

DDA

DOWNTOWN DEVELOPMENT AUTHORITY
202 Railroad Avenue - P.O. Box 1908 - Rifle, CO 81650
Phone (970) 625-2121

MINUTES OF September 2, 2009

1. **CALL TO ORDER:** Chairman, Randy Winkler, called the meeting to order at 7:00a.m.

Members Present: Andrew Legg, Garrick Frontella, Jay Rickstrew, Jeanice Freeman, Gil Frontella, Jim Voorheis, Sally Brands, Tom Stuver, Jennifer Sanborn, and Michael Langhorne

Members Absent: None

DDA Manager Present: Helen Rogers

Guests Present: RACC Director; Annick Pruett, Rifle City Manager; John Hier, Rifle Assist. City Manager; Matt Sturgeon, City Planner; Nathan Lindquist.

2. **APPROVAL OF MINUTES:** A motion to approve the minutes of August 5, 2009, with corrections was made by Freeman, seconded by Gil Frontella and approved unanimously.

3. **FINANCIAL REPORT:** The July financial report was available for review as well as the latest detail ledger. Rogers pointed out several discrepancies to be addressed. Rogers, along with Brands, Freeman, and Winkler will meet to discuss the 2010 budget. A motion to approve the financial report was made by Brands, seconded by Garrick Frontella, approving unanimously.

4. **BILLS TO BE APPROVED:** Winkler moved for payment of bills.1) Mr. Power S / Sandor Drucker, Sidewalk Pressure Wash: \$750.00, 3rd St. Watering: \$400.00, 3rd St. Hanging Baskets: \$600.00, total \$1750.00 2) Gil Frontella, weeding/maintenance of 3rd and 4th St. curb extension planters. A motion to approve the bills was made by Brands, seconded by Langhorne. The motion carried unanimously.

5. **CHAMBER UPDATE:** RACC Director, Annick Pruett, presented the Chamber Updates. The featured Chamber business of the month is Western Rockies Federal Credit Union. Business After Hours will be held at 'Ruby of the River Ranch', in Silt, on Thursday, Sept. 10th.

6. **NEW BUSINESS**

A. **East Gateway Project Review, Matt Sturgeon**

Matt Sturgeon presented an update from PBS & J. There are currently three design concepts for the off-ramps on I-70, including 'Colorado River', 'Farmland Grid', and 'Talus Slopes'. The DDA was in agreement with the VIF Board, favoring 'Talus Slopes'. Also entry monument signage 'C' was favored. Also discussed were circulation concepts for Hwy 6 and SH13. More concepts will be forth coming.

B. **Downtown Zoning**

Matt Sturgeon asked that DDA members suggest how best to address the

downtown zoning issues. A few members from the board could contribute ideas through a larger group comprised of City Staff, and other citizens or the Design Community at large.

C. Rifle Shopping Incentive Program

Rogers relayed information from Mike Braaten, who put together an incentive program for City Council discussion in a workshop setting. The 'Rifle Bucks' concept is that the 'bucks' are 'coupons' valued at \$20 and redeemable at participating Rifle merchants and restaurants with a minimum purchase of \$60 at one time with a single business. Merchants and restaurants retain the 'bucks' and the City of Rifle will reimburse them \$20 for each 'buck' collected on their \$60+ sales. Exclusions would be Tobacco, Services, Lottery Tickets and Gasoline. Another exclusion could be Alcohol and Pharmaceuticals. It is estimated the City could spend up to \$50,000 for this program if distributed in the Citizen Telegram one time. The question arose whether it should occur only one time or twice before the end of the year.

D. Downtown Promotion / Sidewalk Sales

Freeman reports the sidewalk sales are continuing to be a success by those who participated. Several merchants will participate in advertising on KMTS Radio.

E. New Signage / Building Improvements

Rogers submitted a building improvement request from Don Locke for painting the exterior of his building at 121 W. 3rd St. The total cost of paint was \$452.80. DDA will reimburse \$200 per 25 linear feet of store front improvements. A motion was made by Brands, seconded by Sanborn to approve payment of \$200. The motion passed unanimously.

F. Board Membership

Winkler stated the importance of DDA compliance with board positions. After the September 8th election, there may be other seats available. As members, Jim Voorheis and Garrick Frontellas' employment/professional positions have changed, they are no longer eligible to be on the board according to the by-laws. Also, if Winkler gets elected to City Council, he cannot be chairman if DDA.

G. Other Items not on the Agenda

Nathan Lindquist presented several parking strategies for the Central Business District, applying suburban parking requirements to the downtown. These strategies refer to the new Remington Square Parking Options.

1. Total Parking spaces required are 118. Developer provides 46 spaces on-site, leaving 72 spaces to be paid for with parking in-lieu fees. Developer must pay \$20,000 per space. Total parking in-lieu fees would be \$1,440,000. This option includes all the existing 13,000 sq ft building plus new residential space and new commercial space.
2. Total parking spaces required are 63. Developer provides 46 spaces on-site. Leaving 17 spaces to be paid for with parking-in-lieu fees. Developer must pay \$20,000 per space. Total parking-in-lieu fees would be \$340,000. This option includes a 5,000 sq ft exemption for commercial space and shared parking concept which reduces the residential parking by 50%.
3. Total parking spaces required are 49. Developer provides 46 spaces on-site, leaving 3 spaces to be paid for with parking-in-lieu fees. Developer must pay \$20,000 per space. Total parking-in-lieu fees would be \$60,000. This option includes and exemption for the bottom floor of the building (9,000 sq ft.), plus shared parking, plus a 5,000 sq ft exemption for commercial buildings.

Most members agreed the 3rd option seemed the most reasonable.

7. PROJECTS:

A. Ute Theater Structural Assessment

Rogers reports John Hier will be informing City Council about the life safety issues at the theater. The 'Critical Deficiencies' issues such as the exit doors on the north side of the theater, water damage, electrical systems, and egress problems need to be addressed to City Council for action. The recent 'Ute' committee needs to have further discussion with City staff in regards to the creation of a non-profit board to help manage the theater. A meeting will be set up to discuss further. Hier will ask City Council for \$45,000 to help fund repair of these critical deficiencies.

B. Graffiti, 9th Judicial District Probation Dept.

Rogers reports she will continue to coordinate clean-up projects with Ed Rosendale, Supervisor for the 9th Judicial Probation District and other probation officers to assist juvenile offenders in removing graffiti to help with their 'Restorative Justice' practices.

C. Farmer's Market

Rogers stated there are only 4 markets left. The Vendor promotion is going well. An apple pie contest will be held Sept. 18th. Prizes will be awarded.

D. Pedestrian Crossing on Railroad Ave.

The extended large flashing lights were installed on both signs. Impact of additional lights still needs to be evaluated as some cars are stopping for pedestrians and some are not.

E. CLEER Energy Grant (Lighting)

Rogers reports the new LED lights were installed. The light posts were painted by City Staff. Rogers purchased the paint.

F. Moose Lodge

Rogers stated the Moose have agreed to power wash their building. Rogers has been in contact with the Library construction managers from APC (Adolfson & Peterson Construction) regarding reclamation of the building blocks used on the Country Attic. They are the same size and material as the Moose Lodge. Rogers met with Fred Patterson from APC to obtain cost estimates but has not heard back from him. They can obtain more LEED points if the block is reused.

Rogers also reported obtaining half the cost of creating three murals for the downtown from the Visitor Improvement Board and is seeking funding for the other half.

8. MAINTENANCE:

A. Traffic / Pedestrian Issues:

B. Curb Extensions – Planters, Weeds:

C. Parking Lots:

D. Alleys:

E. Street Lights:

F. Trees:

9. ADJOURN: The meeting adjourned at 8:20am.

Respectfully submitted,
Helen Rogers, DDA Manager

