RIFLE CITY COUNCIL MEETING

Wednesday, December 19, 2018

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 Barb Clifton.

PRESENT AT ROLL CALL: Councilors Joe Carpenter, Joe Elliott, Ed Green, Theresa Hamilton, Clint Hostettler, Sean Strode and Mayor Barb Clifton.

OTHERS PRESENT: City Manager Scott Hahn, City Clerk Kristy Doll, City Attorney Jim Neu, Rifle Community Television (RCTV) Michael Churchill, Chief of Police Tommy Klein, Finance Director Michelle Duran, Planning Director Nathan Lindquist.

CITIZEN COMMENTS
No Citizen comments were heard.

CONSENT AGENDA - APPROVE THE FOLLOWING ITEMS:

A. Minutes from the November 7, 2018 regular meeting
B. Minutes from the November 19, 2018 regular meeting
C. (*Acting as Liquor Licensing Authority*) Liquor License Renewal for Nacho's Mexican Dining LLC dba Nacho's Mexican Dining LLC
D. Consider Ordinance amending Section 6-5-120 and Appendix A of the Rifle Municipal Code regarding special event liquor license fees – Ordinance No. 21, Series of 2018 – 2nd Reading
E. Consider Amending Water and Sewer Rates – Ordinance No. 22, Series of 2018 – 2nd Reading

Councilor Hamilton requested Agenda Item E, Consider Amending Water and Sewer Rates – Ordinance No. 22, Series of 2018 – 2nd Reading, be moved from the consent agenda and discussed during the regular agenda.

Councilor Elliott moved to approve Consent Agenda Items A, B, C, and D; seconded by Councilor Hamilton.
Roll Call: Yes - Clifton, Elliott, Green, Hamilton, Hostettler and Strode

CONSIDER AMENDING WATER AND SEWER RATES – ORDINANCE NO. 22, SERIES OF 2018 – 2ND READING
City Manager Scott Hahn stated currently the RMC code requires an automatic 5% increase in the utility fund fees at the beginning of every year. Staff believes the water fund is in good shape for 2019 and does not need the 5% increase in fees but the sewer fund needs additional revenue beyond the 5% increase. Staff recommends a 10% increase for sewer rates and 0% for water for 2019.

Councilor Elliott moved to approve Ordinance No. 22, Series of 2018 on second reading, as presented, and order it to be published as required by Charter; seconded by Councilor Green.
Roll Call: Yes - Clifton, Carpenter, Elliott, Green, Hostettler, and Strode
No - Hamilton

CONSIDER APPOINTING LEE DAMUTH TO THE PLANNING AND ZONING COMMISSION
Planning Director Nathan Lindquist stated Planning Commission recommends the appointment of Lee Damuth to the Planning and Zoning Commission as second alternate member.

Councilor Elliot moved to approve Lee Damuth to the Planning and Zoning Commission; seconded by Councilor Strode.
Roll Call: Yes - Clifton, Carpenter, Elliott, Green, Hamilton, Hostettler, and Strode

CONSIDER AUTHORIZING FCI FOR CONSTRUCTION OF THE SWIMMING POOL PROJECT FOR GUARANTEED MAXIMUM PRICE AND AUTHORIZE CITY MANAGER TO EXECUTE CHANGE ORDERS
Pool Project Design Team which includes the Parks and Recreation Director Tom Whitmore, Phil

Vaughn of Phil Vaughn Construction Management, Jeff Johnson of Jeff Johnson Architecture, and Marc Litzen, Senior Project Manager with FCI Constructors, Inc. stated the Construction Documents are now a 100% complete and the project has a total project cost of $8,008,000. The project budget includes the Base Pool Plan, Alternate #1- family whirlpool, Alternate #3- mini-split HVAC system in the ticketing/office area, and Alternate #4- seal exposed bath house floors. The Pool Project Design Team recommends approval of the total project cost of $8,008,000; approve the FCI Constructors, Inc. Guaranteed Maximum Price Proposal dated December 13, 2018; and to enter into a Construction Manager/General Contractor (CM/GC) Contract with FCI Constructors, Inc. in the amount of $6,059,246; and authorize the City Manager to execute change orders within the total project cost of $8,008,000.

Councilor Hamilton moved to approve Construction Manager/General Contractor (CM/GC) Contract with FCI Constructors, Inc. in the amount of $6,059,246.00; the total project cost of $8,008,000, and Authorize the City Manager to execute change orders within the total project cost of $8,008,000; seconded by Councilor Elliott.
Roll Call: Yes - Clifton, Carpenter, Elliott, Green, Hamilton, Hostettler and Strode

CONSIDER SUPPLEMENTAL APPROPRIATION FOR THE YEAR ENDING DECEMBER 31, 2018– ORDINANCE NO. 23, SERIES OF 2018

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, PROVIDING FOR A SUPPLEMENTAL APPROPRIATION FOR THE YEAR ENDING DECEMBER 31, 2018

Finance Director Michelle Duran noted the Supplemental Appropriation to the 2018 budget is for several funds, due to unforeseen expenses, and some unanticipated grant revenues. The total Supplemental Revenues are $36,000 and the total Supplemental Appropriations are $213,807.

Councilor Elliott moved to approve Ordinance No. 23, Series of 2018, as amended and order it to be published as required by Charter; seconded by Councilor Hamilton.
Roll Call: Yes - Clifton, Carpenter, Elliott, Green, Hamilton, Hostettler and Strode

CONSIDER FIRST AMENDMENT SITE PLAN IMPROVEMENTS AND REDEVELOPMENT AGREEMENT WITH AKSAN RE16 UNITED FORTUNE, LLC (WENDY'S PROJECT)

Planning Director Nathan Lindquist noted staff has received construction cost estimates for the improvements to Centennial Parkway and Railroad Avenue that are associated with the Wendy's project. The total City contribution needed for curb, gutter, sidewalk, and alley improvements is $400,000. The terms and conditions of the development of the Property, including the construction of certain public improvements and the City's contribution towards a portion of those public improvements are outlined in the Site Plan Improvements and Redevelopment Agreement with Aksan Re16 United Fortune, LLC (Wendy's Project). Staff recommends approval of the Site Plan Improvements and Redevelopment Agreement with Aksan Re16 United Fortune, LLC (Wendy's Project).

Councilor Green moved to approve Site Plan Improvements and Redevelopment Agreement with Aksan Re16 United Fortune, LLC (Wendy's Project); seconded by Councilor Carpenter.
Roll Call: Yes - Clifton, Carpenter, Elliott, Green, Hamilton, Hostettler- Abstained, and Strode

ADMINISTRATIVE REPORTS
Administrative reports were given by City Clerk Kristy Doll, City Manager Scott Hahn, City Attorney Jim Neu, IT Director Kelly Thompson, Finance Director Michelle Duran, Ute Theatre Manager Wayne Pleasants, and Chief of Police Tommy Klein.

COMMENTS FROM MAYOR AND COUNCIL
Comments were heard from Councilors Joe Carpenter, Joe Elliott, Ed Green, Theresa Hamilton, Clint Hostettler, Sean Strode and Mayor Barb Clifton.

Meeting adjourned at 8:06 p.m.

Kristy Doll

City Clerk

CITY OF RIFLE SEAL

Barbara Clifton

Mayor