

DDA

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

MINUTES OF October 7, 2009

1. **CALL TO ORDER:** Chairman, Randy Winkler, called the meeting to order at 7:03a.m.

Members Present: Andrew Legg, Garrick Frontella, Jay Rickstrew, Jeanice Freeman, Gil Frontella, Sally Brands, Tom Stuver, Jennifer Sanborn, and Michael Langhorne

Members Absent: Jim Vorheis

DDA Manager Present: Helen Rogers

Guests Present: RACC Director; Annick Pruet, Rifle City Manager; John Hier, Rifle Assist. City Manager; Matt Sturgeon, City Planner; Nathan Lindquist, Garfield County Library Director; Amelia Shelley, AP Construction Superintendent; Fred Patterson, Kelly's Aloha Spa; Kelly and Tammy, .

2. **APPROVAL OF MINUTES:** A motion to approve the minutes of September 2, 2009, was made by Brands, seconded by Langhorne and approved unanimously. It was noted Jay Rickstrew was not present at that meeting.

3. **FINANCIAL REPORT:** The August financial report was available for review as well as the latest detail ledger. A motion to approve the financial report was made by Brands, seconded by Gil Frontella, approving unanimously.

4. **BILLS TO BE APPROVED:** Winkler moved for payment of bills.1) Mr. Power S / Sandor Drucker, Sidewalk Pressure Wash: \$750.00, 3rd St. Watering: \$400.00, 3rd St. Hanging Baskets: \$140.00, Elk Statue Cleaning: \$200, total \$1490.00 2) V.I.P. Trash Services: \$420.00. A motion to approve the bills was made by Gil Frontella, seconded by Freeman. The motion carried unanimously.

5. **CHAMBER UPDATE:** RACC Director, Annick Pruet, presented the Chamber Updates. The featured Chamber business of the month is Habitat For Humanity. The Annual Rifle Chili Cook-Off will be Thursday, Oct. 15th at the Fair Grounds.

6. **NEW BUSINESS**

A. **Election of New Officers**

A motion was made by Stuver to elect Sally Brands as new chairman, seconded by Freeman, passing unanimously. Another motion was made by Stuver to elect Michael Langhorne Vice-Chairman, seconded by Rickstrew. Winkler stepped down as Chairman. Also Garrick Frontella wrote a letter of resignation from the board as he no longer fits the criteria of membership. He would like to be considered for a board position in the future if his situation changes.

B. Rifle Library Update, Amelia Shelley

Amelia Shelley introduced Fred Patterson, Superintendent from Adolfsen & Peterson Construction. Demolition will start next Wed. Oct 14th. East Ave, from E. 3rd St. to 1st St. will become one way with one lane available during construction.

The stained glass 'Heritage Window' is being refurbished and rebuilt at the cost of \$18,000. It will be placed in a strategic place within the new structure.

They would like to hold a meeting with property owners along the 100 block of E. 3rd St. regarding construction issues with the alleyway. It was suggested they invite both sides of E. 3rd St.

The project is going for LEED Gold designation and will provide Photo Voltaic (PV) panels on the rooftop.

There will be a 150 seat community room on the second floor with outdoor accessibility. Also district offices will be located on the second floor. The second floor additional square footage (outer shell) may be able to be built out at this time to accommodate future growth. The first floor contains 16,000 square feet.

Ground breaking will be Oct 21st at 10am.

C. Budget Approval for 2010

A motion was made by Rickstrew, seconded by Gil Frontella, to approve the proposed 2010 budget. Committee members were Sally Brands, Jeanice Freeman, Randy Winkler and Helen Rogers.

D. Rifle Shopping Incentive Program

Rogers relayed information from Mike Braaten, who stated City Market did not want to participate in the program but Wal-Mart did. Mike indicated it was proposed to go out on the Friday after Thanksgiving. DDA members proposed the coupon go out the week before Thanksgiving so consumers have time to plan to shop in Rifle. The 'Rifle Bucks' concept is that the 'bucks' are 'coupons' valued at \$20 and redeemable at participating Rifle merchants and restaurants with a minimum purchase of \$60 at one time with a single business. Merchants and restaurants retain the 'bucks' and the City of Rifle will reimburse them \$20 for each 'buck' collected on their \$60+ sales. Exclusions would be Tobacco, Services, Lottery Tickets and Gasoline, Alcohol and Pharmaceuticals and Groceries. It is estimated the City could spend up to \$50,000 for this program if distributed in the Citizen Telegram one time. It was also suggested it be advertised in the Post Independent as well but no coupon be placed in that paper due to cost restrictions.

E. Downtown Zoning

DDA members comprised of Gil Frontella, Jeanice Freeman, Sally Brands, Randy Winkler, Helen Rogers and architect Jeff Johnson will be part of a design review committee to review downtown zoning and design direction for the sub groups of the comprehensive plan.

F. New Signage / Building Improvements

Rogers reported the P & Z Commission approved the CUP for Western Rockies FCU on W. 3rd St. They hope to start construction for the drive thru as soon as they get their building permit this fall.

Stuver expressed concern around the number of temporary signs located on downtown business stores and asked that there be better enforcement. City staff stated their code enforcement officer was doing a great job of informing people of code violations, but will look into it.

G. Other Items not on the Agenda

Kelly from Kelly's Aloha Spa announced she is having a grand reopening for her new location on E. 3rd St. The block party and street dance will be on Sat. Oct 24th starting at 4pm until 9pm. The band is Straight Shot.

7. PROJECTS:

A. Ute Theater Structural Assessment

John Hier reports the city is assessing the life safety issues at the theater and obtaining bids. The 'Critical Deficiencies' issues such as the exit doors on the north side of the theater, water damage, electrical systems, and egress problems need to be addressed to City Council for action. They have allocated \$45,000 to help fund the repair. The recent 'Ute' committee will have further discussion with City staff in regards to the creation of a non-profit board to help manage the theater.

B. Graffiti, 9th Judicial District Probation Dept.

Rogers reports she will be meeting with probation officers and their clients on Oct 15th to coordinate clean-up projects in the downtown area. Ed Rosendale, Supervisor for the 9th Judicial Probation District and other probation officers will assist juvenile offenders in removing graffiti to help with their 'Restorative Justice' practices.

C. Moose Lodge

Rogers has been in contact with the Library construction managers from APC (Adolfson & Peterson Construction) regarding reclamation of the building blocks used on the Country Attic. They are the same size and material as the Moose Lodge. Rogers will help coordinate the block on Wed. Oct. 14th when demolition starts.

Rogers also reported obtaining full funding for the cost of creating three murals for the downtown from the Visitor Improvement Board, Community Newspapers of Colorado, Inc. and Sally Brands.

D. City Report

John Hier reports Centennial Park is underway. Also, the city has received over \$10 million from DOLA Grants over the past 3 years for various projects throughout the City and expects that money to dry up soon.

8. MAINTENANCE

A. Traffic / Pedestrian Issues:

B. Curb Extensions – Planters, Weeds:

C. Parking Lots:

D. Alleys:

E. Street Lights:

F. Trees: A newly planted tree was broken in half across from the theater and will be replaced.

9. ADJOURN: The meeting adjourned at 8:37am.

Respectfully submitted,
Helen Rogers, DDA Manager