



City Manager Report

January 20, 2026

City Council Goals Status Report

A draft of the City Council Goals Status Report is attached (See Attachment 1). The intent is to include these goals with every City Manager Report, so Council has up-to-date information regarding the status of their identified goals.

Public Works

Graphs for Airport, Engineering, Transit and Wastewater are included in Attachment 2.

Airport

Airport Manager Josh Schroeder met with airport managers from across northwest Colorado to discuss best practices related to ground leases, Fixed Base Operator (FBO) agreements, and market rates and charges. The group's goal is to establish an ongoing regional collaboration that supports benchmarking, shared knowledge, and informed decision-making for future airport policy development.

Annual B-hangar lease renewals were finalized earlier this month, renewing all tenant leases for an additional year and implementing the scheduled annual rent increase. The sole exception is the hangar currently sponsored for the Civil Air Patrol. As the organization has not had an aircraft in the hangar for several months, airport staff are working with Civil Air Patrol to explore alternative storage options that meet their needs while allowing the hangar to be reassigned. This approach would reduce the hangar waitlist and increase airport revenue.

Final interviews for the airport engineer on-call position were conducted during the week of December 15. Following a formal scoring and ranking process, Bolten & Menk was selected as the top-ranked firm. Contract negotiations are currently underway, with the firm expected to begin work immediately on the Airport Lighting Project scheduled for construction in 2026.

Engineering

The Pine Grove Road Reconstruction Phase 2 design plans are nearing 90% completion. The project team is targeting a March bid advertisement, and easement acquisitions are ongoing. Construction is scheduled for this year.

Right-of-way and easements from the final property owner (KOA) have been successfully acquired for the West Steamboat Trail project. Colorado Department of Transportation (CDOT) is expected to issue the City a Notice to Proceed for advertising in mid-January, which will allow the bid process to begin. In parallel, final environmental clearance is still being sought from the Department of Housing and Urban Development (HUD). Construction is scheduled for 2026 and 2027.

Streets

The streets crew extended the guardrail on Indian Trails by 52 feet to improve roadway safety.

During the evening windstorm on December 17, crews responded to numerous reports of trees blocking roadways and removed approximately 40 cubic yards of debris and downed trees. Crews worked until 12:30 a.m. to ensure timely cleanup and to maintain safe public access.

Transit

Winter Season ridership is down 12% (-21,830) over the same period last winter. Total local ridership finished the year down 0.46% (-5,217) compared to 2024.

Steamboat Springs Transit is operating this winter season with 93% buses operating on time and 7% of the buses arriving late or not at all. Last winter, Steamboat Springs Transit was operating at 87% on time, with 13% of the buses arriving late or not at all.

Cost per passenger is up 65% above last winter at \$8.63 per passenger.

The Yellow Line is trending at 97 passengers per day. This is the highest ridership by almost 10 passengers per day.

Water & Sewer

The utility crew continues to work on preventative maintenance as the weather allows and focuses on snow removal around fire hydrants to ensure accessibility by fire fighters following each snow event.

The utility division completed 20 permit reviews in December.

Wastewater

The Wastewater Treatment Plant treated 84 million gallons of wastewater in December. This is up 1% from December 2024 when 83 million gallons of wastewater were treated.

The December 17 power outage, which affected areas from West Steamboat through Milner, also resulted in the Wastewater Treatment Plant losing power for approximately 10 hours. Like the extended outage earlier this summer, the loss of power caused damage to some equipment, which staff are currently addressing.

Planning

Requested Follow Up

On May 6, 2025, City Council heard an Appeal of the Planning Director's decision to deny an application for a Minor Adjustment to overall and average plate height standards for an accessory building in the RO zone district located at 929/931 Pine Street. Council denied the Appeal, upheld the Director's decision, and directed staff to work with the property owner to amend the development agreement to provide the property owner with additional time to come into compliance with the Community Development Code. On December 30, 2025, the property owners signed a revised development agreement that requires compliance within five years.

Highlights

The Planning Department is participating in the City's new Civic Connections educational series. The first event in the series, "Understanding Short-Term Rentals," will take place on Thursday, January 22 at the Combined Law Enforcement Facility. This session is co-sponsored by Altitude Realtors and is also part of their popular Pizza and Politics program. To kick things off, attendees will enjoy a free pizza lunch starting at 12:30 pm, followed by a fast paced, highly informative presentation 1:00 pm. Planning staff are also working on a second

session in the series to occur in February, “How Planning Works,” which will offer a look at planning and development rules and processes.

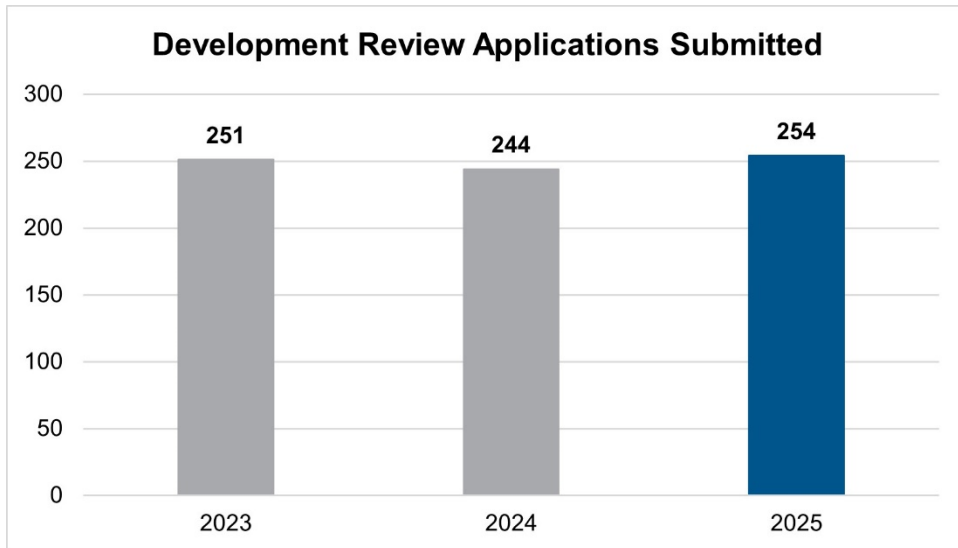
Members of the City’s Development Review Team, including staff from Planning, Engineering, Utilities, Building, and Fire, will be participating in a two-day Service Delivery Training session January 20-21.

On January 12, 2026, the Historic Preservation Commission approved two new designations to the Steamboat Springs Register of Historic Places: 1) the Parkinson-Propst-Casey’s Pond Cabin as an Historic Resource, and 2) the Groesbeck-Marshall House as a Local Landmark.



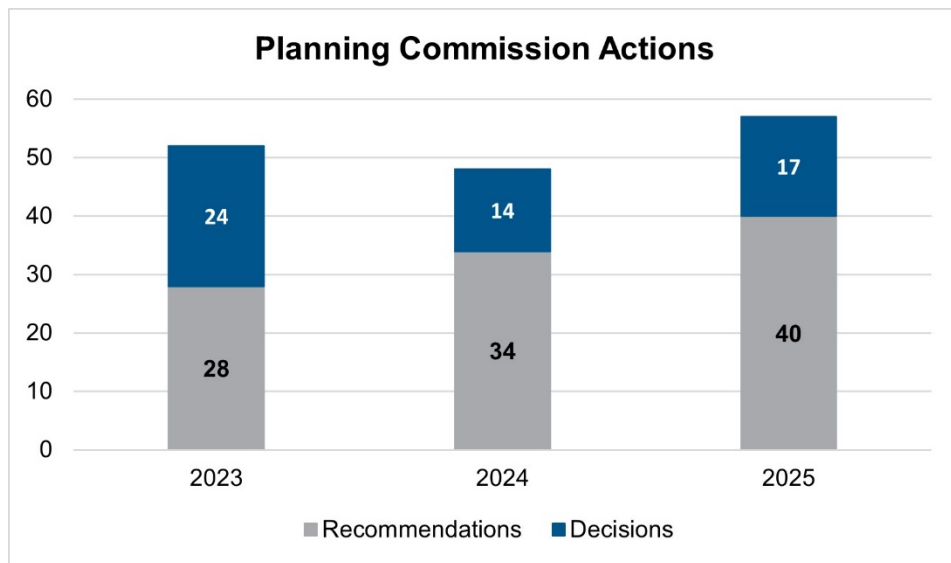
Development Review:

In 2025, 712 building permits and 254 development review applications were submitted.



Planning Commission made 17

final decision and 40 recommendations to City Council.



133 applications were decided administratively. Application

types decided administratively include floodplain development permits, final plats, waivers of replat, certain types of development plans, limited use permits, minor adjustments, minor variances, civil construction plans, legal nonconforming registrations, improvements agreements, and substantial conformance.

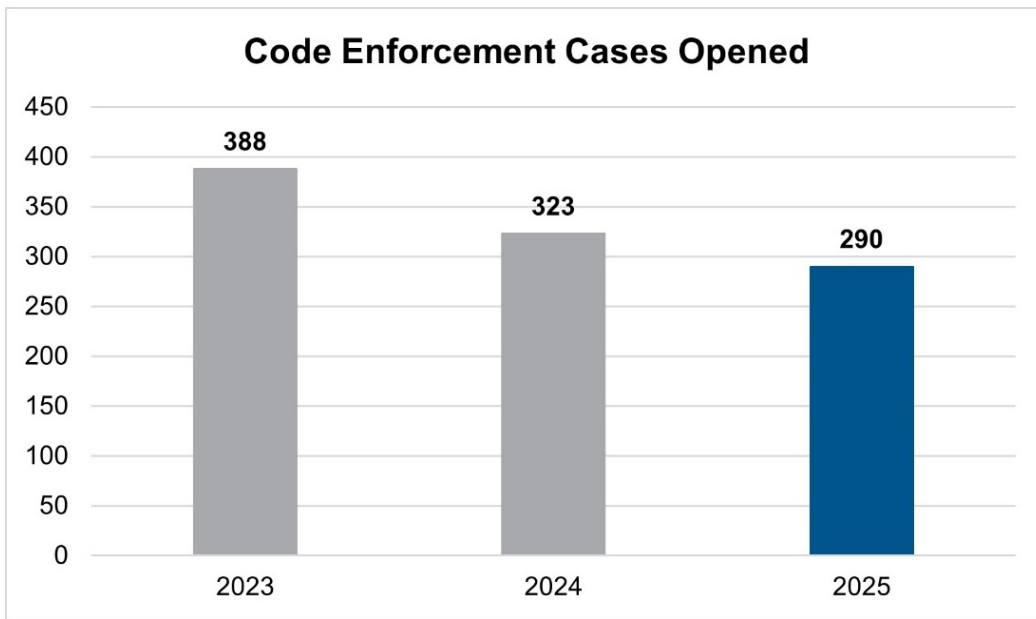
Currently, there are approximately 380 projects in the development review process.

Code Compliance:

In 2025, 290 code enforcement cases were opened, including 79 building code cases, 39 noxious weed cases, and 90 STR cases.

There are 81 open cases pending resolution.

2466 short-term rental licenses were issued in 2025.



Historic Preservation

In 2025, 250 Historic Preservation reviews have been completed for planning applications and building permits for properties 50 years of age or older.

Ten Historic Preservation reviews were completed for properties listed on the Steamboat Springs Register of Historic Places; 2 were reviewed administratively as the project was either for interior work only or the work was outside of the designation boundary, and 8 were reviewed by the Historic Preservation Commission.

On February 9, staff is leading a lecture to the Texas Chapter of the Institute of Classical Architecture and Art (ICAA) titled “Balancing Past and Powder - Preserving Steamboat Springs' Historic Character in a Modern Mountain Town” highlighting how thoughtful planning and context-sensitive design can allow historic preservation to aid in retaining western ranching heritage and balancing tourism/growth through small-scale new urbanism.

On February 13, staff will participate in a panel discussion at the State Historic Preservation Conference, Saving Places, on challenges and opportunities within historic preservation at the local governmental level.

Long-Range Planning

In 2025, the City was awarded grant funds from the Department of Local Affairs to develop several plans and associated documents to ensure the City is compliant with SB24-174. The City is currently finalizing a contract with SE Group to assist in our efforts to create the four required elements – revised Housing Action Plan, City-specific Housing Needs Assessment (building from YVHA’s 2025 Housing Market and Demand Study), and two new Community Plan elements (Strategic Growth Element and Water Supply Element). A project plan and schedule will be finalized with an overall aim to meet the first statutorily established deadline (local adoption by 12/31/2026).

Housing

In December 2025, the Steamboat Springs School District submitted a request for STR Tax funds (\$6 million) in support of their efforts to develop 21 attached single-family townhomes for teachers and district staff as rental units. The City’s Ad Hoc Housing Advisory Committee initiated their evaluation of the proposal on January 13, 2026.

Parks and Recreation

Administration

Following three stakeholder meetings, the Steamboat Soccer Club, Yampa River Botanic Park, the Parks and Recreation Commission representative, and staff identified a mutually agreeable solution that accommodates the Yampa River Botanic Park fence line expansion while meeting the Steamboat Soccer Club's field size requirements. The proposed solution was presented to the Parks and Recreation Commission at its January 14 meeting and is detailed in the Attachment 3. Unless otherwise directed, staff will proceed with implementation.

During the January 6 City Council meeting, with the goal of encouraging increased participation on City boards and commissions, City Council inquired about the feasibility of (1) offering a Haymaker Golf Pass to all City board and commission members, and (2) providing all City board and commission members the option to choose between a Howelsen Hill Ski Pass or a Haymaker Golf Pass. The Golf Management Committee was tasked with evaluating these options, and a memo from the Golf Management Committee is Attachment 4 for City Council's consideration.

Development

Bear River Park: Staff are awaiting progress from a neighboring property owner before moving forward with the construction of the emergency access and potable water connection required to initiate the park improvements project. An update is anticipated from the Yampa Valley Housing Authority regarding its water and sanitary infrastructure project for the White Haven neighborhood in late January or early February. This update is expected to provide additional direction and a clearer timeline for the Bear River Park project.

Howelsen Hill Pumphouse Improvements Project: The project team continues to work on the mechanical and electrical components of the pumphouse in preparation for the spring 2026 construction work. The mechanical and electrical improvements were tied to many long lead time procurement challenges. The project has yet to see any delays with material procurement that will impact the final completion date.

Emerald Park Improvements: An RFP was advertised for the playground improvements project in December, and a pre-bid meeting was held this month. Construction is anticipated to begin in May of this year. After discussions with staff, the Botanic Park and the Soccer Club, a consensus was reached on a new site design that allows the Botanic Park to expand 50' to the north (into Emerald Park) while maintaining the existing size and count of the soccer fields. This expansion is anticipated to take place concurrently with the irrigation replacement project in 2027. Staff continues to make progress on the design of the new irrigation system and an RFP for the installation is expected to be advertised in June of this year.

C Hole Improvements: Staff is currently preparing an RFP for the design portion of this project and expects to advertise the RFP in April of this year. Construction is anticipated to occur in 2027.

Little Toots Park Raw Water Irrigation Project: Staff have received and reviewed 90% design drawings for the Yampa River and Soda Creek raw water intake structures and has approved the design. Staff has collaborated with the City's Water Resource Manager, Julie Baxter, for acceptance and agreement on design and aesthetics. Parks and Recreation staff will be reviewing the final plan set with the design team in late January. Construction for the improvements are anticipated to take place in 2027.

Howelsen Ski and Rodeo Complex

Howelsen Hill experienced a slow start to the ski season due to unseasonably warm temperatures. These conditions significantly reduced snowmaking production during November and December. As a result of the delayed snowmaking season, Howelsen Hill opened one week later than scheduled. The facility officially opened for the season on Saturday, December 6, 2025.

On the afternoon of Wednesday, December 31, the Poma lift sustained damage to the light-side tower arm on Tower 5. No injuries were reported; however, the damage was significant and rendered the lift inoperable. Staff are working with Leitner Poma and the Colorado Passenger Tramway Board to evaluate repair options and determine next steps.

During a windstorm on the evening of Wednesday, December 17, Howelsen Hill lost multiple trees. The most significant damage involved a large Douglas fir that fell onto the start structure of the HS100 jump. Due to the complexity of the removal, highly skilled sawyers were required. SavATree was contracted to cut and stage the tree to safely clear the structure and stabilize the trunk sections. Full removal of the remaining material will take place during the summer months. A contractor was brought in to repair damage to the HS100 in-run start structure. Staff worked with Ruby's Construction to quickly complete repairs during the final three days of December to repair the HS100 jump in time for the following weeks ski jumping competition.



On the morning of January 1, 2026, the snowmaking pump at Howelsen Hill experienced a catastrophic failure. The pump overheated and expelled burned material and oil from the motor, rendering it inoperable. Staff are currently evaluating replacement options.

Howelsen Hill hosted the annual Winter Start Nordic Combined competition on December 12 and 13. While terrain for the Nordic portion was limited, all Alpine areas and jump flats were fully utilized, resulting in a successful event.

Howelsen Hill also hosted a successful 24th annual Murphy Roberts Holiday Classic slalom race on December 19. Staff worked diligently to produce sufficient snow and construct the racecourse in advance of the event.

Howelsen Ice Arena

A Request for Proposals (RFP) for the header trench refurbishment was posted on Bidnet on December 22, 2025. The solicitation has attracted interest from two local contractors, both of whom completed a site walk and inspection on January 5. Proposal submissions are due by January 14, with the project anticipated to begin in late April.

The Winter Curling League began on January 6. Six teams are enrolled in the program, which is scheduled during non-premium hours from 9:00 a.m. to 11:00 a.m.

Haymaker Golf

Haymaker staff are currently developing design plans for a new wedding venue located near Hole 14. The venue is envisioned as a simple, uncluttered space that emphasizes the natural beauty of the surrounding landscape. Once completed, the wedding venue is expected to generate additional revenue through catering and bar services, rehearsal dinners, and group golf outings.

The Nordic Center at Haymaker continues to await sufficient snowfall before trail grooming can begin. The facility is fully prepared for operations and will open immediately once adequate snow conditions are achieved.

Haymaker staff have finalized the 2026 nutrient management program for the golf course grounds. The program is based on soil analysis, including existing chemical composition, pH levels, and organic matter content, allowing nutrient applications to be precisely tailored to the specific needs of the course.

Youth Programs

The Youth Programs team delivered a successful series of winter events and School Days Off programs. Coordinator Haley Lewenczuk led her first Holiday Running Series, which attracted a combined total of 70 participants and was well received by the community. Rachel Jackson also successfully delivered the annual Holiday Craft Extravaganza, engaging 30 families from across the valley.

The full team of coordinators, seasonal staff, and returning college students facilitated nine days of School Days Off programming, providing high-quality care and service to families during the winter season. Participants enjoyed a variety of activities, including skiing at Howelsen Hill, bumping and skating at the Ice Arena, touring the Tread of Pioneers Museum, and participating in group crafts, STEM activities, and gym games.

The third session of Afterschool Action began on January 6, 2025. This session experienced steady enrollment and expanded ASSET club opportunities. In addition, the team has begun planning for summer camps. Several exciting updates to camp structure are underway, and more information will be shared as the season approaches.

Adult Sports

Recreation Supervisor, Austin Cagaanan, will attend Year Two of the Event Management School offered by the National Recreation and Park Association from January 11–16. This fully accredited program covers key topics including sponsorships, marketing, operations, safety, inclusivity, and budgeting.

Winter Indoor Volleyball leagues began on January 11, with two hours of drop-in volleyball offered at the start of each evening, followed by league play. Fall/Winter drop-in sessions have exceeded expectations, with several sessions drawing more than 40 participants.

The Town Challenge Ski Ascent Series will host its second race of the season, Mount Werner Madness, on January 21. With more than 60 season pass holders, participation is expected to surpass previous seasons. Registration is available for individual races throughout the season.

The department has partnered with the Steamboat Pickleball Center to offer a drop-in pickleball league beginning Wednesday, January 14, and continuing through March 4. The league will take place Wednesdays from 6:00–8:00 p.m. at the Steamboat Pickleball Center.

Parks, Open Space, and Trails

The Holiday Skyline installation at the 4th Street location failed due to a voltage issue. As a result, the skyline and associated spurs were damaged and will not be reinstalled this season. The department is currently working with Yampa Valley Electric to update the agreement and identify potential solutions moving forward.

On December 18, Parks and Recreation and Public Works collaborated to assess and address damage resulting from a wind event that occurred on the evening of December 17. The Streets Division began clearing impacted areas and rights-of-way that evening and completed the work by 12:30 p.m. the following day. Parks and Recreation evaluated parks, trails, and Howelsen Hill and reported minimal damage, largely attributed to proactive tree trimming completed earlier in the season. Any necessary clearing was completed or scheduled accordingly. Both departments responded to a limited number of individual service calls.

Public tree chipping was not required following the event. However, Parks and Recreation chipped collected debris at the Rodeo Grounds stables beginning the following day and continuing into early the next week. The Streets Division collected approximately 30 cubic yards of tree debris, which remained on-site through the weekend before coordinated chipping occurred early the following week.

Parks, Trails, and Open Space (POST) staff is managing the seasonal Christmas tree recycling program from December 26 through February 1 at Emerald Park, providing residents with a convenient drop-off location for natural trees to be chipped into mulch.

Due to the lack of measurable snowfall, POST staff have focused on deferred projects, including building and painting barricades, initiating seasonal task lists, standardizing operating procedures, and decluttering in preparation for an upcoming shop renovation in coordination with Facilities.

Yampa River Botanic Park

The Botanic Park ended the year 2025 with many generous year-end contributions.

Staff are working on plans for 2026 including fundraising, the annual gala Passport Through the Botanic Park, grant writing, the propagation greenhouse, and long-term master planning.

A windstorm event on Wednesday, December 17 uprooted a large lodgepole pine in the Park and knocked down five fence panels along the southern border of the Park into a neighboring backyard. The broken fence was removed, and temporary fencing was installed until the fence can be replaced in the spring.

Human Resources

The HR & Risk team is in the process of finalizing the annual performance management evaluation process as well as the annual compensation cycle. Both processes went smoothly and were completed in Workday for the first time, which included process improvements such as compensation statements. Our 2026 Benefits are also now in effect which includes the new HDHP with HSA option for eligible employees who opted in. The team is also still busy with recruiting activities as well as Workday activities as we continue to support the organization through the system adoption. On the Risk side, year-end compliance for MVR and FMCSA queries have been completed. Coming soon is, as part of our normal annual cycle activity, a worker's comp audit and wrapping up other insurance renewals. The team will also be continuing to work with our compliance partner JJ Keller on updating driver qualification files, partnering with Transit on upcoming compliance audit activities, and engaging and training the organization, as our safety incident reporting is now submitted via Workday.

End of Report