

**Summary of URAAC Steering Committee Meeting-Steamboat Unbridled
7/23/09
Meeting held in Crawford Room, Centennial Hall**

Committee Members in Attendance	Ex-Officio	Staff, Consultants, and TAC Members	Other Interested Parties
Steve Frasier David Baldinger, Jr. Peter Patten Jane Blackstone Tim Harmon (Alt.) Jim Schneider (Alt.) Jon Wade		Joe Kracum Bob Keenan Janet Hruby Bob Litzau	Bill Jameson Frank Alcone John Curnow (For Chuck Porter)

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

CONSENT AGENDA:

1. Administrative Items

- *Review meeting notes from July 9, 2009 meeting*
- *Next SSRA Meeting & Open House – July 21, 2009 / August 4, 2009*
- *Next URAAC Meeting – August 13, 2009*

Baldinger –

Reviewed the Consent Agenda items listed above. The meeting notes for the July 9th 2009 meeting will be reviewed at the next meeting.

NON CONSENT AGENDA:

2. Budget Overview

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

Combined with.....

3. Storm Sewer Replacement Layout

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

Kracum –

Distributed handouts with the anticipated expenditures. He explained the estimates for the schematic design which come to approximately \$1,600,000.00. He explained that in the estimations, there are not a lot of things that are the same this year. We have received a 24% reduction in the demo portion. In utility relocations, connections and drainage issues, we have a 27% reduction in costs. The earthwork is about even but we have a different earthwork situation as we are digging about an 18' hole. We have seen a dramatic reduction in landscaping, maintenance and

irrigation systems. Pipes are reduced about 20%. The bottom line, we can build everything you want on the Burgess Creek Diversion Structure and Plaza, move the trash and finish Après Ski Way Roundabout, for about \$1.4million. We also want to relocate the storm and sanitary sewer away from the Torian Plum stairs and ramp.

He showed on the powerpoint what they plan to do with the storm sewer and sanitary system. It would be more costly to do one and not the other so what he is suggesting is to defer these until next year. They are still waiting for more pricing to come in. The pricing for the snowmelting has come in much higher than expected. They planned to put two light poles on the plaza but the price is 50% higher than last year so he is checking for a better price. The other idea is to just put the bases in and wire them now and hope for a better price next year. There will be about 25 on the whole promenade so we should get a much better price for more.

Diamond –

There are smaller versions that could be used in some locations.

There was consensus to use light poles from a catalogue instead of custom made ones to save considerable dollars. Kracum will check with other projects to see what they are using. We do want consistency. The consensus was not to put the two light poles in this year and look further into other poles for next year. They will just build the bases this year.

Discussion took place regarding the lighting. Kracum will put this for a discussion item on the next meeting agenda.

Kracum –

If we save some money with the lights, we can possibly use some of those savings for the fire feature. He brought up the possibility of a wooden fence or a black vinyl fence to replace the green fence. Given the time constraints, we have a black vinyl fence in the bids and we are going to keep it there for now. At the next meeting, we can look at other options for the fencing and can do a change order at that time if we decide on something different.

Kracum wants to be sure that everyone is happy with the features they plan to put in. Nicole will be out there actually moving rocks to get the look that she is hoping for and the look that everyone expects.

4. O&M & Easement Issues

- *An update of the current O&M and easement issues. Comments are requested.*

This item will be postponed until after Agenda Items #5, 6 & 7 have been discussed.

5. 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.*

Combined with.....

6. 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.*

And combined with.....

7. 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.*

Motion:

Frasier moved to recommend approval of the contracts for Wenk Associates at \$44,850 and for JBCM LLC, at \$86,568, as outlined in the email Kracum sent to URAAC members. Blackstone seconded the motion.

Vote:

Motion was approved unanimously.

Kracum –

Would like a recommendation for a “not to exceed” amount on the budget. Now, we are at \$1,469,500. We will have some revised pricing within the next couple days.

Motion:

Diamond moved to approve the construction funding not to exceed \$1,469,500. Blackstone seconded the motion.

Friendly Amendment:

Add to also approve a total budget of \$2.6million for 2009/2010.

Vote:

The motion was approved unanimously.

Kracum –

Emailed everyone the proposals that JBCM LLC and Wenk Associates have put together for this years construction. He went over the numbers with the committee.

A discussion took place regarding what the costs include.

Patten –

Asked about the approval process and if this will be run through the Planning Commission and are all those fees included in these amounts?

Kracum –

No, this does not need to go through the Planning Commission. Everything is attached to the Master Plan and the Pattern Book and is run through the SSRA. Patten suggested we make a special effort to have some public process before this is finalized. We should publicize and be sure everyone in the City has an opportunity to be aware that there will be a meeting and comments are welcomed. This is a big deal.

Kracum –

We send out flyers for all Open Houses and meetings and these are all advertised in the newspaper. This process is detailed but there are occasionally those who show up after the fact and say we did not give proper notification for people to comment.

4. O&M & Easement Issues

- ***An update of the current O&M and easement issues. Comments are requested.***

This item was postponed earlier in the Agenda.

Kracum –

The installation contractor has added an extra year warranty (now two years) to the improvements. Initially, the SSRA provides for capital improvements after receiving easement agreements. After the warranty period, the individual property owners are responsible for the ongoing maintenance of the improvements, which the SSRA wants to see in place prior to the improvements. There have been discussions on a contribution agreement over the last couple of years that seemed to be moving things forward but no signed Operations and Maintenance Agreement has been achieved. Kracum has scheduled a meeting on August 4th to ask representatives from each of the properties to lock the door until we can come up with an agreement that works for all. The City's position is still that they would like to have one entity deal with this for consistency. In the last couple of weeks it has been suggested that the property owners should take care of what is on their property. The five common property owners would agree to collectively take care of the stairs and the ramps on the Torian Plum Property. This will be addressed at the meeting on the 4th. As far as when this would go begin, the construction team will maintain the landscaping part of this for two years but they will not provide the power and water for irrigation, this would be paid for by the property owners. Kracum gave suggestions of what and when they plan to do this which will also be discussed at the meeting on the 4th. The agreements will be sent out by next week.

Diamond –

Expresses concern about establishing a high standard of O&M to keep things looking nice.

Discussion took place regarding the philosophy of how to come up with an agreement. This is complicated with such a big area. Everyone should take care of their own O&M to the highest standard and the smaller common area would be split generally the way the larger area would be split. It would be illogical for anyone to

Summary of URAAC

7/23/09 Meeting

have a problem with this. The issue is that the City does not want responsibility for the financial aspect. How it looks does matter and this should be easy to take care of using existing City Code standards as a basis and with all the property owners inspecting the area regularly.

Patten –

How is the common area figured?

Discussion took place that this common area will have an agreement that will be a shared cost managed by the Ski Area.

Members agreed that all URAAC members need to come back from time to time and discuss issues that have come up in the past such as the General Improvement District (GID).

8. 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.*

No discussion

9. Miscellaneous Items

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

No items were raised.

Adjourn:

Frasier moved to adjourn the meeting and Patten seconded the motion. The meeting was adjourned at approximately 2:25pm.