

**Summary of URAAC Steering Committee Meeting-Steamboat Unbridled  
1/14/10  
Meeting held in Rooms #113 & 114, Centennial Hall**

<b>Committee Members in Attendance</b>	<b>Ex-Officio</b>	<b>Staff, Consultants, and TAC Members</b>	<b>Other Interested Parties</b>
<b>Steve Frasier Chris Diamond Jim Schneider (Alt.) David Baldinger Peter Patten Brent Pearson David Nagel Mark Mathews</b>	<b>Scott Myller</b>	<b>Joe Kracum Nicole Horst Jon Roberts Debra Hinsvark Bob Keenan Janet Hruby</b>	

Co-Chairman Baldinger called the meeting to order at approximately 1:08pm.

**CONSENT AGENDA:**

**1. Administrative Items**

- Review meeting notes from December 10, 2009 meeting
- Next SSRA Meeting & Open House – February 2, 2010
- Next URAAC Meeting – January 28, 2010

**MOTION:**

A motion was made and seconded to approve the minutes from the December 10, 2009 meeting as written.

**VOTE:**

The motion was approved unanimously.

Baldinger –

Reviewed the dates for the upcoming meetings as noted above.

Will investigate whether Schneider can be an alternate for any member, not just the Ski Corp., for quorum and voting purposes.

**NON CONSENT AGENDA:**

Kracum –

Discussed a couple of additional items. One is the discussion on trash enclosures and we can discuss this as the first item under miscellaneous. The other is the Promenade connection to the Ptarmigan. This will go on the agenda for the 11th of

February. We will also add a financial update regarding the Chamber under miscellaneous agenda items.

The new Finance Director, Debra Hinsvark was introduced.

## 2. Promenade & Daylighting of Burgess Creek Design Update Amphitheater

- A briefing will be made on the progress of the final design focusing on the Amphitheater area, ramp, and stairs. *URAAC input / recommendation will be requested on the design*

Horst –

Three options were mailed out to all members. She showed what the plans should look like with the stairs, ramps, slopes, walls, etc. The reason they did not go with the switch-back design is that when people are coming down the stairs, the view would be blocked off and you would look at a wall. The wall would be two feet tall and would keep with the design and have a railing all the way around it. Putting the landscape there, it does help block the wall somewhat. There are advantages and disadvantages to both the switch-back and non switch-back designs. The timing of the drawings cannot change in order to stay on schedule. If we want changes, we will have to do a change order once the contractor is chosen.

Option A –

Her concern with this option is that when you are coming down the stairs, the Promenade seems to be pinched off and not as open. The form of this one is what we had always hoped to do. She showed on slides the way this could work with a seat-wall and it is more open.

Option B –

Could be a disadvantage because people may not know the ramp is there.

The email that she sent out is another option which shows where they tried to meet the requests of everyone. She showed that what happens with this option. In order to get the ramp where we want it to start, you are always catching grade and it catches the Promenade on top of the garage and would change the alignment. This would have to be approved by the Torian Board.

Discussion took place regarding the programming and activity at the amphitheater.

***Consensus was for Option A1 and that is URAAC's recommendation.***

Patten –

Asked if the sign he put in can be left or will it interfere with emergency access?

Horst –

That should not be an issue because the way we put the signs is on the edge of the Promenade located on that one side.

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Horst –

Gave an update on the signs and she showed what they will look like. The directory signs are 10' tall and discussion took place regarding the wording and how it is placed as well as backgrounds, colors, etc. There was concern with the snowflake being seen.

Horst –

Believes the intent is that they will be in color according to mapping locations. She will verify that.

There was not a consensus from URAAC on which sign design to use.

Discussion took place regarding using the horse from Unbridled instead of the snowflake. Kracum suggested that the subcommittee for signs meet and come up with a definite design, then this can be discussed again at the next URAAC meeting.

Horst –

Showed where the signs would be located.

### **3. Promenade & Daylighting of Burgess Creek Construction Proposals**

- Highlights of the request for proposals for construction of the Promenade and Daylighting of Burgess Creek will be presented. *A recommendation on the moving forward with the request for proposals process will be requested from URAAC.*

Kracum –

We are working on a process for selection on the contractor. He explained what we will be looking for with the proposals. He showed on slides what the dates, etc. are going to be. We are looking at advertising on February 7<sup>th</sup>, the 14<sup>th</sup> and the 21<sup>st</sup>. The plans will be available on the 9<sup>th</sup>. There are two processes in action. One is they pre-qualified two mechanical snowmelt contractors and the primary contractors must use one of these. The other pre-process is a pre-advertised meeting (27 Jan) which is an informal gathering of contractors and sub-contractors to give design and intent and to have an informal discussion between designers, contractors and subs and, two weeks after that, there will be a meeting for proposals. There will be a mandatory proposal meeting on the 24<sup>th</sup> of February. The selection committee will make a recommendation to URAAC and URAAC will make a recommendation to SSRA. On April 6<sup>th</sup>, the final decisions will be made by SSRA.

We are looking at a lot of constructability issues and we want to get everything done by 2011. The last thing we plan to do in 2011 is the creek. We as a group are recommending that we don't do the bushes in the creek until the springtime after everything else is done. We hope to be out of the area with the bushes planted by June 30, 2012. All the bushes are small and shouldn't take too much time to root.

## Summary of URAAC

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Kracum –

Regarding the criteria, he will send out a copy to all URAAC members and to SSRA members to let them know what the criteria is, particularly with the use of local labor.

Baldinger –

Feels it is very important in today's construction environment that everyone knows the ground rules at the beginning so that SSRA is not constantly barraged with public comment throughout the public process. The criteria needs to be weighted before we begin the process.

Diamond –

Gave a heads up from the Chamber meeting that was held this morning. There is still concern about our local economical health and this project could be perceived as a key link in the right direction. We should collectively pursue anything that we can do to accelerate it. A timely completion is in the best interest of everyone. He senses that there may be a willingness on the part of the City, if we can demonstrate the upside, to consider lending money to the authority to expedite the project. So how do we take that thought into the bid process and get as much done as possible this year?

Kracum –

Once we select a contractor, we will sit down and look at the pricing and see what we can get done and negotiate how much we can get done for this 2010 year. The better pricing, the more we can get done.

Diamond –

Thinks there is another piece to that if another \$1m gets everything done except for the pavers and the stream, then next year we would have achieved a completed vision.

Kracum -

They are asking for a phasing plan and it will be very clear that the more we can get done in 2010 the better off we all will be. It's hard to say now without construction costs what is out there.

Diamond –

Feels that it is our job at the end of the day, because of the current economic problems, to get the most done as possible. At some point in time, maybe we will need more money to get it done faster to help create a more vibrant economy.

Discussion took place regarding good PR and being aggressive regarding informing the public of what we are doing. The private sector needs to be aware of what is going on.

Baldinger –

Feels that it is political will and fiscal responsibility /efficiency in demonstrating a case to City Council that if there is a short fall, making a loan to SSRA for example,

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with contractor participation, would be so much more cost effective than allowing another year to pass. We almost can't afford not to finish it off if we are short some modest amount of money.

Diamond –

We are not going to know this until we get further along.

Patten –

Feels this is an important topic and he would like to continue this discussion when we have more information.

Kracum –

This will be put on the agenda for the 25<sup>th</sup> of March. He does not see how, no matter how many people you have out there, that it can be completed this year. It is just too much work. But we could get more done if we had more money.

He asked what the committee is referring to regarding marketing. He has already started asked a few private property owners for some contributions and he will continue to do this. There is also the possibility of a GoCo Grant but if we go that route, we need the proposal in by March and the City's grant writer is very busy at this time.

**MOTION:**

It was moved by Diamond to recommend to SSRA to direct staff to allocate resources to a grant writing process for the possibility of getting a GoCo Grant to help with the Base Area Project. The motion was seconded by Patten.

**VOTE:**

The motion passed unanimously.

**4. Street Furniture, Art, & Memorials Policy Discussion**

- We will discuss a final draft of a policy for street furniture, art, and memorials on the public access easements on the Promenade. *A URAAC recommendation will be requested*

Kracum –

He sent out information to all URAAC members and he wants to be sure that the proposed language is okay with everyone. He would like to take this proposal to SSRA on February 2<sup>nd</sup>. There are three parts: Street Furniture, Art & Memorials.

Patten –

Asked about the style of furniture? Is it just interpretation?

Kracum -

We can still arrange the process of a local competition as was discussed earlier.

Baldinger –

Is comfortable with the additional language that is proposed.

Kracum –

Will add the style to the proposal for furniture.

Regarding art, nothing should be put in the creek. We want minimal maintenance in this area because of the length of time we have snow. We can discuss this more in the sub-committee regarding locations, etc.

Regarding memorials, they should not be in the public easements. Some memorials will be outside of the easement area on private property, potentially adjacent to the Promenade. This would be left up to the property owner however they want to do it.

**MOTION:**

It was moved by Mathews to recommend to SSRA to accept the following policy for Furniture, Art & Memorials.

**Promenade Furniture**

It is our intent to provide a pedestrian friendly Promenade around the Base Area. Furniture placed on the Promenade within the public access easement could include benches, chairs, tables, and trash receptacles. Consideration should be given to recycle receptacles and solar powered curb-side trash compactors. Furniture should not in any way impede the free flow of pedestrians and should be placed in areas outside the normal flow of pedestrians. Furniture should be constructed of high quality materials meant for heavy public use in all seasons. Style of furniture should consider Steamboat's Unbridled spirit of western heritage and sports.

Requests for placement of furniture on the Promenade should be submitted to the URAAC and property owner with details of the furniture and placement location. If URAAC and the property owner find the submittal to be acceptable, a recommendation would be made to the SSRA. The SSRA has final approval on furniture on the Promenade. Maintenance of the furniture would be the responsibility of the property owner.

**Art**

Sculptures may be placed on the Promenade within the public access easement if originated by the Art Council and approved through a process. Art should not in any way impede the free flow of pedestrians and should be placed in areas outside the normal flow of pedestrians.

Requests for placement of art on the Promenade should be submitted to the URAAC and property owner with a rendering of the art, details of foundation and utilities, and placement location. If URAAC and property owner find the submittal to be acceptable, a recommendation would be made to the SSRA. The SSRA has final approval on art on the Promenade. Maintenance of the art would be the responsibility of the artist or the Art Council.

**Memorials**

Memorials may be placed in areas adjacent to the Promenade public access easement, but not on the Promenade public access easement. Requests should be made directly to the property owner. The only approval would be with the property owner.

Furniture, Art and Memorials are not allowed on the public easement on the daylighted Burgess Creek.

The motion was seconded by Patten.

**VOTE:**

The motion passed unanimously.

**5. Miscellaneous Items**

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

**Financial Update –**

Debra Hinsvark -

When she met with City Manager, Jon Roberts, one of his major projects and concerns is the SSRA. They spent a lot of time discussing the financing. Since the financing has occurred, mil levy's have been established and been set for the County and the school district so they have been able to run real numbers with our investment banker to be sure we are comfortable releasing the whole amount of the funds that we're received in the financing. She has asked staff to provide her with an updated income expense report for the SSRA which, from her understanding, only has the URAAC project in it at this time. She passed around a copy of the information.

2009 has not yet closed because we are government. Contracts and payments can be made up to 60 days after the close of a year so we keep the books open until the end of February. She gave a rundown of the numbers since 2006.

She asked the group what kind of information they would like to have her provide in the future? Everyone was very happy with the report she passed around. They asked if it would be possible to identify cash flow any already committed funds and an estimate of how this would impact the future fund balance. Having clean numbers when we have to make recommendations to SSRA would be very helpful in the future.

Debra Hinsvark -

Stated that she can provide, by the next meeting, an absolute balance of what we have in the project fund and what is available to spend. She can estimate what kind of interest earnings that project fund will be receiving which is not a whole lot right now. We will not see the reserves in the information she provides. She stated that she likes the idea of a GID to help keep operational costs as bay. The bonds were issued at 17.5%.

**Trash Enclosure Update –**

Kracum –

He displayed some photographs that he took.

An extended discussion took place regarding some of the committee concerns.

## Summary of URAAC

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Horst –

Explained some of the roof pitches and some of the problems represented from Waste Management removing the trash. There have been complaints from Mt. Werner Lodge because it is so big.

Baldinger –

Asked if the roof could either be removed or lowered? The reason it is enclosed is so Torian and Sheraton do not have to look down on the trash.

Kracum –

Acknowledged the general consensus that the structure is very big and he is not sure what they can do but will come back with some options at the next meeting. The engineers and designers did what they were asked to do but no one realized it would be so big.

Torian is working on improvements for the top of their garage. They are engineering a new water system, drainage and new landscaping.

Hruby –

Regarding the proposal for the grant, she explained that she and Nicole will go over and speak with Winnie DelliQuadri regarding the grant proposal when the meeting is out. They will speak with her regarding what is and is not eligible for the grant. She will try to negotiate this. This may negate the motion, but if not, we can go ahead with that.

### **ADJOURN:**

Baldinger declared the meeting adjourned at approximately 2:50pm.