

DDA

Downtown Development Authority
Rifle, Colorado

Friday, August 3, 2022
Rifle City Hall

1. CALL TO ORDER: Chair, Larry Stewart, called the meeting to order at 7:05 am. Members Present; Jacquelyn Johnson, Alicia Gresley (Council Rep), and Adam Whitt. Members Absent: Erick Perez, Raquel Mendizabel, Amy Tonozzi, and Ed Arnold.

DDA Part-Time Manager Present; Helen Rogers
Guest Present; Kim Burner, GRIT Manager

2. APPROVAL OF MINUTES:

The minutes from July 6th were presented for a review. A motion to approve was made by Whitt, seconded by Johnson and approved by all.

3. BILLS TO BE APPROVED:

1) HR Design/Helen Rogers; \$1,845. 2) Mtn Waste & Recycling; \$625.04. (26 cans) 3) Mtn Waste & Recycling; \$86.80. (2-yd bin). 4) Landscape and Snow Removal, All Around Property Maintenance; \$1708.57. 5) Graham Frontella; Mural Install, \$500. 6) Helen Rogers, small faux rock from Lowe's; \$94.75 A motion to approve the bills was made by Johnson, seconded by Whitt with the motion passing.

4. FINANCIAL REPORT:

The City's Financial Report was available for review. A motion to approve the report as presented was made by Whitt, seconded by Johnson with the motion passing.

5. MANAGER'S REPORT:

DDA Administration – 61.5 hrs.

- The Greater Rifle Improvement Team (GRIT), was held July 12th. Tyler reported the Rifle CoWork in house membership is up to 17 now. Includes construction, realtors, and rock climbers. Kim Burner reports 5 or 6 people are coming in per day to use the space and office amenities. The Chamber is still managing the Fair Parade. Kim Burner was to go to one of their meetings and talk about what GRIT is. There was preliminary discussion on the budget with Special Events receiving the highest amount. I suggested more emphasis on Beautification, Historic preservation (Signage), Visitor Improvements and Attractions (Wayfinding) and City Promotion.
- The Farmers Market is going well. We only have 5 markets left. Our Farm to Table Fundraising event at Bookcliffs Arts Center is Saturday, Sept. 10th. Tickets are \$55 each. Prime Rib, locally grown fruits and vegies will be served along with

a silent auction. Colorado wines and micro brews will be served as well. The Noodle Soup Band is playing.

- Another Rifle Island Visionary Group Meeting was held last Wed., July 27th. The group was like-minded on wanting access with a bridge so would be ADA compliant, a soft trail around the island and wanting more of a natural setting than any kind of development. It could be phased later with a water park and beach area. Also mentioned was a 2nd bridge on the north side to access downtown. There is a clean-up planned for September where the old house structure sits.
- Wrote two letters of support for the Whiteriver and 1st Street Round-a bout to DOLA and FMLD. The City was awarded a CDOT grant already.
- The Midland Arts Mural was installed last Friday morning. Response has been good from the public. Had to get a Right of Way Permit from the City (\$50 waived) but had to list my name as the contractor with insurance (which I have under HR Design) and the City needed to be listed as additionally insured which cost me \$50.
- The 2nd faux rocks were placed on the back-flow preventer on E 4th. Do we want something artistic on the tall metal irrigation stands?
- Buddy Rogers met with B&B Plumbing to assess the leaks on West 4th St. We have a bid for parts and labor.
- Other activities are admin related with regard to agendas, manager's report, documentation, emails, and obtaining invoices from vendors.

6. NEW BUSINESS:

A. Downtown Update, W. 2nd Street

Kim Burner reports the renovation will start next week and end this fall. New sidewalks and landscape will be added to the south side of the street. Two businesses have access on W. 2nd so coordination with those businesses needs to be addressed.

B. Downtown Decorative Lighting Options

Jeff from the City handed over a technical manual of the new lighting options available with the trees and stone walls along 3rd and 4th Streets and Railroad Ave. As Adam Whitt is an electrician, Rogers created another copy of the manual to give to him to decipher and hopefully test them out in the near future.

C. Museum Parking Lot Renovation

Craig Spaulding, City Engineer, submitted cost estimates as follows. 1. Replace the islands with asphalt, install 5 new lights and re-stripe; \$78,367. 2. Replace only the existing light drops it down to \$41,867.44. A total replacement of the lot would come in at around \$130,000. It was suggested by the Board to meet with Council to discuss next steps at one of their workshops. Rogers will arrange this.

D. Wayfinding Signage on Electrical Box

Rogers took photos of the existing electrical box on the corner of W.3rd and Railroad, in front of Whitt & Co. Clothing Store. The box is very large and intrusive. The thought was to add a map or wayfinding info on the metal box. Permission from Excel is not known as yet. A Wayfinding package was funded by VIF in 2013 with partial implementation of the signage done at the entrance to Rifle and smaller flag signage on various poles along Railroad identifying locations such as Rifle High School.

An overall plan needs to be developed for Wayfinding along with mapping and QR Codes. TBD.

E. Rifle Island Park

The Island Vision Group continues to meet – see above.

F. Budget 2023

Larry Stewart and Rogers met to discuss the budget for 2022. Most of the budget will stay the same with the exception of the additional funding for Wayfinding (\$2,500) and Historic Signage (\$5,000).

A motion to approve the budget with those additions was made by Johnson, seconded by Whitt, passing unanimously.

G. Other

Alecia Gresley stated she was starting a Professional Women’s Business group, similar to what the Chamber was doing several years ago. The first meeting will be Sept. 8th in the form of Business after Hours.

7. PROJECTS

A. Midland Arts Mural

The Mural was installed. Some damage occurred on the stucco and will be repaired.

B. Downtown Historic Signage

Rogers will continue to work on this with the Rifle Heritage Group. Looking into sharing funding support with VIF. Suggested additional QR Codes need to be added to the signs to convey more information and storytelling.

C. Faux rock covers for back-flow pipes

Faux rock covers for the SW corner of East Ave. and E. 3rd Street and the SE Corner of E. 4th /Railroad Ave. were put in place.

D. Bike Racks

Rogers continues to urge RAMBO to participate in selecting bike racks for the downtown. Lindsey Williams stated she would pass it on to the group.

8. MAINTENANCE:

A. Irrigation Issues

Buddy Rogers met with B&B Plumbing to go over the problems. A bid of \$3,692 was submitted for parts and labor. A motion to move forward on this was made by Johnson, seconded by Whitt with the motion passing. Rogers will contact B&B to get it on their schedule.

B. Mulching/Pruning/Spraying/Weeding

All Around Property Maintenance seems to be doing a good job regarding this. Rogers will continue to follow up on the weeds at the back of the Rifle House parking lot. AAPM has been coming on Tuesdays.

Respectfully Submitted,

Helen Rogers
Part-Time DDA Manager