

RIFLE CITY COUNCIL MEETING

Wednesday, May 15, 2019

REGULAR MEETING

7:05 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 Elliott, Ed Green, Theresa Hamilton, Clint Hostettler and Mayor Barb Clifton.

Councilor Hamilton moved to excuse Councilor Carpenter and Councilor Strode from tonight's meeting; seconded by Councilor Elliott.

Roll Call: Yes – Elliott, Green, Hamilton, Hostettler and Clifton

OTHERS PRESENT: City Manager Scott Hahn, City Clerk Kristy Christensen, City Attorney Jim Neu, Rifle Community Television (RCTV) Salvador Tovar-Guzman, Chief of Police Tommy Klein, Finance Director Michelle Duran, Planning Director Nathan Lindquist, Public Works Director Brian Prunty, Public Works Engineer Craig Spaulding, Emily Hisel, Natalie Bowman, and Timothy Butler.

CITIZEN COMMENTS

Citizen comments were heard from Emily Hisel, President of Copper Key Tiny Homes, in support of the fee waiver for the Senior Affordable Housing.

CONSENT AGENDA - APPROVE THE FOLLOWING ITEMS:

- A. Minutes from the April 17, 2019 Regular Meeting
- B. (Acting as Liquor Licensing Authority) Modification of Premises for Western Slope Chicken, LLC dba Wingchesters
- C. Authorizing Garfield County Federal Mineral Lease District Grant Agreement for Water System Improvements
- D. Authorizing Garfield County Federal Mineral Lease District Mini Grant Agreement for Sanitary Sewer Inspection and Televising Equipment

Councilor Hamilton moved to approve Consent Agenda Items A, B, C and D; seconded by Councilor Green.

Roll Call: Yes – Elliott, Green, Hamilton, Hostettler and Clifton

CONSIDER CONTRACT WITH JOHNSON CONSTRUCTION FOR 2019 WATER SYSTEM IMPROVEMENT PROJECT

Public Works Director Brian Prunty stated staff received competitive bids for the 2019 Water System Improvements project. The three main elements of the 2019 Water System Improvements project are a new raw water transmission line from the RRWPF, new potable water transmission from the Intake Pond, and three modified connections to make the new potable water transmission work. Johnson Construction, Inc. is the qualified low bidder with a bid amount of \$2,534,765.00. Staff recommends approval of an agreement with Johnson Construction, Inc. for the 2019 Water System Improvement Project in the amount of \$2,534,765.

Councilor Hostettler moved to approve the agreement with Johnson Construction for the 2019 Water System Improvement Project in the amount of \$2,534,765.00; seconded by Councilor Green.

Roll Call: Yes – Elliott, Green, Hamilton, Hostettler and Clifton

CONSIDER APPROVAL OF EARLY PAYOFF OF A 2003 LOAN WITH CWRPDA FOR WATER SYSTEM IMPROVEMENTS

City Manager Scott Hahn noted Colorado Water Resource and Power Development Authority (CWRPDA) has asked Staff if City is interested in early payoff of a Small Water Resources program loan which has an interest rate of 3.98% and a principal balance of approximately \$432,000. This loan is scheduled to be paid off in 2023. For year ending December 2018, the Water fund had approximately three million in excess revenue over expenditures. The payoff would reduce indebtedness in the fund, and ease the debt service amount and rate maintenance requirements. Staff

recommends the early payoff of a 2003 loan with CWRPDA for Water System Improvements in an amount of approximately \$432,000.

Councilor Hamilton moved to approve the early payoff of a 2003 loan with CWRPDA for Water System Improvements paid by Water fund; seconded by Councilor Hostettler .

Roll Call: Yes – Elliott, Green, Hamilton, Hostettler and Clifton

CONSIDER WAIVING IMPACT FEES FOR THE RIFLE HOUSING AUTHORITY TO CONSTRUCT SENIOR AFFORDABLE HOUSING – RESOLUTION NO. 9, SERIES OF 2019

Due to conflict of interest Councilor Joe Elliott left the Council Chambers.

Representatives from the Rifle Housing Authority presented artist renderings for the senior affordable housing project. The Rifle Housing Authority requests an impact fee waiver for the Rifle Housing Authority to construct 50 units of affordable housing for seniors.

Planning Director Nathan Lindquist stated the Rifle Housing Authority is planning to construct a low income housing project with 50 units for seniors. The Rifle Housing Authority is submitting a grant for senior affordable housing to the State of Colorado Housing Finance Authority (CHFA) and is requesting a fee waiver from the City in the amount of \$190,000 or \$3,800/unit to show strong local commitment and increase the project's financial feasibility. Staff recommends waiving development fees for the affordable housing project which would include water system improvement fees, sewer system improvement fees, offsite street impact fees, and parkland dedication fees. The fee waivers would total \$190,000 or \$3,800/unit.

Councilor Hostettler moved to approve Resolution No. 9, Series of 2019 to provide a fee waiver to the Rifle Housing Authority in the amount of \$200,000; seconded by Councilor Hamilton.

Roll Call: Yes – Green, Hamilton, Hostettler and Clifton

Councilor Elliott returned to the Council Chambers.

CONSIDER AN EASEMENT FOR XCEL ENERGY ON MOKI AVENUE

Planning Director Nathan Lindquist explained the Public Service Company of Colorado dba Xcel Energy is requesting a permanent easement across City-owned property known as Moki Park within the Mesa View Estates Subdivision. Public Service Company of Colorado currently has a 4-inch natural gas pipeline that serpentine between West 2nd Street, the Rifle Bypass, and Moki Avenue. The Public Service Company of Colorado needs to replace this pipeline that was originally installed in 1961 and they would like to install the new pipeline in more of an east/west alignment crossing the creek and extending into the Moki Avenue cul-de-sac which necessitates a new easement across the south end of the Moki Park parcel.

Councilor Hamilton moved to approve granting a permanent easement to the Public Service Company of Colorado dba Xcel Energy on Moki Avenue; seconded by Councilor Hostettler.

Roll Call: Yes – Elliott, Green, Hamilton, Hostettler and Clifton

ADMINISTRATIVE REPORTS

Administrative reports were given by City Manager Scott Hahn, Planning Director Nathan Lindquist, Public Works Director Brian Prunty, and Chief of Police Tommy Klein

COMMENTS FROM MAYOR AND COUNCIL

Comments were heard from Councilors Joe Elliott, Ed Green, Theresa Hamilton, Clint Hostettler and Mayor Barb Clifton.

Meeting adjourned at 7:48 p.m.


Kristy Doll
City Clerk




Barbara Clifton
Mayor