

DDA

Downtown Development Authority
Rifle, Colorado

Wednesday, March 4, 2020

1. CALL TO ORDER:

DDA Board Chair; Randy Winkler, called the meeting to order at 7:03 a.m.

Members Present: Ed Weiss, Ed Arnold, Jay Rickstrew Kevin Atchison.

Members Absent: Gil Frontella, Daniel LeMoine, Raquel Mendizabel, Jacquelyn Johnson and Theresa Hamilton (Council Rep)

DDA Manager Present: Helen Rogers.

Guests Present; Craig Spaulding; City Engineer, Kim Burner; GRIT Manager

2. APPROVAL OF MINUTES:

The minutes from February 5th were presented for review. A motion was made by Ed Weiss, seconded by Ed Arnold to approve the minutes. The motion passed.

3. BILLS TO BE APPROVED:

1) HR Design/Helen Rogers; \$1,950 2) Mountain Waste and Recycling; \$71.85 3) All Around Property Mgmt; \$980. 4) VIP Trash Services \$160. A motion to approve payment of the bills was made by Rickstrew, seconded by Arnold, approving unanimously.

4. FINANCIAL REPORT:

The DDA Financial Report was presented for review. Ed Weiss presented the most recent report and continues to ask about the final 2019 report indicating several discrepancies. A motion to accept the most recent report was made by Rickstrew, seconded by Arnold, approving unanimously.

5. MANAGER'S REPORT:

DDA Administration - 65 hrs.

- Attended State of the Community Luncheon on Feb. 13th. Jay Rickstrew led it off. Sounds as if Larry Stewart will be the new Alpine Branch manager. The keynote speaker was Dr. Nathan Perry, Associate Professor at Mesa State University who spoke about regional economics. Western Slope Oil and Gas Assoc. Rep., Chelsea Miera, indicated the Oil and Gas Industry is going through major changes due to Senate Bill 181's passing and seems to be in quote, 'Purgatory' now as a result of new regulations.
- Parachute's Mayor, Roy McClung emphasized all the 'TOP Adventures' recreational opportunities they are developing, not only along the River but others such as Rockmegeдон, June 5-7th, Barbeque Competitions, new joint ventures with the BLM to develop more off road and mountain biking opportunities north of I70 – along with the County, acquiring 20,000 acres of BLM land. They are pleased to have the

support of the County and RFTA with bus transportation at the west end of the County to Rifle. They are developing a Food Truck opportunity in downtown Parachute called Parachute Landing.

- Silt's Mayor, Keith Richel and town Administrator, Jeff Layman spoke about creation of a Silt Opportunity Zone where developers would pay 10% less in taxes. Other developments include the new KOA campgrounds, bringing affordable housing to town, allowing OHV's on City Streets, Continuing Main Street Improvements East of town, and Silt River Preserve Trail south of the River. Sara Tym is working on funding for the Highwater Farm Project on the preserve as well, where youth would learn to farm, grow and sell vegetables.
- The City of Rifle's Manager, Scot Hahn, presented a video where every dept. spoke about their projects. Planning mentioned 80 new lots ready for development, Culvers new location on Airport Road, the new Park and Ride Area, and the HSA moving forward on the Rifle Bridge. The Animal Shelter has 75% of the funding needed for the new facility up by the High School called 'Journey Home' Animal Care Center. Housing is starting to build an Apt Building up on UTE Ave. and 1st St, creating 50 new apartments. The Parks and Rec Department anticipates the new pool to be open by Memorial Day. Improvements are being made to Joyce Park and Palomino Park. The new Care Center and Hospital Expansion hope to be open by January 2021. The O&M Dept. will be working on overlay of Centennial Parkway along with work on 5th and Fravert, the Centennial Parkway Bridge, and in 2021 Rifle's downtown's 3rd and Railroad Project. There will also be Airport Road Improvements. The Highland Trail was developed last year and new sections of the Rifle Arch Trail are being funded for development of new mountain bike trails.
- Mike Samson spoke about the Airport and the Center of Excellence with the Drone Indoor Training Center. It's becoming an international training center. The Gordon Cove Pipeline Project continues to go through the Federal process of approval. The County has been working on reducing the cost of Healthcare in Garfield County by 20%, similar to what Summit County did with Peak Health Alliance.
- The Funding requests have begun for the downtown renovation. A DDA letter was submitted for support of the FMLD request that Randy signed.
- Continue to work on the Farmers Market, requesting insurance quotes, and filling out the special events application. Going before RE-2 March 10th to seek support for serving beer and wine at the Market. Heinze Park is within 500 ft. of school property. The RREDC has given their support.
- The VIF Board held off on approving the Chamber request for \$35,676 and will discuss more at the next meeting. Also, more information is needed from the Rifle Heritage Center for their request of \$35,000.
- Other activities are admin related with regard to agendas, meetings, documentation, emails, and obtaining invoices from vendors.

6. NEW BUSINESS:

A. Loading Zone with New Design on Third St.

Craig Spaulding indicated there are several businesses on E. 3rd Street which would like to have a loading zone area for parking. It was suggested to have two, one for each side, north and south, on E. 3rd Street. Monitoring the restricted parking will be

challenging. It was suggested the business owners place a notice on the vehicle if they are parked longer than the 15 or 20 minutes posted. Exactly where these will be located is to be determined.

B. Historic Info on Origination of DDA

Rogers was asked by the Town of Eagle to come and talk about Rifle's DDA, how it got started and how it's run. The meeting is March 4th at 6pm.

C. Local Landmark designation for W. 3rd Street Building.

Rogers was approached by Mark Dyson, who bought the W. 3rd building from Don Locke. He is trying to research the history of the building to obtain Local Historic Landmark Designation in order to qualify for tax credits from the state. He is from Golden, but has renovated a building in Brighton to its original look and would like to do the same to this building. Historic photos indicate it was a filling station and showroom with possibly a garage in the lower level in the back of the building.

D. Parking Lot Sealing and Restriping

Rogers obtained a bid from Lion Construction & Paving for \$6,095 for the two lots. Frontier Paving is no longer doing this kind of work at this time due to larger projects. Rogers also contacted Kaufman Seal Coating. The owner is in Arizona and will submit an estimate when he returns the end of March. It was suggested to wait until the next meeting to make a decision. Also, Rickstrew will look into who Alpine Bank uses.

7. PROJECTS

A. Renew Rifle

Rogers asked the Board if Renew Rifle should continue as volunteerism seems to be less and less each year. It was suggested to see if Youth Zone might be interested in helping or Rifle High I.B. Students who need Community hours to graduate. Rogers will look into it. This may be the last year for this event as the new streetscape should have less maintenance issues than the present one. It was also suggested in the future various businesses could take over specific areas to maintain.

B. Parklet Split Reconfiguration

Rogers has a contractor lined up to help with placement and reconfiguration of the parklet. Half will be placed on the north side adjacent to Shooters and the other half will be placed by Whistle Pig. They will measure 15' x 10' with 2 - 5' planters and fencing each.

8. MAINTENANCE

A. General Downtown Maintenance

Rogers asked Sandor Drucker to power wash the mid burp-outs after new cement was placed in them because of tripping hazards.

B. Snow Removal

All Around Maintenance has been consistent with snow removal when accumulations are over 2".

C. Third Street Bridge Lamp Lens, Walker Electric
Walker Electric stated they were going to replace the lens on 3.2.20.

9. **ADJOURN**
The meeting adjourned at 8:11 am.

Respectfully Submitted,

Helen Rogers
Part-Time DDA Manager