

TOWN OF MINTURN MINUTES – March 31, 2004

REGULAR MEETING 7:00 (Town Center)

CALL TO ORDER/ROLL CALL

Mayor Earle Bidez called the meeting to order at 7:00 p.m.

Council members present: Mayor Earle Bidez, Bill Burnett, Jim Kleckner, Jerry Bumgarner, and Fred Haslee. Darrell Wegert arrived at 7:10 p.m. Ron Spohrer was absent with an excused absence.

Also present: Nicole Magistro, Administrative Assistant; Jay Brunvand, Town Treasurer; Allen Christensen, Town Attorney; Ann Capela, Town Manager; and Lorenzo Martinez, Chief of Police.

APPROVAL OF AGENDA

Motion by Bill B., second by Jim K., to approve the agenda with the following additions; all voted in favor. Add RV Park Conceptual Plan to information and discussion items.

LIQUOR LICENSE AUTHORITY

CITIZENS TO ADDRESS COUNCIL/CITIZEN RECOGNITION

APPROVAL OF MINUTES

INFORMATIONAL/DISCUSSION ITEMS, COMMITTEE REPORT

- Fire Station Retaining Wall

Fred H. explained that he and Jay B. attended a meeting with Jim McNeil, an engineer, regarding the retaining wall that is required at the new fire station. McNeill will propose three conceptual plans for the council's approval sometime soon. The project will then go out to bid. The town will share the cost with the fire district, but the board should expect a significant expense related to this wall. Jay B. indicated that this could be \$20,000-\$30,000.

- RV Park

Earle B. explained that he had met with the potential developers of the RV Park and asked whether or not some conceptual plan could be submitted to the public at this time. Steve Isom, of Isom and Associates, was in attendance to explain the conceptual plans, which are by no means final.

Mr. Isom explained that the developer has been planning this project for feasibility for some months. He showed aerial photographs of the area in question, noting that the site is vastly underutilized, has been graded and zoned as an RV Park for the site. He noted that the current plan outlines a recreational center that would include a swimming pool, senior center and recreational area. The current site outlines 110 RV sites, which are designed for larger, upscale RVs. The plan also proposes cabins to the northeast of the cemetery and a small gathering area for group functions. This area has not been completely defined at this time. The remaining area is open space and is a beautiful amenity that will join up with the Forest Service land. Mr. Isom also outlined proposed RV Park rules and regulation, and he expects that this list will grow as the developer works with the town council. These regulations will be strictly enforced. Finally, he explained the recreation center uses in addition to the obvious, including weddings, community classes, special events and meetings.

Next, Mr. Isom explained the demographics of people who vacation in RVs, which was researched by the Good Sam Club. He pointed out that the amount spent per day on average was \$89 per day. This is a substantial amount of money that will be thrust into the economy. He also pointed out that with the Rocky Mountain RV Resort management, there are infrequent needs for other town services, such as fire or police protection.

He explained that four nearby RV Parks, the Dakota Ridge RV Park in Golden, the Spruce Saddle and Elk Mountain RV Parks in Estes Park, and the RV Ranch in Grand Junction, are all owned by the same company.

Fred H. asked for an explanation between RV Parks and Trailer Parks, particularly with attention to transient population. Mr. Isom explained that the criteria and the cost alone will limit a questionable clientele. These sites are \$40-50 per night.

Fred H. asked about economic impact to the town. Mr. Isom said that as long as the town leases the land to the town, 100 percent of the costs associated with the project will be paid for by the developer. He also noted that there will be income from the lease, a 4 percent sales tax on each site rental and sale, and other money being spent into the local economy.

Darrell W. asked about requirements from CDOT for acceleration or deceleration lanes or upgrades to the bridge and whether these costs would be paid for by the developer. Mr. Isom said that should those upgrades be required, the developer would assume all costs.

Darrell W. asked about light pollution to the area. Mr. Isom said that all lighting will be required to be down-lighting, plus a large berm would be built up to help filter any additional lighting created by the park.

Fred H. asked about amenities that would be provided to the town. Mr. Isom indicated that an enclosed swimming pool to be used year round, locker rooms, athletic equipment rooms, meeting rooms, common areas. He indicated that it would be a similar concept to the Avon Rec Center but about 1/3 the size.

George Brodin asked about property values and impact on residents. Mr. Isom indicated that many of these parks are located in residential areas and that with strict control of lighting, many of the impacts can be avoided.

Peter Vance asked about landscaping for the RV Park to buffer the view for residents. Mr. Isom said that the existing berm would be landscaped heavily with trees all along the berming. He believes that the view will be screened for residents who live at the same or lower elevations. Those who live at higher elevations will mostly be screened by their own vegetation but might see some of the development. The cabins will be located about 30 feet above the rest of the RV sites.

Tom Sullivan asked about the time frame for the project. Mr. Isom stated the developers would like to start this summer in order to be open by the spring of 2005. Mr. Sullivan then asked about the existing land leases that are used. Mr. Isom stated that LaFarge is currently asking for a new lease with the railroad. A-Peak Asphalt will remain where they are today.

George Brodin asked for more detail about the cabins. Mr. Isom said there will be bathrooms, kitchenettes and sleeping areas to accommodate up to 4 people.

Mr. Sullivan asked about occupancy rates. Mr. Isom stated that the developers expect two people on average per RV and cabin. He also asked about rates that would be paid to the town. Earle B. indicated that those numbers have not been finalized. Mr. Sullivan asked about needing more services for the related population growth. Earle B. stated that the town would have to look at those impacts again in order to determine whether additional police protection or traffic are concerned. Mr. Sullivan cautioned the town to look closely at those costs in order to assess the true economic impact.

Jay B. explained the rates that exist for the leased land, that

Pete Burnett asked about the developer's willingness to deal with the train, should the railway return to Minturn. Mr. Isom said the developer is fully aware that the trains will probably be maintained again, and therefore proper will be berming especially important.

Bill B., asked who the developer will be. Mr. Isom explained the developer is Rocky Mountain RV Resorts and that it is a limited liability company that is privately held. The owners of the business are invested in the valley and in the state of Colorado through their private homes and commercial investments.

Jim K. asked when the company will recuperate its investment costs. Mr. Isom indicated that it would probably take 5-6 years.

Bill B. asked how much the project will cost. Mr. Isom estimated it at \$10 million.

Fred H. asked about getting a signaled crossing for the existing crossing. Mr. Isom indicated that would be paid for by the developer.

Dan Bellm asked about fire and ambulance service to the site, if the trains come back and were stopped there. Mr. Isom said that the developer has been assured by the railroad that the road would not be a staging area and would not be blocked. Staging would happen further to the north.

Jerry B. asked about any certificates of participation and property taxes on the cabins. Mr. Isom indicated that this would be an entirely private venture and that property taxes would depend on the types of cabins being built. Jerry B. also asked about a traffic signal at the entrance of the park to prevent accidents. Mr. Isom indicated that while the traffic is not significant enough to require a light on its own, a timed light during rush hours may be required and will be included in the plan.

Mr. Sullivan asked about the need for so many spaces. Mr. Isom indicated that the number of spaces are needed to make the project financially viable.

Rob Davis asked about the ratio of cabins to RV sites. Mr. Isom said that the current mix is based on the existing grades of the land and not on a quota.

Jim K. asked what the biggest concern regarding design. Mr. Isom said the biggest concern is cleaning up the site in order to prepare it for the RV sites.

Earle B. asked about impact to the cemetery. Mr. Isom stated that the developer would be willing to help make improvements to the cemetery and make the road by the cemetery agreeable.

Shane Sorensen asked about who will pay for snowplowing and staff for the project. Mr. Isom indicated that the project would pay for itself. He added that a private security company would also be available to respond to criminal activity.

Mr. Sorensen also asked about contacting the DOW regarding the elk habitat. Earle B. explained that in previous discussions with the town, the DOW had no concerns with the previous plan. However, they were concerned about the education of people interacting with the Elk. Earle B. indicated that they would revisit the issue because the proposed cabins are a major addition.

Mr. Sullivan asked about potential snow or mud slides. Mr. Isom indicated that the geologist has not indicated there would be a problem but he has not submitted his final surveys.

Randy Milhoan asked about improvements to the bike path and to La Playuella Park. Mr. Isom indicated that the developer is willing to work with the town to enhance the park. In terms of a trail or path, the developer is open to those types of access.

Jerry B. asked about plans for a general store. Mr. Isom said the store will be strictly necessity items including milk and bread, as well as RV supplies. There is no plan for propane at the store.

Mr. Vance asked about the impact to the water and sanitation systems. Fred H. indicated that all systems can handle this use. Jay B. also added that the town will continue to collect tap and use fees on any development up there.

Earle B. asked about noise pollution. Mr. Isom stated that the main noise will come from the swimming pool area, but noise requirements prohibit generators and noise between 9 p.m. and 6 a.m.

Bill B. asked about water and sewer access points. Mr. Isom said that the bridge is a good access point.

Ty Gillespie asked that the developer put a more thorough financial plan together.

Mr. Brodin asked what the main complaints about RV Parks. He indicated that enough services, proper berming, and lighting control are the most important factors.

Mr. Vance asked about pricing structure for the proposed rec center. Mr. Isom indicated that a price break for Minturn residents would be approximately \$40 per month, or \$500 per year for an entire family. He said these prices are based on maintenance costs mostly.

Mr. Sorenson asked about the grade where proposed cabins are located. Mr. Isom indicated that some of the grades are 25 percent. The area would be visible during construction but would be re-vegetated after the construction. Approximately 40-50 cabins are proposed.

Mr. Sorenson asked if the Rec Center were eliminated, would a smaller RV park be feasible. Fred H. explained that the rec center was the town's requirement for a bigger park. Mr. Isom said the developer fully believes such a facility will greatly benefit the public.

Pete Burnett asked about the unmarked cemetery outside of the cemetery plat. Mr. Isom said he would like to go up and locate those sites soon.

Earle B. asked Mr. Isom what the next step that the developer would take. Mr. Isom said the next step would be to come to the council with a site-specific plan with footprints, grading and definitive numbers of RV sites and cabins. Mr. Isom said the site has not been staked at this time.

Fred H. asked if the financial document would be prepared by the next meeting. He said he thought this was possible.

Mr. Milhoan asked what the community center would entail. Mr. Isom said it would be used primarily as an educational meeting center with high technology capabilities. It would accommodate approximately 100 people.

Mr. Vance suggested educational signage to aim visitors to the trailheads and off the natural elk habitat.

Mr. Bellm asked about the shooting range access. The current plans funnel people down the railroad, however, the shooting range is on Forest Service property and they make the final decision in terms of access. As far as the town knows, there are no plans to obstruct the Forest Service road at this time.

RIVER RESTORATION UPDATE/PUBLIC INPUT

ACTION ITEMS

- Resolution 5 Series 2004 – A Resolution to Make a Formal Offer for the Position of Town Manager and appoint the Town Manager and appoint the Town Manager

Earle B. summarized the search for town manager. He read the resolution.

Motion by Fred H., second by Darrell W., to approve Resolution 5 Series 2004 – A Resolution to Make a Formal Offer for the Position of Town Manager and appoint the Town Manager; all voted in favor. *Note: Ron Spohrer was absent.*

Earl B. introduced Ann Capela, a former county administrator in California and Illinois. The mayor swore her into the office.

Ann C. expressed her gratitude for the position and shared her passion for providing the best services to the town that is possible. She also commended the council for sharing information with the public about the RV Park and other issues that will eventually come up.

Earle B. also shared with the public that a new appointment and alternate will be necessary for the ECO Transportation Board. This appointment will be taken care of at the next meeting.

MANAGER & STAFF QUESTIONS

- Town Manager
- Treasurer
- Town Planner
- Event Coordinator/Admin. Asst.
- Police

FUTURE AGENDA ITEMS

- River Setbacks
- Chapter 16
- Comprehensive parking
- Neighborhood Watch Program
- Old Town Hall
- Highway 24 Corridor Study
- The Depot
- Stop light at Harrison and Main
- Red Cliff Bridge Closing Signs

EXECUTIVE SESSION

- Contract Issues
- Personnel Issues

ADJOURNMENT OF REGULAR COUNCIL MEETING

As there was no further discussion, the meeting was adjourned at 8:46 p.m.

Mayor

ATTEST:

Jay Brunvand, Town Clerk