

RIFLE CITY COUNCIL MEETING

Wednesday, July 2, 2014

REGULAR MEETING

7:00 p.m. * Council Chambers

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Randy Winkler.

PRESENT ON ROLL CALL: Councilors Rich Carter, Barb Clifton, Jay Miller, Dirk Myers, Hans Parkinson, Jonathan Rice, and Mayor Randy Winkler.

OTHERS PRESENT: Matt Sturgeon, City Manager; Lisa Hamilton, City Clerk; Jim Neu, City Attorney; Michael Churchill, Rifle Community Television Assistant Manager; Rick Barth, City Engineer; Kimberly Bullen, Government Affairs Coordinator; Dick Deussen, Utilities Director; John Dyer, Police Chief; Nathan Lindquist, Planning Director; Susan Alvillar; Ava Bowles; Michael Erion; Mike Gardner; Kelly Goodrich; Shelley Kaup; Mike McKibbin; Nathaniel Mellon; Lee Mercer; Vola Mercer; April Mestas; Ken Sack; and Randall Tarufelli.

CONSENT AGENDA - APPROVE THE FOLLOWING ITEMS:

- A. Minutes from the June 16, 2014 regular meeting
- B. Minutes from the June 25, 2014 special meeting
- C. Liquor License Renewal: Eagle Springs Meats & Farm Fresh Café
- D. Liquor License Transfer from Shale Country Liquors to GMT Investments LLC d/b/a Black Bear Liquors
- E. Accounts Payable

Councilor Carter moved to approve Consent Agenda Items A, B, C, D, and E; seconded by Councilor Miller. Roll Call: Yes – Carter, Clifton, Miller, Myers, Parkinson, Rice, Winkler

CITIZEN COMMENTS

Ken Sack, owner of Farm Fresh Café and Steakhouse, asked about allowing blade signs for more than 60 days per years and about digital signs.

There were no other citizen comments.

RECEIVE UPDATE FROM CLEAN ENERGY ECONOMY FOR THE REGION

Shelley Kaup, Energy Coach with Clean Energy Economy for the Region (CLEER), provided an update on CLEER’s activities.

PUBLIC HEARING – CONSIDER SPECIAL EVENT LIQUOR PERMIT APPLICATION – RIFLE REGIONAL ECONOMIC DEVELOPMENT CORPORATION FOR JULY 18, 2014 AT UTE EVENTS CENTER

Mayor Winkler opened a public hearing to consider Rifle Regional Economic Development Corporation’s (RREDC) application for a Special Event Permit to serve liquor at special events at the Ute Events Center at 132 East 4th Street. City Clerk Lisa Hamilton reported that the application was not ready for Council consideration and recommended that Council continue the hearing until July 16, 2014. Councilor Miller moved to continue to July 16, 2014 the public hearing to consider Rifle Regional Economic Development Corporation’s application for a Special Event Permit to serve liquor at special events at the Ute Events Center at 132 East 4th Street; seconded by Councilor Rice. Roll Call: Yes – Carter, Clifton, Miller, Myers, Parkinson, Rice, Winkler

PUBLIC HEARING – CONSIDER SPECIAL EVENT LIQUOR PERMIT APPLICATION – RIFLE REGIONAL ECONOMIC DEVELOPMENT CORPORATION FOR JULY 25, AUGUST 1, AUGUST 15, AND AUGUST 22, 2014 AT CENTENNIAL PARK

Mayor Winkler opened a public hearing to consider RREDC’s application for a Special Event Permit to serve liquor at special events at Centennial Park at 300 West 5th Street. Ms. Hamilton reported that the application was not ready for Council consideration and recommended that Council continue the hearing until July 16, 2014. Councilor Myers moved to continue to July 16, 2014 the public hearing to consider Rifle Regional Economic Development Corporation’s application for a Special Event Permit to serve liquor at special events at Centennial Park at 300 West 5th Street; seconded by Councilor Clifton. Roll Call: Yes – Carter, Clifton, Miller, Myers, Parkinson, Rice, Winkler

PUBLIC HEARING – CONSIDER SECOND AMENDMENT TO WATERSHED DISTRICT PERMIT NO. 3-09 FOR WPX ROCKY MOUNTAIN ENERGY, LLC

Mayor Winkler opened the public hearing. Mike Gardner, WPX Environmental Manager North West, explained that WPX Energy submitted an application for an amendment to City of Rifle Watershed District Permit No. 3-09 for oil and gas operation in the Beaver Creek Watershed. The amendment seeks additional drilling on seven existing pads; construction of associated access roads, gathering lines, and water lines; and construction and use of access roads to five pads outside of the watershed boundary. City Attorney Jim Neu and Michael Erion, P.E., Consulting Engineer for the City of Rifle, noted that Council met with WPX several months ago and discussed their operations and future plans, which the proposed Second Amendment to Watershed District Permit No. 3-09 would allow. Mr. Erion’s recommended conditions of approval are attached to the proposed Second Amendment.

Councilor Parkinson moved to approve the Second Amendment to Watershed District Permit No. 3-09 for WPX Rocky Mountain Energy, LLC; seconded by Councilor Myers. Roll Call: Yes – Carter, Clifton, Miller, Myers, Parkinson, Rice, Winkler

PUBLIC HEARING - CONSIDER CENTRAL BUSINESS DISTRICT ZONING AMENDMENTS - ORDINANCE NO. 8, SERIES OF 2014 – FIRST READING

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING SECTION 16-18-830 AND SECTION 16-18-1110 OF THE RIFLE CITY CODE TO CHANGE THE DESIRED PERCENTAGE OF LOT COVERAGE BY BUILDINGS IN THE CENTRAL BUSINESS DISTRICT AND TO HELP IMPROVE THE CLARITY OF THE CITY CODE REGARDING NONCONFORMING STRUCTURES OR USES

Mayor Winkler opened the public hearing. Planning Director Nathan Lindquist described two amendments to Central Business District (CBD) zoning included in proposed Ordinance No. 8, Series of 2014.

First, CBD zoning currently provides:

Minimum building coverage	Greater than 75% is "preferred" Between 75% and 40% is "discouraged" Less than 40% is "prohibited"
---------------------------	--

Pre-recession, it was feasible to envision structured or underground parking that would allow for such building coverage percentages. Today’s high cost of structured or underground parking, however, makes it unlikely that expected development types can meet the building coverage requirement. The Planning Commission and staff recommended this revision:

Minimum building coverage	Greater than 35% is "preferred" Between 35% and 25% is "discouraged" Less than 25% is "prohibited"
---------------------------	--

In order to protect the “Main Street” feel of important streets in the downtown, the Code would still require that buildings front the street on Railroad Avenue, 2nd Street and 3rd Street, with surface parking located at the rear or the side of buildings.

Council discussed the practicality of the smaller “discouraged” and “prohibited” ranges.

Second, there is language in the Code that is confusing and at cross-purposes with the rest of the non-conformities code. This could be construed to remove the protections to property owners provided by non-conformity status for setbacks, building height, or other aspects of a property. Removal of this language will improve the clarity of the Code without changing the intent of the Code.

Councilor Carter moved to approve Ordinance No. 8, Series of 2014, on first reading, amended to remove “preferred” and “discouraged” minimum building coverage percentages, and to order it to be published as required by Charter; seconded by Councilor Rice. Roll Call: Yes – Carter, Clifton, Miller, Myers, Parkinson, Rice, Winkler

CONSIDER AWARDING CONTRACT FOR 16TH STREET RECONSTRUCTION

City Engineer Rick Barth noted that a gap of nearly 500 feet of curb and sidewalk exists on the north side of 16th Street. The flat grades in this area provide poor drainage which is beginning to cause road paving issues with 16th Street itself. Staff solicited bids to 1) complete this curb and sidewalk connection; 2) provide a crosswalk to the south side of 16th Street; and 3) repave from Anvil View Avenue to Birch Avenue. The lower of the 2 bids was Frontier Paving’s bid in the amount of \$209,237. The City budgeted \$250,000 for this project. Garfield County Federal Mineral Lease District awarded the City a grant of \$125,000 for this work. Therefore, this project can be completed well below budget.

Councilor Rice moved to award a contract for 16th Street reconstruction to Frontier Paving in an amount not to exceed \$209,237; seconded by Councilor Carter. Roll Call: Yes – Carter, Clifton, Miller, Myers, Parkinson, Rice, Winkler

Mr. Barth complimented the Operations & Maintenance crew on its completion of street improvements along Park Avenue from 12th Street to 14th Street. He also thanked Government Affairs Coordinator Kimberly Bullen for acquiring a grant for this work.

ADMINISTRATIVE REPORTS

Mr. Sturgeon reported to Council on these issues: July 3 Symphony in the Valley concert, followed by fireworks; July 4 parade; and July 4 Farmers Market.

COMMENTS FROM MAYOR AND COUNCIL

Councilor Parkinson thanked WPX Energy for what it does for the Rifle community.

Councilor Rice has been reading “Rise to Rebellion” about the events leading up to the American Revolution. He commented that the revolutionaries’ ideals are good to celebrate on Independence Day.

Mayor Winkler congratulated Cody Diaz and his family on his completion of basic training for the Marines.

Meeting adjourned at 8:37 p.m.

Lisa K. Hamilton
City Clerk

Randy Winkler
Mayor