

# DDA

DOWNTOWN DEVELOPMENT AUTHORITY  
202 Railroad Avenue - P.O. Box 1908 - Rifle, CO 81650  
Phone (970) 625-2121

## MINUTES OF May 5, 2010

1. **CALL TO ORDER:** Chairperson, Sally Brands, called the meeting to order at 7:03 a.m.

**Members Present:** Gil Frontella, Randy Winkler, Jeanice Freeman, Andrew Legg, Michael Langhorne, and Tom Stuver

**Members Absent:** Kathy Runia, Jay Rickstrew

**DDA Manager Present:** Helen Rogers

**Guests Present:** Rifle Area Chamber of Commerce CEO; Annick Pruitt, City Planner; Nathan Lindquist, Government Affairs Coordinator; Mike Braaten, Rifle Mayor; Keith Lambert, Ed Arnold.

2. **APPROVAL OF MINUTES:** A motion to approve the minutes of April 7th was made by Winkler, seconded by Frontella, and approved unanimously.

3. **FINANCIAL REPORT:** The March Financial Report was available for review. A motion was made by Stuver, seconded by Langhorne, passing unanimously.

4. **BILLS TO BE APPROVED:** 1) VIP Trash: \$280.00, 2) Mr. Power S: \$950.00. 3) Gil Frontella, maintenance: \$410.00, 4) Nini Shroyer, Museum Wall: \$4,000.00. A motion to pay the bills was made by Langhorne, seconded by Freeman, passing unanimously.

5. **CHAMBER UPDATE:** Annick Pruitt, Chamber CEO, presented the Chamber Updates. 'Business After Hours' will be held at The Ranch House Mercantile, May 20<sup>th</sup>. The Chamber Golf Tournament will be held May 7<sup>th</sup>. The Fireworks Fund has seen an increase with donations coming in from area restaurants. Chamber members collected donations at City Market, and the Fire Dept. gave rides to children on the fire truck for donations. The Fireworks will be held on July 3<sup>rd</sup> at the Fairgrounds.

## 6. **NEW BUSINESS**

### A. **Downtown Zoning Rewrite**

Nathan Lindquist reported Vandewalle & Assoc. would like to come and present a final draft next month of the Downtown Zoning Codes. It was suggested they come on June 2<sup>nd</sup>, as that is a regularly scheduled meeting for DDA.

### B. **Rifle Gateway Status**

Nathan Lindquist reported CDOT approved the 'One-way Loop' plan for the round-a-bout into Rifle. He indicated a lot of the 'Gateway' planning has been on hold due to the approval. The Board encouraged him to find out where the I-70 Landscape Plan is as well as the Downtown Landscape Plan as perhaps some of this could fall under the DOLA Sustainable Main Street Initiative.

C. Sustainable Main Street Initiative

Mike Braaten put together a list of projects and issues to potentially address with DOLA at the 3pm meeting, May 5<sup>th</sup>. The City currently has at least 5 projects currently active or requested through DOLA. Their fiscal year starts July 1<sup>st</sup>. Garfield County is one of 3 state counties awarded \$25,000,000 from the DOE for Energy Retrofit Programs. It will be managed through Garfield New Energy Council. Another program called PACE, involves creating energy improvement districts, where citizens can pay back through property taxes, energy related improvements made on their property. A training session for the DOLA Sustainable Main Street Initiative will be held on May 19<sup>th</sup> in Denver.

D. New Signage

Winkler presented a sign from the Odd Fellows Lodge, located on W. 4<sup>th</sup> St. and Railroad Ave. They would like to place a larger sand-blasted sign on the south side of their building. A motion was made to approve the expenditure of 2/3 the total cost by Stuver, seconded by Langhorne, passing unanimously.

**7. PROJECTS:**

A. Museum Wall Restoration

Rogers has been meeting regularly with Nini Shroyer, original artist on the project. A signed request payment of \$4,000 was submitted with the 'Bills To Be Approved. She is about halfway through the project.

B. Downtown Murals, Lease Agreement, Appropriation of Funds

The second Mural, depicting JQS Trail, is close to being finished. It will be placed on the south wall of the Rifle House Building on Railroad Ave.

C. New Ute Theater Society (N.U.T.S.)

Frontella reported the group is waiting to hear on August 1<sup>st</sup> whether they will be approved for the State Historic Funds grant for the exterior façade restoration and interior rehabilitation. Total estimates for the project come in close to \$400,000 with City of Rifle matching 25% of the total. Stuver reported the group now has 501-c-3 tax status so all donations are tax deductible.

D. Graffiti, 9<sup>th</sup> Judicial District Probation Dept.

No new graffiti has been reported in the DDA District.

E. Moose Lodge

Rogers reported she spoke further with Nini Shroyer's husband who apparently has done some brick work. They will meet to discuss cost of repair on both the Moose Lodge and the Rifle Creek Theater. Stuver suggested working with the City and the Dry Cleaners to come up with some curb stops along the east side of the theater so that cars won't continue to run into the building.

F. Planters

Rogers reported the total cost for the 16 hanging baskets and 4 large patio planters for the downtown came in at \$1,946.00 and will be purchased at the Rifle Garden Center, who assisted with plants in 2009.

Rogers received a bid of \$5,400 from Peak Property Management and \$3,400 from Mr. Power S to water the plants daily as well as the 3<sup>rd</sup> St. planters 2 times per week. A motion was made by Frontella, seconded by Winkler, to approve Mr. Power S to do the watering.

Other Items Brought Before the Board

- Michael Langhorne will present 'Place Branding' at the next DDA Meeting

**8. MAINTENANCE**

- A. Traffic / Pedestrian Issues:
- B. Curb Extensions – Planters, Weeds
- C. Parking Lots: Stuver suggested cleaning up the Rifle House Lot as weeds tend to grow and it looks messy as people enter town from the south.
- D. Alleys: Stuver requested the City sweep the paved alleys. Rogers will contact Rod Hamilton.
- E. Street Lights:
- F. Trees:

**9. ADJOURN:** The meeting adjourned at 8:10am. Aleks Briedis took the board on a walking tour of the new Centennial Park under construction. The 1<sup>st</sup> phase of the project is halfway complete with most of the infrastructure (bridges) being placed at this time. The first phase cost estimates are \$3,200,000, with funding coming from DOLA, a GOCO Large-Scale Grant, and the City of Rifle Parks and Recreation penny sales tax fund.

Respectfully submitted,

Helen Rogers,  
DDA Project Manager