



RIFLE CITY COUNCIL

REGULAR MEETING

March 02, 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 Alicia Gresley, Councilor Sean Strode, Councilor Chris Bornholdt, Councilor Brian Condie, Councilor Clint Hostettler and Councilor Joe Carpenter.

Others Present:

City Manager Tommy Klein, City Clerk Misty Williams, City Attorney Jim Neu, Rifle Community Television (RCTV) Salvador Tovar-Guzman, Chief of Police Debra Funston, Planning Director Patrick Waller, Parks and Recreation Director Tom Whitmore, Phil Vaughan of Phil Vaughan Construction Management, Inc., Jeff Johnson of Jeff Johnson Architectural Representative and Joel Martinez of ACM Consulting and Engineering, Habitat for Humanity Representatives and Mark Dyson.

PUBLIC COMMENT

Public comment was heard from Mark Dyson.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

- A. Consider Minutes of the February 16, 2022, Regular Meeting
- B. Consider Liquor License Renewal for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres

Councilor Sean Strode moved to approve Consent Agenda Items A & B; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Clint Hostettler, Brian Condie, Sean Strode, Joe Carpenter, Chris Bornholdt, Alicia Gresley and Ed Green. No – None

PUBLIC HEARING

Pioneer Mesa Filing 2 – Rezoning and Subdivision Final Plan Request

Public Hearing for Pioneer Mesa Filing 2 – Rezoning and Subdivision Final Plan Request has been rescheduled to March 16, 2022 Council Meeting.

REGULAR AGENDA

Consider City Hall Phase 3 Design Services, Owner's Representatives and Pre-Construction Services

Parks and Recreation Director Tom Whitmore, Phil Vaughan of Phil Vaughan Construction Management, Inc., Jeff Johnson of Jeff Johnson Architectural Representative and Joel Martinez of ACM Consulting and Engineering presented City Hall Phase 3 Design Services. Phil Vaughan Construction Management, Inc. has submitted proposal for owner representative and the coordination in pre-construction services with schedules. Jeff Johnson Architectural has submitted proposal for the City Hall Phase 3 Renovation Design. ACM Consulting and Engineering has submitted proposal for the electrical/mechanical engineering services. There was a brief summary given by each representative on services that are included in the proposals. Staff recommends approval of City Hall Phase 3 Design Services.

Councilor Clint Hostettler moved to approve the City Hall Phase 3 Design Services with Architectural Services from Jeff Johnson Architectural in the amount of \$129,445.00 and Phil Vaughan Construction Management, Inc. for Owner Representative and Pre-construction services in the amount of \$96,625.00 for a total budget amount of \$248,677.00 and authorize the City Manager to sign change orders within the approved project budget amount; seconded by Councilor Alicia Gresley.

Roll Call: Yes - Ed Green, Alicia Gresley, Sean Strode, Joe Carpenter, Brian Condie, Chris Bornholdt and Clint Hostettler. No - None.

Consider Direction on Sale of Real Property

City Manager Tommy Klein presented the request for direction on the Sale of Real Property. The property is located at 569 265 County Road. The property is within the county and has not been annexed to the City. The market analysis conducted in February of 2022, indicates the property is worth \$70,000. Staff seeks direction on how to proceed based on the Rifle Municipal Code 4-3-130, stating that all sales of real property owned by the City must be approved by the City of Rifle Council.

Council provided direction to City Staff on procedures to move forward on listing property through a real estate agent. Council requested the sale of the property to be open to the public for an equal bidding opportunity to the community and an appraisal to move forward with the listing process.

Consider Habitat for Humanity – Wapiti Commons Final Subdivision Plan and Final Plat – Ordinance No. 3 Series of 2022 – 1st Reading and Subdivision Improvement Agreement

Planning Director Patrick Waller presented the Habitat for Humanity – Wapiti Commons Final Subdivision Plan and Final Plat Ordinance No. 3 Series of 2022 – 1st Reading and Subdivision Improvement Agreement. The applicant has indicated that the units on the property will be deed restricted to citizens who make below 80% of the Area Median Income (AMI) for the area. Habitat for Humanity's goal is to sell the Townhomes for approximately \$240,000.00 - \$290,000.00 and the Condos for \$170,000.00 - \$190,000.00. The applicant requested approval of the Final Plan application for the development of 20 units - ten townhomes and ten multi-family units on 1.52 acres located at Smith Street and Wapiti Commons zoned Community Service (CS). The applicant received unanimous approval for their preliminary plan application from the City of Rifle Planning Commission on December 14th, 2022. Discussion was held between City Council and Habitat for Humanity Representatives. Staff recommends approval of Wapiti Commons Final Subdivision Plan and Final Plat Ordinance No. 3, Series of 2022-1st Reading and Subdivision Improvement Agreement.

Councilor Clint Hostettler moved to approve Habitat for Humanity – Wapiti Commons Final Subdivision Plan and Final Plat – Ordinance No. 3, Series of 2022 on First Reading as presented and order it to be published as required by charter, as well as the subdivision improvement agreement; seconded by Councilor Joe Carpenter.

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

Consider Writing a Support Letter for the Rifle Apartments Project at 139 Railroad Avenue

City Manager Tommy Klein presented the request from Colorado Housing and Finance Authority (CHFA) on Council input for the 50 unit Apartment Complex project plan located at West 2nd Street and 139 Railroad Avenue. CHFA is requesting Council's input through a support letter on how they view the proposed project and if it is consistent with the development and preservation of the housing in the community. CHFA is the agency in Colorado that approves the issuance of tax credits for subsidized housing. This letter is part of the process for possible funding to allow the 139 Railroad Avenue project to move forward.

Councilor Clint Hostettler moved to approve writing a support letter for the Rifle Apartments project at 139 Railroad Avenue; seconded by Councilor Chris Bornholdt.

Roll Call: Yes - Ed Green, Brian Condie, Clint Hostettler, Alicia Gresley, Joe Carpenter, Chris Bornholdt, and Sean Strode. No - None.

Consider Approval of Senior Center Security Cameras

IT Director Kelly Thompson explained the need to update security cameras at the Senior Center. City received quote from Current Solutions for cameras, wiring and installation that includes the 10-year licensing and support from Verkada. As part of IT's Security Strategy, funding for additional cameras City-wide was included in the 2022 budget. Staff recommends approval of purchase request to update security cameras.

Councilor Clint Hostettler moved to approve Senior Center Security Cameras in the amount of \$24,028.00; seconded by Councilor Sean Strode.

Roll Call: Yes - Sean Strode, Brian Condie, Joe Carpenter, Chris Bornholdt, Clint Hostettler, Alicia Gresley and Ed Green. No - None.

Consider Approval of UTE Theatre Security Cameras

IT Director Kelly Thompson explained the need to update security cameras at the Ute Theatre. City received quote from Current Solutions for cameras, wiring and installation that includes the 10-year licensing and support from Verkada. As part of IT’s Security Strategy, funding for additional cameras City-wide was included in the 2022 budget. Staff recommends approval of purchase request to update security cameras.

Councilor Clint Hostettler moved to approve Ute Theatre Security Cameras in the amount of \$22,949.50; seconded by Councilor Sean Strode.

Roll Call: Yes - Sean Strode, Brian Condie, Joe Carpenter, Chris Bornholdt, Clint Hostettler, Alicia Gresley and Ed Green. No - None.

Consider Approval of Water Plant Security Camera Upgrades

IT Director Kelly Thompson explained the need to update security cameras at the Water Plant. City received quote from Current Solutions for cameras, wiring and installation that includes the 10-year licensing and support from Verkada. As part of IT’s Security Strategy, funding for additional cameras City-wide was included in the 2022 budget. Staff recommends approval of purchase request to update security cameras.

Councilor Clint Hostettler moved to approve Water Plant Security Camera Upgrades in the amount of \$61,350.00; seconded by Councilor Sean Strode.

Roll Call: Yes - Sean Strode, Brian Condie, Joe Carpenter, Chris Bornholdt, Clint Hostettler, Alicia Gresley and Ed Green. No - None.

Consider Approval of Ute Theatre Access Control Additions

IT Director Kelly Thompson explained the need to update the existing access control system at the Ute Theatre. City received quote from Current Solutions for keycard access to additional doors in the system and enhance the current security system. As part of IT’s Security Strategy, funding for additional cameras City-wide was included in the 2022 budget. Staff recommends approval of purchase request to enhance the current security system.

Councilor Clint Hostettler moved to approve Ute Theatre Access Control Additions in the amount of \$9,960.00; seconded by Councilor Sean Strode.

Roll Call: Yes - Sean Strode, Brian Condie, Joe Carpenter, Chris Bornholdt, Clint Hostettler, Alicia Gresley and Ed Green. No - None.

Report to City Manager

Reports were heard from City Manager Tommy Klein, City Clerk Misty Williams and City Attorney Jim Neu.

Comments from Mayor and Council

Comments were heard from Councilor Gresley, Councilor Condie, Councilor Bornholdt, Councilor Strode and Mayor Green.

Adjournment

Meeting adjourned at 8:43 p.m.


Misty Williams
City Clerk




Ed Green
Mayor