

The regular meeting of the Vail Town Council was called to order at approximately 6:00 P.M. by Mayor Chapin.

Members present:	Dave Chapin, Mayor Jenn Bruno, Mayor Pro Tem Dick Cleveland Kevin Foley Kim Langmaid Jen Mason
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Members absent	Greg Moffet
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Staff members present:	Stan Zemler, Town Manager Matt Mire, Town Attorney Patty McKenny, Town Clerk
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1. Citizen Participation

Chris Fitzgerald, resident, thanked the town for providing excellent services related to transit and snow plowing and removal. He also suggested some improvements to circulation in the roundabouts and requested a review of the bus stop location at Safeway / City Market area; he noted the congestion between the vehicle traffic and pedestrians and wondered if it could be improved.

Michael Cacioppo, business owner, spoke about some follow-up questions to the council's earlier discussion about transportation impact fees.

Paul Rondeau, resident, offered some ideas about the Marriott proposal and the configuration on the site. It was suggested he speak directly with the developer.

Wendy Erb, resident, offered some comments about "who" would really qualify for the housing opportunities that would exist with the Marriott or Chamonix, does a teacher qualify since they work only part of a year? She also asked why the two largest employers wouldn't also be part of the discussion and housing solutions.

2. Consent Agenda

2.1. Minutes from January 17, 2017 meeting

Foley moved to approve the January 17, 2017 minutes; Bruno seconded the motion. There was input about the need to amend the minutes to include a "condition about the deed restriction protection". Foley amended his motion to include this change and Bruno seconded the motion to amend. The motion passed (6-0).

3. Town Manager Report

There were no items discussed.

4. Action Items

- 4.1. Present an update and schedule on the planning and entitlement process for Chamonix Vail.

Presenter(s): George Ruther, Director of Community Development; Kathleen Halloran, Director of Finance and Michael O'Connor, Triumph West Development

Action Requested of Council: The development team is requesting that the Vail Town Council provide direction and answers to the following three questions:

1. Does the Vail Town Council support the development schedule as recommended? If not, what changes are needed to gain the Town Council's support?
2. Is the Vail Town Council supportive of continuing to pursue a single phase of construction as contemplated in the development schedule?
3. Is the Vail Town Council supportive of funding the development of Chamonix Vail with cash from town reserves?

Background: The development team has created a Chamonix Vail Housing Critical Path Schedule for the completion of Chamonix Vail. The critical path schedule, as recommended, reduces costs, minimizes risk, allows for informed decision making to continue, and ensures the Town Council achieves its adopted goal of growing a thriving and balanced community. As recommended, the critical path schedule continues to push for a late April – early May construction start with the first homes available for occupancy in before the end of the year. This schedule, while aggressive, is appropriate and achievable.

Staff Recommendation: The Community Development Department recommends the Vail Town Council affirms their support for the critical path schedule, as recommended by the development team, and in doing so, continues to support a single phase of development that utilizes cash funds from town reserves to pay for the cost of constructing the Chamonix Vail development.

Ruther presented Section III of the council memo: Update on Progress to Date:

- Unveiling of www.Chamonixvail.com webpage
- Launch of the Chamonix Vail reservations and marketing campaign
- Hosting of a Chamonix Vail Interested Homebuyer's Meeting
- Announcement of six upcoming Homebuyer Education Classes
- Final Development Plan approval from the Town of Vail Planning & Environmental Commission
- Two review meetings with the Town of Vail Design Review Board
- Finalization of interior home floor plans and start of initial mechanical, plumbing, electrical design
- Ongoing communication and sharing of answers to the most frequently asked questions

Critical next steps in the planning and entitlement process include:

- ✓ Final approval of the design review application by the Town of Vail Design Review Board on February 15th.
- ✓ Sign off on the construction documents for the development [February 21, 2017]
- ✓ Authorization to proceed with systems-built shop drawings [February 21, 2017]

Kathleen Halloran, Finance Director, presented the funding projections for the following project approaches, 1) Single Phase Construction, 2) Phased Approach: Systems Built (Modular), and 3) Phased Approach: Stick Built. There were pros and cons identified with each approach, see below for projections:

Single Phase	2017	2018	2019
Beginning Fund Balance	15,828,727	2,267,682	21,144,178
Annual Activity per 5-Year Capital Plan	636,955	4,678,496	(9,496,899)
Remaining Development cost estimated at \$17.5M			
Systems Built Expenditures - No Phasing	(15,000,000)	(2,544,000)	
Systems Built - Sales of Units (Revenue)	802,000	16,742,000	
Estimated Fund Balance	2,267,682	21,144,178	11,647,280

Phased Approach: Systems Built (Modular)

Beginning Fund Balance	15,828,727	8,762,682	10,320,178
Annual Activity per 5-Year Capital Plan	636,955	4,678,496	(9,496,899)
*Adds \$1.4M in cost (\$18.9M)			
Systems Built Expenditures - Phased	(8,505,000)	(10,395,000)	
Systems Built - Sales of Units (Revenue)	802,000	7,274,000	9,468,000
Estimated Fund Balance	8,762,682	10,320,178	10,291,280

Phased Approach: Stick Built

Beginning Fund Balance	15,828,727	7,600,682	9,520,178
Annual Activity per 5-Year Capital Plan	636,955	4,678,496	(9,496,899)
*Adds \$1.4M in cost to phase and \$800K for stick built (\$19.7M)			
Stick Built - Expenditures	(8,865,000)	(10,835,000)	
Stick Built - Sales of Units (Revenue)		8,076,000	9,468,000
Estimated Fund Balance	7,600,682	9,520,178	9,491,280

Ruther then presented info about the “lottery & current “buyer information and shared the following:

- the home buyer preferences questionnaire
- steps taken after winning the lottery
- descriptors about the interested buyers group (145 potential buyers)
- the project schedule
- action request from the council

Michael O’Conner, Triumph Development, presented the project schedule and Mike Cuthbertson, RA Nelson, explained the status of the construction planning and noted their recommendation to bring on subcontractors to begin work as soon as possible. This was suggested in light of the supply and demand on the construction industry and the costs of construction. It was also noted the PEC approved the application and it is now being considered by DRB.

Staff also noted they have engaged a third party to review the costs estimates, help identify risks, and suggestions for keeping costs in line. There were comments about using local contractors, and the construction method of the stick built vs the prebuilt options. Langmaid inquired about using the energy star appliances and Cleveland asked if the lottery deadlines could be moved earlier so there is a clear understanding of how many and who the buyers will be. He requested staff consider creating some sort of incentive to get completed applications. Chapin called for public input at this time; there were no comments.

Cleveland moved to proceed with spending \$50 K for the pre-drawings for the manufactured housing and directed RA Nelson to move forward lining up critical subcontractors in an effort to remain aligned with the proposed schedule. Foley seconded the motion and it passed (6-0).

There being no further business to come before the council, Foley moved to adjourn the meeting and Bruno seconded the motion which passed (6-0) and the meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Attest:

Dave Chapin, Mayor

Patty McKenny, Town Clerk