

# DDA

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

## MINUTES OF January 5, 2008

1. **CALL TO ORDER:** Due to lack of a quorum on January 2, 2008, a meeting was moved to Friday, January 5<sup>th</sup> at Alpine Bank. Appropriate notice was posted at Rifle City Hall. Chair Gil Frontella called the meeting to order at 8:15 a.m.

**Members Present:** Randy Winkler, Gil Frontella, Michael Langhorne, Jennifer Sanborn, and Jay Rickstrew.

**Members Absent:** Tom Stuver, Sally Brands, Garrick Frontella.

**DDA Manager Present:** Helen Rogers

**Guests Present:**

2. **APPROVAL OF MINUTES:** The minutes of December 5, 2007 were not approved and will be presented at the next meeting.

3. **FINANCIAL REPORT:** Not available.

4. **BILLS TO BE APPROVED:** Gil Frontella moved for payment of bills. 1) Mr. Power S, Sidewalk Cleaning with Vacuum Sweeper, 1 time during Dec.: \$300.00 2) City of Rifle Water Bills: \$14.55, \$14.55, Garbage Bills: \$40.98, \$40.98 3) Budget Line Trash: 12/1/07: \$125.00., 1/1/08: \$125.00. 4) (Already approved at December Meeting) Soak-N-Wet Sprinklers, Inc.: \$410.00. 5) Rifle Area Chamber of Commerce: Membership, 2008, \$75.00, 6) Rifle Area Chamber of Commerce, Advertising Kiosk for Downtown, \$300.00. 7) Micro Plastics, Plaque for Ernst Schopp, \$46.44. 8) Jean's Printing, copies of Ute Theater, \$4.60. Sanborn made a motion to approve the bills, seconded by Rickstrew. The motion carried unanimously. A signage reimbursement was presented from Preventative Medicine. The total for the sign was \$519.94, 2/3 of the amount reimbursable would be \$346.28. This was approved at a prior meeting awaiting the invoice and billing.

5. **CHAMBER UPDATE:** Chamber Executive Director, Annick Pruett, presented the Chamber news at the January 2<sup>nd</sup> meeting. The Ice Fishing Contest at Rifle Gap is slated for Jan. 19<sup>th</sup> and 20<sup>th</sup>. The Chamber has received several new members. Also the State of the City Address will be held at Columbine Restaurant in February.

### 6. **NEW BUSINESS:**

#### A. **West End Development**

Vandewalle and Associates will be returning to Rifle on Jan. 16<sup>th</sup> and 17<sup>th</sup>, and would like to meet with several DDA members to form an Advisory Team with City staff as well as with the EDC. Members stating they could attend are Gil Frontella, Jay Rickstrew and possibly Tom

Stuver.

Rogers presented photos and brochures of a mixed use development project in Edwards called Riverwalk. It contained three and four story buildings containing retail, office, and residential units. The site also contained a movie theater and vacation suites as well as a bike and pedestrian trail along the creek adjacent to the project.

B. Downtown Banner Poles

Scott Becker, Rifle Chamber Board Member, attended the previous meeting on Jan. 2<sup>nd</sup>, asking if the DDA, Chamber, Rotary and others could work together to try and solve the banner pole dilemma. Winkler recommended vertical banners until a solution can be found. Also, Winkler and Rogers will look into other types of banner structures for entry into the City of Rifle.

C. Board Development

Jim Voorheis, Branch President from American National Bank, sent a letter of interest to become a board member. A motion was made by Winkler, seconded by Rickstrew to approve his request for board membership. A letter will be sent to City Council for recommendation to approve Jim Voorheis for a DDA board position.

D. American National Bank

At the previous meeting, Jim stated several revisions have been made to the original site plan as presented to the Planning and Zoning Commission. There will be a single combined entrance to West Fifth Street for both the bank and new drive up windows. Also off-street parking will still be available as well as commercial drive through at the original site with 'right turn only' at Railroad Ave.

E. Signage, Store Front Issues

Winkler presented a signed check and invoice for Preventative Medicine. (See Above)

**7. PROJECTS:**

A. Rifle Creek Theater

Rogers will continue to work on obtaining a grant for the Historic Structural Assessment for the Ute Theater. A staff member from the State Historical Fund is to be in the Rifle area January 30<sup>th</sup> and 31<sup>st</sup>. A Grant writing workshop will be held in Glenwood Springs, Jan. 31<sup>st</sup>.

B. Lighting Improvements

Rogers presented a hand out from Dark Sky regarding what to look for in commercial lighting with regard to light pollution. Members questioned whether the Third Street Bridge will be retrofitted with new dark sky concepts. Rogers will look into this further.

**8. MAINTENANCE:**

A. Traffic / Pedestrian Issues:

It has come to the DDA's attention the City will soon begin street improvement work on Railroad Ave. between First and Third Streets. A motion was made by Winkler, seconded by Langhorne to request work be completed to the north line of the intersection, including improvement of all four handicap ramps. Also included in this request is completion of the pedestrian crosswalk at 4<sup>th</sup> St. and Railroad at the same time. The consensus was that by closing one lane at a time in a continuous manner would expedite the projects and be less confusing for pedestrians and downtown businesses. Rogers will write a letter to the City.

- B. Curb Extensions – Planters, Weeds  
Rogers continues to research electric motorized watering carts.
- C. Parking Lots
- D. Alleys – Weed Control:
- E. Street Lights:
- F. Trees:

9. **ADJOURN:** The meeting was adjourned at 9:00 am.

Respectfully submitted,

Helen Rogers  
DDA Manager