

RIFLE CITY COUNCIL MEETING

Wednesday, June 3, 2009

REGULAR MEETING

7:00 p.m. * Council Chambers

The regular meeting of the Rifle City Council was called to order at 7:03 p.m. by Mayor Pro Tem Alan Lambert.

PRESENT ON ROLL CALL: Councilors Beth Bascom, Jay Miller, Jeanette Thompson, and Mayor Pro Tem Alan Lambert.

Councilor Bascom moved to excuse Jonathan Rice, Jennifer Sanborn, and Mayor Keith Lambert from tonight's meeting; seconded by Councilor Thompson.

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

OTHERS PRESENT: John Hier, City Manager; Matt Sturgeon, Assistant City Manager; Wanda Nelson, City Clerk; Jim Neu, Assistant City Attorney; Michael Churchill, Cable 10; Charlie Stevens, Utility Director; Nathan Lindquist, Planner; Charles Kelty, Finance Director; Dick Deussen, City Engineer; Scott Becker; Brian Condie; Annick Pruett; Shari Neuroth; Joe Reed; Brooke Ray; Cameron Wilcox; Laurie Sullivan; Nancy Reinder; Myrtle Evans; Robin Steffen; David Gomez; Sally Brands; Amelia Shelly.

CONSENT AGENDA

MINUTES OF THE MAY 20, 2009 REGULAR MEETING; LIQUOR LICENSE RENEWALS: SAMMY'S RED RIVER QUICK MART; THAI CHILI BISTRO; ACCOUNTS PAYABLE

Councilor Miller and Mayor Pro Tem Lambert excused themselves from voting on the minutes. Councilor Bascom moved to approve the Consent Agenda; seconded by Councilor Thompson.

Roll Call: Yes – Bascom, Rice, Sanborn, Thompson, A. Lambert

CITIZEN COMMENTS AND LIVE CALL-IN

Annick Pruett stated that there should be no permit required for simple fixes to homes for replacements of water heaters and swamp coolers. Four citizens Nancy Reinder, David Gomez, Robin Steffen, and Myrtle Evans came forward to state their concern over the fact that RFTA may no longer provide bus service to Rifle. Staff suggested that the group speak with RFTA regarding this issue.

CERAMIC MEMBRANE PILOT TEST

Mr. Deussen stated that staff is requesting two additional items related to the design of the new Rifle Regional Water Purification Facility (RRWPF). A revision to the consulting contract with Malcom Pirnie is requested for \$69,000 for the evaluation of ceramic membrane filtration. Bench testing of Powdered Activated Carbon (PAC) is required to determine appropriate doses and type of PAC to be used in the ceramic membrane pilot test, and this would be conducted by I. Kruger for \$26,000. Consultant Laurie Sullivan described the ceramic membrane process and showed samples of the membranes. Councilor Thompson moved to approve the Pilot Test Program, with the award of \$69,000 to Malcolm Pirnie, and \$26,000 to I. Kruger; seconded by Councilor Bascom.

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

PUBLIC HEARING: MIDNIGHT SUN EVENTS SPECIAL EVENT PERMIT APPLICATION

Mayor Pro Tem Lambert opened the public hearing. The applicants Brooke Ray and Joe Reed were sworn in and reviewed their application. They are sponsoring a music festival that will have five bands, vendors, and a beer garden, if approved by Council. The applicants are also requesting that minors be allowed on the premises, and beer be allowed to be consumed in the stands, outside of the serving area. However, no one will be allowed to leave the Fairgrounds with alcohol. Finally, they have been in discussions with the Chief of Police regarding their security plan, and will meet with him to finalize their security plans. Annick Pruett came forward to express her support of this event. Councilor Bascom moved to approve the Application, with the conditions that the applicants meet with the Chief to review their security plan, garner his approval, and follow his recommendations as needed; seconded by Councilor Miller.

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

GARFIELD COUNTY AIRPORT

FIRST READING OF ORDINANCE 18-09: AIRPORT HANGAR EQR CALCULATION

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING THE EQR SCHEDULE FOR AIRPORT HANGARS AT SECTION 13-4-60 OF THE RIFLE MUNICIPAL CODE

Garfield County Airport Director Brian Condi was present to discuss future upgrades to the Airport. Water and sewer utilities are being upgraded, and City provides services through many agreements entered into over the past twenty years. The runway will also be upgraded. Mr. Neu explained that Ordinance 18-09 amends the EQR Schedule to assign a value of one EQR per hangar, rather than calculate the EQR value on a case by case basis. Councilor Miller moved to approve Ordinance 18-09 on first reading as presented; seconded by Councilor Thompson.

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

REMINGTON SQUARE PUD SKETCH

The applicant Cameron Wilcox reviewed his project. This project is a three-story mixed use project at 4th Street between Railroad Avenue and West Avenue, where the parking lot for Remington Square currently exists. The bottom floor of the new building is proposed to be commercial, with the top two floors proposed to be residential. The current Remington Square building shall have its façade upgraded to match the new building, and a pedestrian mall is proposed in the space between the two buildings. No Council action is required on this item; the applicant was seeking Council feedback. Council expressed satisfaction with the sketch as presented.

RESOLUTION 16-09: HABITAT FOR HUMANITY MINOR SUBDIVISION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, APPROVING THE FINAL PLAT OF THE HABITAT FOR HUMANITY MINOR SUBDIVISION IN THE CITY OF RIFLE

Habitat for Humanity Roaring Fork Valley, Inc. submitted an application with the City to subdivide Lot 15A, Block 9 in the Rimrock Subdivision into three townhome units. Although townhome is the legal term, the units will actually be separate patio homes with limited common elements associated with each unit and shared common area for the access. Builder Sally Brands reviewed the project and requested a waiver of all fees, except tap and meter fees. Resolution 16-09 approves the minor subdivision and the recording of townhome plats as each unit is constructed. Councilor Miller moved to approve Resolution 16-09 as amended with the inclusion of the fee waivers that exist for the Workforce Housing Program; seconded by Councilor Bascom.

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

LIBRARY ARCHITECTURAL DESIGN

The consulting architect for the Library reviewed the current design of the new library. Pictures of existing buildings were shown to provide examples of the materials that will be used in the library's brick and stone exteriors.

SECOND READING OF ORDINANCE 17-09: BUILDING PERMIT FEES FOR SMALL PROJECTS

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING SECTIONS 18-13-70 AND 18-13-80 OF THE RIFLE MUNICIPAL CODE REGARDING BUILDING PERMIT FEES AND AMENDING REFERENCE TO SUCH FEES AT APPENDIX A

RESOLUTION 15-09: FEE SCHEDULE FOR SMALL PROJECTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, ADOPTING A BUILDING PERMIT FEE SCHEDULE FOR CERTAIN SMALL SCALE BUILDING PROJECTS

Section 18-13-70 of the Rifle Municipal Code currently provides that building permit fees, regardless of project type, shall be calculated by the Building Official according to an estimated value of work based on the declared cost of material and labor in accordance with the annually updated Building Standards Valuations Data published by the International Conference of Building Officials. Staff has identified a need to exempt certain small projects from the material and labor standards valuation method and instead adopt a flat fee schedule by resolution of the City Council, as may be amended from time to time, thus promoting efficient and cost-effective administration of building permits. Ordinance No. 17, Series of 2009 amends the Code to provide for this exemption from valuation through the IBC. Mr. Sturgeon staff is recommending a flat fee of \$25.00 for heating and cooling items, and \$50.00 for decks or roofing projects. Annick Pruett and Sally Brands stated that the City should offer this inspection as a service, rather than be required. Scott Becker would like to see a public campaign to educate the public about permit-required activities. Shari Neuroth stated that the City shouldn't require these permits, and requested that Council

delay the vote on this issue. Councilor Miller moved to approve Ordinance 17-09 as presented on second reading and ordered it to be published by title as required by Charter; seconded by Councilor Thompson

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

Councilor Miller moved to approve Resolution 15-09; seconded by Councilor Thompson.

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

APPROVAL OF 2008 FINANCIAL AUDIT

Mr. Kelty and Mr. Hier reviewed the Audit. Council was briefed on the Audit during a previous workshop. Council thanked Mr. Kelty for his work in the 2008 budget year. Councilor Bascom moved to approve the Audit; seconded by Councilor Thompson.

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

ADMINISTRATIVE REPORTS

Mr. Hier reviewed the following items: odor at the wastewater lagoons; street striping and overlay work; broken walk-in cooler at the Senior Center; RFQ’s for Centennial Park; financial review of revenues received year-to-date. Ms. Nelson stated that Council Candidate packets will be available on June 9th. Mr. Sturgeon reviewed the Visitor Improvement Fund Advisory Board’s project of the boat ramp, and the possibility of it being moved to accommodate parking, facilities, picnic areas, etc. Mr. Briedis provided an update on Centennial Park. Mr. Stevens reported that he and Mr. Lindquist are working on a Xeric Landscaping seminar on June 24th.

COMMENTS FROM MAYOR AND COUNCIL

HOSPITAL DISTRICT FACILITIES

Mayor Pro Tem Lambert received a tour of GRHD facilities, and noted how beautiful they are. He congratulated the Board for providing such a wonderful facility to the community.

EXECUTIVE SESSION: REAL ESTATE NEGOTIATIONS

Councilor Bascom moved to adjourn to Executive Session for Real Estate Negotiations under CRS Section 24-6-402(4)(a); seconded by Councilor Miller (10:45 p.m.)

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

Councilor Thompson moved to adjourn from Executive Session; seconded by Councilor Bascom (11:00 p.m.).

Roll Call: Yes – Bascom, Miller, Thompson, A. Lambert

Meeting adjourned at 11:00 p.m.

Wanda Nelson
City Clerk

Alan Lambert
Mayor Pro Tem