

# VISITOR IMPROVEMENTS FUND ADVISORY BOARD MEETING

Wednesday, March 9, 2011  
REGULAR MEETING  
Noon \* City Hall Conference Room

The regular meeting of the Board was called to order at 12:00 p.m. by Chair Scott Becker.

**PRESENT ON ROLL CALL:** Board Members Scott Becker, Will Cross, Gil Frontella, Michael Langhorne, Ryan Mackley, John Savage, and Jim Voorheis.

Mr. Langhorne made a motion to excuse Mr. Pierson from today's meeting; seconded by Mr. Mackley. The motion passed unanimously.

**OTHERS PRESENT:** Kristy Christensen, Deputy City Clerk; Dick Deussen, Engineer; and Helen Rogers, DDA Project Manager;

## ITEMSON THE AGENDA

### ***APPROVAL OF FEBRUARY 9, 2011 MEETING MINUTES***

Mr. Langhorne made a motion to approve the minutes as amended; seconded by Mr. Frontella. The motion passed unanimously.

### ***BOAT RAMP UPDATE***

As discussed in the February meeting CDOT was requesting one contact person for the Boat Ramp project. In order to obtain a lease agreement with CDOT for the new boat ramp location, the Environmental Studies as well as the Cultural Resources Study need to be completed. Dick Deussen prepared an RFP for a Consultant/Engineer. The Board acquired a list of qualified companies and Environmental Solutions is the only company in the area with the ability to do a bulk of the work. Steve Dahmer with Environmental Solutions submitted an estimate of \$6,548.00 for the Wetland Delineation Study and \$4,870.50 for the Threatened and Endangered Species Habitat Assessment. He will be the single point of contact with CDOT as requested. The Cultural Resource Study will be conducted by Metcalf Archeological Consultants, Inc. The Cultural Resource Study is estimated to cost up to \$2,800.00. The estimated cost for all the studies is \$14,218.50, barring any new finding of archeological sites.

Mr. Langhorne made a motion to approve \$20,000 for the needed Environmental Studies, Cultural Resources Study, and other expenditures as they arise in order to obtain the Lease Agreement with CDOT; seconded by Mr. Frontella. The motion passed unanimously.

### ***UTE THEATRE REMODEL FINANCING PROPOSAL***

Mr. Frontella gave an update on the Ute Theatre remodel. Currently the Theatre is undergoing

an extensive demolition phase. It is requiring an \$80,000 environmental cleanup. Asbestos and lead based paint are being removed from the building. The demolition includes such items as duct work, ceiling, sound board, insulation, and interior walls. Due to the 7-plex theater scheduled to open in November of 2011, the New Ute Theatre Society (NUTS) has decided to change the use of the Theatre into a multi-purpose facility. The multi-purpose facility would include such items as a digital movie sound system plus a stage production sound system. NUTS is now projecting the remodeling project to cost approximately \$750,000. They would also like to consider purchasing the adjacent property to the theatre in the future.

Mr. Frontella also reported on their plan for financing the project. The NUTS proposal consists of borrowing money from the City's Capital Improvement Fund to complete the project and then over the course of several years the money would be repaid to the City through the tax money received by the taxing authorities. In addition to the repayment from these City taxing authorities NUTS would like the City to make annual contributions to the project. They would like an allocation of 10% of the annual budget for a period of twelve or thirteen years from the Visitor Improvement Fund (VIF). They would like an annual allocation from the Downtown Development Authority (DDA) and the Parks and Recreation fund as well. They have already discussed this with the Parks and Recreation board as well as the DDA. They have a workshop tonight with the City Council and will present this plan to them.

#### ***DISCUSS BANNER POLES***

Mr. Hier, Mr. Deussen, Mr. Shaw, and Ms. Rogers walked the proposed areas for the banner poles to determine appropriate locations. Existing structures, light poles, electrical wires, etc., needed to be taken into consideration for the new banner pole locations. They would like to be able to connect into street light supply for power, but that still needs to be determined. The current cost of electricity for street lights is \$15.00 per month per pole. The estimated cost without electrical hookups will exceed \$20,000. To date \$7,500 has been committed from the Visitor Improvement Fund budget. Mr. Hier will continue to work on funding. Mr. Deussen is getting cost estimates for the Aluminum poles and anticipates having those for the next meeting.

#### ***Other Discussion Items***

The board reviewed the VIF 2010 financial reports. They discussed needing a more update report and the possibility of maintaining a list of expenditures as they are approved.

#### ***Other Discussion Items***

Helen Rogers has kept in contact with Larry Dragon of the LOVA Trails Group concerning the engineering of the trails system around the new boat ramp. David Hamilton of the Roaring Fork Outdoor Volunteers is anticipating tamarisk removal in October. They will be requesting funding for that project as it nears.

#### ***Other Discussion Items***

The Board received a letter from Bookcliff Council of the Arts and Humanities (BCAH) for a \$4,000 matching grant. The Board awarded the BCAH the \$4,000 for a matching grant in 2010. They have recently received a \$100,000 grant from the Clough Foundation. They plan to use these funds to repair the building. The building repairs are expected to be approximately \$200,000. They currently have lost their non-profit status and in order to gain the non-profit status again they must be providing classes. They are unable to hold classes until the repairs are complete. The Board decided they would like the BCOA to attend a future meeting and give an update and make the request for funding in person.

***Other Discussion Items***

The Rifle Climber Coalition is requesting a letter of support to open up Box Canyon to climbing. The DOW in the past has prohibited climbing in the Box Canyon area.

Mr. Frontella made the motion to draft a letter of support; seconded by Mr. Cross. The motion passed unanimously.

The meeting adjourned at 1:08 p.m.

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Kristy Christensen  
Deputy City Clerk

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Scott Becker  
Chair