

**Summary of URAAC Steering Committee Meeting-Steamboat Unbridled
2/13/09**

Meeting held in Rooms 113 & 114, Centennial Hall

Committee Members in Attendance	Ex-Officio	Staff, Consultants, and TAC Members	Other Interested Parties
Steve Frasier David Baldinger Jr. Jane Blackstone Chris Diamond Peter Patten Timm Harmon Chuck Porter	Rich Levy	Joe Kracum Nicole Horst Janet Hruby Joe Bair	Jim Schneider David Berolzheimer

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

CONSENT AGENDA:

1. Administrative Items

- Review meeting notes from January 23, 2009 meeting
- Next SSRA Meeting & Open House – March 3, 2009
- Next URAAC Meeting – February 27, 2009

MOTION

A motion was made and seconded to approve the minutes as written from the January 23, 2009 URAAC Meeting.

VOTE

The motion was approved unanimously.

Kracum –

The next Open House will be March 3, 2009 and the next URAAC meeting will be February 27, 2009.

NON CONSENT AGENDA:

2. Utilities in Base Area

- We will provide a discussion on the utility relocations and potential upgrading in the Promenade and Creek area. We will ask the URAAC for a recommendation on whether utility upgrades should be funded by the SSRA.

Kracum –

We are looking at is water supply line and drainage relocations as a result of the Creek and the Promenade as well as potential up sizes. He is pulling the recommendation off the agenda and just asking for a discussion on possible sharing of the costs for utility upgrades.

Joe Bair –

Showed some slides where utilities will go. He had a meeting with utility providers to be sure everyone was in agreement on where utilities will go and if there was a need for any upgrades or relocations prior to putting in the promenade. No one wants anything moved except for water and sewer. The existing sewer is 12" all the way down to One Steamboat Place where it is 18". Mt. Werner Water & Sewer would like to see 18" all the way. Bair explained where the utility company wants to upgrade the water & sewer.

Discussion took place on the upsizing needs and costs. The consensus was that SSRA was within its scope to facilitate the project but the funding should be shared. The relocation of that section of pipe underneath the new promenade is the only cost that should be fully the responsibility of the SSRA. If SSRA has the money they could pay for it upfront with reimbursement coming at a later date.

Bair explained that when the storm sewer from the road was tied into the existing culvert, where they found water running out of the bottom of the pipe. They replaced the culvert going across the road with a change order. The pipe that comes from Ski Time Square and goes across the Fish Creek Culvert, in all probability needs to be replaced. He would recommend that entire section be inspected via a video camera at an approximate cost of \$81,000.00.

Kracum –

Feels it is important that this should be part of this project because as they add fill, it gets harder and harder to work with.

Bair –

Culverts last forever when all they get is storm water but when they run water all the time, they deteriorate.

Patten –

Asked whether any other utilities had made similar requests, specifically electric?

Bair –

The Electric Company said they do not need upgrades. They are talking about coming up Burgess Creek if they are going to do anything. No other utilities suggested improvements.

More discussion took place regarding needs, costs, etc.

3. SSRA Improvements on Torian Plum Update

- We will provide an update on the discussions with the Torian Plum regarding the property owner approval of the Promenade and Creek on their property.

Kracum –

A lot of conversations have been going on and the ballots are out for Torian Plum owners.

Harmon –

They had a conference call last week to notify all the owners that URAAC was going to talk about Torian Plum and the Promenade and O&M expenses. The conference call went very well. He feels there is a strong likelihood that it will pass even though there was a low turn out with the call.

Baldinger Jr. –

Has been keeping track and has received 21 positive emails and 2 negative emails since the information packet went out.

Frasier –

The next time we meet, we should have the Torian Plum's vote.

Kracum –

Wants to acknowledge Baldinger, Harmon and Terry, even though he is not here, because they have put a lot of work into this, way, way more than we have seen before. Their work is much appreciated. The committee acknowledged and applauded their effort.

4. Promenade Landscape Plan

- We will provide a discussion on the landscape plan for the Promenade and the Creek area. URAAC input is requested.

Horst –

Ran through some images they pulled together with the changes that have been made. This information will all go in the Promenade packet they are putting together in the next couple of weeks.

Patten –

Feels this looks good and if we can achieve the images showed, this is a homerun.

Discussion took place regarding the landscaping plans and maintenance as well as creek crossings.

5. General Improvement District Plan

- We will provide the draft plan for creating a general improvement district through a ballot in November. URAAC input is requested.

Kracum –

We need to get a good steering committee together for the GID. We still need work on the district boundary in order to get a good balance of supporters. We are not including the care for the Promenade and the Creek in the GID. We are just doing the basic operational maintenance, which includes taking what the City does now and bumping it up a level, plus adding landscaping maintenance in the public right of way.

Discussion took place on what should be included in the GID. The O&M is a high priority. The marketing of this is of great importance. It will take a huge effort to get a

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tax passed. There is concern regarding even doing a GID at this time because, if it doesn't pass, it might be a long time before we could do it again.

Baldinger, Jr. -

Does not feel there are enough Colorado residential voters to get this passed.

Porter –

Feels it is problematic to put a GID together for this November considering what the sales are and what the retailers are facing. Anything that is going to cost more money isn't going to have much of a chance. We should continue with the work but it is not inevitable that it must go on the ballot this November. The economic climate is not positive enough.

Frasier –

Agrees it may be unlikely because of all the reasons given. If we are asked by City Council why we do not want to go to a November ballot, we will understandably be pressed to provide an adequate rationale.

Patten –

What is the next window?

Kracum –

It has to be a general election.

Blackstone –

The Promenade cost is taken care of.

Patten –

So that would sweeten the pot for the electors?

Blackstone –

Absolutely.

Kracum –

Harmon asked the question earlier "what kind of dollar value are we looking at now?" The average that the City puts in at the Base Area for roadway plowing, sanding signage, pothole patching, striping, sweeping, trails, landscape irrigation, summer flowers, etc. is about \$60,000 per year. If we add banners, light poles, shuttle stops, etc. it will go up. Maybe at the next meeting it would be a good time to do the "what if's" and the "why's".

Baldinger, Jr. –

As a committee or a sub-committee, we could sit down and figure out the electors and come up with a rational mill that most reasonable people might buy into and send out a questioner or do a survey to see what people are thinking and how they would vote at this time. We could utilize those results to see if we should go ahead with a GID. The reason things don't pass is because of misinterpretation. A negative vote is usually

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because people don't know what they are voting for. Do they not want improvements or do they just not want to pay for them?

Diamond –

When we had BARC and got into the formation of SSRA they was a mandate to implement a tax. This idea was trounced following a polling type questionnaire. We didn't have the answers as to the project scope at that point. This time we need to have the answers if we do a survey. Going through the information carefully and getting the information out to the voters would be a very important part of getting a GID on the ballot and passed. He agrees that a survey would be helpful.

Harmon –

Is also concerned with the timing. The GID would help pay the maintenance for the new stuff like landscaping, lighting and signage up Mt. Werner Road, the landscaping, bus stop improvements, etc. These items are in the Capital Improvements Plan and are at least five (5) years out. Because this wouldn't happen for a few years, this would be a tough sell. The Promenade maintenance is covered already, and that is our immediate need.

Levy –

Is there a way to formulate a GID that would be triggered by certain completion projects? Regarding the current situation in Ski Time Square, people would be justified in saying, "why would you spend money for additional upkeep when no one is going there anyway". Commercial owners might ask if we could use this additional income to attract more people.

Blackstone –

The ballot language could be crafted to include that.

Baldinger Jr. –

The problem is that there are only five (5) electors in Ski Time Square.

Levy –

We need to speak with City Council and see what it is that they feel needs to be covered today?

Diamond –

Uncomfortable with pursuing the GID in 2009, but possibly in 2010 we could start with perhaps one (1) mill with our pitch being that both the cost and the service level in the Base Area will elevate over time and we could elaborate about the services and the timetable involved with regard to specific improvements. We might also want to explore and offer to the voters, an agreement with the City to contribute toward some of the maintenance that they already perform.

Kracum –

Clarified that there are some things that are not covered at this time such as the new street lighting, new banners, wayfinding and signing that is not on the Promenade. These are not covered at this time and eventually will need maintenance. There is

landscaping that hasn't been put in the roundabout, etc. These are minimal expenses but they are there.

Patten –

Let's not forget that at the end of the summer the first part of the Promenade is going to be built. Some excitement will be generated. This will help build momentum. We would have money from the City for the Base Area, money from the GID and money from the property owners. How are these funding sources all going to come together into one cohesive way to maintain all our improvements?

Kracum –

Stated there are actually five (5) different pieces. There is the contributions agreement, which covers the Promenade, there is the Creek and Culvert which is covered by the Ski Corp., there is the sidewalk portion which is private responsibility by City Code, there is the GID, and there is what the City currently does now. It probably makes sense to have one entity coordinate all of this but he doesn't know when we will get to that point.

Diamond –

We aren't there yet but basically we could have a property manager.

Blackstone -

The City Council is considered the Board of a GID so there would be a mechanism for administration in place to oversee the contractual arrangements.

A discussion took place on ideas of how to manage this component and that it should be included as part of the GID plan.

Kracum –

He will include necessary information to go forward with this discussion for the next meeting.

6. Operations & Maintenance Update

- We will provide an update on the status of the Contributions Agreement that provides for O&M of the Promenade and Creek. URAAC input is requested.

Kracum –

His understanding is that the vote from Torian Plum initiates their attorney getting involved with the Contributions Agreement. Malcolm Murray went over the agreement this week between the Ski Corp. and SSRA and it has been forwarded to Bob Weiss. This is something I have been asked to get done in the next couple of months. When we get your positive vote, you will see the draft easements so we can get that done. The intent is to get all the loose ends tied up even if no significant construction can occur this year.

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We have final approval on the final design and there are triggers in the Contribution Agreement that could be engaged at that time. I would like to take the agreement to the SSRA in March saying we have a positive vote from Torian Plum, and we have an operations and maintenance agreement on the Promenade and the Creek. If there is any money to continue designing the other pieces to get ready for whenever the next construction project is, then we can continue. We want to be sure all the easements and legal descriptions language is correct with the Torian. This is the piece that will define it.

As far as I can see, we will not be building this year. Will we do anything at that point? Somehow we will need to keep the designers involved. The coordination with One Steamboat Place and the Gondola Building will be needed and we will need some budget to keep the designers in place to help with that since they are the only ones who know the designs.

He is going to meet with Wenk next week. Some of the tasks they put in their scope in November, were based on starting construction this year such as design development of the Burgess Creek diversion structure and the sidewalk on the west side. He may ask them to hold off on some of those pieces and ask the committee for redistribution of that money to make sure we have the coordination of the private property owners if we are not going to build this year.

Frasier –

As we wrap up the O&M discussion, we should be prepared to spend a lot of time on this at the next meeting. I do not believe we are bound by the funding allocations we set back in November. We will also talk about meeting frequency, etc. Once the Torian vote is determined we will know a lot more.

7. Miscellaneous Items

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

Kracum –

Has one more topic that he will bring to the next meeting involving Holiday decorations in Ski Time Square. Chris Corna put a lot of his own money to get lights up and time was donated to get some banners, lights and digging holes for poles, etc. Corna has asked if it is possible for the URAAC to make a recommendation to pay for the banners that went up to be used year to year which is approximately \$2,100. All the decorations were privately funded.

Baldinger Jr. –

Would like to go over the dates for future meetings with agenda holders at the next meeting.

ADJOURN:

Chairman Frasier declared the meeting adjourned at approximately 2:40pm.