

# RIFLE CITY COUNCIL MEETING

Wednesday, April 15, 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 Keith Lambert.

**PRESENT ON ROLL CALL:** Councilors Beth Bascom, Alan Lambert, Jay Miller, Jonathan Rice, Jen Sanborn, Jeanette Thompson, and Mayor Keith 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; John B. Scalzo; Betsy Blackard; Judy Welch; June Renfro; Mary Anderson; Candy & Mark Dempsey; Sally Brands; Josh Comer; Ryan Mackley; Geneva Powell.

## CONSENT AGENDA

***MINUTES OF THE MARCH 18, 2009 REGULAR MEETING; MINUTES OF THE APRIL 1, 2009 REGULAR MEETING; FEBRUARY SALES TAX REPORT; JANUARY & FEBRUARY FINANCIALS; AMENDING SENIOR CENTER BY-LAWS; APPOINTMENTS TO SENIOR CENTER ADVISORY BOARD; ACCOUNTS PAYABLE***

Councilor Sanborn excused herself from the March 18, 2009 minutes. Councilor Lambert excused himself from the April 1, 2009 minutes. Councilor Rice moved to approve the Consent Agenda; seconded by Councilor Miller.

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

## CITIZEN COMMENTS AND LIVE CALL-IN

Mr. Scalzo discussed the fundraiser for the Veteran's Memorial Wall. Mr. Scalzo will meet with staff and several members of Council to discuss this project.

## ***PUBLIC HEARING: ELK'S LODGE SPECIAL EVENT PERMIT***

Mayor Lambert opened the public hearing. Ms. Nelson noted that the Elk's Lodge has applied to have a Special Event Permit to serve alcohol during the Energy Expo at the Fair Grounds. Councilor Lambert moved to approve the Permit, with the condition that the application be completed in full to staff's satisfaction; seconded by Councilor Thompson.

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

## ***PUBLIC HEARING: BOOKCLIFFS COUNCIL ON ARTS AND HUMANITIES ANNEXATION***

### ***FIRST READING OF ORDINANCE 11-09: ANNEXATION***

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, ANNEXING TO THE CITY OF RIFLE, COLORADO CERTAIN REAL PROPERTY KNOWN AS THE BOOKCLIFFS COUNCIL ON ARTS AND HUMANITIES ANNEXATION

***FIRST READING OF ORDINANCE 12-09: ZONING***

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE BOOKCLIFFS COUNCIL ON ARTS AND HUMANITIES ANNEXATION PUBLIC PLANNED UNIT DEVELOPMENT (PZ-PUD) ZONE DISTRICT**

Mayor Lambert opened the public hearing. Doug Pratte and Cindy Dempsey, the applicants, were sworn in. The Bookcliffs Council on Arts and Humanities are the owners of a five acre tract located on 16<sup>th</sup> Street between Birch Avenue and Graham Mesa Avenue. The property is currently located outside City boundaries and is eligible for annexation. The applicants propose to zone the property Public Planned Unit Development (PZ-PUD) Zone District and develop the space as an arts park which will be easily accessible to Graham Mesa neighborhoods and the community as a whole. Although the initial phases will mostly include open air park uses, BCAH ultimately envisions an arts campus with classrooms and gallery space as well as parking. A stand-alone PUD Guide will need to be developed and provided to Council for second reading of the ordinances. The PUD Guide will contain all of the allowed uses and processes related to the development of the Property, so there is no Annexation Agreement with this annexation. Ordinance No. 11, Series of 2009 approves the annexation of the property to the City, and Ordinance No. 12, Series of 2009 zones the property PZ-PUD Zone District. Councilor Rice moved to approve Ordinance 11-09 and Ordinance 12-09 as presented and ordered them to be published by title as required by Charter; seconded by Councilor Bascom.

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

***FIRST READING OF ORDINANCE 13-09: WORKFORCE HOUSING INCENTIVES PILOT PROGRAM***

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO EXTENDING THE WORKFORCE HOUSING INCENTIVES PILOT PROGRAM FOR AN ADDITIONAL ONE YEAR PERIOD**

Mr. Sturgeon explained that, by Ordinance No. 5, Series of 2008, the Rifle City Council approved a temporary Workforce Housing Incentives Pilot Program for a one year period which will end on April 30, 2009. In the last year, five homes have been sold in the City utilizing the Program. Knowledge and interest in the Program is growing, and affordable housing advocates and the development community are supportive of the incentives. Staff is recommending a one-year extension of the Workforce Housing Incentives Pilot Program to be effective through April 30, 2010 with a limit of an additional eligible 25 units. Builder Sally Brands and Geneva Powell with Garfield County Housing Authority were present and reviewed the success of the program. Councilor Lambert moved to approve Ordinance 13-09 as presented and ordered it to be published by title as required by Charter; seconded by Councilor Miller.

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

***FIRST READING OF ORDINANCE 10-09: RAW WATER IRRIGATION REGULATIONS***

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING SECTION 13-4-70 OF THE RIFLE MUNICIPAL CODE REGARDING WATER SYSTEMS IMPROVEMENT FEE REDUCTIONS, AMENDING SECTION 13-6-30 REGARDING WATER RIGHTS**

DEDICATION REDUCTIONS, AND ADOPTING A NEW ARTICLE VII OF CHAPTER 13 REGARDING RAW WATER IRRIGATION

Mr. Neu explained that City staff has been researching incentives to conserve water to implement the City's Water Conservation Plan. One incentive is to charge reduced water tap fees and water rights dedication fees in exchange for the installation and use of raw water irrigation systems. Properties that have access to irrigation ditches and hold the appurtenant water rights can utilize non-potable water which reduces the capital improvements needed to the City's water system, justifying the water tap fee reduction, and utilize less water in the City's water rights portfolio, justifying the water rights dedication fee reduction. The reductions recommended by Schmueser Gordon Meyer and offered in other jurisdictions are 25% reduction to water tap fee and 75% reduction of water rights dedication fees. Because these one-time payments allow perpetual use of the City's system, the system must be designed properly and covenants must be in place on the property to ensure the system is going to work and that future owners cannot eliminate the system. Ordinance No. 10, Series of 2009 amends Chapter 13 of the Rifle Municipal Code to reference the reduced fees and set forth the requirements of the program: the physical system needs to be approved by the City; City right-of-way may not be utilized unless a separate License Agreement is agreed to (with terms in the City's sole discretion); if the system is not maintained, the City has the ability, but not the obligation, to maintain it and charge the property owner with lien rights; covenants must be recorded against the Property to ensure no potable water use occurs for outside irrigation; and if ever the system ceases to operate, the property owner will have to refund the City the reductions provided in the amount of the fees then in effect. Councilor Lambert moved to approve Ordinance 10-09 as presented and ordered it to be published by title as required by Charter; seconded by Councilor Bascom.

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

***RESOLUTION 9-09: MAIL BALLOT SEPTEMBER MUNICIPAL ELECTION***

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO,  
AUTHORIZING THE CONDUCT OF A MAIL BALLOT ELECTION FOR THE 2009  
REGULAR MUNICIPAL ELECTION

Ms. Nelson stated that every odd-numbered year, the City conducts a mail-ballot election on the second Tuesday in September. There are four Council seats up for election this fall. Resolution 9-09 authorizes the election. Councilor Bascom moved to approve Resolution 9-09; seconded by Councilor Rice.

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

***CHANGE ORDER #7 FOR RRWRF***

Mr. Stevens presented Change Order #7 for the RRWRF. The changes include a yard hydrant, lighting fixture, and color change to the metal awnings. Councilor Rice moved to approve the Change Order in an amount of \$6,546.26; seconded by Councilor Bascom.

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

***ACCEPTANCE OF CONTRACT TO RECTIFY AND CORRECT GIS PARCEL AND UTILITIES MAPPING AND DATA***

The City was awarded a DOLA grant for \$120,000 to assist funding GIS mapping upgrades, and the City budgeted \$180,000 to complete the project (including the DOLA funds). These upgrades will ensure the data set that includes over 4,000 parcels is accurately set on aerial imagery. Our utility infrastructure will be surveyed into a consistent coordinate system. Finally, an online mapping service for City employees and external users will be available. RFP's were mailed, and three proposals were received. Staff recommends awarding the Contract to Sanborn Map Company (no connection to Councilor Sanborn) out of Colorado Springs due to their ability to come in under budget and the time frame for completing the project in its entirety. Councilor Bascom moved to approve the Contract with Sanborn Map Company in an amount of \$163,639; seconded by Councilor Lambert.

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

***AUTHORIZE PARTICIPATION IN EAST 2<sup>ND</sup> STREET REDEVELOPMENT PLANNING AND DESIGN COSTS***

The architects Barker Rinker Seacat submitted a proposal identifying City costs for design and planning services for the East 2<sup>nd</sup> Street Library Project. The cost for the City to participate in design of the parking deck and necessary reinforcement of parking lot, design of the public plaza, and City Hall conceptual design is \$140,000. Councilor Lambert moved to enter into a contract with BRS in an amount not to exceed \$140,000; seconded by Councilor Bascom.

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

**ADMINISTRATIVE REPORTS**

Mr. Hier reviewed the following items: grant for trails received; street projects; roundabout sculptures; upcoming Strategic Planning session; Spring Clean-up; new benches received; City finances; upcoming meeting with Commissioner Samson on April 27; tour on April 29 of the new RRWRF and Parks Facilities. Ms. Nelson stated that staff is working on getting a Council packet available on-line. Mr. Stevens reviewed the City's plan of correction for deficient items noted in a 2005 report about the Graham Mesa Water Plant.

Mr. Scalzo came forward and requested that the City consider purchasing land north of town for the future location of a water plant.

**COMMENTS FROM MAYOR AND COUNCIL**

***RIFLE DEPOT***

Councilor Miller asked for a status report on the Rifle Depot project. Mt. Sturgeon reported that there has been no progress regarding this project.

***ROARING FORK LEADERSHIP TOUR***

Councilor Sanborn and Mr. Kelty hosted a tour of Rifle facilities for the class members of the Roaring Fork Leadership class. Many questions were asked, and many compliments were given for all that Rifle has done and currently has in the works.

***IRRIGATION DITCHES***

Councilor Lambert noted that the irrigation will be turned on soon. With the quickly running water, he cautioned parents to be extra vigilant of their children who play near the ditches.

***SUPPORT LOCAL BUSINESSES***

Councilor Bascom reported the end of home delivery for the *Daily Sentinel*. She encouraged everyone to shop locally and support the local businesses.

***RIFLE CLEAN-UP***

Councilor Bascom reminded everyone about the upcoming Spring Clean-up.

***TAX DEADLINE***

Councilor Rice stated that there are over two hours left this evening for folks to file their income taxes to comply with the April 15<sup>th</sup> deadline.

***RUNNING FOR COUNCIL OFFICE***

Councilor Thompson encouraged those interested in running for open Council seat this fall to contact the Mayor for more information.

***ALLERGY SEASON***

Mayor Lambert is commiserating with all the folks suffering from seasonal allergies this year.

Meeting adjourned at 9:50 p.m.

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Wanda Nelson  
City Clerk

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Keith Lambert  
Mayor