

**Summary of URAAC Steering Committee Meeting-Steamboat Unbridled
7/09/09**

Meeting held in Crawford Room, Centennial Hall

Committee Members in Attendance	Ex-Officio	Staff, Consultants, and TAC Members	Other Interested Parties
Steve Frasier Tim Harmon Chuck Porter David Baldinger Jane Blackstone Jim Schneider (Alt.) Chris Diamond David Nagel	Rich Levy	Joe Kracum Nicole Horst Bob Keenan Janet Hruby	Bill Jameson

Co-Chairman Baldinger, Jr. called the special meeting to order at approximately 1:00pm.

CONSENT AGENDA:

1. Administrative Items

- Review meeting notes from June 25, 2009 meeting
- Next SSRA Meeting & Open House – July 7, 2009 / July 21, 2009
- Next URAAC Meeting – July 23, 2009

MOTION:

Blackstone moved to approve the June 25, 2009 meeting minutes and Nagel seconded the motion.

VOTE:

Voted unanimously.

NON CONSENT AGENDA:

2. Budget Overview

- The expenditures anticipated for the 2009 Budget Amendment will be discussed.
Comments are requested.

Kracum –

We’re going to make a few changes to the agenda. The last two weeks since we met have been pretty intense. There’s a possibility that one issue might be delayed for a week or so. What’s happening is we’re waiting to get a letter on record.

Frasier –

That means that we’re about a month behind the original schedule?

Kracum –

We were intending to start out on August 3 and we’re getting money on July 21st. Easements and operating and maintenance are a few things that I want to talk

about. I'm going to take off items 6, 7, 8, and 9 off of the agenda and bring those back to you on the 21st. Right now we have the preliminary construction documents completed and they will be distributed to the contractor on Tuesday. What we call an engineer's estimate, which is an independent analysis of the costs is put together the way we always do them. These costs are generally from last year and comparable costs from a lot of different places to generate a cost estimate confidential until I get pricing from the contractor. It's a little bit more than what we have budgeted, but we anticipate discounts that we won't know until next week. In a week I will email you with the pricing and budgeting.

3. Burgess Creek Diversion Structure & Plaza Final Design

- The final design and engineer's estimate will be presented on the BC Diversion Structure & Plaza and other work scheduled for 2009. *Comments are requested.*

Horst –

She described some of the changes to the final design that have been occurring over the past two weeks.

Member –

Do we have an allowance to put any of the street furniture in here right now?

Horst –

No we don't.

Kracum –

We are looking at the possibility of relocating the sanitary and storm sewer located near the Torian Plum garage. He indicated the current and proposed areas on the illustration.

Horst –

By replacing the landscaping here I think that we would want to do that.

Frasier –

There was a lot of discussion about the furniture and the shading. Are you going to be coming back to us with that the next time or is that something that's further down the road?

Horst –

Those will be a little bit further down the road.

Kracum –

We're going to be in the hole till probably closer to December. We're going to keep looking into the shading, but what we're probably going to do is put up some pad walls. We'll show you the options either during the last week of August or in September.

Harmon -

Where will the water diversion be located?

Horst –
She showed where the pipe will be located.

Frasier -
I think that you did a good job hiding the trailer facility.

Horst –
We went to the Planning Department with the trash enclosure and their feedback was just based off of the price. I estimated it to be \$60,000. We're looking at some alternatives.

Member –
How are you going to resolve that?

Horst –
We're waiting for someone to come up with an alternative. There have been discussions happening daily. We're hoping that there will be an update next time on that.

4. Storm Sewer Replacement Layout

- The layout of the storm sewer replacement on Torian Plum property will be presented. *Comments are requested.*

5. O&M & Easement Issues

- A discussion of the current O&M and easement issues. *Comments are requested.*

Kracum –
All easements are out and we hope to have those back shortly. Ski Corp. received the comments on the contributions agreement. The first question is when does the contributions agreement come into effect? We'll be discussing this in September. I want to discuss the expiration dates. When the contributions agreement might potentially take effect might be when you all start to share all of the area easements. The maintenance agreement contains a landscape and not a hardscape. Right now the warranty period is a one agreement, but I'm getting some feedback that we should increase that to a two year period meaning the landscaping would be maintained until October or November 2010. The thing that we're not providing is utilities. We're not providing the water and we're not providing the power for control systems. He discussed the contributions agreement and what would potentially be involved in it.

Diamond –
My experience with this is that we should do a global resolution of all issues at once rather than piecemeal so it's possible to bring all of the issues together and have a global resolution.

Kracum –

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We have identified an area for the control systems and what the cost is going to be to retrofit it. It's a very accessible place to get in and out. We'll have to wait until September to see how the snow melt would work. I don't see a good opportunity to do a year to year lease just because of how we are all structured. We would negotiate with URAAC, City, and Torian and do this as a one time 99-year lease.

Member –

You don't see any issues with the trash container relocation now?

Horst –

We have it planned how we're going to maintain this. We'll go ahead and negotiate this and find something that works. There are a couple of easement issues on the table right now.

There was general discussion about the difficult process of securing the easements.

Kracum –

What we are attempting to secure are the easements outlined in the design schematic that we created and distributed. I think that we're going to get there. We're just not there today.

Schneider –

We want the agreement in place and in perpetuity and probably one party to do it all so that we can be consistent with the operations and maintenance on the entire promenade. The idea was to get one agreement to do the whole promenade and eliminate any individuals. It was February 2007 when we tried to get the first agreement signed.

Member –

We're all in agreement.

Baldinger –

Everybody is in town right now and I've told to them not to just sign away with some unknown number forever since we still have other important things to build such as the garage and maintenance. The 21st is coming up quickly and it's really hard to do an all or nothing. There could be a different approach. The SSRA or City Council says that they don't want to pay for it. I disagree since its part of the City and they should be responsible. I don't think that they want to pay for it in staff's budget. An alternative would be if the individual property owner would take care of it in perpetuity until such time as the next connection is made and the whole master development agreement goes into effect. The deadlines are so tight right now that it would be a shame to have to take a year off just because we couldn't get everybody in the room.

Kracum –

I went to the homeowner's annual meeting and one impression that I got was that they like what is happening. There were a few people that were saying that they need more information. We won't have that information since it will change on a

monthly and yearly basis. It will be different from the first two years and the snow melt will be a variable until we determine the method.

Member –

We've been spending quite a bit of time on this for the past few weeks. The Torian could move forward by agreeing to maintain the top of the garage area.

Kracum -

We talked with Bob Weiss and Janet Hruby and we decided that the only way to get that done was to get each property owner and each of their attorneys into a room and lock the door and not come out until we get an agreement.

Member –

If one property owner maintains all of their respective piece and the other property owner maintains their entire piece and we have a whole standard that applies for the overall maintenance standards of these, it sounds like the issue is addressed.

Baldinger –

The designated expert for the Torian responsibility within this area is no longer available so some of these ideas that are being thrown out show the disconnection. The final solution might be exactly what was proposed a year ago. Then we would have to argue the standards of care and type of equipment and whether it's in your alley or not, etc. It's hard because we are all close to the discussion, but they're not on top of it since their expert is not available.

There was an extensive discussion regarding the property owners maintaining their own property.

Baldinger –

Does the committee feel consensus on whether or not we would hold the process if there wasn't some agreement by the 21st?

Diamond –

If the property owner says that they will take care of their own property until there's a consensus then we're fine with that.

Kracum –

I want to get all of the easements for all of the improvements for the Torian property now. There needs to be an agreement for the Torian to take care of that piece and an agreement to share in the contributions agreement for the stairs and the ramp, which will likely have a snow melt system. If we can get that then we can move forward.

6. 2009 Construction

- A discussion of the current planned construction and anticipated costs will be presented. *URAAC will be asked to recommend the construction to the SSRA once funding is available.*

Postponed

7. 2009 Construction On-site Construction Administration

- A proposal for on-site construction administration for 2009 construction will be presented. *URAAC will be asked to recommend the proposal to the SSRA for execution once funding is available.*

Postponed

8. 2009 Design Support During Construction

- A proposal for design support for 2009 construction will be presented. *URAAC will be asked to recommend the proposal to the SSRA for execution once funding is available.*

Postponed

9. 2009 Construction Material Testing

- A budget for material testing for 2009 construction will be presented. *URAAC will be asked to recommend the budget to the SSRA for execution once funding is available.*

Postponed

10. Miscellaneous Items

- We will provide a discussion of items raised between the development of this agenda and the URAAC meeting.

There was further discussion on the funds and snow melt costs.

Harmon –

I would like to bring these reference documents up once and for all at the next meeting with hopefully Peter Patten and Chuck Porter in attendance.

Adjournment:

MOTION:

Blackstone moved to adjourn the meeting. Nagel seconded the motion.

VOTE:

Unanimous