

DDA

Downtown Development Authority
Rifle, Colorado

MINUTES

Wednesday, March 6, 2013
Rifle City Hall

1. CALL TO ORDER:

Chairperson, Jay Rickstrew, called the meeting to order at 7:06 a.m.
Members Present, Tom Stuver, Gil Frontella, Nella Barker, Wilma Paddock, Randy Winkler, and Diane Razez
Members Absent: Michael Langhorne, Sally Brands
DDA Manager Present: Helen Rogers
Guests Present: Ed Arnold; Rifle Citizen, Nathan Lindquist; City Planner, Dana Ingram; RREDC/Main Street Director, Frank Ladd; RACC, CEO, Jim Charlier; HUD/DOT Consultant, and John Dyer; Rifle Police Chief

2. APPROVAL OF MINUTES:

A motion was made by Paddock, seconded by Barker, to approve the minutes of February 6th, approving unanimously.

3. BILLS TO BE APPROVED:

1) VIP Trash Services; \$140.00 for Monthly Charges for Trash Pick-up. A motion was made by Paddock, seconded by Barker to approve the bills, approving unanimously.

4. FINANCIAL REPORT:

The Financial Report was presented for review. A motion was made by Barker, seconded by Frontella, to accept the financial review, approving unanimously.

5. MANAGER'S REPORT:

DDA Administration – 74 hrs.

- Attended the Colorado Preservation Conference in Denver, Feb.7th +8th. Great networking opportunity with DOLA Reps and Downtown Colorado Reps. Sessions attended included development of local preservation commissions, design assistance programs including landmark rehab loan programs and public private partnerships. Also attended a building code session on the IEBC (International Existing Building Code) which Rifle has adopted, where building officials can take a common sense approach to owners who want to rehab their buildings.

- Work continues to develop Main Street priorities and objectives. Sketched out program ideas for the Ragowski Property on West 2nd and Railroad.
- Met with Chamberlain Architects from Grand Junction to get a second estimate on Wayfinding design.
- Attended State of the Community Luncheon.
- In contact with Union Pacific Railroad staff concerning the Billboard Sign.
- Includes daily emails and communication with City Staff and others, prep for DDA Meeting, DDA Meeting and Minutes, Budget Report, and Manager's Report.

New Ute Events Center Restoration – 14 hrs.

- Six General Contractors were selected to bid on the interior renovation. Initial Site walk through was held Feb. 25th. Another one for sub-contractors occurred this past Monday. Projected time for construction will take 6-8 months once it begins.
- The NUTS group will be meeting with City Council to discuss programming of the UTE and how to structure the Operations and Management as well hiring an executive director.
- Symphony Swing with the Symphony in the Valley was held Friday, Feb. 22nd.

Visitor Improvement Fund – 8hrs

- Made contact with new CDOT ROW Coordinator, Kathy Freeman. Submitted 90% engineering plans, T&E Species Report, Cultural Resources and legal description of site. The project was passed on to their 'Environmental' group. Met with LoVa Trails Exec. Director Larry Dragon. He is offering to write whatever grant we decide to apply for. Suggests a Community GoCo Grant where it would be designated a park. Grant is not due until November
- Distributed more Garfield County Rack Cards and maps to Parachute Library. Working with area photographers, to obtain photos of significant historic structures, such as the Post Office and natural resources such as the Rifle Arch, Historic Truss Bridge and others.

6. CHAMBER UPDATE:

Frank Ladd reported the Annual Awards Banquet will be held March 9th at Grand River Hospital. The Chamber has been following legislative reports that affect our businesses on a non-partisan basis. Women in Business will be held at Grand River Hospital on March 19th. The event will include a fashion show. Taste of the Town is scheduled for April 3rd. The Annual Chamber Golf Tournament will be May 3rd.

7. NEW BUSINESS:

A. Rifle Police Chief, John Dyer

The police chief came to the DDA meeting as a good will gesture, to introduce himself and the desire to be connected to the downtown. Dyer wondered how the 2 hour parking restriction in some of the downtown areas was working and since a CSO (Community Service Officer) is yet to be hired, if there were any changes that needed to occur. The DDA Board indicated no changes were needed.

Dyer indicated he would like to start a Citizen Volunteer Group, who could be the eyes and ears to code violations, help with record keeping and indicate when elderly people are unable to shovel their sidewalks, possibly helping with that.

The DDA Board did ask that the police have a greater presence downtown. Also, to better monitor the state smoking regulations.

Dyer also indicated he would look into the 'state crossing' pedestrian road signs that other communities have in order to slow down traffic and allow people to cross.

B. HUD/DOT Grant Design Directions, Jim Charlier

Jim Charlier presented the latest Action Plan with regard to the Downtown Rifle Transit Oriented Development Strategic Plan. He stated the near goal is to get as many projects lined up as possible, so if the funding is available, it will be ready to go.

The 'Emerging Opportunities' list consists of TOD planning with regard to aligning commercial and residential infill opportunities with pedestrian, bicycle and transit planning; Catalytic Redevelopment Sites which will positively impact other sites in the downtown area, triggering further public and private investment; District Wide Utility Systems, such as storm water detention, parking and energy generation which can be implemented as district-wide service in the downtown; Connecting to the Colorado Rifle and Rifle Creek, an under-utilized natural asset; and Prioritizing the Pedestrian by creating a lively pedestrian place where people can come to shop, eat, stroll and linger.

The Action Plan identifies over 20 projects in the downtown to be implemented at various periods over the next 15-20 years. The three highest projects are 1) Creekside South Residential Development, 2) 2nd St. Pedestrian Corridor, and 3) Railroad Ave Streetscape and Pedestrian Improvements.

A group of representatives from the City and several consultants will be meeting with the USDOT, HUD, DOLA, and the EPA next week to discuss the project.

C. Downtown Priorities List Map, Nathan Lindquist

Nathan presented an expanded map of the DDA District showing the potential Downtown Improvement Projects.

1. Gateway Intersection; Railroad Ave. and Hwy 6&24 – To include Streetscape Design, Entry sign on Shell station corner and possible art on the Kum & Go wall.
2. Parking Structure - To include public art on the south façade wall, and murals on the west wall.
3. Second Street Community Event Space – Need to regard and rotor-mill lot, landscaping, add electricity and possible shelter.
4. West 2nd St. – Design Streetscape.
5. West Avenue – Design Streetscape, finish lighting, and possible Quest building mural.
6. Railroad Ave. – 2nd St. – 4th St. Design Streetscape, Murals on Christner's building. Redesign the old Timberline mural wall. Add seasonal flower pots.
7. Henry Building – Replace Awning, investigate building rehab and future use.
8. Rifle Creek – 3rd St. to 5th St. Create and Art Fence and Wall, City to dismantle Lumber Bins and obtain asbestos reports, design improvements on east side of creek.

General Improvements: Façade Renovation, Beautification Projects, and find financial matches for streetscape construction grants.

D. RREDC and Main Street Update, Dana Ingram

Dana stated she has been working with area business owners to identify need for DOLA's Main Street Architect to create façade renovations for two buildings. There is no cost for this program.

The RREDC continues to work on obtaining a grant from the USDA Rural Development Department for matching Revolving Loan Funds for \$50,000. The RREDC will accept responsibility for creating the process of the loan.

Dana requested funds from the DDA to help with the 'Renew Rifle, Spring Community Day', to be held on Sat., April 20th. After much discussion, Jay Rickstrew offered to help pay for the event with a \$1,500 donation from Alpine Bank.

The plan is to roto-mill the site and add asphalt, to construct a 'Buck & Rail' wood fence along Railroad and plant a few shrubs in the corners as well as new clusters of flower pots. It was recommended to add an irrigation system to the site to make watering more cost effective.

Working continues on the Art Fence Project with the Rifle High School Art Club along the Rifle Creek Path. Dana is submitting a grant proposal to DOLA for funding.

E. DDA / Council Workshop Discussion Items, Wed. March 13th

Rogers asked Board members if there were any items they wanted to discuss at the upcoming yearly workshop with Council. One suggestion was to discuss positive outcomes over the past year.

F. Other

Frontella asked for signage reimbursement for a new business that moved into one of his buildings on West 3rd St. where the Bakery used to be. The business is called, 'Marian's Fashion'. The cost of the total sign is \$340, of which 2/3rd the cost is reimbursable. A motion was made by Barker, seconded by Stuver to approve \$224. The motion passed.

8. PROJECTS

A. Wayfinding

At the request of Board members, Rogers solicited another architectural landscape design firm, Chamberlain Architects, from Grand Junction to create an estimate for services for Wayfinding signage design. Nathan Lindquist, City Planner and Rogers met with them to discuss the project. Their estimate came in at \$8,743.

As DHM from Carbondale submitted a proposal for creation of design level wayfinding for Rifle at a cost of \$6,800, it was decided to go with DHM. Rogers will contact both firms. The Main Street Committee will participate in the process and come up with 3 architectural designs to choose from.

B. Downtown Flowers

Rogers requested two bids from area Greenhouses, Alpine Garden Center in Silt and Niemann's Gardens in New Castle. Niemann's was the lower bid this year with \$2,391 for 24 plantings for the flower pots and Alpine Garden Center was at \$2,400. A motion was made by Barker, seconded by Frontella to go with Niemann's Gardens. The motion passed. Rogers will ask VIF to participate in half the cost at their next meeting.

C. Renew Rifle, Spring Community Day, Saturday, April 20th

The Main Street Committee has rebranded the event in hopes of gathering better volunteer participation. Using W. 2nd St. site improvement as one highly visible site, other locations such as Centennial Park and the downtown curb extension mulching will be targeted for clean-up.

9. MAINTENANCE:

A. Old Billboard on Union Pacific Property

Rogers was finally able to make contact with the decision makers. A Contractor's Release of Liability and Indemnity needs to be signed with the City of Rifle Construction Crew and then deconstruction of the Billboard can begin.

10. ADJOURN: The meeting adjourned at 8:35am.

Respectfully Submitted,

Helen Rogers
DDA Manager