

# City Council

## Special Meeting Agenda

**Monday, July 1, 2024**  
**City Hall, Council Chambers**  
**749 Main Street**  
**6:00 PM**

*Members of the public are welcome to attend remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.*

- You can call in to **+1 408 638 0968 or 833 548 0282 (Toll Free)**, Webinar ID **#876 9127 0986**.
- You can log in via your computer. Please visit the City's website here to link to the meeting: [www.louisvilleco.gov/council](http://www.louisvilleco.gov/council)

*The Council will accommodate public comments during the meeting. Anyone may also email comments to the Council prior to the meeting at [Council@LouisvilleCO.gov](mailto:Council@LouisvilleCO.gov).*

### 1. CALL TO ORDER & ROLL CALL

### 2. REGULAR BUSINESS

#### A. RESOLUTION NO. 29, SERIES 2024 – A RESOLUTION AUTHORIZING THE CITY MANAGER TO TAKE ACTIONS WITH RESPECT TO REPAIRS AT STEINBAUGH PAVILION

- Mayor Opens Public Hearing
- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Mayor Closes Public Hearing
- Action

#### B. EXECUTIVE SESSION

#### PERSONNEL MATTER

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office (303.335.4536 or 303.335.4574) or [ClerksOffice@LouisvilleCO.gov](mailto:ClerksOffice@LouisvilleCO.gov). A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574 o email [ClerksOffice@LouisvilleCO.gov](mailto:ClerksOffice@LouisvilleCO.gov).

(Louisville Charter, Section 5-2(b) – Authorized Topics – Discussion of a personnel matter involving an employee directly appointed by the City Council and C.R.S. 24-6-402(4)(f))

**City Attorney Requests the City Council Convene an Executive Session for the Purpose of Discussion of a Personnel Matter Concerning the City Manager**

**REGULAR BUSINESS ITEMS SUSPENDED**

- **Request for Executive Session**
- **City Clerk Statement**
- **City Attorney Statement of Authority**
- **City Council Action on Motion for Executive Session**
- **Executive Session**
- **Council Reconvene**

**REGULAR BUSINESS ITEMS CONTINUED**

**REPORT – DISCUSSION/DIRECTION/ACTION —  
PERSONNEL MATTER**

**3. ADJOURN**

**SUBJECT: APPROVAL OF RESOLUTION NO. 29, SERIES 2024 – RESOLUTION AUTHORIZING THE DEPUTY CITY MANAGER TO TAKE ACTIONS WITH RESPECT TO REPAIRS AT STEINBAUGH PAVILION**

**DATE: JULY 1, 2024**

**PRESENTED BY: KURT KOWAR, PUBLIC WORKS DEPARTMENT**

**SUMMARY:**

On June 17 it was discovered that the Steinbaugh Pavilion had been significantly damaged by winds from recent thunderstorm activity.

City Staff immediately began working with a structural engineer and contractor to execute immediate repairs to preserve the Street Faire Summer Concert Series.

Over the course of the last several weeks, requirements for repairs that meet current building code and safety requirements as well as additional scope of damage to the structure have created complexity and cost in what was originally thought to be a straight forward repair. Currently approximately \$25,000 has been invested to stabilize the pavilion for the summer season with an additional \$25,000 - \$35,000 of investment required to stabilize it for the winter season and long term future.

Parallel to the repairs, stage rental costs have become more clear and public response to an enhanced Street Faire stage have created discussion around improved visual and audio capabilities for concerts. Initial estimates of \$20,000 - \$40,000 in rental costs per event have come down to \$5,000 per event for a modern stage setup.

Lastly, the City has been working on Downtown Vision Plan that considers significant improvements to the Steinbaugh Pavilion area that could be implemented in the next few years. On June 26, the Louisville Revitalization Commission passed a resolution to initiate the process to bond up to \$10,000,000 for infrastructure improvements within the Highway 42 Urban Renewal Authority.

Many converging factors and fast changing dynamics for large events and projects within the City have led to the need to discuss and approve options moving forward with the City Council. Staff have provided three options for City Council to discuss:

- Option 1 – Completely Repair Steinbaugh - \$70,000
- Option 2 – 2024 Steinbaugh Summer Repairs/Stabilization, Stage Rental, Steinbaugh Preservation Allowance. - \$95,000
- Option 3 – In addition to Option 1 and 2, Explore Purchase or Long Term Rental Agreement for Portable Stage – Up to \$250,000

These costs are high level costs based upon actual costs and/or estimated costs that are awaiting additional information or require additional time for research. All costs discussed are unbudgeted and will require some form of future budget amendment.

Staff have attached a brief presentation to orient the City Council on many considerations and coinciding factors:

- Steinbaugh History
- Steinbaugh Usage Patterns
- Steinbaugh Damages, Repairs, Considerations and Costs
- Rental Stage Costs and Consideration
- Downtown Vision Planning Current Information
- Coinciding Highway 42 Project Factors
- Timelines for Funding and Construction of Projects Impacting Downtown Area
- Summary of Options for Discussion

The Steinbaugh Pavilion area is a significant portion of the community identity. Extreme weather events and age have combined to force the Steinbaugh Pavilion structure to the end of its useful lifecycle. The City is unfortunately forced to a decision point regarding investing significant repair costs into a structure that is highly likely to be relocated or repurposed in a different form within the next 12 months.

Staff understand there are social and architectural historic considerations that may need considered based upon guidance from the Historical Preservation Commission and City Council.

Current information and graphics related to the Downtown Vision Plan is available at:

<https://openhouse.konveio.com/louisville-downtown-vision-plan-0>

**PROGRAM/SUB-PROGRAM:**

This discussion supports the Cultural Arts and Special Events sub program and Economic Prosperity program.

**STAFF RECOMMENDATION:**









Staff recommends City Council provide direction on:

- Next steps and opportunities regarding the Steinbaugh Pavilion.
- Next steps and opportunities regarding portable stage rental or purchase.

**ATTACHMENT(S):**

1. Resolution No. 29, Series 2024
2. Presentation

**STRATEGIC PLAN IMPACT:**

<input checked="" type="checkbox"/>	 <b>Financial Stewardship &amp; Asset Management</b>	<input type="checkbox"/>	 <b>Reliable Core Services</b>
<input checked="" type="checkbox"/>	 <b>Vibrant Economic Climate</b>	<input checked="" type="checkbox"/>	 <b>Quality Programs &amp; Amenities</b>
<input checked="" type="checkbox"/>	 <b>Engaged Community</b>	<input type="checkbox"/>	 <b>Healthy Workforce</b>
<input type="checkbox"/>	 <b>Supportive Technology</b>	<input type="checkbox"/>	 <b>Collaborative Regional Partner</b>

# Steinbaugh Pavilion Past, Present, Future

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Many Moving Parts, Many Current Dynamics, The Future is Now

# The Gist

## Steinbaugh Repairs and Downtown Events

<p><b>Option 1</b>  <b>Summer/Winter Triage</b>  <b>Full Repair ~ 70k</b></p>	<p><b>Option 2</b>  <b>Summer Triage/Rental Stage/</b>  <b>Preservation ~ 95k</b></p>	<p><b>Option 3</b>  <b>Explore Portable Stage Purchase</b>  <b>~ Up to \$250k</b></p>
<p>2 x Stage Rental Actuals ~ \$10k</p> <p>Summer Repairs Complete ~ \$25k Usable Holding Pattern until September</p> <p>Winter Repairs Under Consideration Needed for a Permanent Usage ~ Additional \$35k</p> <p>Why?</p> <p>Get back to regular business with least cost and least amount of public change.</p> <p>Why Not?</p> <p>Putting money into a structure at the end of its life cycle that may also be repurposed or reimagined in a different location.</p>	<p>2 x Stage Rental Actuals ~ \$10k</p> <p>Summer Repairs Complete ~ \$25k Usable Holding Pattern until September</p> <p><del>Winter Repairs Under Consideration Needed for a Permanent Usage ~ Additional \$35k</del></p> <p>5 Remaining Stage Rentals Secured ~ \$25k</p> <p>Steinbaugh Winter Holding Pattern likely closed off or perform <b>preservation</b> of parts of Steinbaugh ~ TBD - \$35k Allowance (\$10k Preservation Assessment if Desired)</p> <p>Why?</p> <p>Reopen Steinbaugh Area but still try New Stage Experience.</p> <p>Why Not?</p> <p>Increases costs and may cause public Anxiety regarding Steinbaugh Future. Would possibly need public process for Steinbaugh Winter Stabilization or Removal by September.</p>	<p>Conservatively this cost is in addition to Option 1 or 2. <b>Lots still to figure out with this option.</b></p> <p>Explore New Stage Availability. Recent info from 1 Vendor indicates 1-1/2 Year Lead Time. This option is feasible if new stage with short lead time can be located.</p> <p>Explore Used Stage. May or may not be feasible dependent on what is available out there.</p> <p>Explore reciprocal agreement with other Communities that have stages and cost share.</p> <p>Explore Long Term Stage Rental Rates</p> <p>Why?</p> <p>Future Event and Construction Staging Flexibility. Ward Concerts, Main Street Concerts.</p> <p>Why Not?</p> <p>Increases costs, will have more staff labor and maintenance costs for maintaining, renting may be best at \$5k/event. ROI for just Street Faire at \$200k is 40 events or 5 years. Stage life is 10-15 ish?? Or \$115k ish in Rentals next few years.</p>

# Steinbaugh History

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The Steinbaugh Pavilion was inaugurated as a public performance place for the annual summer Street Faire and other events in Louisville on Friday, **June 20, 2003**. The pavilion itself is made from the structure of a barn that was located within the historic Steinbaugh lumberyard. The Steinbaugh family's hardware store and lumberyard were fixtures of the Louisville economy for decades beginning in 1892, and their business directly contributed to the growth of downtown. The Steinbaugh Lumber and Hardware store burned down in 1974, but the barn remained standing on the property for years until the City Council chose to allow the Downtown Business Association (DBA) to renovate it. The DBA raised \$100,000 to complete the renovation, and funds mainly came from donations made by contractors. Much of the work was performed by local residents and business owners who served as volunteers.







# Steinbaugh Pavilion History

## Summer Street Faire

Crowd gathers for inaugural fest at Steinbaugh Pavilion

Glen Steinbaugh and family join Mayor Tom Davidson to cut the ribbon and inaugurate the Steinbaugh Pavilion on Friday, June 20. Before becoming a pavilion, the structure had been a barn associated with the Steinbaugh hardware store for years. The city bought the site and had planned to install public parking, but the Downtown Business Association received permission to renovate the barn and create a public performance place for their annual **Summer Street Faire** and other events, according to DBA President Nancy Love. The site eventually may become a parking lot, Love said. The Pan Jumbies performed the inaugural celebration at the pavilion with the hip-swinging, drum-tapping rhythms of calypso.

By Patricia Demchak/Colorado Hometown Newspapers

## SUMMER STREET FAIRE

Crowd gathers for inaugural fest at  
Steinbaugh Pavilion



By Patricia Demchak/Colorado Hometown Newspapers

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# Historical Preservation

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Structure could be assessed for social and architectural significance.

If determined over 50 years old it could warrant a review by Historical Preservation Commission.

Could meet qualifications for local landmark status and Historical Preservation Funding.

All dependent on an assessment and final determination by Commission and City Council.

Assessment Cost ~ \$9,000

May preserve all, some, or none.



# Steinbaugh Usage through the Year

Heavily Used and Heavily Loved

January

April

July

October

December

Old Town Skate



Street Faire (8 events)



Farmers Market (25 ish events)



Winter Skate



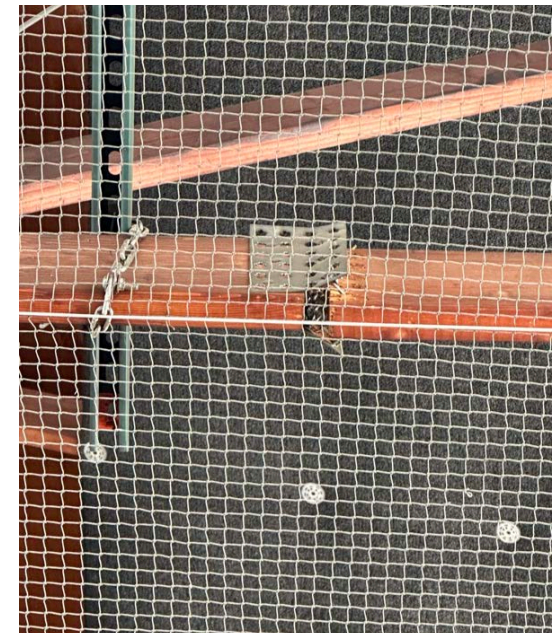
Best of the Rest (15-45 events)

- Spiritual Services
- Birthday Parties
- Memorial Services
- Weddings
- Fundraisers
- School Bands
- Library Programming
- Class Reunions
- Community Concerts

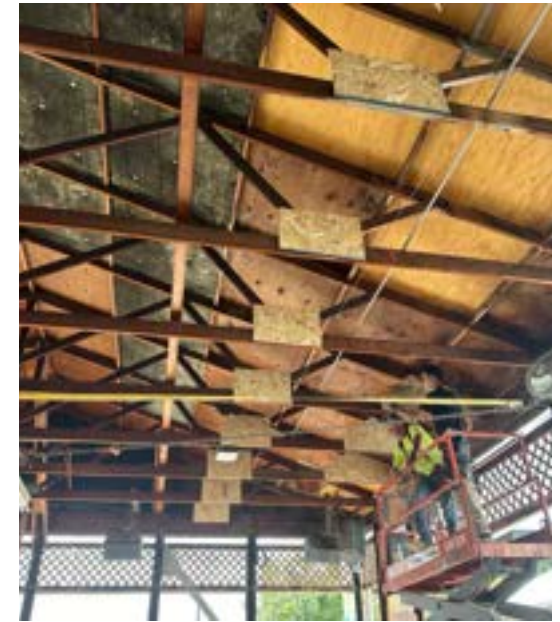




## Annual Events



Steinbaugh Damages from Significant Wind Event



Steinbaugh Temporary Repairs - Summer Season ~ \$25,000  
Steinbaugh Permanent Repairs - Winter Season ~ + \$35,000 or Unusable

# Steinbaugh Repairs

## Challenges, Considerations, Questions

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Wind Event damaged all Truss Joints to Some Extent and Structure is Old

Modern Code and Safety Requirements requires Upgrading Truss System to handle Assembly Use (Concerts) and Winter Snow Loads

Summer Repairs Complete ~ \$25k Usable Holding Pattern until September

Winter Repairs Under Consideration Needed for a Permanent Usage ~ Additional \$35k

How far do we go given Downtown Vision Plan?

Repairs are not Aesthetically Great and Significantly Alter Historical Nature

Many Appurtenances are not Historical ~ Shade Structure, Lighting, Sound.

2026 CIP Budget Request to Replace Steinbaugh Shade Structure at **\$80k**.

Repairs also make Disassembly and Reassembly in Future more Costly and Challenging for Relocation (**\$50k-\$150k**)

The Structure is now at an End of Useful Life Renewal or Inflection Point







Forced Experimentation

Stage Rental ~ \$5,000/event





Previous Month

Summer Repairs	~ \$25k
2 x Stage Rental	~ \$10k
<b>Total</b>	<b>\$35k</b>

Moving Forward

**5 x Stage Rental ~ \$25k**

Back to Normal ~ \$0



Different Scale  
Different Experience

Summer Season Options  
**Normal** ~ Steinbaugh Stabilization Complete  
**New** ~ Stage Rentals Secured for Summer  
*Does Not Address Winter/Long Term*



# LOUISVILLE DOWNTOWN VISION PLAN

OPEN HOUSE #2  
MAY 23, 2024  
5:30 - 7:00 PM

CITY OF LOUISVILLE  
MIG ARTHOUSE DESIGN FEHR+PEERS

Downtown Vision Plan

Public Process

# PREFERRED CONCEPT PLAN



OPEN HOUSE #2 LOUISVILLE DOWNTOWN VISION PLAN FOR STREETSCAPES AND PUBLIC SPACES

City of Louisville | M I G | ARTHOUSE DESIGN FEHR + PEERS

## Downtown Vision Plan

## Emerging Ideas

# STEINBAUGH PLAZA: A NEW GATHERING PLACE

What elements of the plan do you like? What elements are missing?

PROPOSED STEINBAUGH PLAZA PLAN (CONCEPT 1)



Play Area / Parking Area



Play Area



PROPOSED STEINBAUGH PLAZA PLAN (CONCEPT 2)



Play Area



Play Area



OPEN HOUSE #2 LOUISVILLE DOWNTOWN VISION PLAN FOR STREETSCAPES AND PUBLIC SPACES

City of Louisville | M I G | ARTHOUSE DESIGN | FEHR + PEERS

## Steinbaugh Pavilion

## Activation Opportunities

# STEINBAUGH PLAZA: ONE PLAZA, MANY USES



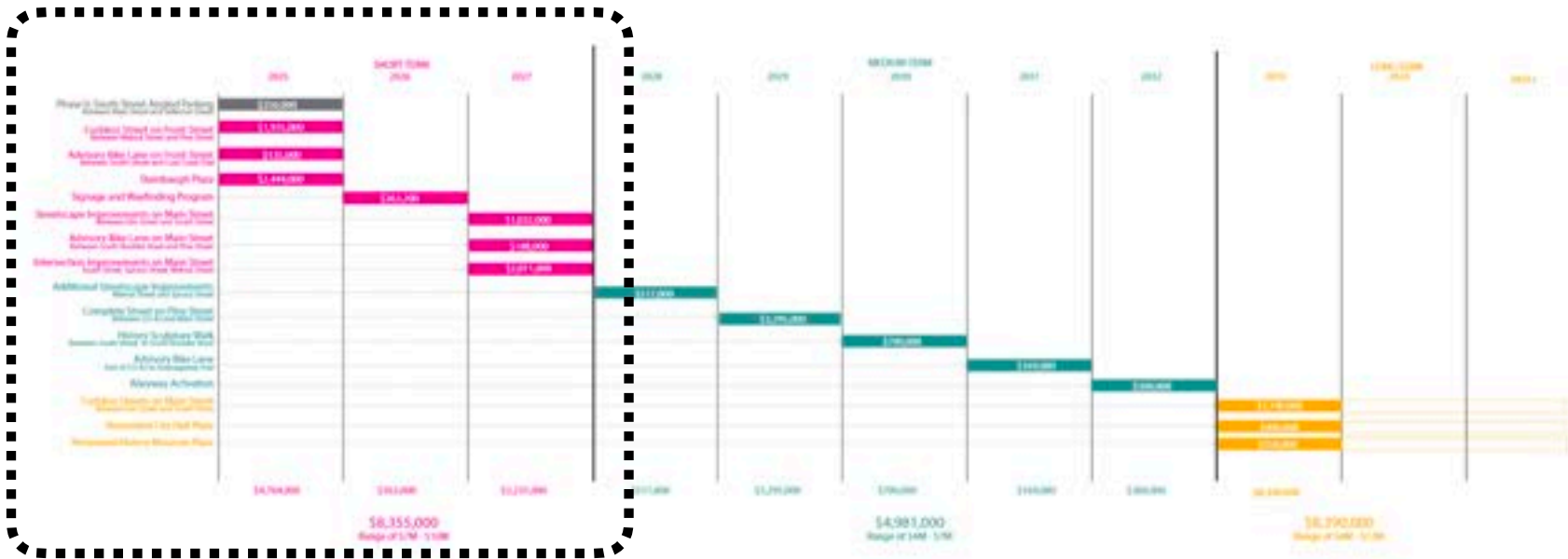
OPEN HOUSE #2 LOUISVILLE DOWNTOWN VISION PLAN FOR STREETSCAPES AND PUBLIC SPACES

 City of Louisville  M I G  ARTHOUSE DESIGN FEHR + PEERS



# CIP PHASING PLAN - ALL PROJECTS

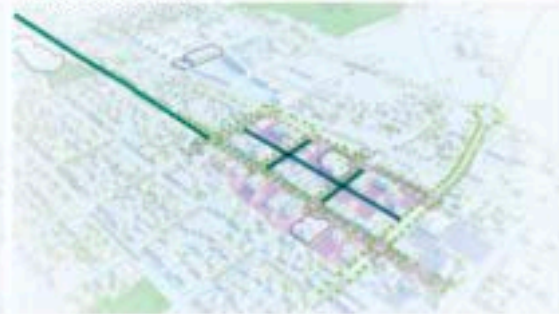
Current Focus



PHASE 1: 0-3 YEARS



PHASE 2: 3-8 YEARS



PHASE 3: 8+ YEARS



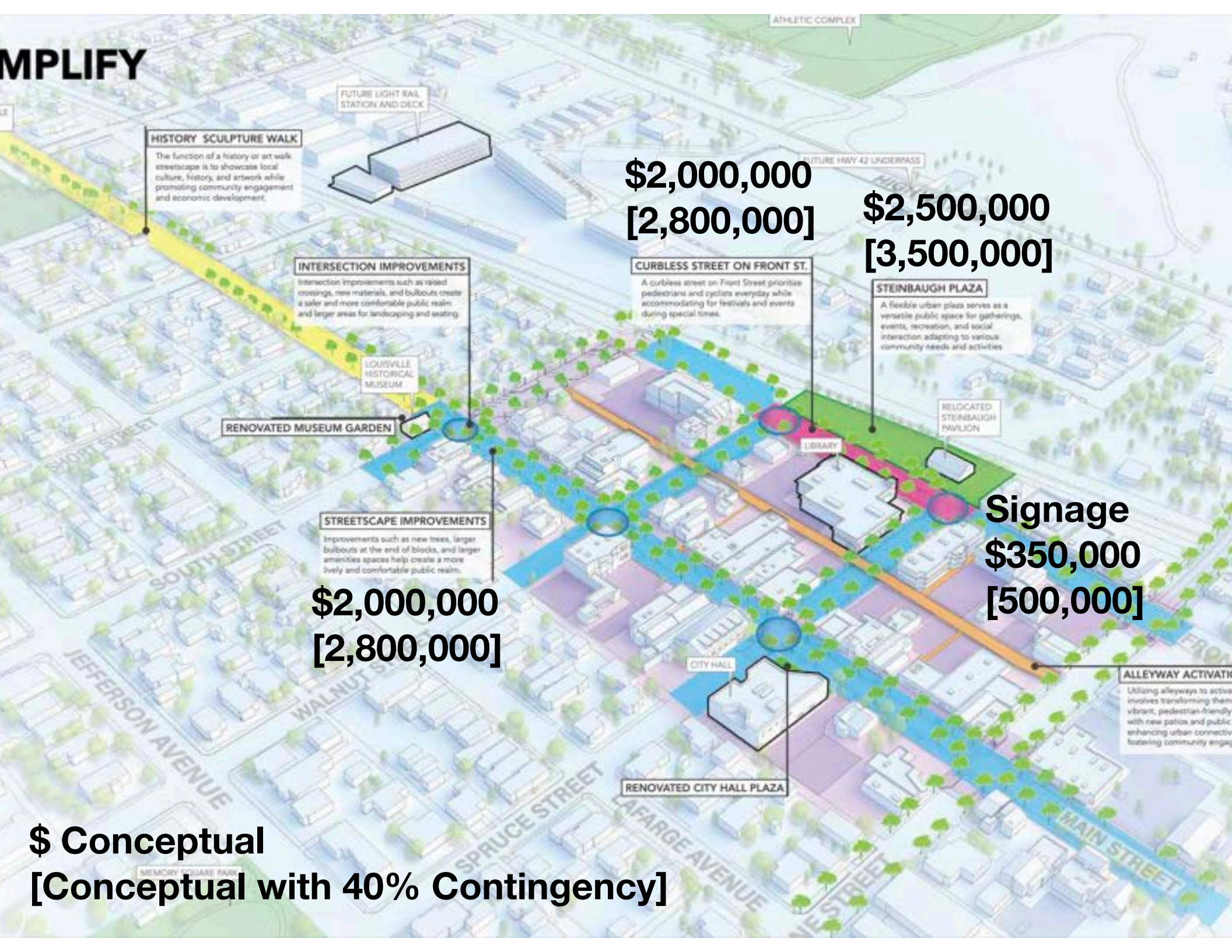
OPEN HOUSE #2 LOUISVILLE DOWNTOWN VISION PLAN FOR STREETSCAPES AND PUBLIC SPACES

City of Louisville | M | G | ARTHOUSE DESIGN | FEHR + PEERS

## Downtown Vision Plan Phasing/Costs

5% Concept Cost Estimates ~ Its Rough!

# SIMPLIFY



### HISTORY SCULPTURE WALK

The function of a history or art walk streetscape is to showcase local culture, history, and artwork while promoting community engagement and economic development.

FUTURE LIGHT RAIL STATION AND DECK

### INTERSECTION IMPROVEMENTS

Intersection improvements such as raised crossings, new materials, and bulbouts create a safer and more comfortable public realm and larger areas for landscaping and seating.

LOUISVILLE HISTORICAL MUSEUM

### RENOVATED MUSEUM GARDEN

### STREETSCAPE IMPROVEMENTS

Improvements such as new trees, larger bulbouts at the end of blocks, and larger amenities spaces help create a more lively and comfortable public realm.

**\$2,000,000**  
**[2,800,000]**

**\$2,000,000**  
**[2,800,000]**

### CURBLESS STREET ON FRONT ST.

A curbleless street on Front Street prioritizes pedestrians and cyclists everyday while accommodating for festivals and events during special times.

**\$2,500,000**  
**[3,500,000]**

### STEINBAUGH PLAZA

A flexible urban plaza serves as a versatile public space for gatherings, events, recreation, and social interaction adapting to various community needs and activities.

RELOCATED STEINBAUGH PAVILION

LIBRARY

**Signage**  
**\$350,000**  
**[500,000]**

### ALLEYWAY ACTIVATION

Utilizing alleyways to activate involves transforming them into vibrant, pedestrian-friendly spaces with new patios and public art enhancing urban connectivity fostering community engagement.

### RENOVATED CITY HALL PLAZA

**\$ Conceptual**  
**[Conceptual with 40% Contingency]**

# LRC Conceptual Funding Starting Point Not Endorsed by Anyone Yet

Bonding Process Initiated on 6/26/24

**\$10,000,000** Bonding Capacity

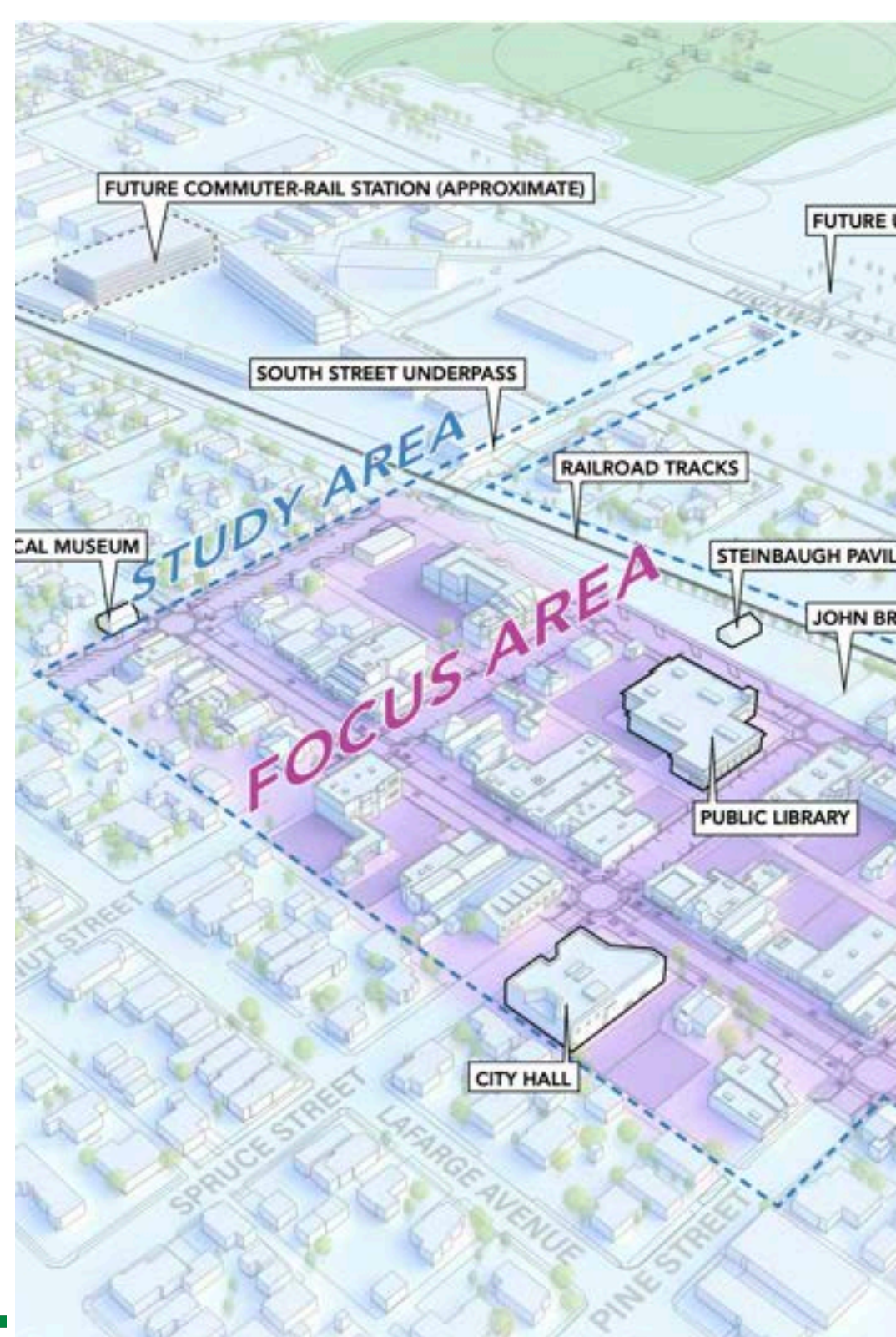
**Base Bid** ~ Streetscape  
(Trees, Brick) - \$2,800,000

**Base Bid** ~ Signage - \$500,000

**Alt #1** ~ Steinbaugh - \$3,500,000

**Alt #2** ~ Curbless Front Street -  
\$2,800,000

**LRC Cap** ~ South Street Underpass  
- \$5,000,000



# Conceptual Hwy 42 Phasing

## \$92,000,000 Plan

60% Design Process and Grants May Impact Phase Order  
South Synergies, North Synergies

### Phase 1 - Corridor Wide - \$9,500,000

60% Design, ROW Acquisition, Utility Conflicts, Utility Undergrounding - \$9,500,000

### Phase 2 - South Street Underpass - \$9,000,000

Underpass - \$9,000,000

### Phase 3 - SBR Intersection & Underpass - \$16,000,000

SBR Intersection - \$11,000,000

Underpass - \$5,000,000

### Phase 4 - Pine Street to Short Street Widening - \$11,000,000

Pine Street Intersection - \$3,000,000

West Side Walk/Bike Lane - \$4,000,000

East Side Walk/Bike Lane - \$4,000,000

### Phase 5 - SBR to Short Street Widening - \$17,000,000

Griffith Intersection - \$5,000,000

Short Street Intersection - \$4,000,000

West Side Walk/Bike Lane - \$4,000,000

East Side Walk/Bike Lane - \$4,000,000

### Phase 6 - Paschal to SBR - \$15,000,000

Paschall Intersection - \$4,000,000

Hecla Intersection - \$4,000,000

West Side Walk/Bike Lane - \$3,500,000

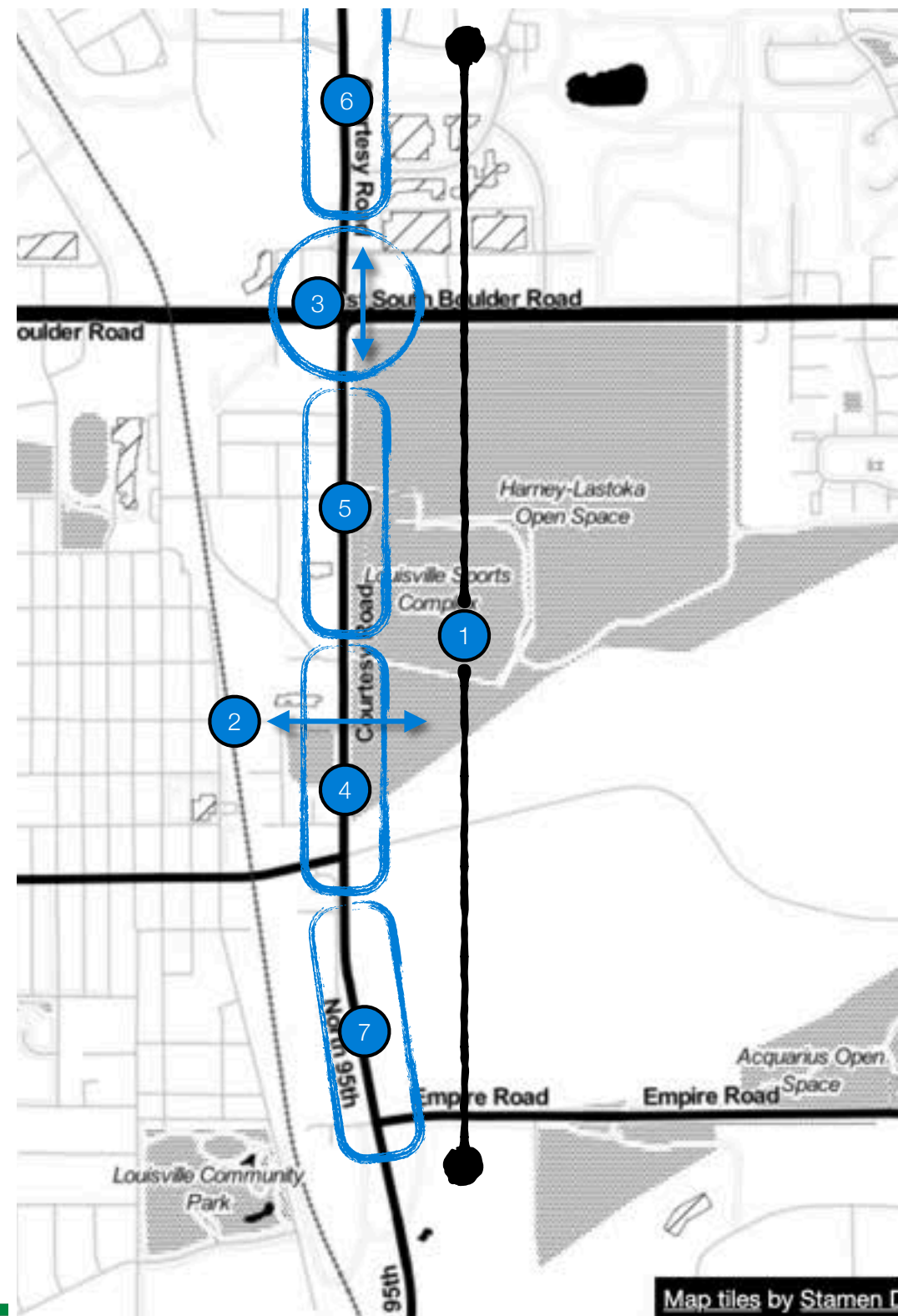
East Side Walk/Bike Lane - \$3,500,000

### Phase 7 - Pine Street to Lock/Empire - \$14,300,000

Lock Street Intersection - \$5,600,000

West Side Walk/Bike Lane - \$4,400,000

East Side Walk/Bike Lane - \$4,300,000



# Highway 42 Phase 2

## South Street

### Underpass

# 2024/2025

DRCOG TIP - \$3,000,000  
Lafayette - \$2,000,000

LRC - \$ ?  
City - \$ ?

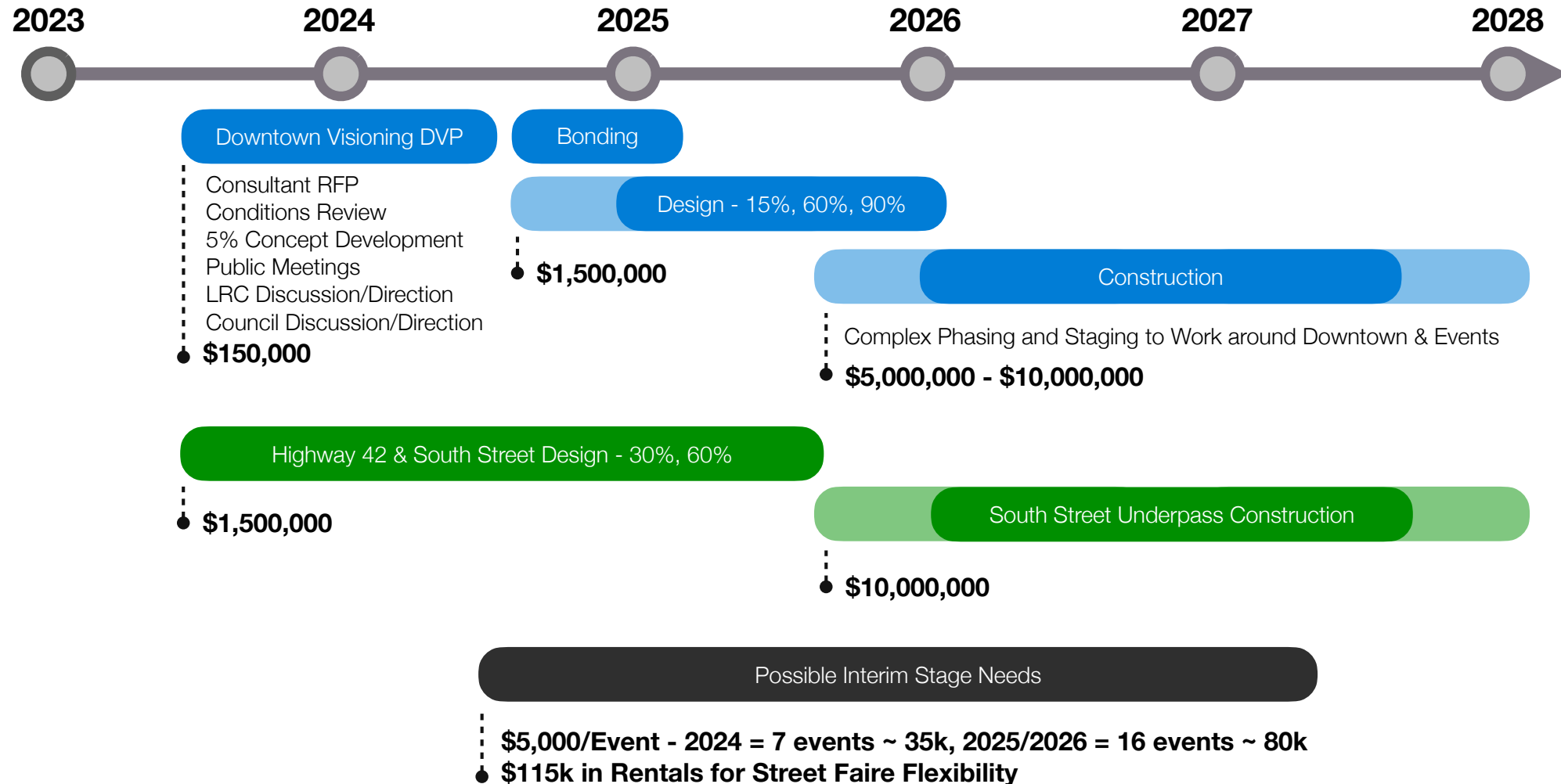
Total - \$10,000,000

South Street is Phase 2 of many Corridor Phases that run through the Urban Renewal Area



# Downtown/URA - Big Goals, Big Timelines

Making Sense of it All Moving Forward. Dependent on What Moves Forward. Construction May be Bundled.



# The Gist

## Steinbaugh Repairs and Downtown Events

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**RESOLUTION NO. 29  
SERIES 2024**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO TAKE ACTIONS WITH  
RESPECT TO REPAIRS AT STEINBAUGH PAVILION**

**WHEREAS**, Steinbaugh Pavilion was damaged during a wind event on June 17; and

**WHEREAS**, temporary repairs to the structure have been attempted but more permanent repairs have been deemed necessary; and

**WHEREAS**, a number of events are scheduled at Steinbaugh Pavilion in the upcoming months; and

**WHEREAS**, the current Downtown Vision Plan calls for the area around Steinbaugh Pavilion to be re-envisioned and improved within the next twelve to thirty-six months; and

**WHEREAS**, City staff has proposed three options for the repairs at Steinbaugh Pavilion:

**Option 1:** Completely repair Steinbaugh Pavilion and rent a portable stage until repairs are complete. Estimated cost: \$70,000.

**Option 2:** Stop repairs on Steinbaugh Pavilion and rent a portable stage for the remainder of the season. Estimated cost: \$95,000 (which includes approximately \$25,000 in engineering and repair costs to date).

**Option 3:** Buy a portable stage to be used for City-wide events. Estimated cost: Up to \$250,000 in addition to Option 1 or 2 costs.

**WHEREAS**, Section VII of the City's Purchasing Policies authorize the waiver of purchasing levels and procedures in emergency situations, which are defined to include situations where any department's operations may be severely hampered or a situation in which the preservation of life, health, safety or property may be at risk; and

**WHEREAS**, there is an urgent need to address the repairs at Steinbaugh Pavilion; and

**WHEREAS**, City Council desires, by this resolution, to authorize the City Manager to take actions with respect to these repairs.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO:**



**Section 1.** The City Council hereby directs the City Manager to proceed with Option #\_\_\_ with respect to the repairs at Steinbaugh Pavilion.

**Section 2.** The City Manager is authorized to contract for the necessary services, equipment, and supplies in connection with the option selected by City Council. The City Manager is further authorized to utilize the emergency purchasing procedures set forth in Section VII of the City's Purchasing Policies and may exceed the \$100,000 purchasing level for emergency purchases if the City Manager deems it necessary. A summary of all emergency purchases shall be prepared by the Finance Department and submitted for review by Mayor and City Council at the earliest City Council meeting possible.

**PASSED AND ADOPTED** this 1st day of July, 2024.

\_\_\_\_\_  
Christopher M. Leh, Mayor

ATTEST:

\_\_\_\_\_  
Meredyth Muth, City Clerk