

DDA

Downtown Development Authority
Rifle, Colorado

MEETING MINUTES Wednesday, April 3, 2019

1. CALL TO ORDER:

DDA Board Chair; Randy Winkler, called the meeting to order at 7:08 a.m.
Members Present: Jay Rickstrew, Ed Arnold, Ed Weiss, Sally Brands, Raquel Mendizabal, Nella Barker, and Daniel LeMoine.
Members Absent: Gil Frontella, Theresa Hamilton (Council Rep)
DDA Manager Present: Helen Rogers.
Guest Present: Nathan Lindquist, City Planning Director.

2. APPROVAL OF MINUTES:

The minutes from March 6th were presented for review. A motion was made by Arnold seconded by Barker to approve the minutes. The motion passed unanimously.

3. BILLS TO BE APPROVED:

1) HR Design/Helen Rogers; \$1996.50. 2) All Around Property Maintenance (Retainer); \$450. 3) New Castle Gardens; (1/2) \$1,427.36 4) Mountain View Tree Farm, Mulch; \$60.00 5) Michael Thomas, Weeding, Mulching; \$352.50. A motion to approve payment of the bills was made by Brands, seconded by Arnold approving unanimously.

4. FINANCIAL REPORT:

The DDA Financial Report and City Report were presented for review. A motion was made by LeMoine, seconded by Brands, to accept the Financial Reports as presented. The motion passed.

5. MANAGER'S REPORT:

DDA Administration –79 hrs.

- Attended Colorado Farmers Market Association Annual Conference in Littleton, at Chatfield Farms, March 1st and 2nd. It was paid for by the Rifle Farmers Market and I stayed with my niece who lives adjacent to Chatfield Botanical Gardens. Representatives from across Colorado were there discussing strategies and implementation of Markets. We toured Five Fridges Farm in Wheatridge, where they provide a CSA (Community Supported Agriculture) with area growers. The Markets are regionally diverse and support all kinds of products emerging with small family farms and products. Some of the Markets are supported by the City's DDA or BDA such as Grand Junction's Downtown Market. They have a full time Market Manager at \$40,000 per year with 150 booths, and 3 entertainment areas. Some were just starting up.

- Work Continues on the Rifle Farmers Market, Market Manager Position. We hope to post the job description within the week.
- Attended Garfield County Economic Development Round Table on March 21st in GWS.

The main topic was Co-Working Spaces throughout Garfield County.

Katie Mackley spoke about Rifle's new space at the Henry Building, where you can buy a membership and use a desk or conference room through the Proximity Program (Montrose). We'll tour it after our meeting for those who have time.

Evan from Coventure (GlenX) spoke on their Carbondale downtown business incubator location on Main St. They are holding several workshops; Ideation Weekend Retreats, Incubation 4-Week Deep Dive and an Acceleration 8-Week Immersion.

Clark Anderson, Community Builders, spoke about the COOP, in Glenwood at 10th and Cooper. While renovating an apartment building, the need for single office space for entrepreneurial types was emerging. He and his wife expanded the lot into an indoor/outdoor space with small conference rooms, kitchen and desks. Very fun space with a 'Chicken Coop' motif.

Stewart McArther, Town of Parachute, stated they have been concentrating on outdoor recreation with TOP Adventures, renting rafts, kayaks, and 4-wheelers. A new camping site along the Colorado River has been designated along with a new Boat Ramp. They are in need of office space and are pursuing the Historic McKay House with DOLA Grants.

On another note – New Castle is going to allow golf carts on area roadways.

- Attended the GRIT Strategic Planning Session March 5th. Staff asked us to focus moving forward in conjunction with Council's Strategic Vision of improving the River Corridor, including the Historic Bridge, Third St. Improvements, Trails, Business Development and the New Pool.

GRIT's current strategies for Marketing are combining web sites into VisitRifle.com, use of FB, Rifle Brochures and the tear-off Rifle Maps.

Concerning Events, Western Adventure Weekend was the least liked, but most heavily funded. The grant cycles will likely change from 3x's a year to 2x's a year as other entities do in town to make it less confusing.

Beautification issues centered on Rifle's north and south Gateway areas, sidewalks and 3rd St.

Economic Vitality discussion agreed with the Council's for improved access to the Colorado River and Public Lands in general through new Mtn Bike Trails such as the one on BLM Lands up by the Rifle Arch.

- Wrote a letter for Randy Winkler to sign in support of a State Historic Planning Grant for the Masonic Lodge on Railroad Ave.
- Mulching and weeding will continue on 4th St.
- A new LED fixture was installed for the Museum Lot middle lamp pole.
- The historic replica street lamp on the NE Corner of East Ave. and E. 3rd has not come in yet.
- Other activities are admin related with regard to agendas, meetings, documentation, emails, and obtaining invoices from vendors.

6. NEW BUSINESS:

A. Third Street Design Development - Pending

Lindquist is putting together an RFQ for a Landscape Design Consultant. More discussion is needed during the design phase to resolve the degree to which parking spaces would be taken.

B. March 2019 GRIT Survey Results

The survey results were presented to the DDA Board. A total of 51 people from the various City Boards participated including Planning Commission, DDA, PRAB, and the Chamber. Trails stood out as important as did the Gateway Entrance, Colorado River Corridor (including the Historic Bridge). Better pedestrian amenities on 3rd Street was noted.

C. Other

The Discounted Development Fees brochure was passed out. This Fee Discount (Sale) is good through April 1, 2020. It includes Residential Water System Improvement Fees Waived, Parkland Dedication Fees Waived, and Offsite Street Impact Fees Waived.

7. PROJECTS

A. Renew Rifle, Downtown Spring Clean-Up, April 27th

Rogers's reports Growing Empowerment will help with the stone circles on 4th street. They will also distribute free seeds. Lunch will be provided by Be Healthy, Stay Fit Bistro at the Library. Additional help will be needed to rebuild the Parklet on 3rd. The event will be held the weekend between the City-wide clean-up. Alpine Bank will again donate \$1,500 to help with the Clean-Up.

B. Sidewalk Ramp Repair

The City, per Mike Alt, indicated they are hoping to replace the needed paver within a couple of weeks.

C. Vintage Street Light Repair

The pole has not come in yet and was ordered from Walker Electric.

D. Rifle Farmers Market

On-going admin related issues for start-up.

E. Downtown Flowers

Rogers has obtained 9 signed agreements for watering and will get one more. The flower pots were taken over to New Castle Gardens to be placed in their greenhouses. They will be placed over Memorial Day Weekend.

8. MAINTENANCE

A. General Downtown Maintenance

Continue to monitor.

B. Irrigation System

Rogers asked if anyone objected to hiring All Around Property Maintenance to start up the irrigation system. No one objected. Rickstrew mentioned they can be expensive but responsive when called.

9. ADJOURN

The meeting adjourned at 7:50 am. An informal Tour of Rifle CoWork in the first floor of the Henry Building occurred. A grand opening is tentatively schedule for the end of April or beginning of May.

Respectfully Submitted,

Helen Rogers
Part-Time DDA Manager