



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

January 4, 2023
7:00 PM
202 Railroad Avenue, Rifle, CO

6:00 PM - Workshop Meeting

Discussion and Review

- a. Receive Presentation from Evergreen Real Estate Group on a Proposed Apartment Development

7:00 PM - Regular Meeting

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Public Comment** *(maximum time permitted for Public Comment is 3 minutes per person)
4. **Roll Call**
5. **Consent Agenda**
 - 5.a. Consider Designating a Public Posting Place - Resolution No. 1, Series of 2023
 - 5.b. Consider Minutes of the December 21, 2022, Regular Meeting
6. **Action, if any, on Workshop Items**
7. **Presentation**
 - 7.a. Recognizing Employees for Years of Service
8. **Public Hearing**
 - 8.a. Consider Annexation and Zoning for Lot 4/5 of the Lacy Subdivison - Maverik Annexation
 - 8.a.i. Consider Request to Annex Lot 4/5 of the Lacy Park Subdivision into the City of Rifle - Ordinance No. 1, Series of 2023 - 1st Reading
 - 8.a.ii. Consider Request to Zone Lot 4/5 of the Lacy Park Subdivision Tourist Commercial - Ordinance No. 2, Series of 2023 - 1st Reading

9. Regular Agenda

- 9.a.** Consider Correction to the Annual Service Charge Escalation Codified in Appendix A of the Rifle Municipal Code for Water and Sewer - Ordinance No. 3, Series of 2023 - 1st Reading
- 9.b.** Consider Approval of Purchase Order for the 2023 Renewal of the Pinnocol Assurance Workers Compensation Insurance Plan
- 9.c.** Consider Approval of Purchase Order for 2023 Estimated Employee Health Insurance Costs from County Health Pool

10. Administrative Reports

- 10.a.** Report to City Manager

11. Comments from Mayor and Council

12. Adjournment



Agenda Item #a.

Agenda Item Name:

Receive Presentation from Evergreen Real Estate Group on a Proposed Apartment Development

Presenter:

Javonni Butler

Item Description:

Receive presentation on a proposed apartment development

Recommended Action:

None needed

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

The applicant is still early in the development process and has met with Staff multiple times to get feedback on the project. At this time the project is still in the design phase and there is still the potential that the applicant is not awarded the competitive affordable housing funds.

Executive Summary:

The applicant is proposing a 60-unit affordable housing development for the property located to the west of the Brendan Theater. The proposal includes 30 one-bedroom units, 20 two-bedroom units, and 10 three-bedroom units. Potential tenants for each of the units will be required to meet income requirements to qualify for a unit. This Workshop item is meant to familiarize Council with the project.

Notification Requirements:

None

Prepared By:

Tommy Klein, City Manager

Attachments:

1. Staff Memo - Downtown Affordable Housing Development

2. City of Rifle Presentation 2023



MEMORANDUM

To: Honorable Mayor and City Council
From: Patrick Waller, AICP, Planning Director
Date: January 4, 2023
Subject: Downtown Property Affordable Housing Development

BACKGROUND

The applicant is proposing a 60-unit affordable housing development for the property located to the west of the Brendan Theater. The proposal includes 30 one-bedroom units, 20 two-bedroom units, and 10 three-bedroom units. Potential tenants for each of the units will be required to meet income requirements to qualify for a unit.



PROJECT CONSIDERATIONS

The applicant is still early in the development process and has met with Staff multiple times to get feedback on the project. At this time the project is still in the design phase and there is still the potential that the applicant is not awarded the competitive affordable housing funds. Potential issues identified by Staff include:

Funding

The applicant has indicated that they will request some sort of funding from the City of Rifle to equal \$600,000, in addition to the City of Rifle applying for a grant through the Infrastructure and Small Communities fund. Staff is exploring various funding opportunities, and any formal request for funding will need to come to City Council for approval.

Design Standards

The Rifle Municipal Code has a number of design standards that the applicant will be required to meet as part of the project. These standards were created to ensure that the building is compatible with existing buildings and downtown plans. Review of any proposed project will be completed as part of the Site Plan review.

Open Space, Playgrounds, and Parking

The preliminary Site Plan shows a playground as well as open space areas. Additionally the applicant is able to meet City of Rifle parking requirements with proposed surface parking locations.

REVIEW PROCESS

The Rifle Municipal Code allows for apartment buildings as a use by-right in this zone district. However, based on the size of the buildings the application is required to receive Site Plan approval from the City of Rifle Planning Commission.

The applicant has requested this Workshop to familiarize City Council with the project, to receive any preliminary (non-binding) feedback on the project, and to answer any Council questions.



EVERGREEN
Real Estate Group

Innovative Solutions. Improved Living.

We improve lives through creative financing and thoughtful design, to produce and preserve safe, quality homes with affordable rents.

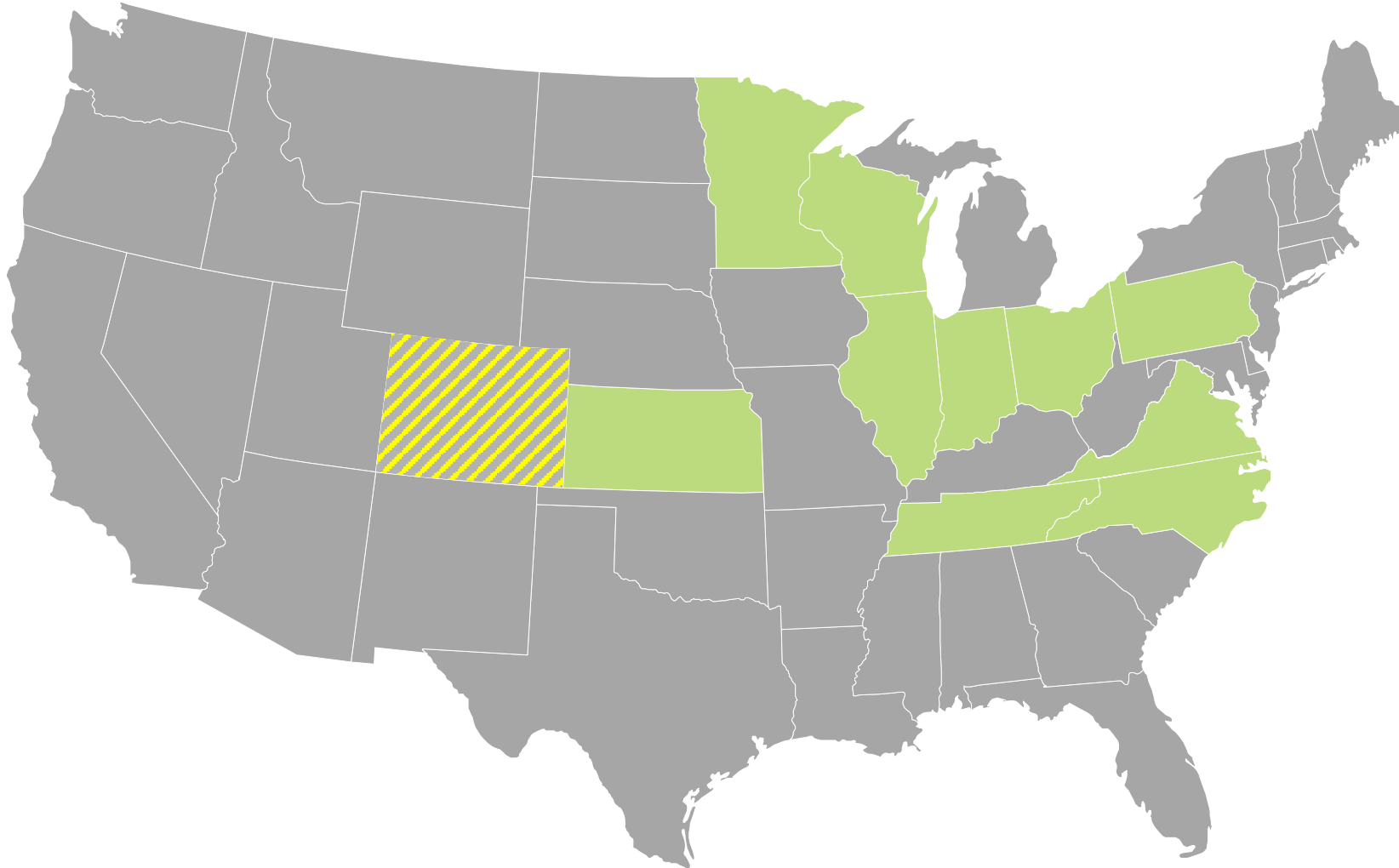
Rifle Apartments

Rifle, CO



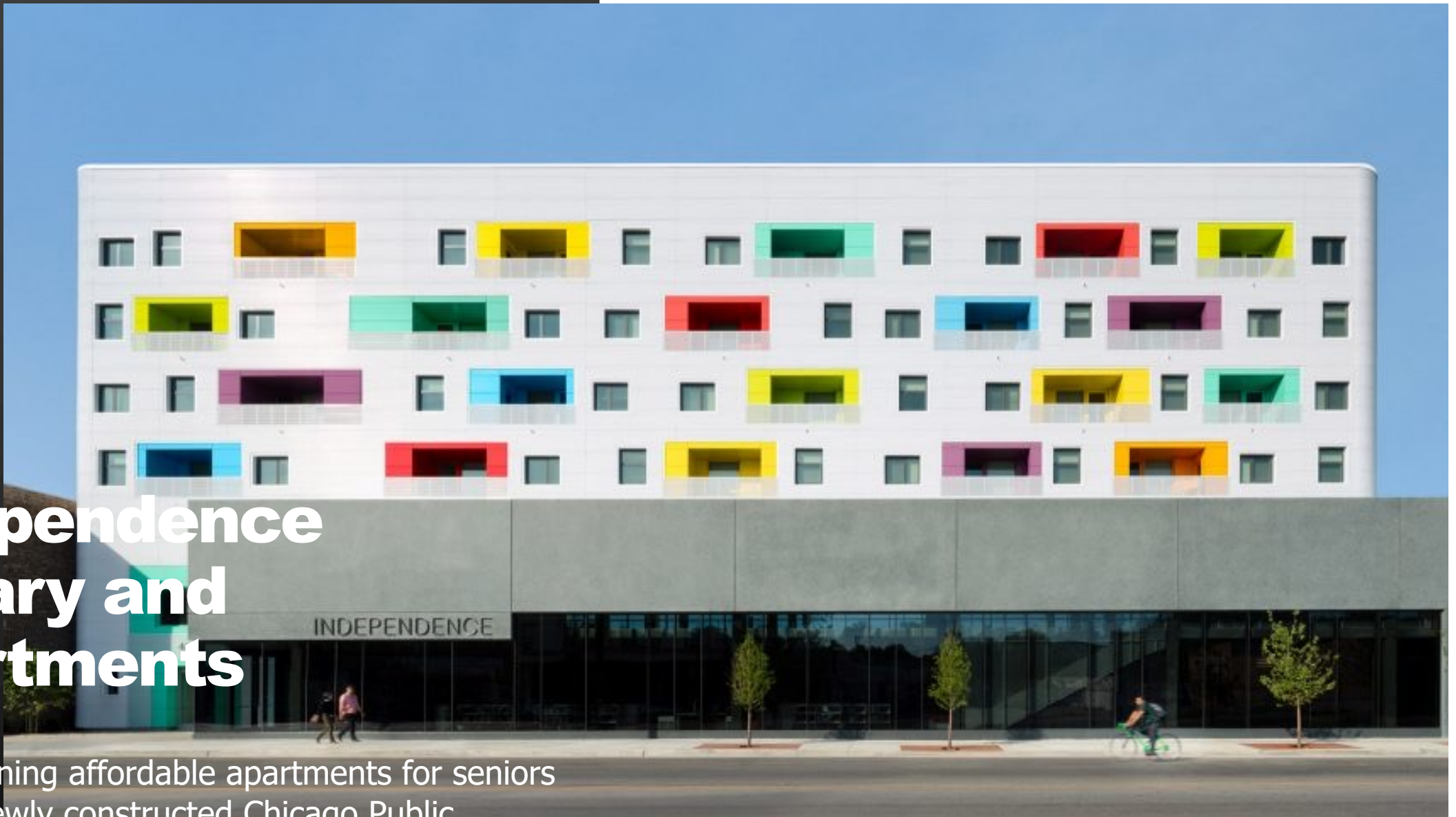
Evergreen Portfolio Footprint

We currently own and manage properties in ten states



Independence Library and Apartments

Award winning affordable apartments for seniors
above a newly constructed Chicago Public
Library.



Oso Apartments

New construction of 48 affordable apartments for families in Chicago's Albany Park neighborhood



Looking west into public plaza



Golden Gateway Apartments
Golden, Colorado



ej architecture, pllc.

Golden Gateway Apartments

Unsuccessful CHFA application for project located in Golden, Colorado



2814 Patterson – Grand Junction



SHAW

CONSTRUCTION

Since 1962

Castle Creek Affordable Housing - Aspen



Glenwood Greens – Glenwood Springs



The Hub at Willits - Basalt





NEW SITE

Grand Army of the Republic Hwy

PRIMARY LAND USES.
THE RIVER GATEWAY IS INTENDED TO ACCOMMODATE HIGH-QUALITY, HIGHER-INTENSITY COMMERCIAL, HOSPITALITY, ENTERTAINMENT AND CIVIC USES, AS WELL AS HIGHER DENSITY, MULTI-FAMILY RESIDENTIAL DEVELOPMENT. THE SUB-DISTRICT ALSO IS A POTENTIAL LOCATION FOR A MAJOR TRANSIT CENTER THAT COULD TRANSFORM THE DOWNTOWN INTO A TRANSIT-ORIENTED DEVELOPMENT.

GENERAL DESIGN CHARACTERISTICS.
DEVELOPMENT WITHIN THE RIVER GATEWAY SHOULD BE CHARACTERIZED BY HIGH-QUALITY URBAN ARCHITECTURE AND "ONE-OF-A-KIND" STRUCTURES. BUILDING ELEMENTS SHOULD INCLUDE THOSE THAT EXPOSE THEIR SUSTAINABLE COMPONENTS SUCH AS SKYLIGHTS, INTEGRATED SOLAR PANELS, NATURAL AND LOCAL MATERIALS AND SIMILAR FEATURES. IN ADDITION, STREET FRONTAGE IMPROVEMENTS, LANDSCAPING AND ATTRACTIVE SIGNAGE SHOULD ENHANCE THIS AREA AS THE PRIMARY "GATEWAY" TO THE DOWNTOWN AND THE ENTIRE COMMUNITY. THE LARGER PARCELS AND LACK OF ALLEYS IN THIS SUB-DISTRICT COUPLED WITH USES OF A REGIONAL NATURE WILL LIKELY RESULT IN AN URBAN CAMPUS-TYPE OF DEVELOPMENT PATTERN.

ROOF SNOW - LIVE LOAD ON THE ROOF - 40 PSF
GROUND - SNOW LOAD - 47 PSF
WIND SPEED - (MPH) 120 ULTIMATE MPH
SEISMIC DESIGN CATEGORY - C
WEATHRING - SEVERE
FROST - LINE DEPTH - 30"
TERMITES - SLIGHT/MOD

DECAY - SLIGHT
WINTER DESIGN TEM P40 PSF 47 PSF
ICE SHIELD UNDERLAYMENT - REQUIRED
FLOOD HAZARD- YES/NO 15-95
AIR FREEZING INDEX - 2500
MEAN ANNUAL TEMP - 48 F

CITY REVIEW PROCESS:
REVIEW AND APPROVAL PROCEDURES FOR DEVELOPMENT WITHIN THE CENTRAL BUSINESS DISTRICT DIFFER DEPENDING ON THE NATURE OF THE DEVELOPMENT ACTIVITY. IN GENERAL, PROCEDURES FOR ALL PROJECTS HAVE FOUR COMMON ELEMENTS: 1) A PREAPPLICATION MEETING WITH CITY STAFF TO REVIEW PROJECT REQUIREMENTS; 2) SUBMITTAL OF A COMPLETE APPLICATION, INCLUDING PAYMENT OF ANY REQUIRED FEES; 3) REVIEW OF THE SUBMITTAL BY THE APPLICABLE CITY STAFF, AGENCIES AND BOARDS; AND 4) ACTION TO APPROVE, APPROVE WITH CONDITIONS OR DENY THE PROPOSAL. (ORD. 11 §15, 2011) SEC. 16-18-1220 - TIER 1 AND TIER 2 OVERVIEW

SEC. 16-18-1220 - TIER 1 REVIEW PROCESS.
FOR ALL ACTIVITIES REQUIRING A CBD-DEVELOPMENT PERMIT TIER 1 LEVEL OF REVIEW, THE FOLLOWING PROCEDURES SHALL APPLY:

(1)PREAPPLICATION CONFERENCE.A.APPLICABILITY. APPLICANTS ARE REQUIRED TO MEET WITH THE PLANNING STAFF TO REVIEW THE PROPOSED DEVELOPMENT PRIOR TO SUBMITTING AN APPLICATION. THE APPLICANT IS RESPONSIBLE FOR SCHEDULING THE PREAPPLICATION CONFERENCE WITH THE PLANNING STAFF. THE PLANNING DEPARTMENT MAY WAIVE THE PREAPPLICATION CONFERENCE WHEN THE PLANNING DIRECTOR FINDS SUBSTANTIAL EVIDENCE TO SHOW THAT THE PURPOSES OF THIS ARTICLE CAN BE MET WITHOUT HAVING TO CONDUCT SUCH A CONFERENCE.B.PURPOSE. THE GENERAL PURPOSE OF A PREAPPLICATION CONFERENCE IS TO PROVIDE AN OPPORTUNITY FOR PLANNING STAFF TO ACCOMPLISH THE FOLLOWING:

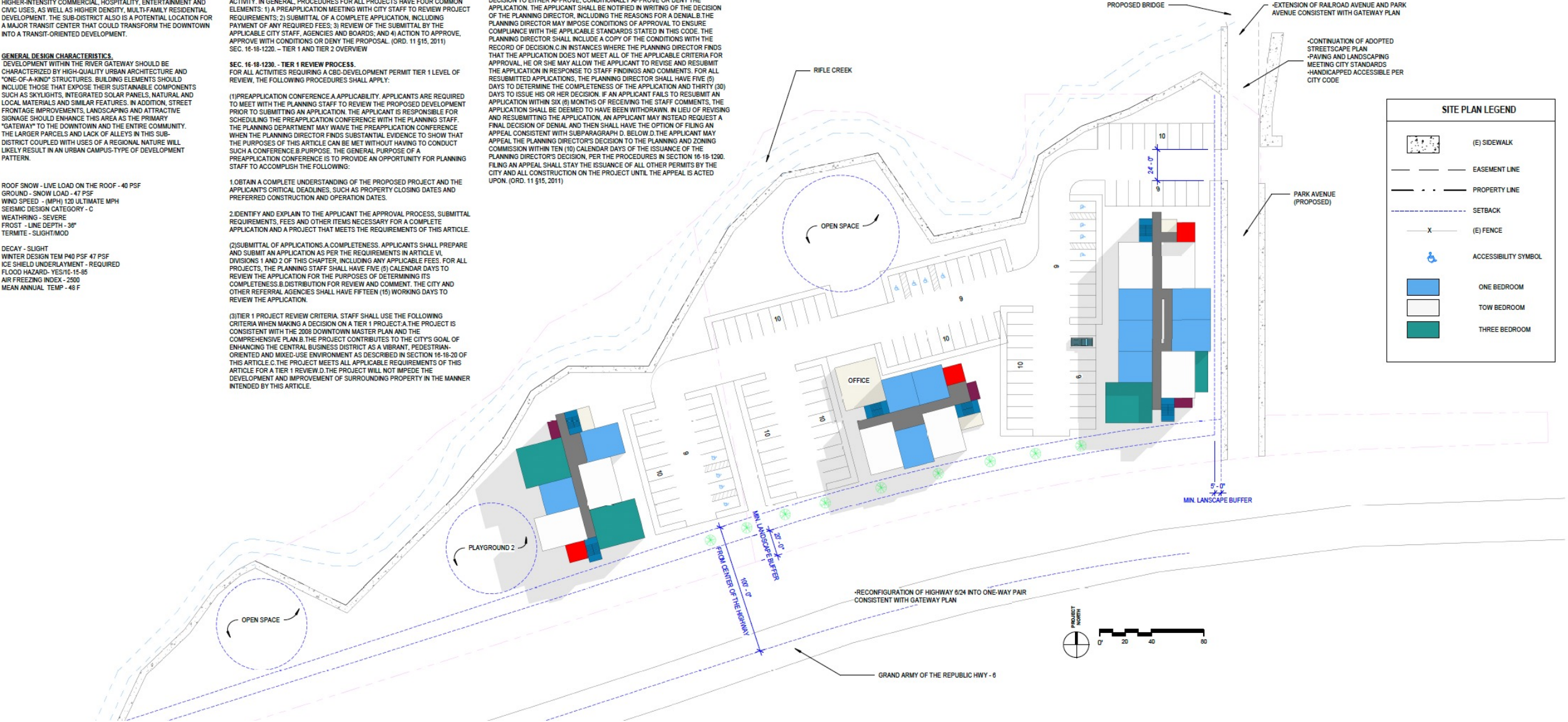
1.OBTAIN A COMPLETE UNDERSTANDING OF THE PROPOSED PROJECT AND THE APPLICANT'S CRITICAL DEADLINES, SUCH AS PROPERTY CLOSING DATES AND PREFERRED CONSTRUCTION AND OPERATION DATES.

2.IDENTIFY AND EXPLAIN TO THE APPLICANT THE APPROVAL PROCESS, SUBMITTAL REQUIREMENTS, FEES AND OTHER ITEMS NECESSARY FOR A COMPLETE APPLICATION AND A PROJECT THAT MEETS THE REQUIREMENTS OF THIS ARTICLE.

(2)SUBMITTAL OF APPLICATIONS.A.COMPLETENESS. APPLICANTS SHALL PREPARE AND SUBMIT AN APPLICATION AS PER THE REQUIREMENTS IN ARTICLE VI. DIVISIONS 1 AND 2 OF THIS CHAPTER, INCLUDING ANY APPLICABLE FEES. FOR ALL PROJECTS, THE PLANNING STAFF SHALL HAVE FIVE (5) CALENDAR DAYS TO REVIEW THE APPLICATION FOR THE PURPOSES OF DETERMINING ITS COMPLETENESS.B.DISTRIBUTION FOR REVIEW AND COMMENT. THE CITY AND OTHER REFERRAL AGENCIES SHALL HAVE FIFTEEN (15) WORKING DAYS TO REVIEW THE APPLICATION.

(3)TIER 1 PROJECT REVIEW CRITERIA. STAFF SHALL USE THE FOLLOWING CRITERIA WHEN MAKING A DECISION ON A TIER 1 PROJECT:A.THE PROJECT IS CONSISTENT WITH THE 2005 DOWNTOWN MASTER PLAN AND THE COMPREHENSIVE PLAN.B.THE PROJECT CONTRIBUTES TO THE CITY'S GOAL OF ENHANCING THE CENTRAL BUSINESS DISTRICT AS A VIBRANT, PEDESTRIAN-ORIENTED AND MIXED-USE ENVIRONMENT AS DESCRIBED IN SECTION 16-18-20 OF THIS ARTICLE.C.THE PROJECT MEETS ALL APPLICABLE REQUIREMENTS OF THIS ARTICLE FOR A TIER 1 REVIEW.D.THE PROJECT WILL NOT IMPEDE THE DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY IN THE MANNER INTENDED BY THIS ARTICLE.

(4)STAFF DECISION.A.WITHIN THIRTY (30) CALENDAR DAYS OF WHEN THE APPLICATION IS DEEMED COMPLETE, THE PLANNING DIRECTOR SHALL ISSUE A DECISION TO EITHER APPROVE, CONDITIONALLY APPROVE OR DENY THE APPLICATION. THE APPLICANT SHALL BE NOTIFIED IN WRITING OF THE DECISION OF THE PLANNING DIRECTOR, INCLUDING THE REASONS FOR A DENIAL.B.THE PLANNING DIRECTOR MAY IMPOSE CONDITIONS OF APPROVAL TO ENSURE COMPLIANCE WITH THE APPLICABLE STANDARDS STATED IN THIS CODE. THE PLANNING DIRECTOR SHALL INCLUDE A COPY OF THE CONDITIONS WITH THE RECORD OF DECISION.C.IN INSTANCES WHERE THE PLANNING DIRECTOR FINDS THAT THE APPLICATION DOES NOT MEET ALL OF THE APPLICABLE CRITERIA FOR APPROVAL, HE OR SHE MAY ALLOW THE APPLICANT TO REVISE AND RESUBMIT THE APPLICATION IN RESPONSE TO STAFF FINDINGS AND COMMENTS. FOR ALL RESUBMITTED APPLICATIONS, THE PLANNING DIRECTOR SHALL HAVE FIVE (5) DAYS TO DETERMINE THE COMPLETENESS OF THE APPLICATION AND THIRTY (30) DAYS TO ISSUE HIS OR HER DECISION. IF AN APPLICANT FAILS TO RESUBMIT AN APPLICATION WITHIN SIX (6) MONTHS OF RECEIVING THE STAFF COMMENTS, THE APPLICATION SHALL BE DEEMED TO HAVE BEEN WITHDRAWN. IN LIEU OF REVISING AND RESUBMITTING THE APPLICATION, AN APPLICANT MAY INSTEAD REQUEST A FINAL DECISION OF DENIAL AND THEN SHALL HAVE THE OPTION OF FILING AN APPEAL CONSISTENT WITH SUBPARAGRAPH D. BELOW.D.THE APPLICANT MAY APPEAL THE PLANNING DIRECTOR'S DECISION TO THE PLANNING AND ZONING COMMISSION WITHIN TEN (10) CALENDAR DAYS OF THE ISSUANCE OF THE PLANNING DIRECTOR'S DECISION. PER THE PROCEDURES IN SECTION 16-18-1220, FILING AN APPEAL SHALL STAY THE ISSUANCE OF ALL OTHER PERMITS BY THE CITY AND ALL CONSTRUCTION ON THE PROJECT UNTIL THE APPEAL IS ACTED UPON. (ORD. 11 §15, 2011)



SITE PLAN LEGEND	
	(E) SIDEWALK
	EASEMENT LINE
	PROPERTY LINE
	SETBACK
	(E) FENCE
	ACCESSIBILITY SYMBOL
	ONE BEDROOM
	TWO BEDROOM
	THREE BEDROOM

Rifle Apartments

Rifle, CO

- Adjacent to Downtown Rifle
- 60 Units – Serving individuals and families
- On Rifle Creek – Not in Floodplain
- All-Electric development
- Taking advantage of future infrastructure improvements
 - Park Avenue Extension
 - Rifle Creek Trail
- Multiple advantages to this site
 - Sufficient parking
 - Multiple, Low-rise buildings
 - Abundant Green Space On-Site
 - Build-out of last major vacant parcel in the CBD



Rifle Apartments

Rifle, CO

Type	1 Bedroom	2 Bedroom	3 Bedroom
30% AMI - PBV	2 Units (\$434)	8 Units (\$510)	4 Units (\$578)
50% AMI	12 Units (\$770)		
60% AMI	12 Units (\$937)	6 Units (\$1,114)	
70% AMI	2 Units (\$1,105)	4 units (\$1,316)	2 Units (\$1,509)
80% AMI	2 Units (\$1,273)	2 Units (\$1,517)	4 Units (\$1,742)
Total	30 Units	20 Units	10 Units

30% AMI - Project Based Vouchers
Retired
Disabled
Minimum Wage Jobs (\$13.65 per hour)

50% AMI (\$16.50/Hour)
Administrative Assistant
Grocery Store Worker
Customer Service Representative
Resturant Team Member
Delivery Driver
Retail Store Associate

60% AMI (\$19.80/Hour)
Sr. Center Cook
Warehouse Associate
Delivery Driver
Cashier
Room Attendent
Senior Citizen Care Giver

70% AMI (\$23.10/Hour)
Medical Support Professional
Deputy Court Clerk
Water Metering/Billing Coordinator
Records Technician
Parks Maintenance
Waste Water Treatment Plant Operator

80% AMI (\$26.40/Hour)
Teacher (Entry Level)
School Nurse
Family Resource Center Coordinator
School Social Worker
Deputy City Clerk
Community TV Assistant Manager

Rifle Apartments

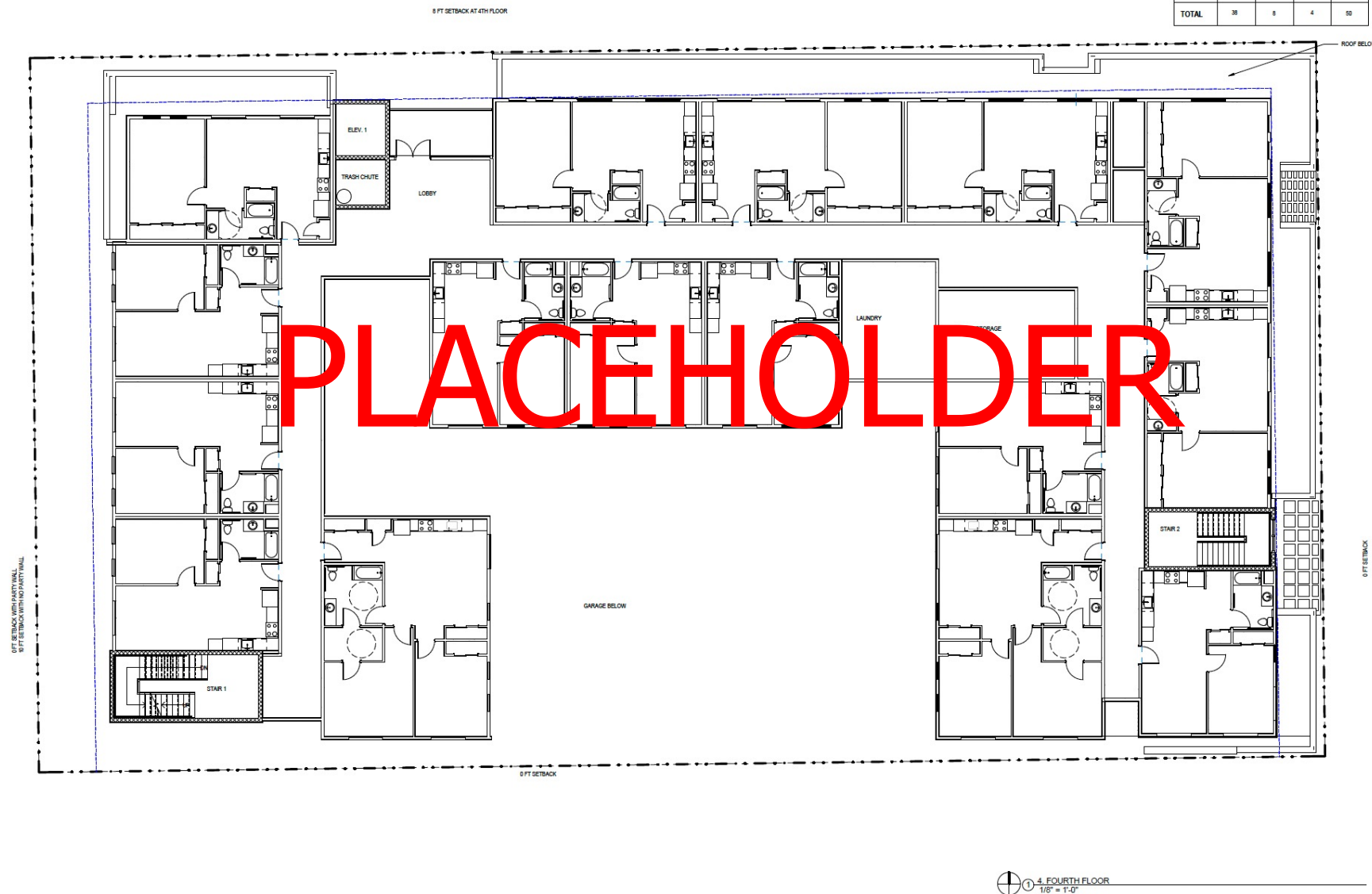
Rifle, CO

Zoning

- Multi-family is permitted per zoning code
- Addresses a major development opportunity within River Gateway sub-district
- 3-story apartment buildings in line with height desires of the zoning code
- Parking – 1:91 ratio residential with 115 spaces
- No commercial use



UNIT	1 BED/1 BATH	2 BED/1 BATH	3 BED/2 BATH	TOTAL
1ST FLOOR	0	0	0	0
2ND FLOOR	12	3	2	17
3RD FLOOR	12	3	2	17
4TH FLOOR	14	2	0	16
TOTAL	38	8	4	50



Rifle Apartments

Rifle, CO

- Adequate Parking – 115 Spots
- Abundant Green Space On-Site
- Adjacent to Downtown Rifle
- Develop largest parcel in CBD
- Connect site with Rifle Creek Trail
- Take advantage of forthcoming road infrastructure improvements
- Addresses CHFA Concerns
 - Parking
 - Western Slope General Contractor
 - More Units
 - Less Construction Cost Risk



Rifle Apartments

Rifle, CO

Next Steps

February 1, 2023: Submit CHFA Application

March 2023 – May 2023: Respond to CHFA questions

Meet with CHFA Board

June 2023: 9% LIHTC Awards Announced

June 2023 – June 2024: Prepare project for closing

Architect Construction Drawings

Line-Up Financing

Building Permit Process

June 2024 – November 2025 - Construction

December 2025 – Open to Residents



Rifle Apartments

Rifle, CO

Asks

- \$600,000 in direct financial support
- Personnel time and authorization for the City of Rifle Planning Department to apply for Infrastructure and Small Communities funds - \$4,000,000

Results

- 60 units of perpetually affordable housing
- A development that will support 100+ people living in downtown Rifle
- Develop large swath of vacant land with a tasteful, design-forward multifamily housing, which takes advantage of the entire large site
- 100 construction jobs and 2 permanent property management and maintenance jobs





Agenda Item #5.a.

Agenda Item Name:

Consider Designating a Public Posting Place - Resolution No. 1, Series of 2023

Presenter:

Misty Williams, City Clerk

Item Description:

Designates the place where notices of public meetings shall be posted.

Recommended Action:

Move to approve Resolution No. 1, Series of 2023 designating a Place for the Posting of Public Meetings

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/a

Background Information:

N/A

Executive Summary:

The City of Rifle is subject to the Colorado Open Meetings Law which requires the City to post notices of any public meetings in a public place. City Council annually designates the place where notices of public meetings shall be posted. Resolution No. 1, Series of 2023 designates the official location for the posting of public meeting notices for the City Council for 2023 shall be on its website at: <https://www.rifleco.org/>.

Notification Requirements:

N/A

Prepared By:

Misty Williams, City Clerk

Attachments:

1. Resolution No. 1-Designating Posting Place

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 1
SERIES OF 2023**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, DESIGNATING A PLACE FOR THE POSTING OF PUBLIC
MEETING NOTICES.

WHEREAS, the City of Rifle is subject to the Colorado Open Meetings Law which requires that full and timely notice be given to the public of any meeting at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs, or at which a majority or quorum of the body is in attendance, or is expected to be in attendance; and

WHEREAS, pursuant to § C.R.S. 24-6-402(2)(c), a local public body shall be deemed to have given full and timely notice of a public meeting if the local public body posts the notice, with specific agenda information if available, no less than twenty-four hours prior to the holding of the meeting on a public website of the local public body.

WHEREAS, the City Council annually designates the place where notices of public meetings shall be posted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIFLE THAT:

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The posting place for notices of any public meetings for the City of Rifle shall be on its website at: <https://www.rifleco.org/>. The City Clerk shall provide the address of the website to the Department of Local Affairs for inclusion in the inventory maintained pursuant to C.R.S. §24-32-116.
3. The City of Rifle shall, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by it and shall consider linking the notices to any appropriate social media accounts of the City of Rifle.
4. The City of Rifle hereby designates the bulletin board located in the foyer at the west entrance to City Hall at 202 Railroad Avenue, Rifle Colorado 81650 as the public place within its boundaries at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 4th day of January 2023.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #5.b.

Agenda Item Name:

Consider Minutes of the December 21, 2022, Regular Meeting

Presenter:

Misty Williams, City Clerk

Item Description:

Consider Minutes of the December 21, 2022, Regular Meeting

Recommended Action:

Move to approve the minutes of the December 21, 2022, City Council Regular Meeting

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Minutes of the December 21, 2022, Regular Meeting

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, Deputy City Clerk

Attachments:

1. 12.21.2022 DRAFT Minutes



RIFLE CITY COUNCIL

REGULAR MEETING

December 21, 2022

7:00 p.m.

202 Railroad Avenue, Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Ed Green.

Present at Roll Call:

Mayor Ed Green, Councilor Clint Hostettler, Councilor Alicia Gresley, Councilor Brian Condie, Councilor Joe Carpenter and Christ Bornholdt, and Councilor Sean Strode.

Roll Call: Yes - Ed Green, Clint Hostettler, Alicia Gresley, Joe Carpenter, Chris Bornholdt, Sean Strode and Brian Condie.

No - None.

Others Present:

City Manager Tommy Klein, City Clerk Misty Williams, City Attorney Jim Neu, Rifle Community Television (RCTV) Michael Churchill, Chief of Police Debra Funston, Parks and Recreation Director Austin Rickstrew and Trish O'Grady.

PUBLIC COMMENT

Public comment was heard from Trish O'Grady.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

- A. Consider Minutes of the November 16, 2022 Regular Meeting
- B. Consider Minutes of the December 7, 2022 Regular Meeting
- C. Consider Liquor License Renewal for Super Kidz, LLC dba Super Kidz, LLC
- D. Consider Ordinance No. 22, Series of 2022 – Second Reading – Text Amendment Package to Article 16 of the Rifle Municipal Code regarding Two – Unit Dwellings, Multi-Unit Dwellings in Commercial Areas, Minimum Residential Lot Sizes in Commercial Areas, Accessory Dwelling Unit Fees, Tow Yards, Accessory Storage Structures for Commercial Uses, Principal Uses on Residential Property and Food Trucks
- E. Consider Ordinance No. 24, Series of 2022 – Second Reading – Plastic Bag Fee Remittance

Councilor Brian Condie moved to approve Consent Agenda Items A, B, C, D and E; seconded by Councilor Sean Strode.

Roll Call: Yes - Alicia Gresley, Brian Condie, Sean Strode, Chris Bornholdt, Clint Hostettler, Ed Green, and Joe Carpenter.

No – None.

REGULAR AGENDA

Rifle City Council Meeting December 21, 2022

Consider Approval for the Purchase of a New Temporary Safety Fencing System for Skinner Field

Parks and Recreation Director presented request for the purchase of a new temporary safety fencing system for Skinner Field. Parks and Recreation staff received direction to look into a new temporary fencing system for Skinner Field. Garfield Re-2 School district has commented to paying for half of this expense per the IGA agreement. The staff found two potential fencing systems that would work for our current needs. The first is designed by Grand Slam Safety and includes the Specto Outfield Fencing System. This fencing system comes with 330' of 7" tension safety fencing, two 17" foul poles, a roller cart for the storage and transport of the fence, and a pole cart for the storage and transport of all poles. The other fencing system is designed by Sportaflex and includes the Sportaflex premier 6" spring frame system. This system is spring-loaded with aluminum poles separated by mesh panels. Parks and Recreation staff presented both safety fencing systems to the Parks and Recreation Advisory Board at their November 7, 2022 regular meeting. PRAB recommends City Council to purchase the Specto Outfield Fencing System. The total cost to the City after the school district reimbursement will be \$16,920.00.

Councilor Clint Hostettler moved to approve the purchase of the Specto Outfield Fencing System from Grand Slam Safety in the amount of \$33,840.00 with half being reimbursed from the Garfield Re-2 School District; seconded by Councilor Chris Bornholdt.

Roll Call: Yes - Sean Strode, Joe Carpenter, Chris Bornholdt, Brian Condie, Clint Hostettler, Alicia Gresley and Ed Green.

No – None.

Consider Approval of 2022 Garfield County Health and Human Services Invoice

City Manager Tommy Klein presented the request of invoice payment for the 2022 Garfield County Health and Human Services. On January 5, 2022, Council approved the contract with Garfield County Health and Human Services for the Travel and Senior Meals services for a total amount of \$145,169.40. We contract with Garfield County Health and Human Services to provide transportation services and senior meals for our eligible constituents. The County provides the actual cost of the services after we approve our budget. Staff is seeking approval to pay invoice.

Councilor Clint Hostettler moved to approve the invoice from Garfield County Health & Human Services for the Traveler & Senior Meal Services in the amount of \$145,169.40; seconded by Councilor Alicia Gresley.

Roll Call: Yes - Ed Green, Sean Strode, Alicia Gresley, Clint Hostettler, Chris Bornholdt, Brian Condie and Joe Carpenter.

No – None.

Consider Approval of 2023 Seven-Party Memorandum of Understanding to Fund Traveler Services and Senior Meals at New Proposed Rate

City Manager Tommy Klein presented request to allow the Mayor to sign the 2023 Seven Party

Rifle City Council Meeting December 21, 2022

Memorandum of Understanding to fund the Traveler Services and Senior Meals at the new proposed rate. The cost for 2023 transportation plus meals will be \$184,755.98. Staff recommends Council approves the purchase order and allow the Mayor to sign the 2023 Seven Party MOU.

Councilor Brian Condie moved to approve the purchase order and allow the Mayor to sign the Traveler Services & Senior Meals program in the amount of \$184,755.98; seconded by Clint Hostettler.

Roll Call: Yes - Brian Condie, Joe Carpenter, Alicia Gresley, Ed Green, Chris Bornholdt, Clint Hostettler, and Sean Strode.

No – None.

Consider 2023 Expenditure for Journey Home (Animal Shelter) Services

City Manager Tommy Klein presented the request to consider approval of purchase order for the 2023 Expenditure for Journey Home (Animal Shelter) Services. The City has contracted with Journey Home Animal Care Center, formerly the Rifle Animal Shelter, to provide stray and lost pet services for many years. City staff is happy with the services provided by the shelter. There are no other local entities that can provide the level of services that Journey Home Animal Care Center can provide for our organization. Staff has requested Journey Home Animal Care an updated contract. Staff recommends City Council to approve purchase order in the amount of \$71,781.00.

City Manager Tommy Klein and Chief of Police Debra Funston answered questions for Council.

Councilor Clint Hostettler moved to approve expenditure in the amount of \$71,781.00 for services offered by Journey Home Animal Care Center from the 2023 budget; seconded by Councilor Alicia Gresley.

Roll Call: Yes – Alicia Gresley, Sean Strode, Chris Bornholdt, Clint Hostettler, Ed Green, Joe Carpenter, and Brian Condie.

No – None.

Consider Microsoft Maintenance Renewal

City Manager Tommy Klein presented the request to consider approval of purchase order for the Microsoft Maintenance Renewal. The Microsoft Maintenance Renewal includes updates to the Operating System, Checking Security and Running Scans for the Malware and Maintenance for the Cloud Service. Staff recommends approval of the 2023 purchase order not to exceed \$46,000.00.

Councilor Brian Condie moved to approve the expenditure of no more than \$46,000.00 for 2023 Microsoft Maintenance Fees; seconded by Alicia Gresley.

Roll Call: Yes – Sean Strode, Brian Condie, Joe Carpenter, Chris Bornholdt, Clint Hostettler, Alicia Gresley and Ed Green.

No – None.

Report to City Manager

Rifle City Council Meeting December 21, 2022

Reports were heard from City Manager Tommy Klein, City Clerk Misty Williams, City Attorney Jim Neu, Chief of Police Debra Funston and Parks and Recreation Austin Rickstrew.

Comments from Mayor and Council

Comments were heard from Councilor Alicia Gresley, Councilor Sean Strode, Councilor Brian Condie, Councilor Clint Hostettler, Councilor Chris Bornholdt, Councilor Joe Carpenter and Mayor Ed Green.

Adjournment

Meeting adjourned at 7:43 p.m.

Misty Williams
City Clerk

Ed Green
Mayor



Agenda Item #7.a.

Agenda Item Name:

Recognizing Employees for Years of Service

Presenter:

Tommy Klein, City Manager

Item Description:

Recognizing Employees for Years of Service

Recommended Action:

N/A

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Recognizing the following employees for their dedication and years of service to the City of Rifle:

5 Years

Colton Secary - O & M

Misty Williams - Administration

10 Years

Jesse Flowers - Water

Kathy Pototsky - Municipal Court

Austin Rickstrew - Parks & Rec

Jose Gutierrez - Parks & Rec

Carlos Cornejo - Police

20 Years

Michael Churchill - Community TV / Channel 10

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Tommy Klein, City Manager

Attachments:

None



Agenda Item #8.a.

Agenda Item Name:

Consider Annexation and Zoning for Lot 4/5 of the Lacy Subdivison - Maverik Annexation

Presenter:

Patrick Waller, Planning Director

Item Description:

Annexation Request for Property at West Rifle Interchange

Recommended Action:

See individual ordinance actions

Fiscal Impact:

The proposed gas station project will generate sales tax revenue for the City.

Operational Impact:

The property will be served by City of Rifle water. Police service will also need to be provided by the City. The application was reviewed by the Police Chief, who did not identify any issues.

Prior Board Motions:

None

Background Information:

The City of Rifle provides water service to the West Rifle interchange area. Vehicle access is via CDOT frontage road. No sewer is provided in the area, the applicant is proposing an onsite wastewater treatment system to address wastewater.

Executive Summary:

Planning Commission recommended approval of the annexation and zoning request.

Notification Requirements:

Notice required by State Statute and Rifle Municipal Code.

Prepared By:

Patrick Waller, Planning Director

Attachments:

1. CC Staff Report and Exhibits - Maverik Annexation - SEC I-70 and Hwy 6 & 24

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Geir Sverdrup, Senior Planner
DATE: January 4, 2023
SUBJECT: Maverik Annexation
LOCATION: SEC I-70 & Hwy 6 & 24
CASE #: Annexation 2022-042
ORDINANCE #1 & #2 Series 2023
APPLICANT: Western Slope Recycling, LLC

REQUEST

The applicant seeks annexation and zoning of 11.347 acres into the City of Rifle. The applicant requests that property be zoned TC (Tourist Commercial) for development of a Maverik Gas Station and Convenience Store. See the maps included in the packet.

Vicinity Map



DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



LOCATION:

The property is located directly south and east of the intersection of Interstate 70 and Highway 6 & 24, both of which are CDOT Rights of Way. The Colorado River runs along the eastern and southern property lines. The Denver & Rio Grande Western Railroad, owned and operated by Union Pacific Railroad also follows the eastern and southern property lines.

ANNEXATION PROCESS

Annexation and zoning is the City's opportunity to ensure that proposed land uses and zoning standards are aligned with the City's vision for the area as described in the Comprehensive Plan and the neighborhood criteria of the Rifle Municipal Code.

State annexation laws and the Rifle Municipal Code give the Planning Commission and City Council a large amount of discretion to approve, deny, or modify a proposal for annexation based on the proposal's conformance with the City's vision of the property in question. City Council may also table the proposal if more information is needed.

Once a property has been annexed and zoned, all future uses of the property follow the standards of the applicable zone district and any special provisions included in the annexation agreement. Due to the nature of this project, there is no annexation agreement proposed.

CURRENT LAND USES

There are currently no buildings on the property. The existing access road is improved with asphalt approach then a gravel road with a guardrail, but no curb and gutter.

ACCESS AND STREETS

The property is accessible from Hwy 6 & 24. No other access is available to the site. The applicant's traffic engineer is actively working with CDOT to secure the required State Highway Access Permit.

WATER AND WASTEWATER

The property will be served by a water main running along the south side of Hwy 6 & 24 currently serving the Rifle Supercenter Minor Subdivision and the Lacy Park Subdivision. Sewer is not available and the site will utilize an Onsite Wastewater Treatment System until such time as sewer becomes available.

FLOODPLAIN

The property does not lie within the 100-year floodplain. It is, however designated as a Flood Hazard Zone.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490

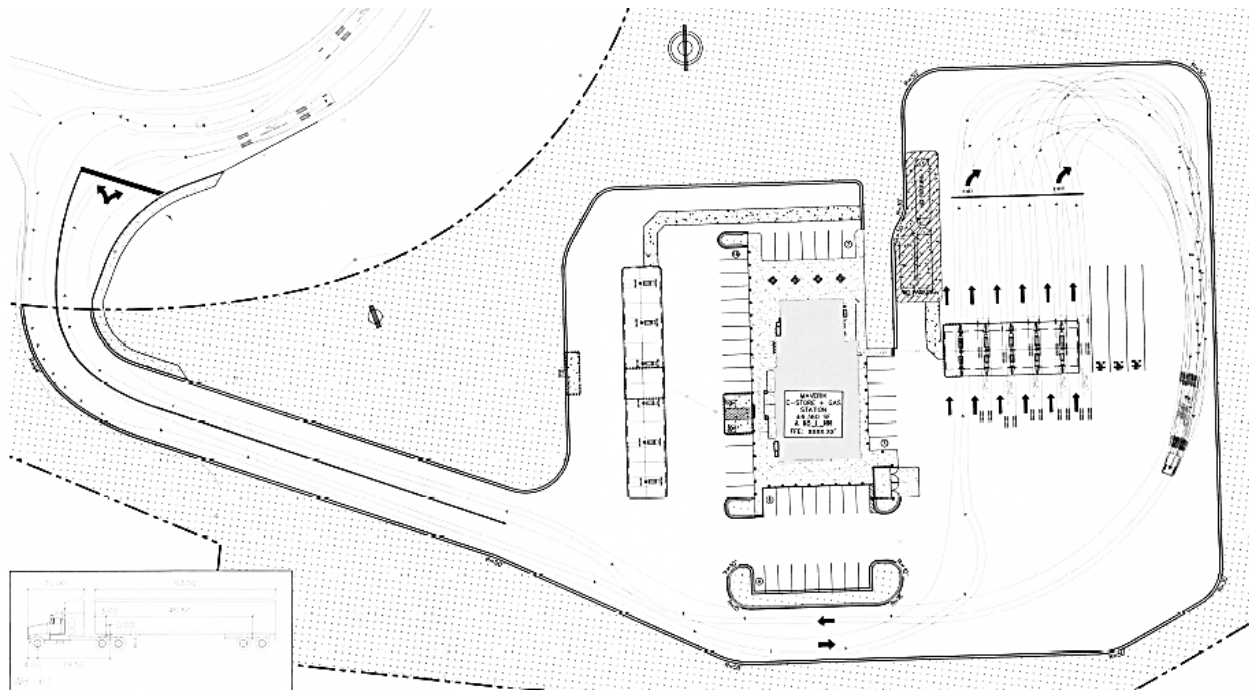


COMPREHENSIVE PLAN

The Comprehensive Plan designates this area as Industrial. The Industrial (IND) land use is intended to provide a location for employment opportunities such as manufacturing, warehousing and distributing, oil and gas production facilities; indoor and outdoor storage and a wide range of commercial and industrial operations. The proposed use of the parcel as a gas station and convenience center meets the intent of this designation. The proposed use would be an appropriate use at this location, keeping interstate truck traffic and regional traffic away from Rifle's core areas. The Comprehensive Plan also designates this area as a Tier 1: Priority Growth Area.

The property is located within the Lacy Park Subdivision, lots 4 & 5, that was approved under Garfield County jurisdiction. The property is zoned Resource Land in Garfield County and has no obvious previous use. Properties within the surrounding vicinity also include Industrial uses and there are no residences in close proximity to the parcel. To the west, parcels are currently developed with an industrial building and have outdoor storage of concrete pipe as well as piles of aggregate and soil. Parcels immediately north and northwest are CDOT Rights of Way for Interstate 70 and Hwy 6 & 24. The southeast property line is bounded by the Union Pacific Railroad and the Colorado River.

PROPOSED CONCEPT SITE PLAN



The proposed concept site plan shows the layout of the truck stop and convenience center with access off of Hwy 6 & 24. The application was referred to CDOT, who expects that the applicant will receive their access permit within the next 45-60 days. The truck stop is configured so that tractor/trailer rigs will utilize the eastern half of the site for fueling and rest areas. The western half will be utilized for non-commercial vehicles. The convenience center will be located in the

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



center of the parcel. Non-commercial customers will utilize the convenience store from the west side and tractor/trailer customers from the east side. The convenience center will offer standard convenience store fare, restroom facilities, grab and go foods, etc. Two (2) monument signs are proposed which exceed R.M.C. requirements for height and area. A sign package that meets City requirements will be required as a part of the building permit process. The facility will operate on an Onsite Wastewater Treatment System as no sewer lines are or will be available for the foreseeable future. The system is located on the far eastern portion of the site past the tractor/trailer areas and will be regulated by CDPHE.

REFERRAL COMMENTS

The following agencies responded with comments on the application:

Mountain Cross Engineering, Inc.

- The Flood Hazard Zone should be identified on the ALTA map.

Garfield County Community Development

- Anything over 10 acres will need either an annexation impact report or a request for a waiver from that requirement.
- *Garfield County Board of County Commissioners granted the waiver on December 12, 2022 at the request of City staff.*

Garfield County Public Health

- In a letter dated October 18, 2022, the Environmental Health Manager noted comments on Wastewater, Retail Food Establishments, Hazardous Material and Waste, and Outdoor Air Quality. The comments provided are advisory for the time of building permit and the subsequent operation of the proposed truck stop. The applicant has received a copy of this letter and has already contacted CDPHE. A copy of this letter is attached.

City of Rifle Utilities, Public Works, GIS, Engineering, Police Department, and Colorado River Fire Rescue had no exceptions or comments on the annexation request.

No response was received from the following agencies - Xcel Energy, Army Corps of Engineers.

STAFF COMMENTS

Concept Site Plan issues

- Staff noted that both the proposed highway monument sign and the entry monument sign shown in the concept sign package exceed the R.M.C. requirements in height and sign area. A sign package will be reviewed at site plan/building permit stage.

FINDINGS

Pursuant to Section 16-5-360, the Commission shall consider the following criteria before recommending an approval of an annexation to City Council (***staff comments shown in bold italics***):

1. Conformance of the proposal with the City of Rifle Municipal Code;

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



The proposal conforms to the Rifle Municipal Code with the exception of the proposed sign package.

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

A truck stop and convenience center will complement the character of the area.

3. The desirability for the proposed use in the specific area of the City;

A truck stop and convenience center is a desirable use at this location.

4. The potential for adverse environmental effects that might result from the proposed use;

As mentioned in the Garfield County Public Health letter, the applicant will be required to follow County Health or CDPHE requirements for the proposed use. Therefore staff does not foresee future negative impacts.

5. Compatibility of the proposed use and the site plan with the City of Rifle Comprehensive Plan;

The Comprehensive Plan identifies this area as suitable for industrial operations and a wide range of commercial uses. The site is also located in a Tier 1: Priority Growth Area.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and

There are no existing residential properties in the immediate area. The contemplated uses will improve property values once built and in operation.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

No issues were noted as a part of the annexation submittal.

PLANNING COMMISSION

The Planning and Zoning Commission reviewed this request at their December 13, 2022 meeting. There was no one appearing in opposition to the request. The Commission had a few questions regarding the length of trucks staying on-site, shower facilities and the potential availability of electrical hook-up for next generation EV trucks. Planning Commission recommended approval of the application to City Council.

RECOMMENDATION

The Planning and Zoning Commission recommends APPROVAL of ANNEXATION 2022-042 with the requested Tourist Commercial (TC) zoning as discussed in this report with the following conditions:

1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval, unless specifically altered by the Planning Commission.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



2. The facility shall be operated in accordance with all applicable Federal, State, and local regulations governing the operation of this type of facility.
3. Sign Permit application shall be submitted and approved by staff or applicant shall apply for a variance from R.M.C. Chapter 16, Article VII, Sign Code.
4. Applicant shall meet all Rifle Municipal Code and Colorado State Statute requirements for the operation of the Onsite Wastewater Treatment System, connection to sanitary sewer systems and decommissioning of the Onsite Wastewater Treatment System when required.



DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



195 W. 14th Street
Rifle, CO 81650
(970) 625-5200

2014 Blake Avenue
Glenwood Springs, CO 81601
(970) 945-6614

City of Rifle, Department of Planning and Development
202 Railroad Avenue
Rifle, CO 81650
Attn: Geir Sverdrup

RE: Annexation of Maverik Project located SEC I-70 & Hwy 6

October 18, 2022

To Geir Sverdrup,

I have reviewed the application for the Annexation of Maverik Project located SEC I-70 & Hwy 6 Subdivision and have the following comments:

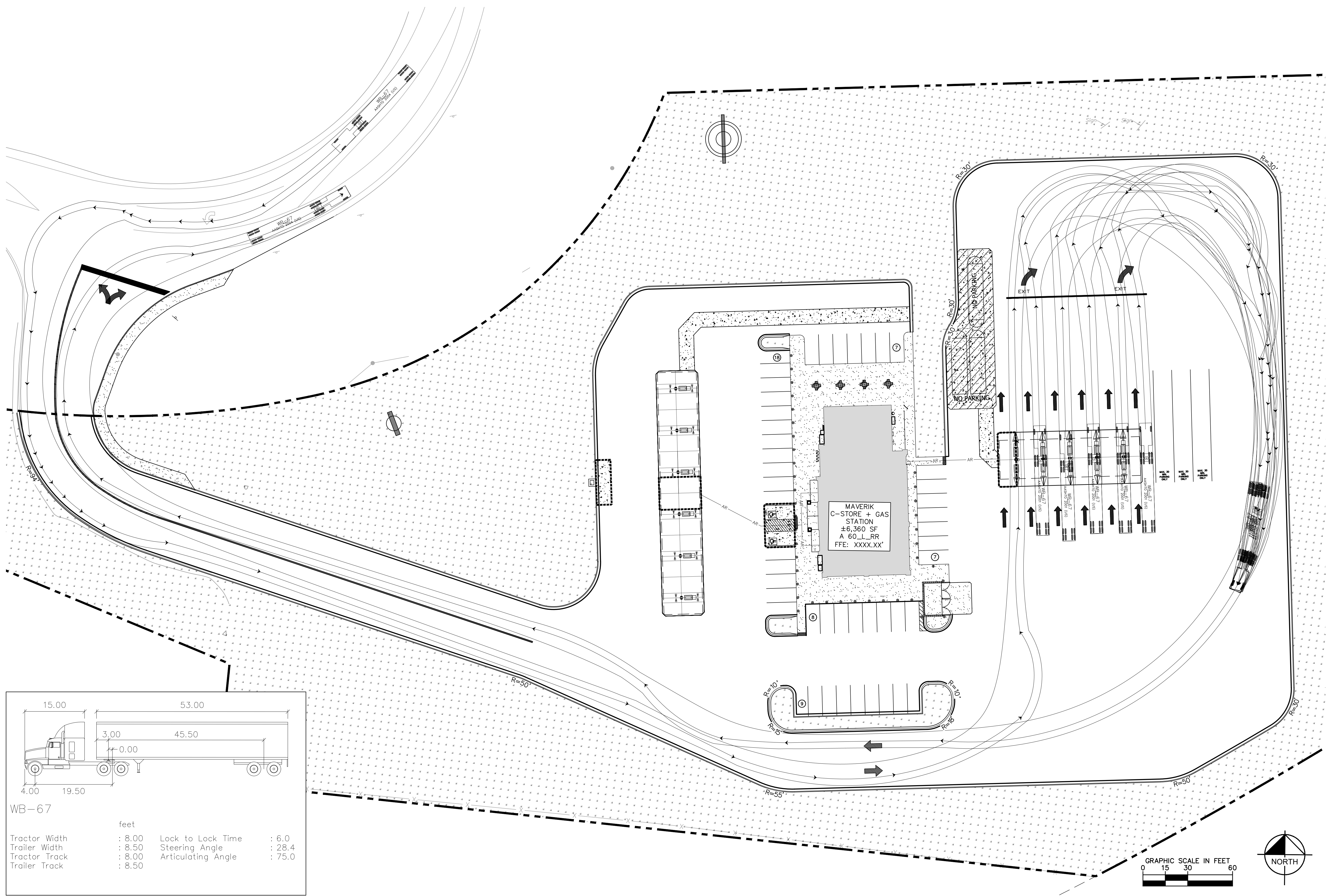
1. Wastewater: If the wastewater flows are greater than 2,000 gpd, then the design and application for onsite wastewater would be addressed by the Colorado Department of Public Health and Environment via <https://cdphe.colorado.gov/design>. Garfield County reviews and issues permits for domestic wastewater discharged from a building only if the flows are 2,000 gpd or less. Prior to installing, altering, or repairing a system, the applicant must obtain a permit with CDPHE.
 - a. If a truck wash is proposed for the property that would be addressed by EPA Region 8 in Denver. The contact for EPA is Omar Sierra-Lopez via email at sierra-lopez.omar@epa.gov or by phone at 303-312-7045.
2. Retail Food Establishments: To operate a restaurant or grocery store in Garfield County, you must become licensed as a retail food establishment by the Garfield County Public Health Department. First step is to complete a [restaurant plan review application](#). For more information, please email consumerprotection@garfield-county.com or call 970-625-5200 ext. 8130.
3. Hazardous Materials and Waste: The proposed operations on this property could produce waste that, improperly disposed of, have the potential to negatively affect ground and surface water supplies. Proper handling of these materials is of utmost importance given the proximity to the Colorado River. Waste oil and other automobile fluids should be stored so that they do not leak and are not allowed contact with bare soil.
4. Outdoor Air Quality: It is suggested that the applicant considers truck stop electrification to support truck drivers' rest-period needs, reduction of vehicle engine idling, and the prevention of air pollution.

Thank you,

A handwritten signature in black ink, appearing to read "Jannette Whitcomb".

Jannette Whitcomb, REHS
Environmental Health Manager
Garfield County Public Health
(970) 665-6373
jwhitcomb@garfield-county.com

Garfield County Public Health Department – working to promote health and prevent disease



MAVERIK RIFLE STORE CO-0378
CITY OF RIFLE, I-70 & HWY 6

TRUCK TURN
EXHIBIT

Kimley»»Horn

Kimley»»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: JG
DRAWN BY: JZ
CHECKED BY: BC
DATE: 9/6/2022

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 096830015
DRAWING NAME 096830015_SP

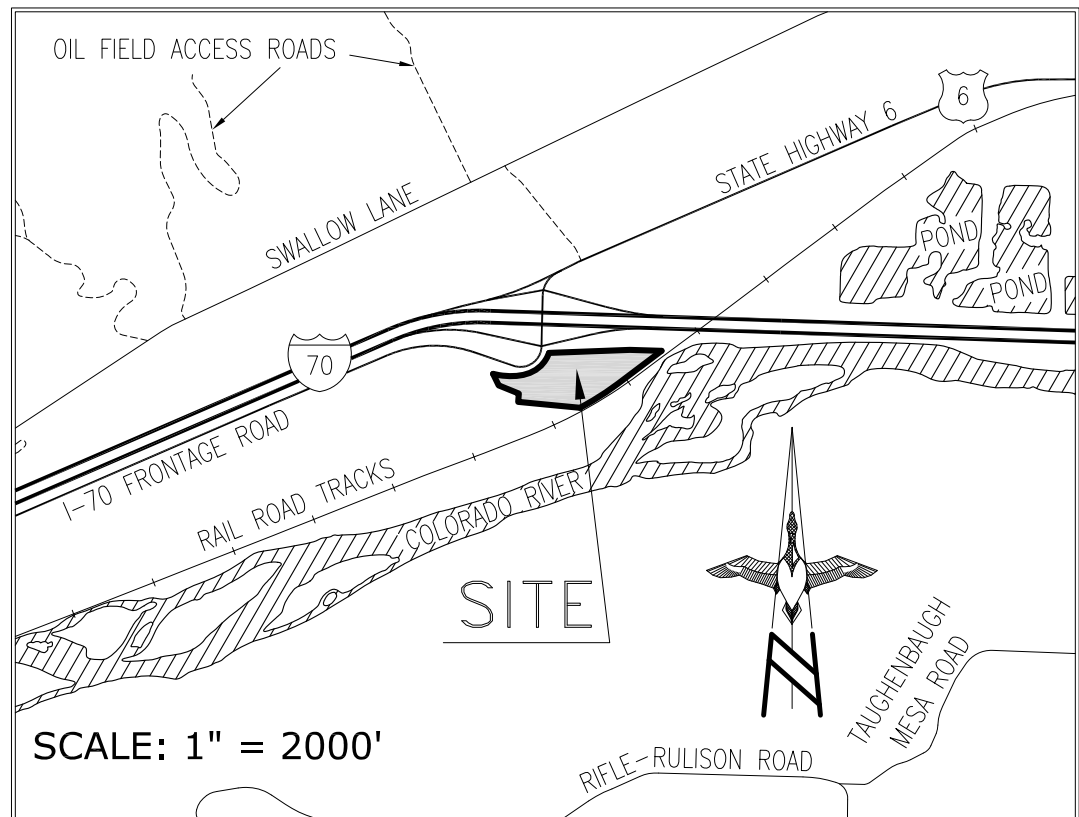
C1.1

[illegible]

MAVERIK 4/5 ANNEXATION MAP

LOT 4/5 AMENDED PLAT CONSOLIDATED LOTS 4 & 5 LACY PARK SUBDIVISION, BEING A PORTION OF THE SW 1/4 OF SECTION 13 AND A PORTION OF THE NW 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 94 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF GARFIELD, STATE OF COLORADO

SHEET 1 OF 1

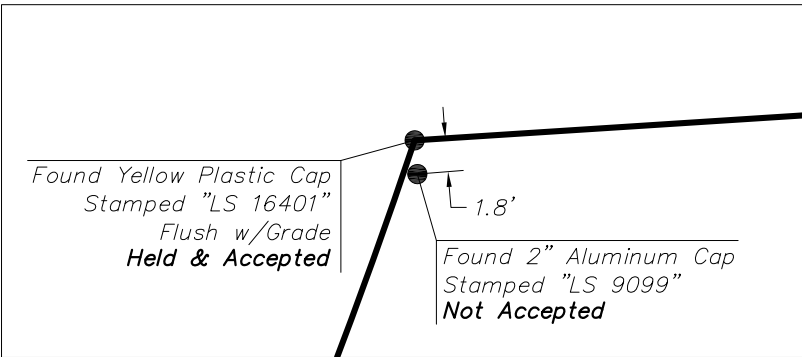


VICINITY MAP

INTERSTATE HIGHWAY 70
(PUBLIC RIGHT-OF-WAY, WIDTH VARIES)

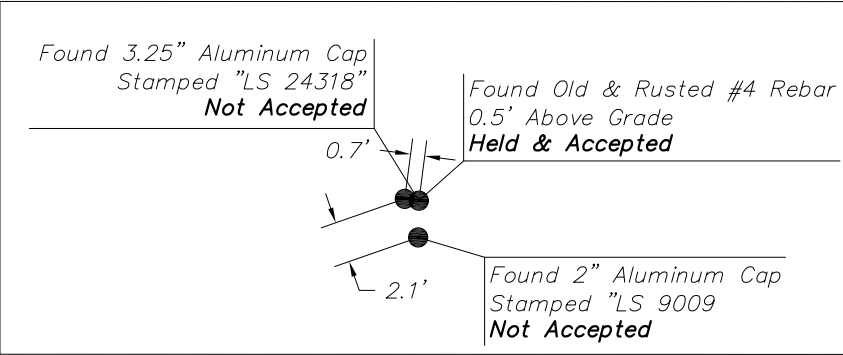
I-70 FRONTAGE ROAD
(PUBLIC RIGHT-OF-WAY, WIDTH VARIES)

MONUMENT DETAIL N.T.S.



INTERSTATE HIGHWAY 70
(PUBLIC RIGHT-OF-WAY, WIDTH VARIES)

MONUMENT DETAIL N.T.S.



LINE LEGEND

- SUBJECT PARCEL BOUNDARY LINES
- SUBJECT PARCEL BOUNDARY LINES ALONG EXISTING CITY LIMITS
- ADJOINING PARCEL BOUNDARY LINES

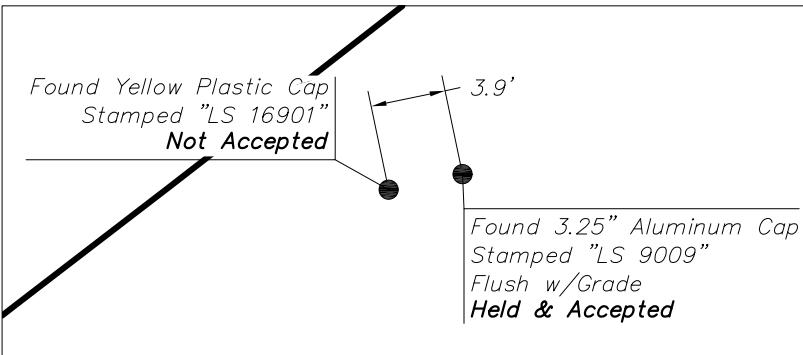
MONUMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT BEING AN 18 INCH LONG NO. 5 REBAR WITH AN 1.25" GREEN PLASTIC CAP STAMPED "ALTURA LAND PLS 38081"

ABBREVIATION LEGEND

- | | | | |
|----------|----------------------------|-----|---------------------|
| REC. NO. | RECEPTION NUMBER | R | CURVE RADIUS |
| P.L.S. | PROFESSIONAL LAND SURVEYOR | L | CURVE ARC LENGTH |
| L.S. | LAND SURVEYOR | CHB | CURVE CHORD BEARING |
| R.O.W. | RIGHT-OF-WAY | CH | CURVE CHORD LENGTH |
| Δ | CURVE DELTA/CENTRAL ANGLE | | |

MONUMENT DETAIL N.T.S.



Found 3.25" Aluminum Cap
Stamped "LS 9009" Flush
w/Grade, Held & Accepted

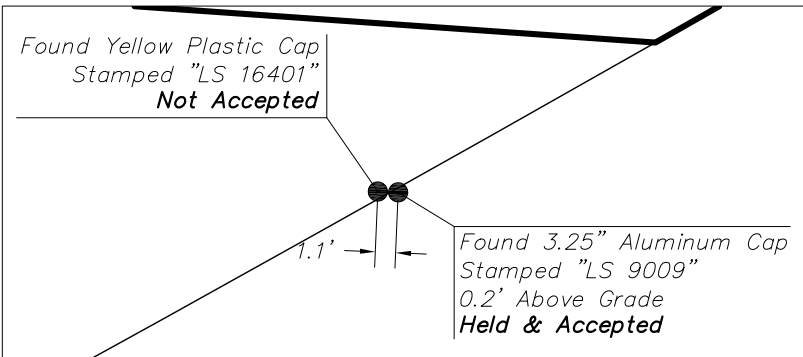
LOT 4/5
AMENDED PLAT CONSOLIDATED LOTS 4 & 5
LACY PARK SUBDIVISION
(REC. NO. 659774)

Contains
494,282 Square Feet
or 11.347 Acres±

MISCELLANEOUS NOTES

- (R) INDICATES RECORD INFORMATION PER AMENDED PLAT CONSOLIDATED LOTS 4 & 5 LACY PARK SUBDIVISION RECORDED SEPTEMBER 14, 2004 AT RECEPTION NO. 659774 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF GARFIELD, STATE OF COLORADO.
- (M) INDICATES MEASURED BEARINGS AND DISTANCES
- (M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES

MONUMENT DETAIL N.T.S.



CERTIFICATE OF OWNERSHIP AND CONSENT TO ANNEXATION

KNOW ALL MEN BY THESE PRESENTS THAT NLA GCH MAVERIK RIFLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 4/5, AMENDED PLAT FOR CONSOLIDATED LOTS 4 & 5, LACY PARK SUBDIVISION, COUNTY OF GARFIELD, STATE OF COLORADO.

DOES BY THESE PRESENTS CONSENT TO THE ANNEXATION THEREOF TO THE CITY OF RIFLE.

EXECUTED THIS ____ DAY OF _____, A.D., 2022

BY: _____ AS: _____
NAME TITLE

STATE OF _____)
COUNTY OF _____)SS

THE FORGOING CERTIFICATE OF OWNERSHIP AND CONSENT TO ANNEXATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D., 2022, BY _____ AS _____ OF NLA GCH MAVERIK RIFLE LLC, A DELAWARE LIMITED LIABILITY COMPANY.

MAY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

RIFLE SUPERCENTER MINOR SUBDIVISION
(REC. NO. 868670)

Assessed Owner:
PUMPCO ENERGY SERVICES INC.

GENERAL NOTES

- THE PURPOSE OF THIS ANNEXATION MAP IS TO ANNEX THE PROPERTY SHOWN HEREON INTO THE CITY OF RIFLE, COUNTY OF GARFIELD, STATE OF COLORADO WITH THE ZONING DESIGNATION AS TOURIST COMMERCIAL (TC).
- FIELD WORK FOR THIS SURVEY WAS PERFORMED ON APRIL 13 & 14, 2022.
- THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY, TITLE COMMITMENT NO. ABS63018426-3, WITH AN EFFECTIVE DATE OF APRIL 29, 2022, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF LOT 4/5, AMENDED PLAT CONSOLIDATED LOTS 4 & 5 LACY PARK SUBDIVISION, PER THE PLAT RECORDED SEPTEMBER 14, 2004 AT RECEPTION NO. 659774 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF GARFIELD, STATE OF COLORADO, WHICH BEARS NORTH 86°20'00" EAST BETWEEN THE MONUMENTS SHOWN HEREON.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE CERTIFICATE

I, _____, AN AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS ANNEXATION MAP AND THAT TITLE TO SUCH LANDS IS VESTED IN _____, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGEMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS ANNEXATION MAP), EXCEPT AS FOLLOWS:

DATED THIS ____ DAY OF _____, A.D., 2022

TITLE COMPANY: _____

AGENT

SURVEYOR'S CERTIFICATE

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON THE BASIS OF CERTAIN PLATS, DEEDS, AND OTHER DOCUMENTS OF RECORD MADE BY ME AND UNDER MY DIRECT SUPERVISION AND THAT BOTH THE SURVEY AND MAP ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

CITY COUNCIL CERTIFICATE OF APPROVAL

THIS ANNEXATION MAP WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIFLE, GARFIELD COUNTY, COLORADO FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AS MAVERIK 4/5 ANNEXATION, AS EVIDENCED BY ORDINANCE NO. _____, SERIES OF 2022 WITH CLERK AND RECORDER OF GARFIELD COUNTY AS RECEPTION NO. _____.

MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

PLANNING DIRECTOR CERTIFICATE

THIS ANNEXATION MAP IS APPROVED BY THE CITY OF RIFLE PLANNING COMMISSION THIS ____ DAY OF _____, A.D., 2022.

PLANNING DIRECTOR _____

GARFIELD COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AT _____ O'CLOCK ____ M., ON THIS ____ DAY OF _____, A.D., 2022, AND IS DULY RECORDED AS RECEPTION NO. _____.

CLERK AND RECORDER _____

BY: _____

DEPUTY

ALTURA
LAND CONSULTANTS

6551 South Revere Parkway, Suite 165
Centennial, Colorado 80111 Phone: (720) 488-1308

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:	AUGUST 29, 2022
1	10/11/22	1ST SUBMITTAL REVIEW REVISION	KJS	DRN BY:	KJS
				JOB NO.	22019
					SHEET 1 OF 1



Agenda Item #8.a.i.

Agenda Item Name:

Consider Request to Annex Lot 4/5 of the Lacy Park Subdivision into the City of Rifle - Ordinance No. 1, Series of 2023 - 1st Reading

Presenter:

Patrick Waller, Planning Director

Item Description:

Consider Request to Annex Lot 4/5 - Ordinance No. 1, Series of 2023

Recommended Action:

Move to approve Ordinance No. 1, Series of 2023, on first reading as presented, and order it to be published as required by Charter.

Fiscal Impact:

The proposed project will generate sales tax revenue for the City.

Operational Impact:

The property will be served by City of Rifle water. Police service will also need to be provided by the City. The application was reviewed by the Police Chief, who did not identify any issues.

Prior Board Motions:

None

Background Information:

The City of Rifle provides water service to the West Rifle interchange area. Vehicle access is via CDOT frontage road. No sewer is provided in the area, the applicant is proposing an onsite wastewater treatment system to address wastewater.

Executive Summary:

Planning Commission recommended approval of the annexation and zoning request.

Notification Requirements:

Notice required by State Statute and Rifle Municipal Code.

Prepared By:

Patrick Waller, Planning Director

Attachments:

1. Ordinance No. 1-Maverik Annexation

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 1
SERIES OF 2023**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO ANNEXING TO
THE CITY OF RIFLE, COLORADO CERTAIN REAL PROPERTY KNOWN
AS THE MAVERIK ANNEXATION.

WHEREAS, in October 2022, Western Slope Recycling, LLC (“Petitioner”) filed with the City Clerk of the City of Rifle, Colorado, a petition and request that the City Council commence proceedings to annex to the City a certain unincorporated tract of land located in the County of Garfield, State of Colorado, known as the Maverik Annexation described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 15, Series of 2022 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on January 4, 2023; and

WHEREAS, pursuant to C.R.S. §§31-12-108 to -110, the City Council on January 4 and 18, 2023 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published in the *Citizen Telegram* newspaper; and

WHEREAS, the City Council by Resolution No. 2, Series of 2023, set forth its Findings of Fact, Determinations and Conclusions with regard to annexation to the City of the Maverik Annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

1. The annexation to the City of the real property described on Exhibit A is hereby approved, and such real is hereby annexed to and made a part of the City of Rifle.
2. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Rifle, Colorado, on behalf of the City shall:
 - A. File one (1) copy of the Annexation Map and the original of this Annexation Ordinance in the office of the City Clerk of the City of Rifle, Colorado;
 - B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Map, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Garfield County, Colorado, with directions to the Garfield County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the

State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and

- C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Garfield County, Colorado.

INTRODUCED on January 4, 2023, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado held on January 18, 2023, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this ____ day of _____, 2023.

CITY OF RIFLE, COLORADO

BY _____

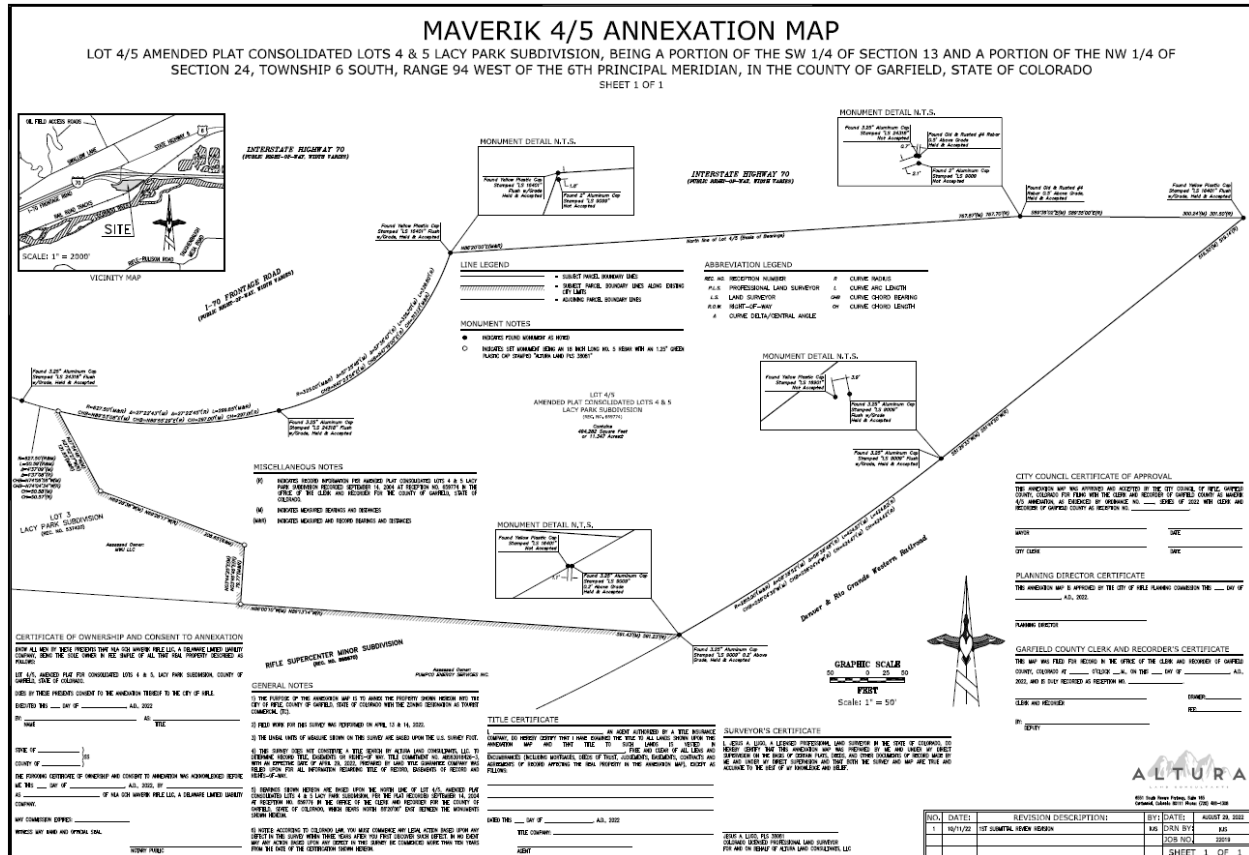
Mayor

ATTEST:

City Clerk

EXHIBIT A

LOT 4/5, AMENDED PLAT FOR CONSOLIDATED LOTS 4 & 5, LACY PARK
SUBDIVISION, COUNTY OF GARFIELD, STATE OF COLORADO.





Agenda Item #8.a.ii.

Agenda Item Name:

Consider Request to Zone Lot 4/5 of the Lacy Park Subdivision Tourist Commercial - Ordinance No. 2, Series of 2023 - 1st Reading

Presenter:

Patrick Waller, Planning Director

Item Description:

Zoning Request for Maverik Annexation

Recommended Action:

Move to approve Ordinance No. 2, Series of 2023, on first reading as presented, and order it to be published as required by Charter.

Fiscal Impact:

The proposed project will generate sales tax revenue for the City.

Operational Impact:

The property will be served by City of Rifle water. Police service will also need to be provided by the City. The application was reviewed by the Police Chief, who did not identify any issues.

Prior Board Motions:

None

Background Information:

The City of Rifle provides water service to the West Rifle interchange area. Vehicle access is via CDOT frontage road. No sewer is provided in the area, the applicant is proposing an onsite wastewater treatment system to address wastewater.

Executive Summary:

Planning Commission recommended approval of the annexation and zoning request.

Notification Requirements:

Notice required by State Statute and Rifle Municipal Code.

Prepared By:

Patrick Waller, Planning Director

Attachments:

1. Ordinance No. 2-Maverik Zoning

CITY OF RIFLE, COLORADO
ORDINANCE NO. 2
SERIES OF 2023

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO ZONING
CERTAIN REAL PROPERTY KNOWN AS THE RIFLE MAVERIK
ANNEXATION TOURIST COMMERCIAL (TC) ZONE DISTRICT.

WHEREAS, in October 2022, Western Slope Recycling, LLC (“Petitioner”) filed with the City Clerk of the City of Rifle, Colorado, a petition and request that the City Council commence proceedings to annex to the City a certain unincorporated tract of land located in the County of Garfield, State of Colorado, known as the Maverik Annexation described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, by Ordinance No. 1, Series of 2023 the City of Rifle annexed the Property to the City; and

WHEREAS, Petitioner has filed an application to zone the Property Tourist Commercial (TC) Zone District, and on December 13, 2022 the City of Rifle Planning Commission considered the zoning application for the Property and recommended that the City Council zone the Property TC Zone District; and

WHEREAS, as required by the Rifle Municipal Code, the public hearing on the zoning application for the Property was held on January 4, 2023 at a regularly scheduled meeting of the Rifle City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned Tourist Commercial (TC) Zone District.
3. Within thirty (30) days after the effective date of this Ordinance, the City Clerk shall incorporate the terms of this Ordinance into the Geographical Information System described in RMC § 16-3-20, shall cause a printed copy of the amendment to the City Zone District Map to be made, which shall be dated and signed by the Mayor and attested to by the City Clerk, and which shall bear the seal of the City. The amended map shall include the number of this Ordinance. The signed original printed copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Garfield County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Rifle Land Use Regulations, RMC § 16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED on January 4, 2023, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado held on January 18, 2023, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this ____ day of _____, 2023.

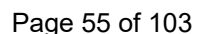
CITY OF RIFLE, COLORADO

BY _____
Mayor

ATTEST:

City Clerk

LOT 4/5, AMENDED PLAT FOR CONSOLIDATED LOTS 4 & 5, LACY PARK
SUBDIVISION, COUNTY OF GARFIELD, STATE OF COLORADO.





Agenda Item #9.a.

Agenda Item Name:

Consider Correction to the Annual Service Charge Escalation Codified in Appendix A of the Rifle Municipal Code for Water and Sewer - Ordinance No. 3, Series of 2023 - 1st Reading

Presenter:

Tommy Klein, City Manager

Item Description:

Consider Correction to the Annual Service Charge Escalation Codified in Appendix A of the Rifle Municipal Code for Water and Sewer - Ordinance No. 3, Series of 2023 - 1st Reading

Recommended Action:

Move to approve Ordinance No. 3, Series of 2023 on 1st reading as presented, and order it to be published as required by charter.

Fiscal Impact:

The 2023 budget accounts for an increase of 2.5% for water usage rates and 4.2% for wastewater rates. No change in the budget will be needed.

Operational Impact:

None

Prior Board Motions:

On April 19, 2021, Council voted to accept the JVA Rate Study.

Background Information:

Please see the Executive Summary.

Executive Summary:

In 2020, Council requested a Utility Maintenance, Capital, and Rate Study ("Rate Study") to ensure the fees charged by the City are fair and equitable, yet adequate to meet the City's needs in the future. The City commissioned JVA, Inc. to prepare the Rate Study, which was presented to the City Council in April 2021. On May 19, 2021, Council voted to accept the study.

Prior to the study, water and wastewater usage fees increased 5% annually. The study provided a basis for future increases that would allow the water and wastewater plants to operate effectively. The new annual increases per the study are 2.5% for water usage and 4.2% for wastewater until 2028. In 2028, the study recommends that water rates decrease to 1% annually.

This Ordinance codifies the Council's intent to adopt the rates proposed by the JVA study.

See pages 14 and 19 of the attachment named Rifle Rate Study to view proposed rates for water and wastewater.

Notification Requirements:

None

Prepared By:

Misty Williams, City Clerk

Attachments:

1. Rifle Final Rate Study Council 050421_Update (2)
2. Ordinance No. 3-Service Charge Annual Escalation

City of Rifle

Water and Wastewater Utility Rate Study

May 5, 2021

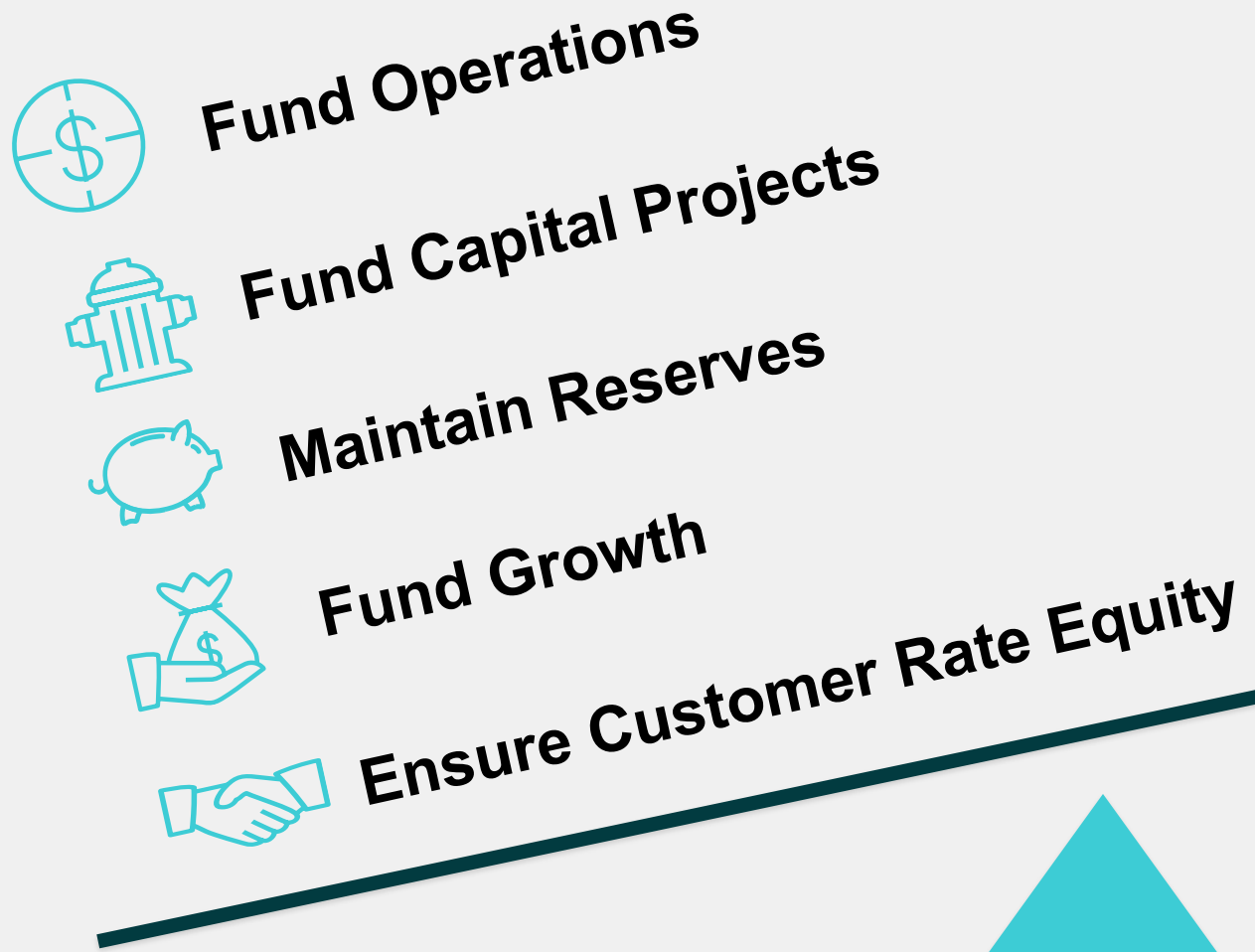




Agenda

1. Goals and objectives
2. Prior Council meeting recap
3. Water financial plan results
4. Wastewater financial plan results
5. System investment fees

The City of Rifle rates and fees must:



How we'll get there



Fund Operations



Fund Capital Projects



Maintain Reserves and DSC



Fund Growth



**Cost recovery through rates
and fees**



Tap Fees



Rate Design



Cost of Service

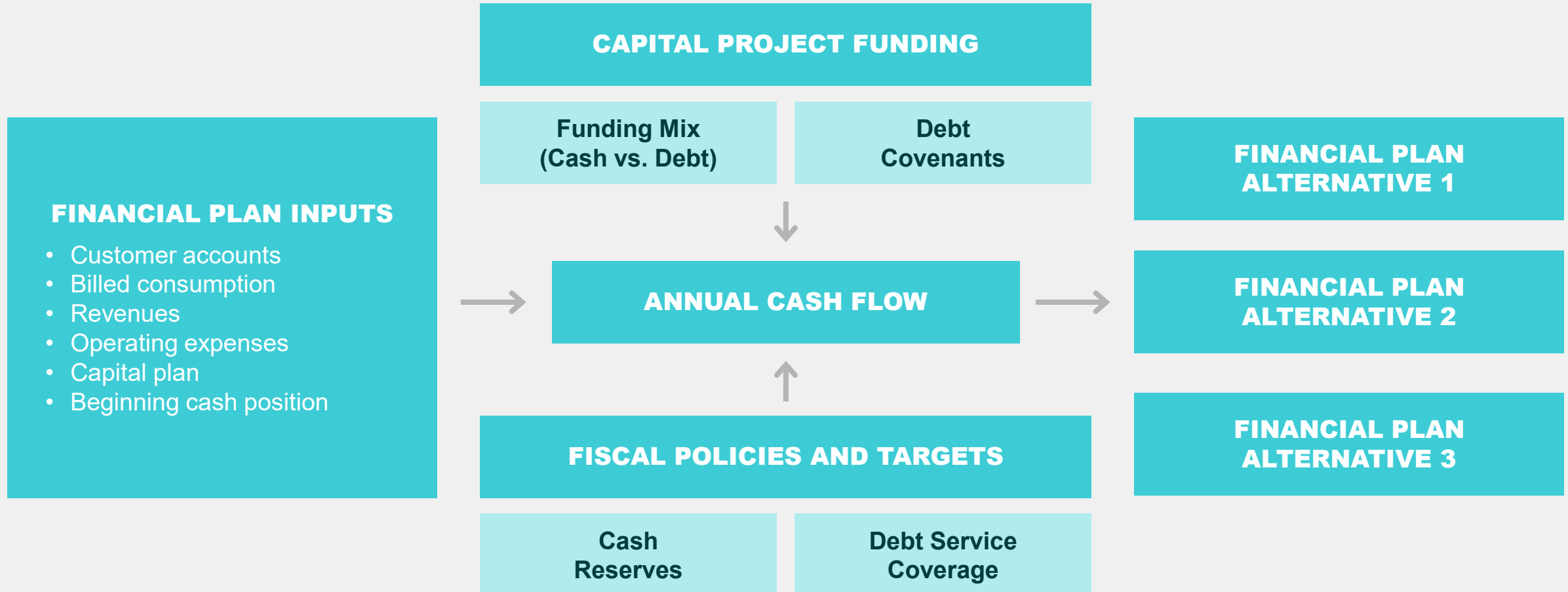


Financial Plan



The Financial Planning Process

What is the revenue required to meet expenditures?



April 20 Council meeting recap

- Presented 3 water financial plan scenarios
 - › Consideration of Tank Loan early payoff
 - › Including/excluding RO/GAC project
 - › Adjusted timing and level of state loan issues and revenue increases
- Presented 2 wastewater financial plan scenarios
 - › Including/excluding the salinity project
 - › Adjusted timing and level of state loan issues and revenue adjustments

Council feedback has been incorporated into the following scenarios

Water and wastewater financial plan assumptions

- Customer growth: 1.7%
- Inflation factors
 - › Capital: 3% annually
 - › Operation and maintenance expense: 3%
- State loans
 - › 20-year term
 - › 2.25% interest rate through 2025; 3.0% thereafter
 - › Debt service coverage target : 1.2x annual debt service
- Reserve targets
 - › Operation and maintenance expense 90 days of O&M
 - › Capital reserve: 1-years depreciation expense

Water and wastewater financial plan assumptions

- Retain ending balance at current levels by 2030
- ‘Smooth and predictable’ revenue increases over the study period

Water Utility

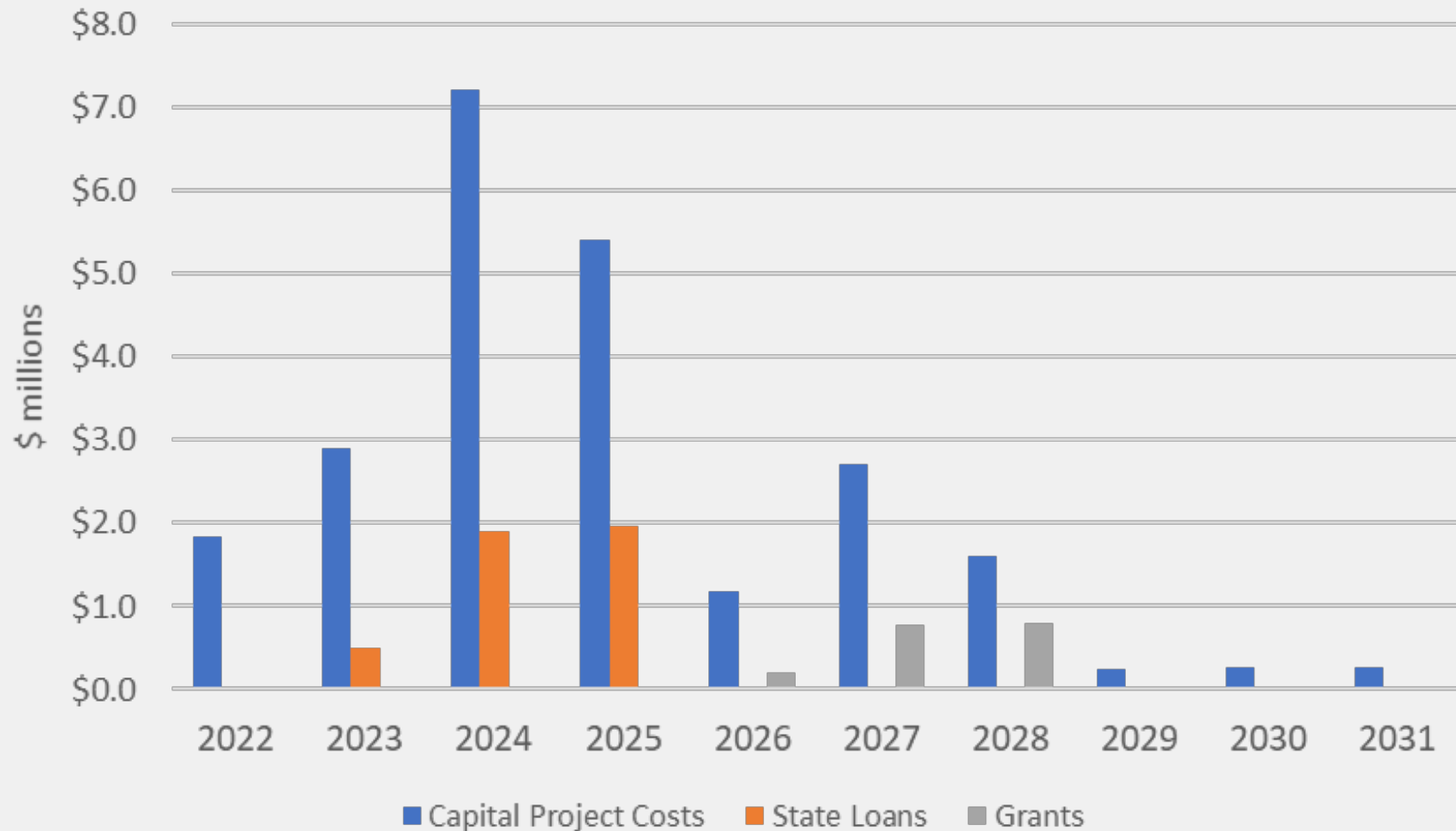


Water financial plan assumptions

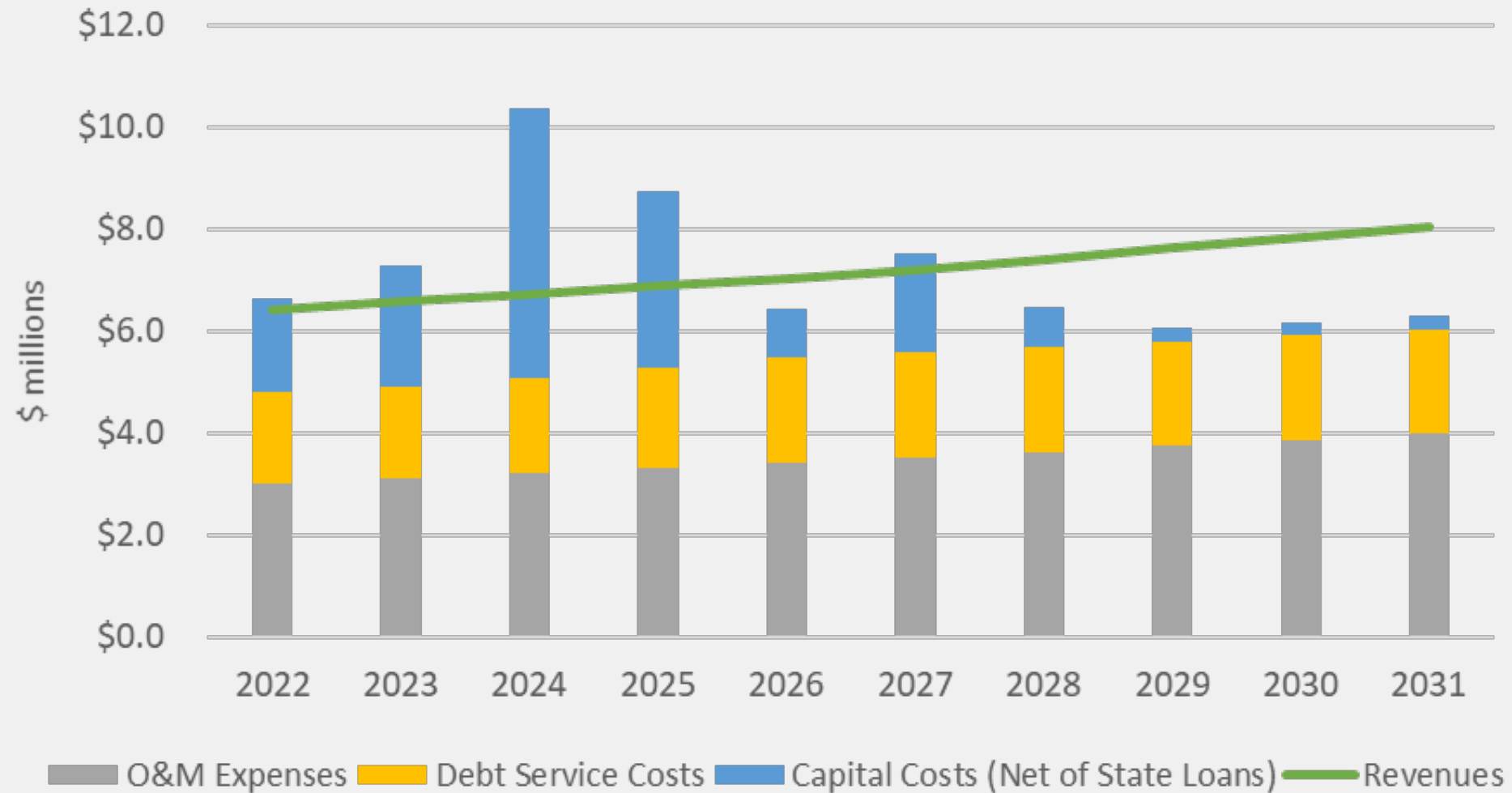
- No early repayment of the 2015 COP water tank loan in 2022.
- Excludes the RO/GAC project in 2029 and 2030.
- Residual drying beds project in 2026 (Total cost \$3.6 million)
 - › Funded through a 50% State grant match.
- The RRWPR Penwell Tank project (Total cost \$8.7 million)
 - › Funded through a combination of state loans, rates, and reserves

Water utility 10-year capital improvement program

Total program costs: \$23.6 million



Water utility cash flow summary



Water utility cash flow summary

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Revenue Adjustments	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Cumulative Adjustments	2.50%	5.06%	7.69%	10.38%	13.14%	15.97%	18.87%	21.84%	24.89%	28.01%
State Loan Proceeds, \$ mil	\$0.0	\$0.5	\$1.9	\$2.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total Fund Ending Balance, \$ mil	\$9.7	\$9.0	\$5.4	\$3.5	\$4.1	\$3.8	\$4.8	\$6.3	\$8.0	\$9.8
Target Reserve, \$ millions	\$2.5	\$2.5	\$2.6	\$2.7	\$2.7	\$2.8	\$2.9	\$2.9	\$3.0	\$3.1
Unrestricted Reserves, \$ mil	\$7.3	\$6.5	\$2.8	\$0.9	\$1.4	\$1.1	\$1.9	\$3.4	\$5.0	\$6.7
Debt Service Coverage	1.9	1.9	1.9	1.8	1.7	1.8	1.8	1.9	1.9	1.9
Target Debt Service Coverage	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2

Wastewater Utility

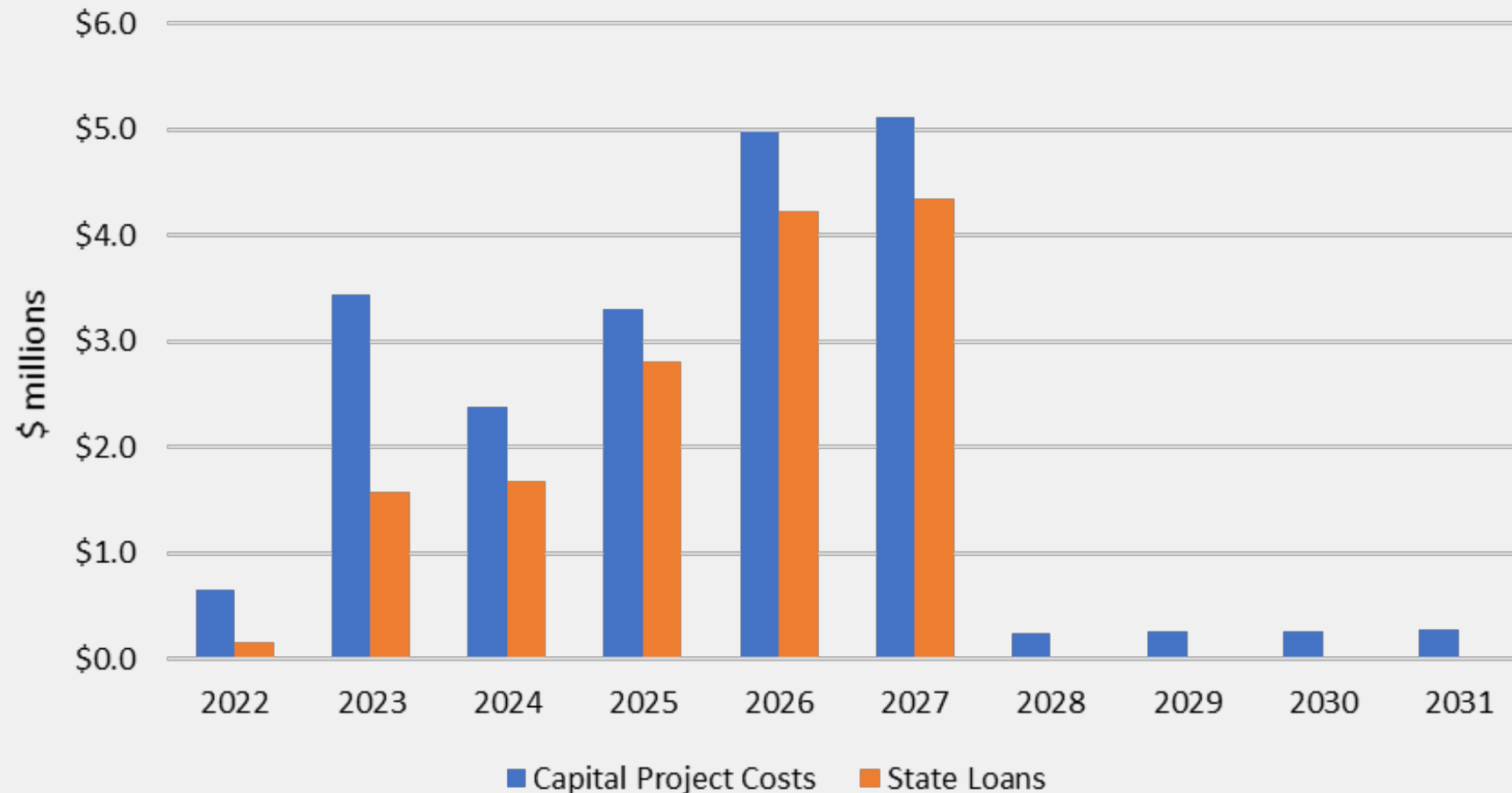


Wastewater financial plan assumptions

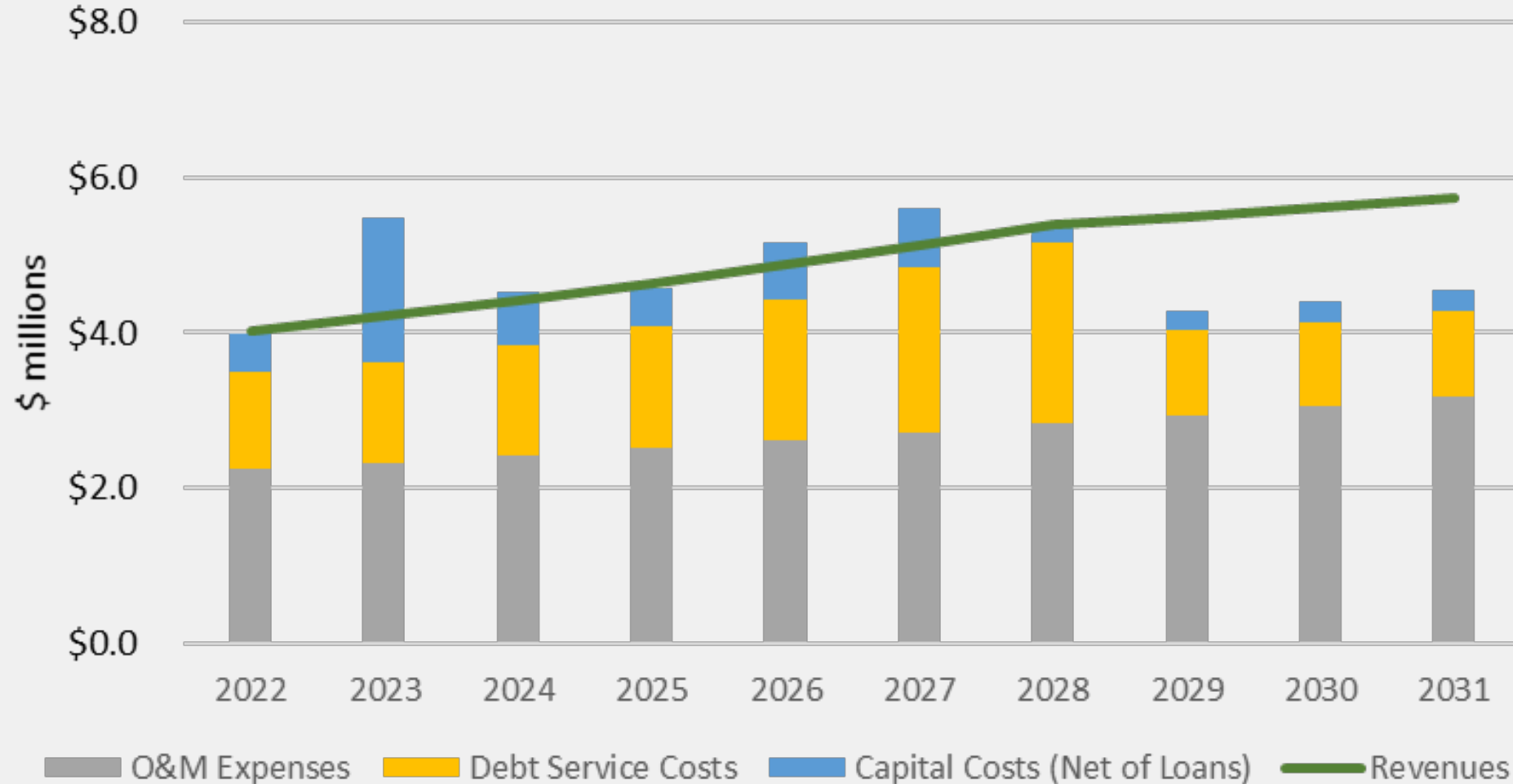
- Excludes the Salinity/Removal Mitigation project
- Capital project funding through a combination of loans, rates, and reserves
 - › Interchange Tank
 - › Digester Improvements,
 - › Southside Pump Station, and
 - › Total project costs \$17.4 million
- All other capital projects funded through rates and reserves

Wastewater utility 10-year CIP

Total program costs: \$20.9 million



Wastewater utility cash flow summary



Wastewater utility cash flow summary

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Revenue Adjustments	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	1.0%	1.0%	1.0%
Cumulative Adjustments	4.2%	8.6%	13.1%	17.9%	22.8%	28.0%	33.4%	34.7%	36.1%	37.4%
State Loan Proceeds, \$ mil	\$0.2	\$1.6	\$1.7	\$2.8	\$4.2	\$4.4	\$0.0	\$0.0	\$0.0	\$0.0
Total Fund Ending Balance, \$ mil	\$4.3	\$3.0	\$2.9	\$2.9	\$2.6	\$2.1	\$2.1	\$3.3	\$4.5	\$5.7
Target Reserve, \$ millions	\$1.6	\$1.6	\$1.7	\$1.7	\$1.8	\$1.8	\$1.9	\$2.0	\$2.0	\$2.1
Unrestricted Reserves, \$ mil	\$2.7	\$1.4	\$1.2	\$1.2	\$0.8	\$0.3	\$0.2	\$1.4	\$2.5	\$3.6
Debt Service Coverage	1.4	1.5	1.4	1.4	1.3	1.1	1.1	2.3	2.3	2.3
Target Debt Service Coverage	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2

Results from 2022 salinity study will provide clarification on regulations and potential impacts to future rate increases past this 5-year study period. A rate study update is recommended in 2025.

System Investment Fees



Colorado Revised Statutes – Impact fees (CRS) §29-20-104.5

- Fees must be generally applicable to a broad class of property (for example, residential, commercial, etc.).
- Fees must be intended to defray the projected impacts on capital facilities caused by proposed development.
- Fees are directly related to service that a local government is authorized to provide.
- The asset has an estimated useful life of five years or longer.
- The fee is required by the charter or general policy of a local government pursuant to a resolution or ordinance.

Calculation methodology

- Fees are based on the buy-in method
- Based on premise that existing customers have built and maintained a valuable system
- A new customer must 'buy into' the system by making a contribution to the amount of capacity a similar existing customer has in the system
- Proposed fees represent the maximum supportable fee

Water system investment fee

	Water System Investment Fee	
1	Water System Infrastructure at Current Replacement Cost	\$98,226,465
2	System Capacity, gpd	8,000,000
3	Unit Cost of Capacity, \$ per gpd (Line 1/Line 2)	\$12
4	EQR demand, gpd	593
5	System Investment Fee, \$ per EQR (Line 3 * Line 4)	\$7,281
6	Current SIF, \$ per EQR	\$5,743
7	<i>Difference</i>	<i>\$1,538</i>

Wastewater system investment fee

Wastewater System Investment Fee		
1	Wastewater System Infrastructure at Current Replacement Cost	\$48,142,885
2	System Capacity, gpd	2,000,000
3	Unit Cost of Capacity, \$ per gpd (Line 1/Line 2)	\$24.07
4	EQR demand, gpd	235
5	System Investment Fee, \$ per EQR (Line 3 * Line 4)	\$5,657
6	Current SIF, \$ per EQR	\$6,382
7	Difference	(\$725)

Rate and Fee Comparison

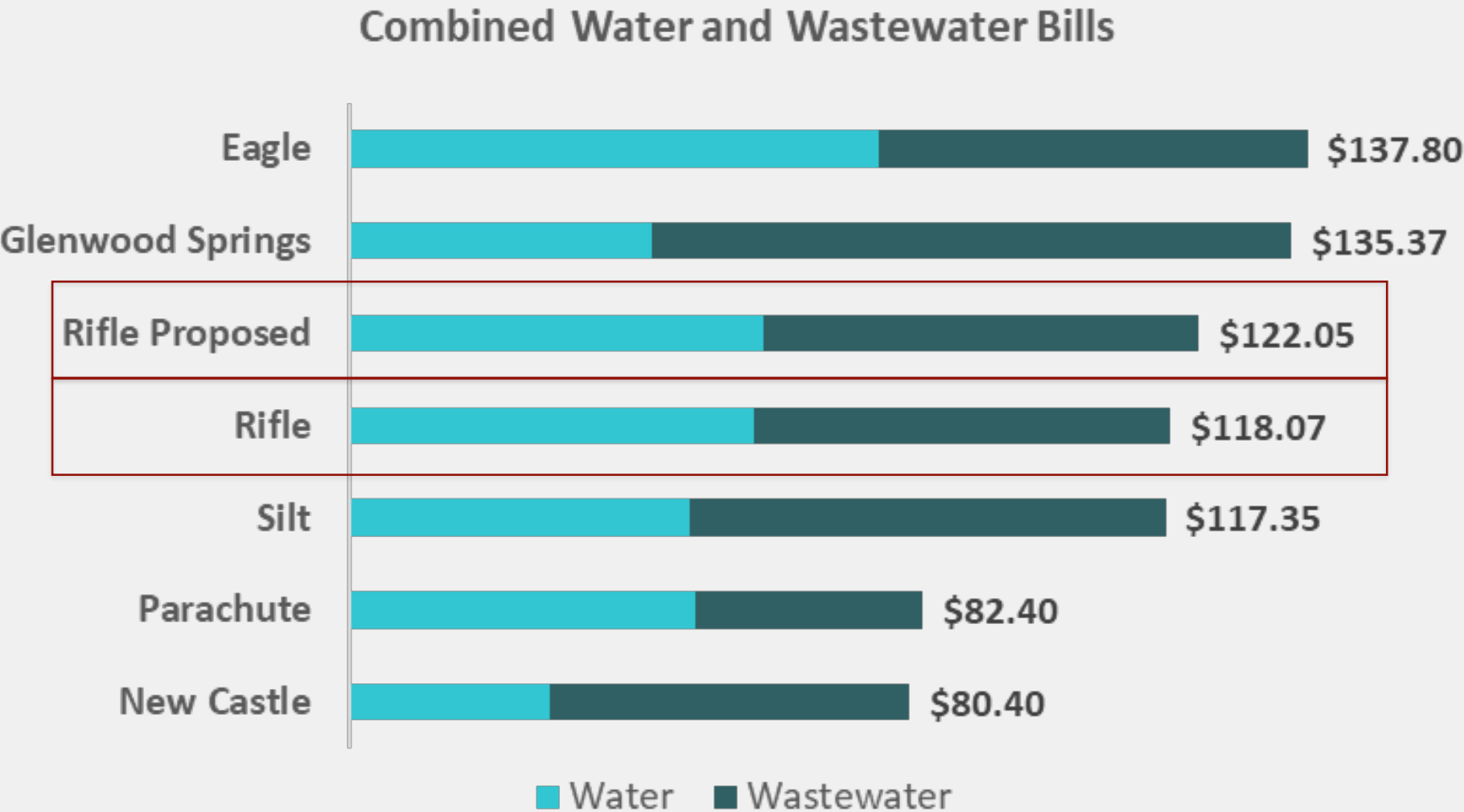


Average water and wastewater bill will increase by \$3.98 per month

Bill Type	Water	Surcharge	Wastewater	Bill
4,000 Gallons - Winter (Indoor Usage)				
Proposed 2022 Rates	\$39.78	\$4.77	\$62.54	\$107.09
Existing 2021 Rates	\$38.81	\$4.66	\$60.02	\$103.49
Change, \$				\$3.60
7,000 Gallons - (Average Monthly Usage)				
Proposed 2022 Rates	\$53.13	\$6.38	\$62.54	\$122.05
Existing 2021 Rates	\$51.83	\$6.22	\$60.02	\$118.07
Change, \$				\$3.98
14,000 Gallons - (Summer Usage)				
Proposed 2022 Rates	\$88.94	\$10.67	\$62.54	\$162.15
Existing 2021 Rates	\$86.77	\$10.41	\$60.02	\$157.20
Change, \$				\$4.95

Utility water and wastewater rate survey

- Residential customer
- 1 EQR
- 7,000 gal water usage
- 4,000 gal wastewater volume



Utility water and wastewater rate survey

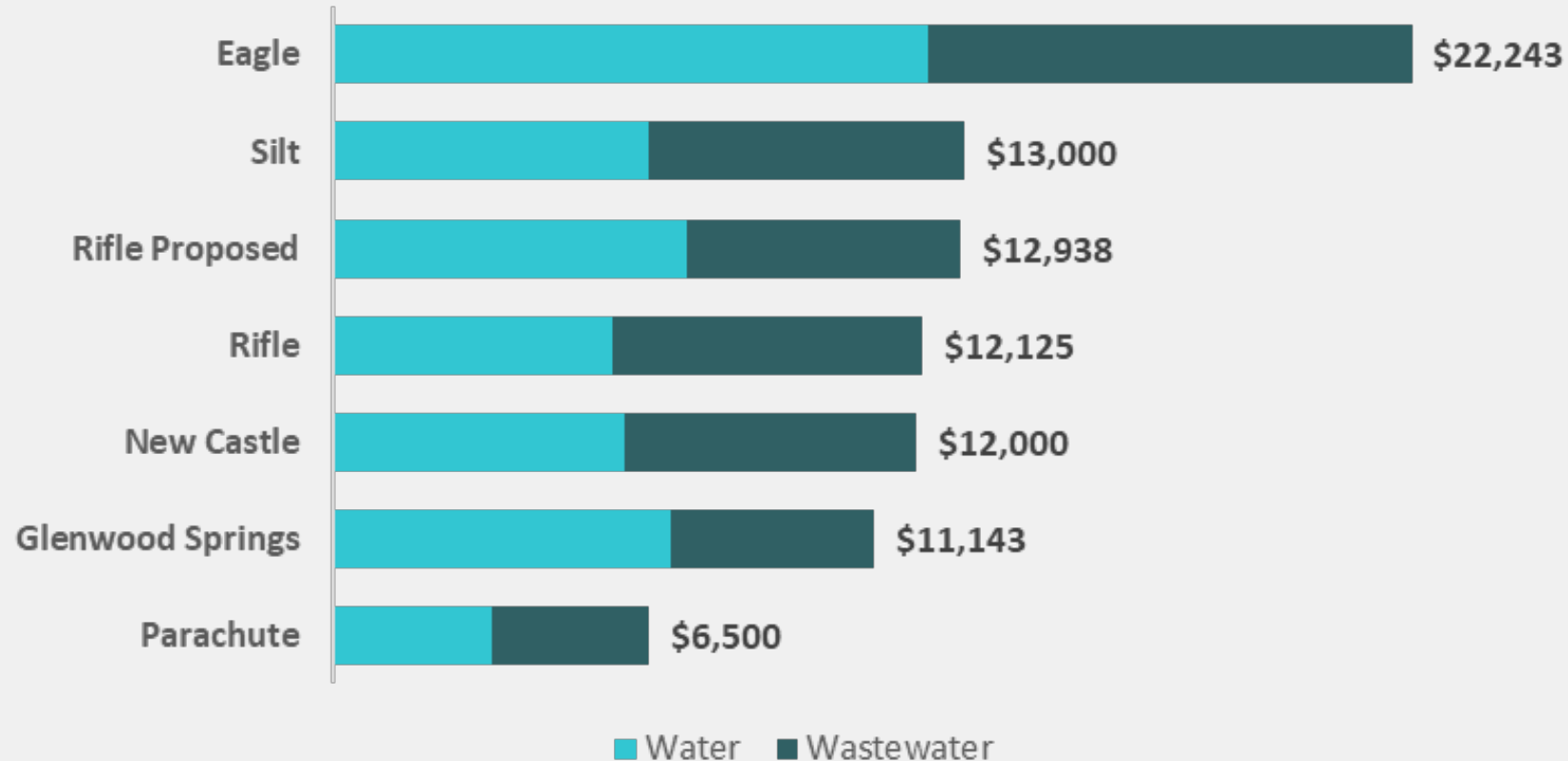
- Residential customer
- 1 EQR
- 7,000 gal water usage
- 4,000 gal wastewater volume

Community	Water	Wastewater	Total
New Castle	\$28.63	\$51.77	\$80.40
Parachute	\$49.70	\$32.70	\$82.40
Silt	\$48.93	\$68.42	\$117.35
Rifle	\$58.05	\$60.02	\$118.07
Rifle Proposed	\$59.51	\$62.54	\$122.05
Glenwood Springs	\$43.31	\$92.06	\$135.37
Eagle	\$76.04	\$61.76	\$137.80

System investment fee survey

Residential 1 EQR

Combined Water and Wastewater System Investment Fees



System investment fee survey

Residential 1 EQR

tabular form

Community	Water	Sewer	Total
Parachute	\$3,250	\$3,250	\$6,500
Glenwood Springs	\$6,964	\$4,179	\$11,143
New Castle	\$6,000	\$6,000	\$12,000
Rifle	\$5,743	\$6,382	\$12,125
Rifle Proposed	\$7,281	\$5,657	\$12,938
Silt	\$6,500	\$6,500	\$13,000
Eagle	\$12,243	\$10,000	\$22,243

City of Rifle

Water and Wastewater Utility Rate Study



**CITY OF RIFLE, COLORADO
ORDINANCE NO. 3
SERIES OF 2023**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
APPENDIX A TO THE RIFLE MUNICIPAL CODE REGARDING WATER
AND SEWER SERVICE CHARGES.

WHEREAS, the City Council of the City of Rifle requested a Utility Maintenance, Capital, and Rate Study (“Rate Study”) to ensure the fees charged by the City are fair and equitable, yet adequate to meet the City’s needs into the future; and

WHEREAS, by Resolution No. 4, Series of 2021, the City of Rifle accepted the Utility Maintenance, Capital, and Rate Study dated April 2021 prepared by JVA, Inc. as Project No. 1114e; and

WHEREAS, the Rate Study recommended an annual escalation of sewer service charges of 4.2% and water service charges of 2.5% to meet the City’s future needs, yet through a typographical error, those amounts were not codified into Appendix A of the Rifle Municipal Code; however, that is the percentage implemented by the City’s Utility and Finance Departments and charged to Customers; and

WHEREAS, the City Council desires to correct the typographical error in the Rifle Municipal Code with this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The following water rates, fees and charges referenced in the Code at Appendix A, for RMC Section 13-1-380, are hereby amended as follows (deletions shown in ~~striketrough~~, additions shown in underline):

13-1-380	Water Rates Standard water service fees for users within corporate city limits: All classes of water users located within the corporate City limits shall pay the following monthly water service fees:
	Future water rate increases: Water service fees for all classes of water users shall increase on January 1 of each calendar year by <u>2.55</u>%.

Section 3. The following sewer rates, fees and charges referenced in the Code at Appendix A, for RMC Section 13-1-510, are hereby amended as follows (deletions shown in ~~striketrough~~, additions shown in underline):

13-1-510	Sewer Rates
	Future sewer rate increases: Sewer service fees for all classes of sewer users shall increase on January 1 of each calendar year by <u>4.25</u> %.

INTRODUCED, on January 4, 2023, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on January 18, 2023, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #9.b.

Agenda Item Name:

Consider Approval of Purchase Order for the 2023 Renewal of the Pinnocol Assurance Workers Compensation Insurance Plan

Presenter:

Danielle Hogan, HR Manager

Item Description:

Consider Approval of Purchase Order for the 2023 Renewal of the Pinnocol Assurance Workers Compensation Insurance Plan

Recommended Action:

Move to approve the purchase order for the 2023 Renewal of the Pinnocol Assurance Workers Compensation Insurance Plan in the amount of \$119,117.00

Fiscal Impact:

The amount budgeted for this 2023 renewal expenditure was \$165,000.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Please see attached staff memo.

Executive Summary:

Please see attached staff memo.

Notification Requirements:

N/A

Prepared By:

Misty Williams, City Clerk

Attachments:

1. 2023 Renewal Workers Com Ins Memo 12.22.2022
2. 2023 Pinnacol PURCHASE ORDER REQUEST 12.22.2022



To: Rifle City Council Members. City Manager Tommy Klein, Finance Director Scott Rust

From: Danielle Hogan HR Manager

Date: Thursday, December 22, 2022

Subject: **2023 Pinnacol Workers Compensation Renewal Cost**

The City of Rifle is required to carry Workers Compensation Insurance; we broker our Workers Compensation Insurance with Pinnacol Assurance. Annual rates are determined by the Division of Insurance and Pinnacol. This rate is multiplied by the total payroll of staff who work in those classifications and then the totals from all rate classifications are added together to determine our annual premium. We receive discounts on the annual premium for being Cost Containment Certified by the State of CO Division of Insurance, effectively and efficiently managing claims, being a return to work employer, the experience modifier we are assigned by NCCI and the ratio of claim cost to premium paid; we received \$33,589.00 in discounts from the initially accessed annual premium. Initial annual premium: \$152,706, discounts: -\$33,589, Total annual premium due: \$119,117.00.

There are limited options for Workers Compensation Insurance for municipalities in the State of Colorado, City of Rifle has chosen to stay with Pinnacol Assurance for our Workers Comp Insurance. Periodically we have received alternative quotes from other providers, but Pinnacol has always come in as a better option.



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	Pinnacol Assurance	

2.	Vendor Address
	7501 E. Lowry Blvd. Denver, CO 80230-7006

3.	For the Purchase of (description)
	Workers Compensation Insurance

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$119,117.00	\$165,000.00	

5.	Dept. Name	General Ledger Acct #
		various

6.	Type of Purchase
☐	Capital Construction
☐	Capital Construction – Change Order
☐	Capital Equipment
☐	Plant Equipment
☐	Materials, supplies, non-profession/technical services (includes computer/software maint.)
☒	Professional Services
☐	Utilities (includes equipment installation and ongoing contracts)
☐	Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
	☐ Cooperative Purchasing:	Sec 4-3-90	
	☐ Open Market:	Sec. 4-3-40(c)	
	☐ Comparative Pricing:	Sec. 4-3-40(d)	
	☐ Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
	☒ Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required
☐	City Manager
☐	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director		
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		



TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
\$25,000.01 or Greater	Yes – Council Approval	Yes – see table 2 below

TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
Competitive sealed bidding	Greater than \$50,000.00
Competitive sealed proposals	Greater than \$10,000.00 and less than \$50,000.00.
**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

TABLE 3 - LOCAL VENDOR PREFERENCE

Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2% discount
\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Agenda Item #9.c.

Agenda Item Name:

Consider Approval of Purchase Order for 2023 Estimated Employee Health Insurance Costs from County Health Pool

Presenter:

Danielle Hogan, HR Manager

Item Description:

Consider Approval of Purchase Order for 2023 Estimated Employee Health Insurance Costs from County Health Pool

Recommended Action:

Move to approve the purchase order for County Health Pool for Employee Insurance Costs in the amount of \$1,580,337.00

Fiscal Impact:

The total estimated cost for health insurance coverage for eligible employees in 2023 is \$1,580,337.00

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Please see attached memo.

Executive Summary:

Please see attached memo.

Notification Requirements:

N/A

Prepared By:

Misty Williams, City Clerk

Attachments:

1. CHP 2023 Health Insurance Sole Source PO Request Memo
2. CHP 2023 PURCHASE ORDER REQUEST FORM 12.22.2022



To: Rifle City Council Members, City Manager Tommy Klein, Finance Director Scott Rust

From: Danielle Hogan HR Manager

Date: Thursday, December 22, 2022

Subject: **2023 Estimated Employee Health Insurance Cost**

The City Of Rifle provides Health Insurance for eligible employees. We currently have insurance coverage through County Health Pool. County Health Pool has offered less than the state average annual increases when quoting annual insurance renewals for Rifle. The 2023 renewal increase was 8% for the City of Rifle.

Generally Rifle pursues competitive proposals for our health insurance in the market every 3 to 4 years. We will likely be requesting competitive proposals in summer of 2023.

The total estimated cost for health insurance coverage for eligible employees in 2023 is \$1,580,337.00.



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	County Health Pool	

2.	Vendor Address

3.	For the Purchase of (description)
Employee Health Insurance	

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	1,580,337.00	1,580,337.00	

5.	Dept. Name	General Ledger Acct #
		various

6.	Type of Purchase
☐	Capital Construction
☐	Capital Construction – Change Order
☐	Capital Equipment
☐	Plant Equipment
☐	Materials, supplies, non-profession/technical services (includes computer/software maint.)
☒	Professional Services
☐	Utilities (includes equipment installation and ongoing contracts)
☐	Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
	☐ Cooperative Purchasing:	Sec 4-3-90	
	☐ Open Market:	Sec. 4-3-40(c)	
	☐ Comparative Pricing:	Sec. 4-3-40(d)	
	☐ Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
	☒ Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required
☐	City Manager
☐	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director		
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		



TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
\$25,000.01 or Greater	Yes – Council Approval	Yes – see table 2 below

TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
Competitive sealed bidding	Greater than \$50,000.00
Competitive sealed proposals	Greater than \$10,000.00 and less than \$50,000.00.
**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

TABLE 3 - LOCAL VENDOR PREFERENCE

Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2% discount
\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Agenda Item #10.a.

Agenda Item Name:

Report to City Manager

Presenter:

Tommy Klein, City Manager

Item Description:

Staff report on notable tasks completed within the individual departments.

Recommended Action:

No action necessary

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Work Report to City Manager
12/30/2022

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, Deputy City Clerk

Attachments:

1. Report to City Manager 01.04.2023-1

WORK REPORT TO CITY MANAGER

01.04.2023

PIO

- Continuing updates on website and social media on local issues and citizen concerns.
- Press releases regarding holiday closures and Christmas tree disposal.

COURT

- Handled 74 adult cases on December 21 court day.
- Held 07 telephone hearings with inmates in custody. Deputy Court Clerk Janet Grossman has become increasingly more valuable since we have been utilizing her as an interpreter for Spanish speaking inmates. This saves the City \$50 an hour (at a minimum) using other services.

PUBLIC WORKS

- 0.5 MG Airport Water Tank: construction has been halted due to winter conditions.
- Projects in design phase: Whiteriver, Tripp, and Morrow Dr. re-construction; E. 5th & Ute rebuild; Railroad Ave – 5th to 9th rebuild.
- Park Hill retaining wall for City/Frontella property line: Awaiting on CTL Thompson design report for engineering of wall structure: called
- 100 Block of W. 2nd Street Rehab: streetlamps in service
- Whiteriver Roundabout: FIR (Field Inspection Review) with CDOT was held on December 20 and follow-up; follow-up meeting with KLJ on December 21st.
- Update of Public Works Manual.
- Developing plans and procedure and receiving 3rd party review for Colorado River Bridge 16" water line restraint and alignment repair.

FLEET

- Fleet maintenance for winter operations
- Repair of Volvo backhoe for Utilities

OPERATIONS & MAINTENANCE

- Snowplow operations
- Assisting with Utility repairs

Two weeks look-ahead

- Snow removal efforts
- Roadway pothole maintenance.
- Preparation for Spring Auction of Surplus Vehicles

PARKS & RECREATION / GROUNDS & FACILITIES

- In the process of hiring a new Parks and Facilities Maintenance Manager.
- Master Planning Projects for Birch Neighborhood Park, Rifle Mountain Park, and Rose Hill Cemetery are currently underway. We should see the Preliminary Master Plan Document for Birch Park at the end of January. We will have one more public meeting for the park in mid-February. City staff has invited two members of the Rifle Climbing Coalition to be on the project team for RMP Master Planning and Judy Crook is serving on the Rose Hill Cemetery project team. We had our first project meeting for RMP and Rose Hill on December 14th.
- Staff is soliciting RFP's for the following purchases:
- Wide Area Mower (Parks)
- Full Cab Utility Vehicle (Parks)
- Utility Tractor (Parks)
- Bleachers Qty:10 (Deerfield Park-8, Davidson Park-1, Skate Park-1)
- Utility Vehicle (Recreation)
- Portable Restroom Services
- Working to update cemetery fees and regulations to help with overall operations.
- Grounds and Facilities staff is assisting PD and IT with a reconfiguration of the squad room to add more workstations.
- The Christmas tree drop-off location is in the parking lot of the Veterans Memorial parking lot until January 27th.

ADMINISTRATION

- The City Clerk's department delivered two large boxes on behalf of the City of Rifle to the Rifle Veterans Home on December 20th. The boxes were a Christmas Care Package that included snacks, sweets, puzzle books, movies, socks, bird feeders, and clocks. All items were generously donated by City of Rifle employees and were well received by grateful residents at the Veterans Home.

HUMAN RESOURCE

- The City of Rifle is required to carry Workers Compensation Insurance; we broker our Workers Compensation Insurance with Pinnacol Assurance. Annual premiums are determined by the Division of Insurance and Pinnacol setting rates for each worker classification and the total payroll of the City. The City receives discounts on our annual premium because we have obtained Cost Containment Certification from the State of CO Division of Insurance; as well as effectively and efficiently managing claims, promptly reporting claims within the allotted timeframe, having a return to work program for injured workers, the experience modifier we are assigned by NCCI and the ratio of claim cost to premium paid. For 2023 the City of Rifle received \$33,589.00 in discounts from the initially accessed annual premium making the total premium to be paid less than originally budgeted.

POLICE

- RPD issued a total of 177 citations this month (57 Traffic).
- RPD responded to 1,036 calls for service in December yielding 52 cases requiring follow-up and additional investigation. We are currently 514 calls over last year this time.

Noteworthy events in December for the Rifle Police Department.



RIFLE POLICE DEPARTMENT CRIME REPORT

201 EAST 18TH STREET • RIFLE, CO 81650

December 2022 (11/27-12/24)

Case Type	2021 Month	2022 Month	Difference	2021 Year	2022 Year	Difference
Arson	0	1	1	1	3	2
Assault	0	0	0	26	31	5
Burglary	0	1	1	19	18	-1
Child Abuse	2	1	-1	5	10	5
Criminal Mischief	1	2	1	49	32	-17
Criminal Trespass	5	2	-3	73	45	-28
Domestic	6	8	2	64	75	11
Drugs	0	1	1	46	31	-15
DUI/DWAI	1	7	6	61	48	-13
Fraud/Forgery	2	5	3	15	30	15
Harassment	0	1	1	18	14	-4
Homicide	0	0	0	2	0	-2
Identity Theft	0	0	0	3	5	2
Kidnapping/Hostage	0	0	0	1	0	-1
Menacing	0	0	0	2	13	11
Missing Person	0	1	1	9	10	1
Motor Vehicle Theft	1	2	1	31	29	-2
Robbery	0	0	0	4	2	-2
Sex Offense	2	1	-1	39	48	9
Theft	12	5	-7	162	153	-9
Warrant	11	7	-4	121	131	10
Weapon Violation	0	0	0	8	3	-5
Total	43	45	2	759	731	-28
Total Calls for Service						
Traffic	98	80	-18	1629	1467	-162
Incidents	954	956	2	12396	13072	676
Total Calls for Service	1052	1036	-16	14025	14539	514

This report does not reflect all cases investigated by the Rifle Police Department, only those considered to be serious in nature.

- The Rifle Police Department assisted with the 2022 Hometown Holiday Events.
- Shop with a Cop event was a huge success:
 - 12 children and their families served, 12 police officers , 14 volunteers
 - All 3 schools represented
 - Raised \$6,700 in donations
- All Hazard Response Team responded to a barricaded subject who was wanted on serious felony charges.
- Burglary at Action Sports. Suspects fled with significant amount of merchandise. Still under investigation.

Code Compliance

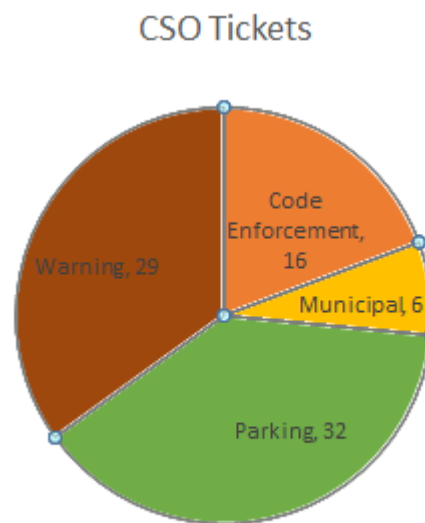
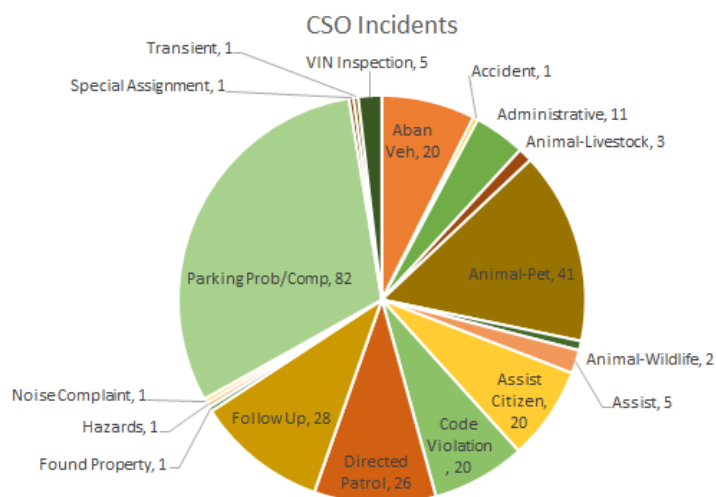
Code Compliance continues to work hard to provide great services to the City of Rifle. These are code compliance statistics for December.

CSO Incidents

Incident Type	Count
Aban Veh	20
Accident	1
Administrative	11
Animal-Livestock	3
Animal-Pet	41
Animal-Wildlife	2
Assist	5
Assist Citizen	20
Code Violation	20
Directed Patrol	26
Follow Up	28
Found Property	1
Hazards	1
Noise Complaint	1
Parking Prob/Comp	82
Special Assignment	1
Transient	1
VIN Inspection	5
Total	269

CSO Tickets

Incident Type	Count
Code Enforcement	16
Municipal	6
Parking	32
Warning	29
Total	83



Upcoming Events for the Rifle Police Department:



Rifle Police Foundation (non-profit 501C3) was created at the end of 2022 to better manage donations towards the police department for specific programs and projects. A board was developed with five current board members: Daryl Meisner (Chair), Kevin Atchison, Larry Stewart, Lisa Smith, Anthony Rossilli.

RPF Mission

“To strengthen the services of the Rifle Police Department, promote excellence within the department, and improve public safety for the city of Rifle.”

Coffee with a Cop Event scheduled for January 27th from 9:00 a.m. – 11:00 a.m. at The Whistle Pig, 121 E. 3rd Street in Rifle. Come down and have a cup with some cops, ask questions and get to know them.