



## City Manager Report

April 21, 2026

**Thriving Community** - All community members experience a high quality of life in a resilient local economy with access to affordable and attainable housing and diverse recreational opportunities.

The Yampa River Botanic Park opened to the public for the 2026 season on April 7, 2026, the earliest opening date in the Botanic Park's history.

Trails are starting to dry out and open up to the public. Staff will be removing fallen trees over the coming weeks. We want to remind the public that conditions can change frequently with varying weather and please stay off muddy trails.

Parks maintenance crews have begun completing cultural practices on our sports fields thanks to the favorable early season weather conditions. We're optimistic that we'll be able to open fields by end of April, but this will remain weather dependent.

The Ski Ascent Series wrapped up its season on April 1 with a well-attended End-of-Season celebration and awards gathering, bringing together participants, volunteers, and supporters to reflect on another memorable year. While this season presented unique challenges, including our first-ever race cancellations on February 12 and March 26 due to insufficient snow coverage needed to ensure a safe and high-quality racecourse, the overall spirit of the series remained strong. Despite poor conditions, the community showed incredible resilience and appreciation for the events that were able to take place. The enthusiasm and continued support from participants highlight the importance of this series as a staple winter activity.

Looking ahead, momentum continues to build as we transition into our spring and summer programming. The 2026 River Race Series kicked off on April 15, and the second race will follow on April 29. In response to this year's unpredictable weather patterns and fluctuating river conditions, the decision was made to move the series forward by a full month. This proactive adjustment aims to better align with optimal river flows and provide participants with the safest and most enjoyable racing conditions possible.

Excitement is also building for the Town Challenge Bike Series, with the kickoff party scheduled for May 6 at Ride Workshop. This event will serve as both a season launch and a key engagement opportunity for the cycling community, offering participants their first chance to purchase Season Passes and connect with fellow riders ahead of the upcoming race series.

Participation in summer programming continues to trend upward. Summer Sand Volleyball registration is nearly at capacity, with 81 of 84 team spots already filled. Notably, both 2x2 divisions have reached full capacity and now have active waitlists, reflecting strong demand and continued growth in the program. Similarly, Summer Softball registration is off to a solid start, with 22 of 32 team spots currently filled, indicating steady interest as the season approaches.

Summer camp registration opened to nonresidents on April 10. Overall enrollment is currently at approximately 60% capacity across all programs, with many themed camps already full and maintaining active waitlists. Summer camps are fully staffed, and programming is well-positioned for a successful transition into the summer season.

Session 4 of After School Action began on March 24, continuing to provide daily afterschool care alongside ASSET club offerings Monday through Thursday. Current club offerings include Climbing, Board Games, Crochet, Sports, Filmmaking, Excel Gymnastics, Photography, and Ranger Club.

Youth Programs provided School Day Off (SDO) care during the week of April 20–23. The next scheduled SDO program will take place on May 15.

In partnership with the Parks and Trails team, Rachel Jackson supported the grand opening of new Little Free Libraries along the Core Trail. This collaborative effort expands access to shared community resources and supports literacy engagement.

The Area Plan Coordinating Committee (APCC) met in March to kick-off efforts to develop a Strategic Growth Element of the Steamboat Springs Community Plan – one of several new state requirements related to local comprehensive and housing-specific plans (first deadline is 12/31/2026). In March, APCC learned more about the state’s recently finalized guidance on the required element. APCC advised that the City should work with DOLA to determine if the adopted Community Plan (potentially with additional supplemental information) would fulfill the Strategic Growth Element requirements.

In March, the City issued two payments (\$5 million each) to YVHA under the terms of the City-YVHA Short-Term Rental Tax Fund Grant Agreement for Cottonwoods at Mid Valley. The Routt County Regional Building Department issued the Certificate(s) of Temporary Occupancy for Building 2 on March 25 and for Building 1 on March 27. The lottery process for Building 2 began earlier in the year, with the Building 1 lottery opening in mid-April, automated lottery draws continuing into May 2026.

The Planning Department continues to support the evaluation of requests for STR Tax Funds in support of various affordable housing projects - a few project-specific updates follow:

- Whitehaven Mobile Home Park – YVHA: On March 16, the Ad Hoc Housing Advisory Committee initiated its evaluation of a grant request (\$2.08M) from YVHA to replace aging water and sewer infrastructure serving the 27-lot Whitehaven Mobile Home Park. Based on the Committee’s initial review, YVHA anticipates submitting a substantively modified version of their proposal.

- Lagom small-footprint homes – Kruse Builders: The City Council Housing Sub-Committee directed staff to initiate an evaluation of the request (two investment scenarios) to support additional affordability mechanisms to the existing, fully-leased development (units have recorded Workforce Unit deed restrictions).
- City Council Housing Sub-Committee (April 16): The Sub-Committee will offer direction on two recently received proposals. Staff will schedule an initial evaluation meeting with the Ad Hoc Committee that will include Lagom and any other proposal that advances to evaluation based on Sub-Committee direction.
- The City released a Request for Qualifications for a Financial Services Partner to support the Affordable Housing Fund Rolling Solicitation Program on February 21. Statements of qualifications have been reviewed, and interviews were conducted the week of April 6. The next steps for securing a Financial Services Partner will be determined over the coming weeks.

On April 9, the YVHA Board reviewed a DRAFT Administration and Services Agreement related to YVHA's role as Program Administrator of the pilot Purchase of Deed Restriction Program. The YVHA Board noted their support for the draft agreement and directed YVHA staff to finalize the agreement (for Board adoption) and to initiate development of the pilot program's Administrative Procedures. The joint project team (City and YVHA staff) targeting program launch in early June).

The next two sessions of the new Slate Creek Neighborhood (Brown Ranch) governance group are scheduled for Thursday, April 30 and Friday, May 1. Both meetings will be held in the Vectra Bank conference room – 270 Anglers Drive. During the upcoming meetings, the group will continue their dialogue on key milestones and important questions, as well as endeavoring to finalize the group's description of the desired end state. Governance group members will share input received on these topics, as well as any decision-making guardrails which are decisions the group is entrusted to make by consensus vs decisions that should be reviewed by respective boards.

**Connected & Engaged Community** - The community is connected, inclusive and informed. Community members feel a sense of belonging and pride and celebrate our preserved history and rich cultural diversity.

Howelsen Hill ended the ski season a week early on March 22 due to unseasonably warm conditions. Closing day had a great turnout both for alpine skiing and tubing. All tubing slots were sold out for closing day and features built onto the lower face were still a hit, including a mini pond skim.

City 101 attendees toured Bob Adams field. After the tour, attendees took turns driving front end loaders with plows and flying the flight simulator.

Update on the Steamboat Springs Winter Sports Club Youth Sports Facility: The City of Steamboat Springs is seeking community feedback on a conceptual project proposal by the

Steamboat Springs Winter Sports Club (SSWSC) to develop the Youth Sports Center. The proposed facility would be located at Howelsen Hill and is intended to support Steamboat's long-standing commitment to youth athletics and recreation. Additional information at [SSWSC Youth Sports Center | Engage Steamboat](#). The open-participation survey was mailed on April 8 and the City's survey contractor, Polco, will close data collection on April 22. A draft report will be ready by May 20.

The City applied for grant funding from History Colorado – State Historical Fund (SHF). The grant project will complete an intensive-level Cultural Resource Survey for the Fairview and Riverside Neighborhoods. Grant award notifications are made by SHF on June 15, 2026. Along with a final Survey Report, the grant would fund 25 individual intensive-level Architectural Inventory Forms (OAHF 1403) for residential properties. The Survey Report will include methodology, historical contexts for each neighborhood, maps, and supporting documentation in line with the Colorado Cultural Resource Survey Manual. Survey and inventory of un-surveyed areas, such as these neighborhoods, was a key recommendation of the recently adopted Historic Preservation Plan (2025). This grant project would further the 2025 Reconnaissance Survey (lower-level survey) of the Fairview and Riverside Neighborhoods that the City funded independent of grant monies.

On April 13, HPC amended the official designation name of the Groesbeck-Marshall House to the Crowell-Marshall House. Request for an official name was sought after new information regarding the structure's original builder came to light through research conducted by staff and HPC Chair, Katie Adams. The original builder was James Crowell, who constructed the residence for his daughter and son-in-law, the Ashleys. The Ashleys did not live in the residence long, but historical record boasts the structure as having the first bay window in Steamboat Springs. James Crowell moved to Routt County with his wife, Mary J (Hawthorne) Crowell, from Virginia in 1883. Crowell was a member of the Fourth Virginia Infantry during the Civil War. Following the war, he mastered his carpentry skills prior to moving out west. This new information will be integrated into the historic designation record.

On April 13, the Historic Preservation Commission (HPC) locally designated 104 Logan Avenue as a Historic Resource to the Steamboat Springs Register of Historic Places. The structure meets two of three Eligibility Criteria for a Historic Resource, historical importance and architectural importance. The structure was originally built in 1938 and was constructed by a local builder, O.C. Bartholomew. As was common for many builders of the past, Bartholomew signed an interior piece of wood used to construct the home. The current owners found this signed feature, confirming the local builder. While the house looks modest, it is a wonderful local example of a historic structure with a larger rear addition, highlighting how our Local Register allows and celebrates physical change. For additional information on the structure's historical and architectural significance please see the design snapshot in Attachment 12

Ski Rodeo staff and Historic Planner Caitlin Berube-Smith met with Board members from the Steamboat Springs Pro Rodeo Series to investigate historic designation for the Rodeo. Benefits of designation include preserving Steamboat Springs' unique ranching heritage and culture, accessing grant funds for maintenance, and potential funding for planning to complete the rodeo master plan.

**Healthy Environment** - The natural environment is stewarded by taking bold climate action, restoring and protecting river ecosystems, and conserving the natural landscapes, forests, and wildlife that define our community.

Botanic Park staff are researching and planning for irrigation conservation and reduced chemical applications for tree health.

The Parks Division has developed a comprehensive irrigation plan that has been approved by both the City's Water Department and the Mount Werner Water District, ensuring our irrigated parks are watered as efficiently as possible and remain in full alignment with current drought restrictions.

Development Review Planning staff completed training, made available by the Colorado Energy Office, focused on real-world application of the City's newly adopted Electric Vehicle Charging standards.

Planning staff have drafted updated landscaping standards for commercial and multiple family residential development to improve water efficiency, strengthen wildfire resilience, and modernize outdated requirements. The proposed changes reduce highwater turf, encourage drought tolerant plants, require more efficient irrigation, and incorporate defensible space principles to better protect structures from wildfire. City Council will review the updates for adoption at hearings on May 5 and May 19. If adopted, the new standards would take effect July 1, 2026, allowing time for education and transition. Community members are encouraged to participate through public hearings or online engagement.

C Hole Improvements: Staff is currently preparing an RFP for the design of access improvements on and off the Core Trail, needed upland bank stabilization and landscaping improvements that can serve as better access and erosion mitigation. Staff expect to advertise the RFP in June of this year. Construction is anticipated to occur in 2027.

The airport worked with the City Manager, Parks & Recreation, HR & Risk Management, and Fire departments to support fuel-remediation efforts at the aircraft crash site on Emerald Mountain.

Utility division staff are evaluating a self-service customer portal that would allow customers to view their real-time water use. This tool would help customers detect plumbing leaks sooner and monitor their water conservation. The IT Department is reviewing the platform to ensure it meets state accessibility requirements.

With record-low snowfall and unusually high temperatures this winter, construction stormwater inspections began at historically early dates in early March rather than the usual timing in mid-April. On the positive side, the warm spring conditions have supported early new growth of native grasses planted last fall to revegetate disturbed areas. Successful revegetation not only creates opportunities for earlier project closeout for developers and City projects, including the Pine Grove Road project, but more importantly helps reduce sediment pollution to our waterways, including the Yampa River.



**High Performing Government** - Excellent public services are delivered through a fiscally sustainable model, an empowered and engaged workforce, and a culture that prioritizes innovation, employee well-being, safety, and transparent, customer-focused service delivery.

The third year of STR license renewals began in March 2026. The renewal window opens 60 days prior to the expiration date of the license. Per City Council's direction to staff in September 2025, in addition to the automated renewal email that is sent to all STR business owners 60 days prior to expiration, staff is manually sending renewal notices to STR business owners who have not completed their renewal applications at 30 days and again at 15 days prior to expiration. If a license expires, staff also manually sends an expiration notice. To date, all 118 renewals due in March have been processed. All 346 renewals due in April have been reviewed, with 309 processed; 323 of the 395 renewals due in May have been reviewed, with 130 processed. Renewals due at the beginning of June have not yet been reviewed. As of April 8, 2026, there have been 42 new STR licenses applied for: 20 new, first-time STR rentals added to the market, and 22 new STR licenses issued due to property sales.

An early start to the golf season created unexpected pressure on the maintenance department. The Human Resources department stepped in quickly by implementing a group orientation/onboarding event at Haymaker Golf Course. HR enabled the maintenance department to assemble a capable workforce in time to meet the demands of the early season, ensuring the course will be in excellent condition for opening day.

The airport completed a software transition of its point-of-sale (POS) system, with staff working alongside technical support to ensure a smooth changeover. The go-live occurred on March 25 with no service disruptions. Revenue figures for the airport are not available this month due to this transition, but they will be available again next month.

The streets division repaired hundreds of street signs damaged over the winter.

The City utility division completed 24 permit reviews in March.

**Safe Community** - The safety and well-being of all community members is prioritized by mitigating natural hazards, strengthening emergency preparedness and response systems, and fostering a culture of trust and collaboration in public safety.

The Parks and Recreation Land Management Division and Police Services briefed the Parks and Recreation Commission on enforcement and communication efforts following a February 5, 2026, dog bite incident on Blackmer Trail and Howelsen Hill. After meeting with Steamboat Digs

Dogs, the partner group published a letter on February 26. SSPD developed and implemented an enhanced enforcement plan, increasing patrols, issuing citations without warnings, and using both Community Service Officers and drone support. Parks and Recreation staff supported this approach and continued collaborating with Steamboat Digs Dogs while monitoring safety, enforcement, wildlife issues, and community needs, and evaluating off-leash areas as necessary. Staff will conduct an After-Action Review of the enforcement plan with partner Steamboat Dig Dogs to identify opportunities for additional communication and future management strategies.

In response to growing safety concerns related to e-bike usage on City trails and roadways, the Parks and Recreation Commission is hosting a collaborative discussion with representatives from the Parks and Recreation Department, Police Department, Public Works Department, and Routt County Riders. The conversation has focused on the complexities, challenges, and opportunities of adapting trail and multi-modal infrastructure, as well as developing appropriate regulations, education, and enforcement strategies to ensure safe and equitable use for all community members. An update and community discussion took place at the April 8 Parks and Recreation Commission meeting.

The airport met with the Police Department to discuss the potential relocation of the police training shoot house to airport property north of County Road 44. An inquiry was submitted to the Federal Aviation Administration and the Public Works Director to evaluate feasibility.

The streets division replaced two 100-foot cables on the banner poles over Lincoln Avenue to help ensure the banners stay secure during high-wind events.

Building repairs on the Squire Building at 8th and Lincoln have begun. The right-of-way permit allows work impacting the right-of-way through August and includes conditions requiring continuous pedestrian access around the work zone for the duration of construction. Three parking spaces on 9th St., adjacent to the alley and in front of Beard & Braid, will be temporarily restricted throughout the restoration period.



**Reliable & Resilient Infrastructure** - The City's infrastructure systems are planned, designed, and maintained to be safe, sustainable, and resilient and to effectively support current and future community needs.

FlowRide Concepts will be back in the second week of May to perform the first-year maintenance work that was contracted with the original contract for the Highway to Hell downhill trail. Emerald Mountain Downhill Directional Trail was finished in late summer of 2025.

This maintenance work will address natural settlements, and any wear issues noticed during late season riding. This maintenance work is anticipated to last 2 weeks.

Slate Creek parkland acquisition project is preparing for a July 20, 2026, closing. Staff is preparing the due diligence submittals that are required for each of the grants the City has received.

The Bear River Park Improvements project is paused waiting for neighboring development to advance to allow the secondary access and potable water connections needed to advance the park project. The Yampa Valley Housing Authority's water and sanitary sewer improvements project is currently seeking STR funds as a portion of the funding strategy for the Whitehaven neighborhood project. YVHA is reworking their application and is targeting summer 2027 for its construction season. Bear River Park is ready to advertise an RFP for the first phase of construction after YVHA or the Streamside development issue a Notice of Award to their contractor.

Howelsen Hill Pumphouse Improvements Project construction will begin the first week of May. This mechanical phase of the project will be heavy with electrical upgrades to the primary electrical delivery and the pumphouse control systems. The new high service pump and process piping will greatly increase the future pumping capacity of the facility.

Emerald Park Playground Improvements: Parks & Rec staff will begin removing the old playground the week of April 20. Staff have selected Duckels Construction as the general contractor for the civil site improvements portion of the project and their work will begin May 4. The new playground equipment is currently being ordered, and the installation is scheduled to begin August 3. The new playground is anticipated to open to the public on September 30.

Emerald Park Irrigation Replacement: P&R staff have prepared a final draft of the construction documents for the replacement of the entire irrigation system in Emerald Park. Once the review of the final draft is complete, the RFP will be advertised in early May. Construction is currently anticipated to begin in Spring 2027. This project will result in the closure of Emerald Park fields for the entirety of 2027. However, the parking lot, new playground, and Botanic Park are expected to remain open.

Yampa River Botanic Park (YRBP) Expansion: Because the Emerald Park irrigation system is being replaced in 2027, the YRBP has expressed interest in using this opportunity to expand the park's boundaries. Several months of discussion between P&R staff and the YRBP board have led to a draft agreement for an expansion of the YRBP approximately 50 feet to the north into the current multi-use field space. This will require significant modifications to the Emerald Park parking lot and the existing landscape berm to the south of the lot. This project is anticipated to be advertised concurrently with the Emerald Park Irrigation Replacement Project RFP in May of this year with construction anticipated to occur in 2027.

Little Toots Park Raw Water Irrigation Project: Staff has received 100% design drawings for the Yampa River and Soda Creek raw water intake structures and is currently performing a final

review of the bid package. Construction for the improvements is anticipated to take place in 2027.

Staff are working on a joint improvement project with the Steamboat Springs Pro Rodeo Series to replace the secretary's office at Romick Arena. The secretary's office building is at the end of its usable lifespan, and the City will be replacing, relocating, and upgrading the electrical infrastructure housed in that building. The Pro Rodeo Series will be replacing that building with a new building to function as the secretary's office to improve the contestant experience and the visual appearance of infrastructure at the facility.

A pre-construction meeting for the airport terminal area improvement project was held on March 30. Airport staff attended along with Garver engineers and project managers from United Companies.

Keystone is scheduled to begin the final water meter replacements in May 2026 as part of the ongoing Water Meter Replacement Project.

Staff completed updates to the 2024 Standard Specifications for Water & Wastewater Utilities in March. The revised standards took effect on March 16 and now apply to all permit applications submitted on or after that date.

Spring fire hydrant flushing by the utility division began in March and will continue until the entire system is complete. Flushing keeps the drinking water system clean, safe, and reliable by moving fresh water through the pipes, clearing mineral buildup and sediment, improving water quality, and confirming hydrants work properly for emergencies. While it may look like water is being wasted, flushing is an important maintenance step that protects public health and maintains system reliability.

The Wastewater Treatment Plant treated 111 million gallons of wastewater in March, a 29 percent decrease from March 2025, when 157 million gallons were treated. This decrease occurred because inflow and infiltration peaked much earlier and was significantly lower than last year, due in part to unseasonably warm weather that arrived earlier than usual.

The streets division completed 60 feet of culvert replacement in the Storm Meadows area.

Streets crews cleaned roadside ditches in both the Montview and Storm Meadows neighborhoods.

The streets division finalized its contract for street striping with Straight Stripe.

Streets crews built five electric vehicle (EV) charging stations for the facilities team, including forming pedestals, pouring concrete, and excavating a 2-by-30-foot trench at the Public Works building.

The streets division constructed four new storm sewer inlets and will flush culverts throughout the spring to prepare for the paving program.

Streets crews will inspect culverts throughout the spring and replace them as needed.

Two bids for the US40 Trail West project were received on March 12; both were within the City's budget. The Colorado Department of Transportation (CDOT) provided concurrence to award the project to the low bidder, Duckels Construction. The Notice of Award was issued in early April. Construction is anticipated to begin in early May and continue through 2027.

Three bids were received for the Complete Streets Segment 4B Phase 2 project along Mt. Werner Circle. The low bid from Native Excavating was within budget, and City staff and the URA project manager have agreed to move forward with awarding the project to Native Excavating. The Notice of Award is anticipated in mid to late-April, with construction starting in May and lasting 2–3 months.

On March 9, the City engineering staff conducted traffic counts at 3rd St. and Pine St. to evaluate potential intersection control improvements, observing vehicle, bicycle, and pedestrian movements and traffic behavior. On March 12, staff collected bicycle and pedestrian cross-traffic data on 2nd St. and E. Maple St. and documented crossing locations to assess the need for additional crosswalks. Staff will analyze the data collected in the coming weeks to determine whether improvements are warranted at either location.

Work affecting the right-of-way for the 1010 Yampa Street private construction project has begun following issuance of a Right-of-Way Permit. Expected impacts through April include closure of the six on-street parking spaces along 10th St. fronting the property. Future phases may result in more significant impacts, such as lane reductions or temporary street closures. Any major impacts will require separate review and approval under an additional Right-of-Way Permit and may occur later in April.

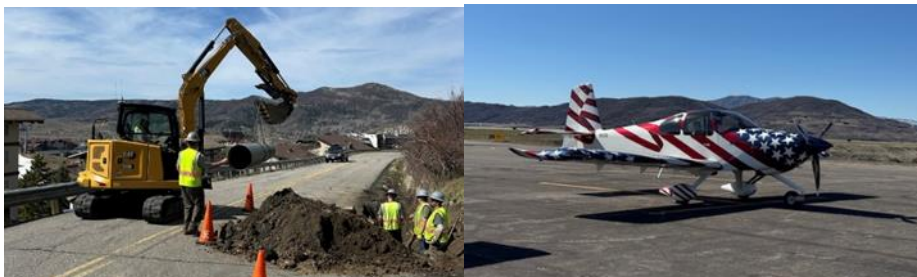
Steamboat Springs Transit thanks the more than 60 transit division employees who worked throughout the winter to provide local and regional bus service.

The transit division reported that winter ridership finished 14% lower than last winter, with 649,242 total local rides. Year-to-date ridership reached 516,625, which was 15% lower than the same period last year. Cost per passenger increased 69% from last winter to \$7.73 per ride.

Steamboat Springs Transit ended the winter season with 92% of buses running on time, an improvement over last winter's 89% on-time rate.

The Yellow Line averaged about 104 passengers per day.

See Attachment 2 for Public Works graphs.



## Upcoming Meetings & Events

April 22 – Golf Management Committee – 8:30 AM – Haymaker Club House

April 22 – Mineral Springs Committee – 2:00 PM – Parks and Recreation Conference Room

April 23 – Planning Commission – 5:00 PM – Centennial Hall

April 30 – Slate Creek Neighborhood Governance Group – 2:00 PM – Vectra Bank

May 1 – Slate Creek Neighborhood Governance Group – 9:00 AM – Vectra Bank

May 7 – Area Plan Coordinating Committee – 3:30 PM – City Hall (Paachihpi Conference Room)

May 11 – Historic Preservation Commission – 5:00 PM – Centennial Hall

May 13 – Golf Management Committee – 8:30 AM – Haymaker Club House

May 13 – Parks and Recreation Commission – 5:00 PM – Centennial Hall

May 14 – Planning Commission – 5:00 PM – Centennial Hall

May 19 – Joint CC/BCC Meeting (Strategic Growth Element) – 5:00 PM – Centennial Hall

May 20 – Parkland Acquisition Committee – 8:00 AM – Parks and Recreation Conference Room

June 9 – City Council Work Session (Housing Needs Assessment + Housing Action Plan;  
Downtown Plan Review; Design Standards Update) – 5:00 PM – Centennial Hall