prioritization.

Mr. Lanning provided a packet with the status of development permit proposed projects, current projects, and what has been handled or is in the workings. Mr. Lanning stated that other City departments will be providing similar reports.

PROCLAMATIONS AND RECOGNITIONS:

4. **PROCLAMATION: Recognizing the retirement of Cathy Shipley, Department of Local Affairs Field Representative.**

Council Member Strong read the proclamation into the record. This proclamation highlighted the assistance that Ms. Shipley provided the City in being awarded \$8,500,000 in Energy Mineral Impact Funds grants and Community Development Block Grants.

Ms. Shipley was present via conference call. She thanked Council for the recognition and stated that Steamboat Springs is one of her favorite communities. She noted that she was able to provide so much grant assistance because Steamboat Springs had good projects and the things that Department

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of Local Affairs wanted to be a part of. She noted that City Council and staff have been great to work with.

GENERAL PUBLIC COMMENT

Mr. Michael Turner voiced concern with the requested height variance for One Steamboat Place. He feels Council needs to amend the Code, or stop granting variances. He feels that the base area is ripe for redevelopment and many property owners will be selling their property to developers, who will ask for variances.

Mr. Turner further voiced concern with the letter the City recently received from the Federal Aviation Administration (FAA) relative to closing the Steamboat Springs Airport. He noted that it is the FAA's job to promote general aviation, and there are funding opportunities from the FAA to pay them back for closing an airport in order to consolidate with another. He encouraged that the Alternative Study be completed.

Ms. Audrey Mandell voiced concern with the Community Housing Plan and public benefit for One Steamboat Place. She voiced concern with the mass and scale and feels that scenery and family-friendly western feel is the community's most valuable commodity. She spoke to the opportunity for affordable housing and employee housing at the base area and that the developer hasn't proved that this cannot be provided at the base. She feels this type of housing would bring life and vitality to the base area and reduce transportation costs.

Mr. Scott Wedel voiced concern with a Code requirement regarding the number of people allowed to live in a single-family home.

Mr. Lettunich noted that a letter was sent to Mr. Wedel informing him of the violation, giving time to comply, and if not then the City would commence with enforcement proceedings. He stated that the City can either continue with enforcement, take no further action, or proceed and discuss changing the policy. Mr. Foote stated that the compliance deadline is September 4, 2006. **UNANIMOUS CONSENT:** Council to let staff know by August 17, 2006 which action it would like to take. **DIRECTION:** Mr. Lanning to provide Council with a reminder email.

Ms. Elizabeth Black thanked the Council for the youth summer camp provided by the City. She stated that this program is needed, affordable and encouraged Council to continue to support it.

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Mr. Rich Levy voiced concern with “leakage” and the fact that at several of the summer concerts the City outsourced for security personnel. He feels that the Community Service Officers could have used that money, who would spend it locally.

At this time, Council returned to the written update on Planning items.

COMMUNITY REPORTS (7:30pm)

5. Mainstreet Update.

Ms. Tracy Barnett, Executive Director, and Ms. Nancy Kramer, Main Street Board Member and Design Committee Chair, were present.

Ms. Kramer provided background on Main Street Steamboat Springs, focusing on organizational structure. She noted that Main Street has two requests.

Request 1: The Main Street Board and the Design Committee request the City establish a scope of work and RFP to solicit applications for professional services to develop a specific plan for the Main Street Steamboat Springs District.

Ms. Kramer stated that this is putting the details of the Mountain Town Sub-Area Plan together. She would like Council to budget line item to fund this project, and move forward with the RFP. This \$250,000 request is in the Public Works budget.

City Council Member Anderson voiced concern with the possibility of overlapping with the Design Guidelines. Ms. Kramer feels this is not redundant, but an integral part of it, and is more about aesthetics and placement of items.

DIRECTION: Main Street to work with the City Manager and Planning staff to narrow and define the scope of work.

Request 2: Request the City establish an ordinance that requires all newspapers and like publications to be enclosed in Pedestrian Recycle Units (PRU's) throughout the community. A model ordinance has been developed in the Town of Vail. This action will address the ongoing concern of sidewalk and streetscape clutter directly related to miscellaneous advertising boxes.

DIRECTION: Staff to bring forward an ordinance and work with the Newspaper communities.

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Ms. Kramer presented a petition, signed by 25 qualified electorates, requesting the City move forward with developing an Urban Renewal Authority (URA) in the downtown area to address infrastructure needs. The area would include 2-13th Streets, from Yampa to Pine. She also requested the City conduct a Blight Study.

City Council President Brenner noted the need to communicate with the County, School District, and other special districts affected, in the form of a letter.

City Council Member Strong noted the need for more information and voiced concern with the effect of another Tax Increment Financing (TIF) on the City and other entities.

DIRECTION: Staff to look into Senate Bill 224 regarding the relationship between a URA, the City and County. Mr. Lettunich to provide a timeline and information on the related issues. City Manager and City Attorney to draft letter to other taxing districts. City Clerk to tentatively schedule for September 12, 2006. Mr. Taylor to provide information on how this would effect City revenues.

Ms. Kramer noted that the Main Street Board continues talk about moving forward with a Business Improvement District (BID). City Council President Brenner would like to know about implications to City budget sooner rather than later. Mr. Lettunich stated that the City would hire a specialist and the fees would be reimbursed by the TIF.

Council Member Kaminski left the meeting at approximately 8:00pm.

6. Steamboat Ski & Resort Corporation Airline Update.

Mr. Andy Wirth, Steamboat Ski & Resort Corporation, was present and provided a PowerPoint presentation highlighting the following: the Steamboat Air Force Update on the 2006/2007 Winter Air Program; 2005/2006 review: air program performance, airport research; key indicators and drivers; 2006/2007 highlights, program detail and financial structure; 2006/2007 air program; and additional items, United Airline/United Express, Local Marketing District, Hayden improvements and general aviation and the Steamboat Springs Airport.

Discussion took place regarding total cost projections and seats for the Atlanta flight.

City Council President Pro Tem Dellinger noted that the first Airport Alternative Study meeting is August 17, 2006 at 4:00pm.

CITY SERVICES UPDATE (8:30pm)

7. CITY STAFF REPORTS

a. City's Sustainability Management Plan.

Mr. Malia provided a PowerPoint presentation highlighting the following: scope of the project; community involvement; definition of sustainability; sustainability community; sustainable Steamboat Springs; timeline; project highlights; goods sustainability policy is a good economic policy; rationale;

goes from top down as well as bottom up; assessment process; success; recommendations and priorities; state of sustainability; and greenhouse gas baseline.

Council Member Anderson asked if Mr. Malia recommends moving forward with buying renewable power at Howelsen Hill. Mr. Malia noted the need to review this. Council Member Anderson questioned the level of awareness to implement among staff. Mr. Malia stated that recycling is very successful, but larger items may be more difficult. He spoke to lifecycle costs and implementation philosophy. Council Member Anderson stated that sustaining this Plan is critical to success. Mr. Malia stated that education will be a large component.

Ms. DuBord stated that the Plan and mission statement are the first step, then policy direction, and then staff education and ongoing operation.

City Council President Pro Tem Dellinger spoke to Mr. Malia not being the "clearing house" for the whole community. Mr. Malia noted that there is a tremendous amount of interest in the community, and the City is the only organization implementing anything at this time. There is a need for a nucleus to provide direction.

PUBLIC COMMENT:

Mr. Bill Wallace, Green Team member, noted that he has been consulting on sustainability for ten years and congratulated the City and staff on this Plan. He stated that the Plan is just the start and the City will face many challenges in the future.

Mr. Rich Levy, Green Team member, feels that the Plan is a great first step, but it needs to be implemented, which will take money. He encouraged Council to make this a priority.

Mr. Robert Hawkins, Green Team member, noted that the Green Team was originally formed with volunteers from City departments, and this infrastructure will provide for education.

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Mr. Craig Shifter, Yampa Valley Recycles, thanked the City for the Plan and feels it is a win/win situation.

This plan is adopted via resolution on the Consent Calendar below.

b. Pre-budget review.

1. Parks, Open Space & Recreation Review.

Mr. Wilson summarized the changes to the Parks budget and noted that they are meeting the target budget in many areas. Staffing needed to be looked at in the maintenance area, and they have discussed a Project Manager position and have updated the Facility Manager position. They have also changed some seasonal staff to the appropriate grade and rate. Ice Arena staffing has been changed to meet the longer schedule and the Golf Management Committee has reviewed job descriptions and duties. He further spoke to building maintenance, operating changes and the Nordic marketing plan.

Council Member Ivancie feels that the Igloo facility has reached its life, and wants effort and priority placed on replacing that facility.

Council Member Anderson questioned if the Routt County Building Department had directed that the Igloo be closed. Mr. Wilson stated that this was a part of the Certificate of Occupancy and staff has requested an extension. Council Member Anderson questioned Fox Creek Park and thinking differently in terms of a youth and teen facility at a Recreation Center. Mr. Wilson stated that staff will continue to have this discussion, and look at the

Sustainability Management Plan with respect to the Facility Maintenance position.

City Council President Brenner voiced concern with programming needs for the youth in the community and asked if staff has examined other alternatives to expand. Mr. Wilson stated that staff is in early discussion and investigations and they have discussed the possibility of the Mountain Homefitters building. City Council President Brenner wants youth programming needs to be the highest priority and would like to see a proposal on a Boys and Girls Club. **UNANIMOUS CONSENT.**

8. CITY ATTORNEY'S REPORT

Mr. Lettunich reported his work on the following:

1. Noted that the Executive Session at the end of the meeting will not be needed and information can be conveyed via memo.

CONSENT CALENDAR - GENERAL BUSINESS

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9. **RESOLUTION: A resolution adopting the Sustainability Mission Statement and Sustainability Management Plan for the City of Steamboat Springs.**

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

PUBLIC COMMENT: No one appeared for public hearing.

MOTION: Council Member Anderson moved and City Council President Pro Tem Dellinger seconded to approve the resolution adopting the Sustainability Mission Statement and Sustainability Management Plan for the City of Steamboat Springs. The motion carried 5/0. Council Member Kaminski left the meeting. Council Member Antonucci was absent.

10. **FIRST READING OF ORDINANCE: An ordinance of the City of Steamboat Springs, Colorado, ordering that the question of the organization of the proposed Base Area General Improvement District, Steamboat Springs, Colorado, and such ballot issue as is required under Section 20 of Article X of the Colorado Constitution to establish an operation mill levy for the district, be submitted to the electors thereof at a November 7, 2006 election.**

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

Ms. Jordan clarified that the group does not have the required number of petition signatures. She stated that special counsel has determined that Council can pass this ordinance on first reading, with some components not being satisfied.

Ms. Jane Blackstone, Base Area General Improvement District (GID) Committee, provided a letter that summarizes the feedback they received in the petition process. They did hear support for improvements at the base area, the "how" to this get done is the question. She stated that there is a lot of work to do in educating the community and they do not recommend passing this ordinance on first reading because issues won't be resolved by second reading. They are committed to working with the City and focusing on "Plan B" for 2007.

Council Member Strong noted that there are many projects that don't require a lot of maintenance that are regular City improvements.

Ms. Blackstone stated that they did see a common ground in the petition process, and that is that change is needed at the base area. She further noted that they did collect 120 signatures on the petition.

PUBLIC COMMENT:

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Mr. Bill Jameson complimented the group for their effort. He stated that "Plan B" has been discussed by the Urban Renewal Authority Advisory Committee (URAAC) and they do not agree to have URA funds used on private property. The stakeholders need to come up with something until a more permanent funding source is in place. He recommended that the Council charge URAAC to come up with a recommendation on "Plan B."

Mr. Jack Ferguson agrees with Mr. Jameson's comments. He feels the operations and maintenance question does need to be addressed. He feels time would be better spent focusing on "Plan B" and getting information out to the public.

MOTION: Council Member Strong moved and Council Member Ivancie seconded to table indefinitely the first reading of an ordinance of the City of Steamboat Springs, Colorado, ordering that the question of the organization of the proposed Base Area General Improvement District, Steamboat Springs, Colorado, and such ballot issue as is required under Section 20 of Article X of the Colorado Constitution to establish an operation mill levy for the district, be submitted to the electors thereof at a November 7, 2006 election. The motion carried 5/0. Council Member Kaminski left the meeting. Council Member Antonucci was absent.

Miscellaneous items:

DIRECTION: Staff to draft a letter of response to the Ski Area Association regarding competitive rates.

UNANIMOUS CONSENT: Council Member Strong and Mr. Lanning to serve on the Colorado Municipal League Policy Committee.

DIRECTION: Ms. Jordan to move forward with moving a Parks and Recreation Committee alternate up to a regular seat if there are no applicants.

DIRECTION: Ms. Jordan to reschedule the Mr. Tom Sharp agenda item for October or November.

MOTION: Council Member Strong moved and City Council President Pro Tem Dellinger seconded to approve having the August 29, 2006 Special Meeting begin 6:00pm rather than 2:30pm. The motion carried 5/0. Council Member Kaminski left the meeting. Council Member Antonucci was absent.

Ms. Jordan provided Council with the complaint letters regarding the Mr. Scott Wedel property.

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Street closure request for the Northwest Colorado Mexican Independence Day Celebration: Council Member Strong voiced concern with this closure. Ms. Jordan stated that it is necessary to get the vendors into the location, because they can't drive on the grass. Council Member Anderson suggested staff encourage event coordinators to look at Yampa Avenue closures for events.

UNANIMOUS CONSENT: Staff to look having the closure for loading and unloading only, and if there is no other option, then go ahead.

EXECUTIVE SESSION: For a conference with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); 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).

This executive session did not take place.

ADJOURNMENT

MOTION: Council Member Strong moved and Council Member Ivancie seconded to adjourn Regular Meeting 2006-22 at approximately 10:35pm. The motion carried 5/0. Council Member Kaminski left the meeting. 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 19th DAY OF September, 2006.