

DDA

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

MINUTES OF February 6, 2008

1. **CALL TO ORDER:** Chair Gil Frontella called the meeting to order at 7:08 a.m.

Members Present: Randy Winkler, Gil Frontella, Michael Langhorne, Jennifer Sanborn, Tom Stuver, Sally Brands, Garrick Frontella, Jim Voorheis

Members Absent: Jay Rickstrew

DDA Manager Present: Helen Rogers

Guests Present: Rifle City Mayor, Keith Lambert, City Manager, John Hier, Recreation Director, Aleks Breidis, Assistant City Manager, Matt Sturgeon.

2. **APPROVAL OF MINUTES:** A motion to approve the minutes of January 5, 2008 was made by Jen Sanborn, seconded by Garrick Frontella and approved unanimously.

3. **FINANCIAL REPORT:** A financial report through November of 2007 was available. Gil Frontella stated he would like to see a closer chart of accounts with regard to the maintenance line in the budget. A motion to approve was made by Stuver, seconded by Brands and the motion carried unanimously.

4. **BILLS TO BE APPROVED:** Gil Frontella moved for payment of bills.1) Mr. Power S, Sidewalk Cleaning with Vacuum Sweeper, 1 time during January: \$300.00 2) Budget Line Trash: 2/1/2008, \$130.00 3) Micro Plastics, (3) Public Parking Signs for Alley next to Museum: \$125.66. Garrick Frontella made a motion to approve the bills, seconded by Winkler. The motion carried unanimously.

5. **CHAMBER UPDATE:** Chamber Executive Director, Annick Pruett, presented the Chamber news for January and February. The Ice Fishing Contest at Rifle Gap was successful with 384 anglers participating. The 3rd annual State of the Community Luncheon is sold out and slated for Thursday, February 7th, at Columbine Restaurant. Feature speakers are Rifle City Manager, John Hier, Garfield County Commissioner, Larry McCown, Steve Soychak with Williams Production, Glen Ault of Aspen Land and Homes / Sotheby's and Martie Wisdom of Grand River Hospital District. The annual Chamber dinner will be held March 29th at the Flint Energy Building. The theme will be centered on 'pirates'.

6. **NEW BUSINESS:**

A. West End Development Update

Matt Sturgeon reported on the meeting with Vandewalle and Associates, Elevation Partners and others including DDA members who made up an Advisory Team to strategize on how the West End Development could come together. The urban or 'town center' concepts evolved into three to four directions. The group will return on Feb. 29th to present concept plans.

Sturgeon will then present it to DDA and City Council on March 5th.

B. Rifle Economic Development Committee

Michael Langhorne asked DDA to consider new strategies for the Health and Wellness Center. With new adjacent property availability, it changes the scope of the project. Grand River Hospital District has specific needs including a pool, office space, and clinic use but not necessarily a gymnasium. Discussion from all parties needs to continue so that everyone is on the same page for this development and how it will interface with downtown.

C. Centennial Park I.G.A.

Alex Breidis, Recreation Director, presented the Centennial Park plan and I.G.A. (Inter-Governmental Agreement) which he needs to continue phase one of the development. The initial phase includes regrading of the site to mitigate flooding and erosion as well as provide for bridge building across Rifle Creek. The reason for the I.G.A. was that the DDA 'owns' a portion of the northern section of the park. A motion was made by Stuver, seconded by Sanborn, to give the property to the city and also approve the I.G.A. between the DDA and the City of Rifle. The motion carried unanimously.

D. Rifle Depot

Matt Sturgeon presented the latest design concepts for the Rifle Depot Development. The renderings were quite different from the initial 'depot' drawings and there was concern the project was looking like southern California. The original colored renderings were preferred. Photos of the Woodland Park Walgreen's were presented and the DDA consensus was favorable as was the 'mercantile' arched look on the façade of the Walgreen's rendered by the architect. Other concerns voiced centered on the Walgreen's LED sign increased size as well as other signage needed for the development. A master sign package will need to be developed. The development goes before City Council this evening for a P.U.D. designation.

E. Western Credit Union Lots

Gil Frontella would like the DDA to obtain fair market value for the 5 lots on West Third St. that were exchanged for the DDA Parking Lot by the Western Credit Union. It was mentioned that parking should be a priority within the development, if and when it happens. These lots are part of the West End Development concept and will be discussed at the March 5th meeting.

7. PROJECTS:

A. Rifle Creek Theater / Ute Theater

Rogers attended a Grant writing workshop in Glenwood Springs, Jan.31st, given by the State Historic Fund. Rogers is seeking a Historic Structure Assessment Grant from the state. This is a non matching grant up to \$10,000.00; however, they encourage some matching funds from municipalities as well as local historic landmark designation. Rogers is looking into written validation that the designation occurred back in 1998 and will continue to work on obtaining a grant for the Ute Theater. Johnson Carter Architects have agreed to do the assessment for \$5000 with an in-kind donation of \$2500, for a total of \$7500. A motion was made by Brands, seconded by Winkler, to approved using the \$1000 previously approved for a community 'theater' workshop for matching monies for the grant. The motion carried unanimously.

B. Downtown Banner Poles

Winkler continues to look into design solutions for the banner poles. Rogers and Winkler will continue to work on these banner structures for entry into the City of Rifle. It was mentioned

the Lodging Tax revenue could be a source of funding as well as coordination of the project.

8. MAINTENANCE:

A. Traffic / Pedestrian Issues:

B. Curb Extensions – Planters, Weeds

The city has again gone out to bid for under ground irrigation on 3rd St. Hopefully the cost will be less this year. Rogers continues to research electric motorized watering carts.

C. Parking Lots:

Rogers reports the available Museum parking lot space will be less within the next two weeks as the roof is being replaced on the building. Rogers has been in contact with Tom Whitmore, Parks Director, who is coordinating the project. There is concern about the mural chipping off of the west side of the building. Most of the work will occur off the south side roof adjacent to the alley. Construction is estimated to take ten days to two weeks.

D. Alleys:

E. Street Lights:

F. Trees:

9. ADJOURN: A motion to adjourn was made by Sanborn, seconded by Langhorne, passing unanimously at 8:55am.

Respectfully submitted,

Helen Rogers
DDA Manager