

RIFLE CITY COUNCIL MEETING

Monday, June 15, 2015

REGULAR MEETING

7:00 p.m. * Council Chambers

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Randy Winkler.

PRESENT AT ROLL CALL: Councilors Rich Carter, Barb Clifton, Joe Elliott, Jay Miller, Dirk Myers, Jonathan Rice, and Mayor Randy Winkler.

OTHERS PRESENT: Acting City Manager Kimberly Bullen; City Clerk Lisa Hamilton; City Attorney Jim Neu; Rifle Community Television (RCTV) Manager Michael Churchill; Police Chief John Dyer; Planning Director Nathan Lindquist; Joe Carpenter; Ryan Hoffman; Hal Holquist; Chris Krelovich; John Savage; Nikita Sullivent; Jeff Wadley; and Dana Wood.

CONSENT AGENDA - APPROVE THE FOLLOWING ITEMS:

- A. Minutes from the June 3, 2015 Regular Meeting
- B. Mail ballot election authorization – Resolution No. 15, Series of 2015
- C. (Acting as Liquor Licensing Authority) Liquor License Renewal: Red River Quick Mart
- D. (Acting as Liquor Licensing Authority) Special Event Permits: Grand River Hospital District Volunteers Association for June 20, September 10, October 10, November 5, and December 12, 2015 (approve permits, cancel public hearing listed in Item 5)
- E. (Acting as Liquor Licensing Authority) Set hearings to consider suspension or revocation of City of Rifle liquor licenses of Big Kids Corner and Red River Quick Mart
- F. Find the Grand River Hospital District Annexation Petition to be in substantial compliance with state statutes and set a public hearing on the Petition – Resolution No. 17, Series of 2015
- G. Financial Report
- H. Accounts Payable

Councilor Carter moved to approve Consent Agenda Items A, B, D, E, F, G, and H; seconded by Councilor Rice. Roll Call: Yes – Carter, Clifton, Elliott, Miller, Myers, Rice, Winkler

Council discussed the relationship between the renewal of the liquor license of Red River Quick Mart, and the potential suspension or revocation of the license.

Councilor Miller moved to approve Consent Agenda Item C; seconded by Councilor Elliott. Roll Call: Yes – Carter, Clifton, Elliott, Miller, Myers, Rice, Winkler

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING - GRAHAM MESA WATER TANK ANNEXATION ZONING - ORDINANCE NO. 11, SERIES OF 2015 – 1ST READING

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, ZONING THE GRAHAM MESA WATER TANK PROPERTY PUBLIC ZONE (PZ) DISTRICT

Mayor Winkler opened the public hearing. Planning Director Nathan Lindquist and City Attorney Jim Neu reminded Council that by Ordinance No. 5, Series of 2015, the City annexed the City's Graham Mesa Water Tank property into the City. Council approved the First Amendment to Subdivision Improvements Agreement for Rifle Creekside Subdivision, Phase 1-A at its February 18, 2015 meeting. The First Amendment set forth the terms and conditions of the City's acquisition of additional land to construct a new water tank adjacent to the City's Graham Mesa Water Tank. The method of the conveyance of the Property was via a Boundary Line Adjustment Plat where the Property would be merged with the City's Graham Mesa Water Tank property. Now that the Water Tank property has been annexed, the Boundary Line Adjustment Plat can be recorded. Proposed Ordinance No. 11, Series of 2015 would zone the newly merged property Public Zone District, which the Planning Commission recommended at its April 28th meeting.

Councilor Carter moved to approve Ordinance No. 11, Series of 2015, on first reading, as presented, and to order it to be published as required by Charter; seconded by Councilor Rice. Roll Call: Yes – Carter, Clifton, Elliott, Miller, Myers, Rice, Winkler.

PUBLIC HEARING - CONSIDER REZONING STILLWELL AVENUE TO LOW DENSITY RESIDENTIAL DISTRICT - ORDINANCE NO. 12, SERIES OF 2015 – 1ST READING

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING CERTAIN TRACTS OF LAND LOCATED WITHIN OR NEAR THE 700 TO 1000 BLOCKS OF STILLWELL AVENUE FROM MEDIUM DENSITY RESIDENTIAL REDEVELOPING (MDR-X) ZONE DISTRICT TO LOW DENSITY RESIDENTIAL (LDR) ZONE DISTRICT

Mayor Winkler opened the public hearing. Mr. Lindquist and Mr. Neu explained that the City applied last year to rezone the 700 to 1000 blocks of Stillwell Avenue from Medium Density Residential Redeveloping (MDR-X) zone district to Low Density Residential (LDR) to align this neighborhood's zoning with the level of improvements in this area and to match existing uses. The Planning Commission has recommended approval of this rezoning. Proposed Ordinance No. 12, Series of 2015 would rezone those properties from MDR-X to LDR.

Jeff Wadley stated his belief that the east side of Stillwell Avenue does not have the same drainage issues as west side. He asked questions about Stillwell Avenue engineering, water infrastructure, modular homes, parking requirements, and curb/gutter/sidewalk requirements.

Councilor Elliott moved to table Ordinance No. 12, Series of 2015; no one seconded the motion.

Councilor Miller moved to approve Ordinance No. 12, Series of 2015, on first reading, as presented, and to order it to be published as required by Charter; seconded by Councilor Myers. Roll Call: Yes – Carter, Clifton, Elliott, Miller, Myers, Rice, Winkler.

CONSIDER VETTER HOMESTEAD PHASE B MINOR SUBDIVISION FINAL PLAT - RESOLUTION NO. 16, SERIES OF 2015

John Savage reminded Council that the City approved the Homestead PUD in 1998. He and Sally Brands, the Developers, have applied for a final plat of the remaining Phase B on 16th Street to be known as Vetter Homestead. The final plat will subdivide the Property into 4 residential lots. This is a minor subdivision under the

Rifle Municipal Code. Because access is off of 16th Street and water and sewer lines are adjacent to the Property, there are very few public improvements associated with this subdivision. The City has a raw water irrigation line that runs through the Property, and the Developer will need to relocate that line within 1 year as set forth in the proposed Subdivision Improvements Agreement (SIA). Because of the minor nature of the public improvements, the SIA does not require the typical performance guaranty (such as a letter of credit) to secure the relocation of the irrigation line. Instead, the SIA conditions the issuance of a building permit for Lots 2, 3, or 4 to insure the completion of that work. The Developer will construct a house on Lot 1 this season. This is the impetus for this minor subdivision. The irrigation line does not cross Lot 1. The impact fees that are set forth in the Homestead Annexation Agreement would be deferred until building permit on each lot. Proposed Resolution No. 16, Series of 2015 would approve the minor subdivision and the SIA.

Councilor Carter moved to approve Resolution No. 16, Series of 2015; seconded by Councilor Rice. Roll Call: Yes – Carter, Clifton, Elliott, Miller, Myers, Rice, Winkler.

CONSIDER REQUEST FROM WILLOW RANCH TO EXTEND DEVELOPMENT FEE REDUCTIONS AND BUILDING INCENTIVES

Joe Carpenter and Hal Holquist, representatives of the Willow Ranch development, requested that Council extend the Impact Fee Waiver Program that expires on June 30, 2015.

Mr. Lindquist noted that to meet Willow Ranch's proposed construction timeline they would need the program to be extended through June 30, 2016. He recommended that Council table the Willow Ranch request until a full evaluation of the Fee Waiver Program is made after the program's completion. He also recommended that Council consider an interpretation of the Fee Waiver Program ordinance to allow any complete building permit application submitted before June 30, 2015 to be eligible for the fee waiver program. This is a more generous interpretation of the program's language that may allow more builders to take advantage of it.

Councilor Elliott moved to direct staff to prepare an ordinance extending the Impact Fee Waiver Program through August 31, 2016; seconded by Councilor Carter. Roll Call: Yes – Carter, Elliott, Myers, Rice, Winkler. No – Clifton, Miller

CONSIDER AUTHORIZING MAYOR TO SIGN CITY OF RIFLE'S LETTER OF INTENT TO REDESIGNATE AND EXPAND ENTERPRISE ZONE

Councilor Rice moved to authorize the Mayor to sign the City's letter of intent to be redesignated as an Enterprise Zone associated with the Northwest Colorado region and administered by the Associated Governments of Northwest Colorado, and be considered for an expansion of the City's existing Enterprise Zone, as recommended by Planning Director Nathan Lindquist; seconded by Councilor Miller. Roll Call: Yes – Carter, Clifton, Elliott, Miller, Myers, Rice, Winkler.

CONSIDER ADOPTING STRATEGIC PLAN

Council will consider this matter at a future agenda.

ADMINISTRATIVE REPORTS

Acting City Manager Kimberly Bullen reported on these issues: restriping of roundabouts south of Interstate 70; and Cooper Field dedication on June 20.

City Clerk Lisa Hamilton reminded citizens of the June 29 deadline to file nomination petitions to run for Council.

COMMENTS FROM MAYOR AND COUNCIL

Councilors thanked Operations and Maintenance Technician Roland Klocker for his 40 years of dedicated service to the Rifle community.

Meeting adjourned at 8:34 p.m.

Lisa K. Hamilton
City Clerk

Randy Winkler
Mayor