

# RIFLE CITY COUNCIL MEETING

Wednesday, February 6, 2008

REGULAR MEETING

7:00 p.m. \* Council Chambers

The regular meeting of the Rifle City Council was called to order at 7:06 p.m. by Mayor Keith Lambert.

**PRESENT ON ROLL CALL:** Councilors Alan Lambert, Jay Miller, Jonathan Rice, Jennifer Sanborn, Jeanette Thompson, and Mayor Keith Lambert.

Councilor Lambert moved to excuse Councilor Beth Bascom from tonight's meeting; seconded by Councilor Rice

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert.

**OTHERS PRESENT:** John Hier, City Manager; Wanda Nelson, City Clerk; Lee Leavenworth, City Attorney; Jim Bell, Cable 10; Bill Sappington, Public Works Director; Charles Kelty, Finance Director; Mike Braaten, Government Affairs Coordinator; Daryl Meisner, Chief of Police; Tom Whitmore, Parks Director; Aleks Briedis, Recreation Director; Chris Strouse; Tessa Strouse; Louis Beauchamp; Carleton Hoffmeister; Davis Farrar; Gil Frontella; Glen Larner; Ron Robertson.

## CONSENT AGENDA

***MINUTES OF THE JANUARY 16, 2008, REGULAR MEETING; ACCOUNTS PAYABLE; SHANGHAI GARDEN LIQUOR LICENSE RENEWAL; LETTER OF INTENT WITH RIFLE DEPOT; LLC***

Councilor Lambert moved to approve the Consent Agenda; seconded by Councilor Rice.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert.

## CITIZEN COMMENTS AND LIVE CALL-IN

Steve Webster and Jeanette Grove called in to discuss snow removal on Fairway Avenue. Deb Grizzle called in to thank the City crews for the snow removal near senior housing. Chris and Tessa Strauss came before Council to discuss a recent court experience. Staff will review this item and report back to Council.

## ITEMS ON THE AGENDA

### ***CHAMBER OF COMMERCE UPDATE***

Mark Fergen and Jim Voorhies provided an update on recent and upcoming Chamber events.

***RIFLE SNOWMOBILE CLUB PARKING WAIVER REQUEST***

Carleton Hoffmeister stated that the Snowmobile Club is requesting a waiver of all parking fees at Huffman Gulch on February 17, 2008 for their fundraiser, the annual Poker Run. Councilor Sanborn moved to waive the parking fees; seconded by Councilor Miller.

ROLL CALL: Yes - A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

***PUBLIC HEARING: SECOND READING OF ORDINANCE 1-08: SANITATION RATE INCREASE***

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING SECTION 6.7.60 OF APPENDIX A OF THE RIFLE MUNICIPAL CODE REGARDING REFUSE COLLECTION RATES AND CHARGES

Mayor Lambert opened the public hearing. Mr. Kelty reported that Council approved a one dollar per can increase during the 2008 budget process. Ordinance 1-08 effectuates that change. Mr. Leavenworth noted the need to add Section Three to the ordinance that states this amendment will be effective March 1, 2008. Councilor Rice moved to approve Ordinance 1-08 as amended and ordered it to be published in full as required by Charter; seconded by Councilor Thompson.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

***FIRST READING OF ORDINANCE 3-08: RIFLE DEPOT PUD REZONE***

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, RE-ZONING PROPERTY OWNED BY RIFLE DEPOT, LLC KNOWN AS THE RIFLE DEPOT FROM CENTRAL BUSINESS DISTRICT (CBD) TO CENTRAL BUSINESS DISTRICT PLANNED UNIT DEVELOPMENT (CBD-PUD).

The applicant, Rifle Depot, is seeking to subdivide approximately 5.81 acres located on the south side of Centennial Parkway. The general development concept would bring a Walgreens, a bank, and two multi-tenant mixed-use buildings to the site. Planner Davis Farrar, applicant Glen Larner, and architect Ron Robertson reviewed their project with a presentation. Ordinance No. 3, Series of 2008 rezones the Rifle Depot Property from CBD to CBD-PUD. Mr. Sturgeon reviewed the comments by the Planning and Zoning Commission, as well as staff recommendations. Councilor Lambert moved to approve Ordinance 3-08 as amended and ordered it to be published by title as required by Charter; seconded by Councilor Thompson.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

***FIRST READING OF ORDINANCE 2-08: CITY PROPERTY REZONE***

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, RE-ZONING TEN CITY-OWNED PARKS AND THE ROSE HILL CEMETERY FROM VARIOUS ZONING DESIGNATIONS TO PUBLIC ZONE DISTRICT (PZ).

The Public Zone District (PZ) in the City of Rifle was created to provide a classification for lands owned, leased, or used by the City for public recreation, cultural, educational, civic, and other public purposes within the City. However, the majority of the City's parks and the Rose Hill Cemetery are zoned according to the surrounding uses in the area, from Low Density Residential (LDR) to Developing Resource (DR) Zone Districts. This creates an issue for the City when the need arises to construct a new maintenance building or accessory structure, for example, which construction may not be permissible in every assigned zone district. The PZ Zone District, on the other hand, permits all the uses associated with parks and open space. Ordinance No. 2, Series of 2008 is a City-initiated re-zoning request to re-zone Arnold Park, Action Park, Deerfield Park, Davidson Park, Moki Park, Palomino Park, Heinze Park, Joyce Park, Macintosh Park, Metro Park, Centennial Park, and the Rose Hill Cemetery to PZ Zone District. Councilor Rice moved to approve Ordinance 2-08 on first reading as presented and ordered it to be published by title as required by Charter; seconded by Councilor Miller.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

***CENTENNIAL PARK***

Mr. Briedis stated that GOCO has awarded a \$750,000 grant to the City for the construction of Centennial Park. The following items must be approved to begin the project.

***APPROVE IGA WITH RE-2 SCHOOL DISTRICT***

This IGA is for an easement on property owned by RE-2 in Centennial Park.

***APPROVE IGA WITH DDA***

This agreement is for an easement on property owned by DDA in Centennial Park.

***RESOLUTION 9-08: AUTHORIZING GOCO CONTRACT***

A RESOLUTION OF THE CITY OF RIFLE, COLORADO, SUPPORTING THE AGREEMENT BETWEEN THE CITY OF RIFLE AND THE STATE BOARD OF THE GREAT OUTDOORS COLORADO TRUST FUND REGARDING CENTENNIAL PARK.

This resolution is a requirement of GOCO to give authorization to enter into a contract with GOCO for the \$750,000 grant.

***APPROVE DESIGN CONCEPTS PROPOSAL***

Design Concepts' proposal includes schematic design, design, development, construction documents and services during construction in the amount of \$175,790 plus reimbursables. Subconsultant fees from Geotechnical are estimated at \$10,718. Fees for electrical and wetland consultants will be presented to Council when available.

***APPROVE SGM PROPOSAL***

SGM's proposal includes floodplain analysis, site grading design, stream stabilization, storm water management, trail design; parking lot design, structure design for certain amenities,

and utility design. SGM anticipates these fees will be \$290,000; however they are donating 50% of the fees.

***APPROVE BOOKCLIFF SURVEY PROPOSAL***

Bookcliff Survey's proposal includes detailed topography, utility and existing improvement locates, and boundary search for Centennial Park. Bookcliff anticipates these fees will be \$15,000; however they will donate 50% of the fees.

Councilor Lambert moved to approve the IGA with RE-2, IGA with DDA, Resolution 9-08, Design Concepts Proposal, SGM Proposal in an amount not to exceed \$145,000, Bookcliff Survey Proposal in an amount not to exceed \$7500; seconded by Councilor Rice.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

***RESOLUTION 8-08: SEVERANCE TAX/FML POLICY***

Mr. Braaten stated this resolution outlines the City's policy regarding severance tax/federal mineral lease issues. Councilor Miller moved to approve Resolution 8-08; seconded by Councilor Lambert.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

***WATERSHED DISTRICT PERMIT 2-07***

Mayor Lambert opened the public hearing. Mr. Leavenworth requested that Council close the public hearing and move to consider the application withdrawn due to the applicant's inaction and representation to staff that there will be significant changes to their application. Councilor Sanborn moved to deem the application withdrawn due to the aforementioned reasons; seconded by Councilor Lambert.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

***REPORT ON PARKING IN DEERFIELD PARK NEIGHBORHOOD***

Mayor Lambert stated that this item will be continued until the next Council meeting as the Home Owner's Association was unable to attend this meeting.

***SANITATION TRUCK BID***

Mr. Sappington stated that two bids were received for the purchase of a new trash truck. Staff recommends awarding the bid to Faris Machinery for a Mack/Lebrie truck as the existing trash truck is also a Mack/Lebrie, making training and repairs much easier. Faris Machinery is also located in Grand Junction. Councilor Lambert moved to award the bid of the truck to Faris Machinery in the amount of \$195,538 with trade-in of the City's 2003 truck; seconded by Councilor Miller.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

### ***18<sup>TH</sup> STREET IGA WITH GARFIELD COUNTY (GARCO)***

Mr. Hier noted that City staff met recently with County officials to discuss details of an IGA to reconstruct 18<sup>th</sup> street, west of the new public safety complex. The estimated project cost is \$250,000, making the City's share \$125,000. The IGA calls for a maximum total project cost not to exceed \$300,000. Councilor Rice moved to approve the IGA with GARCO; seconded by Councilor Lambert.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

Mr. Leavenworth left at 9:29 p.m.

### **ADMINISTRATIVE REPORTS**

Mr. Hier reported on: sewer/odor problem at Wamsley; 2008 To-do List; pothole repair; IGA with local municipalities for senior citizen issues; Senior Center staffing.

Councilor Miller moved to authorize the City Attorney to draft an IGA for senior citizen issues, and expend funds up to the amount of \$39,000 for staffing the Senior Center; seconded by Councilor Lambert.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

Mr. Braaten reviewed upcoming meetings that Council may elect to attend. Ms. Nelson stated that there is a workshop next Wednesday on Public Official's Liability.

### **COMMENTS FROM MAYOR AND COUNCIL**

#### ***CENTENNIAL PARK***

Councilor Miller stated that he is excited that the construction will start on Centennial Park.

#### ***WINTER WEATHER***

Councilor Sanborn noted how icy the sidewalks are, and cautioned everyone to be careful and walk slowly. Councilor Rice requested that folks move their vehicles into their driveways and off the streets when it snows to allow the City crews to plow the snow. Councilor Thompson thanked the City crews for their snow removal. Mayor Lambert encouraged everyone to stay well this winter.

#### ***UPCOMING MEETING***

Councilor Lambert will be attending an Energy Advisory Board meeting tomorrow evening.

#### ***SUPER TUESDAY***

Councilor Rice appreciated the high turn-out at the caucuses on Tuesday.

#### ***OPEN SEAT***

Councilor Rice stated that Representative Al White is running for Senate, leaving his seat vacant. Interested parties are encouraged to run.

***EXECUTIVE SESSION: NEGOTIATIONS, REAL ESTATE TRANSACTION,  
PERSONNEL MATTERS***

Councilor Rice moved to adjourn to Executive Session at 9:48 p.m. for the purpose of discussing Negotiations under CRS Section 24-6-402(4)(e), Real Estate Transaction under CRS Section 24-6-402(4)(a), and Personnel Matters under CRS 24-6-402(2)(f); seconded by Councilor Lambert.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

Councilor Sanborn moved to return from Executive Session at 10:20 p.m.; seconded by Councilor Lambert.

ROLL CALL: Yes – A. Lambert, Miller, Rice, Thompson, Sanborn, K. Lambert

The meeting adjourned at 10:20 p.m.

---

Wanda Nelson  
City Clerk

---

Keith Lambert  
Mayor