

# RIFLE CITY COUNCIL MEETING

Wednesday, April 2, 2008

REGULAR MEETING

7:00 p.m. \* Council Chambers

The regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Keith Lambert.

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

**OTHERS PRESENT:** John Hier, City Manager; Wanda Nelson, City Clerk; Lee Leavenworth, City Attorney; Daryl Meisner, Chief of Police; Michael Churchill, Cable 10; Charles Kelty, Finance Director; Charlie Stevens, Utility Director; Tom Whitmore, Parks Director; Aleks Briedis, Recreation Director; Bill Sappington, Public Works Director; Shari Neuroth; Sarah Lambert; Sally Brands; Connie Guerette; Glenn Ault; Suleiman Abuhalmeh; Heidi Rice; Paul Rice; Adam Beal; Geneva Powell.

## CONSENT AGENDA

### ***MINUTES OF THE MARCH 19, 2008, REGULAR MEETING; ACCOUNTS PAYABLE; APPOINTMENT TO SENIOR CENTER ADVISORY BOARD; WAPITI PARK TERMINATION AND RELEASE OF EASEMENTS***

Mayor Lambert requested the addition of the agenda item *Approval of Change Order #1 for Construction Materials Testing* to the Consent Agenda. Councilor Lambert requested that the Senior Center Advisory Board be removed for separate consideration. Councilor Sanborn excused herself from voting on the minutes. Councilor Lambert moved to approve the remaining items on the Consent Agenda; seconded by Councilor Rice.

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

### ***APPOINTMENT TO SENIOR CENTER ADVISORY BOARD***

Councilor Lambert noted that John Scalzo, along with three other seniors, are being appointed to the Senior Center Advisory Board. Councilor Lambert moved to approve these appointments; seconded by Councilor Miller.

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

## CITIZEN COMMENTS AND LIVE CALL-IN

There were no citizens comments or live call-ins.

## ITEMS ON THE AGENDA

**CHAMBER OF COMMERCE UPDATE**

Shari Neuroth provided an update on recent and upcoming Chamber activities. Ms. Neuroth also presented Mayor Lambert with the *John Scalzo Lifetime Achievement Award*.

**RESOLUTION 13-08: THE FARM PRELIMINARY SUBDIVISION PLAN AND PRELIMINARY PUD DEVELOPMENT PLAN**

Mayor Lambert noted that this item was not properly noticed, and therefore will be continued until April 16, 2008.

**PUBLIC HEARING: ELKS LODGE SPECIAL EVENT LIQUOR LICENSE APPLICATION**

Mayor Lambert opened the public hearing. Ms. Nelson stated the hearing was properly noticed. Applicant Connie Guerrette with the Elks stated that EnCana is hiring the Elk's Lodge to provide bar service to its exhibitors at their Energy Exposition. Councilor Bascom moved to approve the Application; seconded by Councilor Lambert.

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

**CHEERMEISTER LIQUOR LICENSE RENEWAL**

Ms. Nelson noted that a liquor license renewal application was received for Cheermeister. The owner Suleiman Abuhalmah was present to discuss the application as his establishment has had contacts with Rifle Police Department (RPD). Mr. Abuhalmeh noted his staff attended a recent Responsible Serving of Alcohol class. Chief Meisner noted the contacts with the RPD suggest overservice. Councilor Sanborn moved to approve the renewal with a record of verbal warning, and instruction to staff to monitor the bar's activities to determine if a future show cause hearing is warranted; seconded by Councilor Rice.

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

**PUBLIC HEARING: SECOND READING OF ORDINANCE 4-08: PARKS MAINTENANCE BUILDING FINANCING**

FOR AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A SITE LEASE BETWEEN THE CITY AS LESSOR AND A LESSEE TO BE SELECTED BY THE CITY, WITH RESPECT TO CERTAIN REAL PROPERTY AND, IN CONNECTION THEREWITH, A LEASE PURCHASE AGREEMENT BETWEEN THE CITY, AS LESSEE, AND A LESSOR TO BE SELECTED BY THE CITY, WITH RESPECT TO CERTAIN REAL AND PERSONAL PROPERTY TO BE USED BY THE CITY AS A PARKS MAINTENANCE FACILITY; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND PROVIDING FOR RELATED MATTERS

Mayor Lambert opened the public hearing. Mr. Kelty explained that the City is exploring a Lease Purchase Financing arrangement to fund a portion of the Parks Maintenance Building. Ordinance No. 4, Series of 2008 authorizes the City to negotiate a Lease Purchase Agreement

with a respondent to the request for proposals issued by the City. This “parameters” ordinance authorizes the City to enter into a Lease Purchase Agreement not to exceed \$2,700,000 with an interest rate not to exceed 5.5%. The Lease Term cannot exceed past December 31, 2018, and the annual rentals due under the Lease cannot exceed \$360,000. It is necessary to pass this ordinance now prior to having a final Lease Purchase Agreement negotiated with a respondent to stay on track with the construction schedule assumed for the Parks Maintenance Building. Councilor Bascom moved to approve Ordinance 4-08 as presented and ordered it to be published in full as required by Charter; seconded by Councilor Lambert.

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

***AUTHORIZE NEGOTIATIONS FOR CONSTRUCTION OF PARKS MAINTENANCE FACILITY***

Mr. Whitmore stated that three firms were interviewed for the Construction of the Parks Maintenance Facility, and staff recommends selecting White Construction. Councilor Rice moved to authorize staff to enter into negotiations with White Construction to determine a Guaranteed Maximum Price (GMP) for construction and completion of the Parks Maintenance Facility project; seconded by Councilor Bascom.

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

***FIRST READING OF ORDINANCE 5-08: AFFORDABLE HOUSING INCENTIVE PILOT PROGRAM***

Mr. Sturgeon reported he was approached by Sally Brands with Savage Land Company to discuss ways to bring affordable housing to Rifle. The builder would reduce their profit, and the City would offer an increase in density and waive fees with the exception of water and sewer taps. Primary wage-earners who work in the 81650 zip code with a restricted income would be eligible. The housing would be deed-restricted with capped appreciation rates, and must be owner-occupied. This initial proposal allows for 25 homes to be constructed in the next year, and will be continually evaluated to determine future programs. Ms. Brands reviewed her project. Geneva Powell with the Housing Authority noted their willingness to participate in this project. Wells Fargo and Alpine Bank are willing to reduce some loan origination fees to help minimize the costs. Councilor Lambert moved to approve Ordinance 5-08 as presented and ordered it to be published by title as required by Charter; seconded by Councilor Sanborn.

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

***ROUNDABOUTS***

***AUTHORIZE CONSTRUCTION MANAGEMENT SERVICES***

Mr. Sappington noted this request is for SGM to provide the services of observation, administration, surveying, submittal review and quality control during construction of the roundabouts. Councilor Lambert moved to authorize SGM to provide Construction Management in an amount not to exceed \$290,335; seconded by Councilor Rice.

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

***AUTHORIZE TESTING SERVICES***

Mr. Sappington is requesting the authorization of soil, concrete, and asphalt testing for the roundabouts with Yeh and Associates, Inc. Councilor Lambert moved to authorize Yeh and Associates to perform testing services for the roundabouts in an estimated amount of \$74,900; seconded by Councilor Thompson.

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

***APPROVAL OF CONTRACTS FOR WATER STORAGE TANK MIXING SYSTEMS***

Mr. Stevens requested the authorization for the expenditure for construction services between the City, PAX Water Technologies, Inc. and Western Colorado Electrical Control Specialties, Inc. to purchase and install two mixing systems and electrical power for two locations. These mixing systems will allow the staff to have control of the mixing of the West tank and Airport tank, and provide more consistent water quality to West and Southeast Rifle areas. Councilor Miller moved to approve the contract for \$81,941.10; seconded by Councilor Bascom.

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

***APPROVAL OF CONTRACT FOR CONNECTION OF INTERCONNECT PUMP STATION***

Mr. Stevens noted that this project needs to be done to obtain the pumping capacity needed to accommodate the flows from the NWWTP that are occurring during peak hours of operation. Stanec Constructors Inc. will install the necessary fittings and clean-outs to connect the Temporary Interconnection Pump Station to the 6” force main and evacuate the existing 4” main for future use. Councilor Lambert moved to approve the contract for \$12,699; seconded by Councilor Rice.

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

***AUTHORIZE PAYMENT OF BUILDING INSPECTION FOR PUBLIC SAFETY***

Mr. Sturgeon noted that the City, through an IGA, has agreed to share construction inspection costs with Garfield County for the Public Safety Complex. Councilor Bascom moved to authorize \$20,000 for the City’s portion of contract construction services; seconded by Councilor Lambert.

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

***ADMINISTRATIVE REPORTS***

Mr. Sturgeon reported on: roundabouts; 7<sup>th</sup> Street project; street sweeping; senior programs; 1<sup>st</sup> Annual Spring Clean-up. Ms. Nelson welcomed new staff. Mr. Stevens provided an update on the WW plant construction and site clean-up at Rifle pond.

***COMMENTS FROM MAYOR AND COUNCIL***

***KUDOS***

Councilor Rice congratulated two Rifle High seniors – one has been accepted to Georgetown, the other accepted to Vanderbilt.

Councilor Rice noted that Rifle was ranked #2 in Colorado and #17 in the nation by *Outdoor Life* magazine as a premier destination for hunting and fishing.

Mayor Lambert noted that tonight was Mr. Sappington’s last meeting, and thanked him for his years of service.

***SPRING CLEAN-UP***

Councilor Bascom is excited about the upcoming Spring Clean-up project.

***UPCOMING EVENTS***

Councilor Lambert noted an Energy Advisory Board meeting will be held tomorrow evening. Councilors Lambert and Miller encouraged everyone to attend a fundraiser for the Rotary Club called the Harlem Ambassadors.

***JOHN SCALZO LIFETIME ACHIEVEMENT AWARD***

Councilor Miller congratulated Mayor Lambert for receiving this award. Mayor Lambert expressed his gratitude to the community.

The meeting adjourned at 9:30 p.m.

---

Wanda Nelson  
City Clerk

---

Keith Lambert  
Mayor