



RIFLE CITY COUNCIL

REGULAR MEETING

March 16, 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 Joe Carpenter, Councilor Alicia Gresley, Councilor Brian Condie, Councilor Chris Bornholdt and Councilor Clint Hostettler.

Councilor Brian Condie motioned to excuse Councilor Sean Strode; seconded by Councilor Clint Hostettler.

Others Present:

City Manager Tommy Klein, City Clerk Misty Williams, Deputy City Clerk Alexis Ramirez, City Attorney Jim Neu, Rifle Community Television (RCTV) Michael Churchill, Chief of Police Debra Funston, Fire Chief Leif Sackett, Fire Marshall Orrin Moon, Planning Director Patrick Waller, Parks and Recreation Director Tom Whitmore, Recreation Program Manager Austin Rickstrew, Senior Center Director Tami Sours, John Kuersten, Jeff Simonson, Abelardo Quintero, Tomasa Quintero and Juan Quintero.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

- A. Consider Minutes of the March 2, 2022, Regular Meeting
- B. Consider Liquor License Renewal for Ruedi Creek Enterprises, Inc dba Sammy's
- C. Consider the Purchase of Chlorine for Rifle Metro Pool
- D. Consider Habitat for Humanity – Wapiti Commons Final Subdivision Plan and Final Plat – Ordinance No. 3 Series of 2022 – 2nd Reading and Subdivision Improvement Agreement

Councilor Clint Hostettler moved to approve Consent Agenda Items A, B, C, & D; seconded by Councilor Alicia Gresley.

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

PRESENTATION

Public Safety Information for Rifle Apartments Project

Police Chief Debra Funston, Colorado River Fire Rescue (CRFR) Fire Chief Leif Sackett and CRFR Fire Marshall Orrin Moon presented Public Safety Information for the Rifle Apartments Project requested by Council.

PUBLIC HEARING

Pioneer Mesa Filing 2 – Rezoning and Subdivision Final Plan Request

Mayor Ed Green opened the public hearing.

Applicants John Kuersten and Jeff Simonson were sworn in.

Planning Director Patrick Waller presented request for Pioneer Mesa Filing 2 – Rezoning and Subdivision Final Plan located on the bluff above Pioneer Mesa Subdivision (Filing 1), which is located in West Rifle, accessible from US Highway 6 via Swallow Lane, with the main entrance at the intersection of Pioneer Way and W. 2nd Street (aka County Road 264). Planning Director Waller provided brief background history on the Pioneer Mesa property. The applicant requests approval of a Final Plan and Rezoning to subdivide approximately 28.76 acres into 17 single-family estate lots. The Preliminary/Sketch Plan/Rezoning was approved by Planning Commission on May 25, 2021, with a Condition of Approval that the Final Plan be reviewed by Planning Commission, prior to the City Council review. Planning Commission recommended approval of the Final Plan to City Council at the January 25th, 2022 meeting. Staff recommends approval with referenced conditions.

The applicants explained their plans for Pioneer Mesa Subdivision and answered questions from Council.

No public comments were heard.

Mayor Ed Green closed the public hearing.

Request to Rezone Pioneer Mesa Filing 2 from LDR – PUD to Estates Zone - PUD – Ordinance No. 1, Series of 2022 – 1st Reading

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING PIONEER MESA SUBDIVISION, FILING 2 FROM LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (LDR-PUD) TO ESTATE ZONE DISTRICT PLANNED UNIT DEVELOPMENT (EZ-PUD).

Councilor Brian Condie moved to approve Request to Rezone Pioneer Mesa Filing 2 from LDR – PUD to Estates Zone - PUD – Ordinance No. 1, Series of 2022 – 1st Reading as presented and order it to be published as required by charter; seconded by Councilor Chris Bornholdt.

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

Consider Approval of Final Plan for Pioneer Mesa Filing 2 – Ordinance No. 2, Series of 2022 – 1st Reading and Subdivision Improvement Agreement

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR PIONEER MESA SUBDIVISION, FILING 2

Councilor Brian Condie moved to approve Final Plan for Pioneer Mesa Filing 2 – Ordinance No. 2, Series of 2022 – 1st Reading and Subdivision Improvement Agreement as presented and order it to be published as required by charter; seconded by Councilor Chris Bornholdt.

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

(Acting As Liquor Licensing Authority) Public Hearing – Transfer of Ownership Application to transfer Mariscos JQ, LLC dba Mariscos JQ Hotel and Restaurant Liquor License to Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant

Mayor Ed Green opened the public hearing.

Applicants Abelardo Quintero and Juan Quintero were sworn in and presented a Transfer of Ownership application for Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant located at 1733 Railroad Avenue, Unit C, Rifle, CO.

City Clerk Misty Williams stated that Imperio Mexican Restaurant LLC dba Imperio Mexican Restaurant submitted a Transfer of Ownership application on December 21, 2021, to transfer the Hotel and Restaurant Liquor License held by Mariscos JQ, LLC dba Mariscos JQ to Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant. The public hearing for this application was properly noticed, the application is complete, the appropriate fees have been paid and a petition that reflected the neighborhood’s needs and desires was also submitted. A Temporary Permit was issued on December 22, 2021 and is valid through April 20, 2022 or until the Transfer of Ownership is granted by the State of Colorado, whichever comes first. An inspection of the premise will be conducted upon license approval from the State of Colorado. Staff recommends approval of the Transfer of Ownership application for Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant with the following conditions; Two counters must be used during events, to keep an accurate count of patrons, At least 10 Responsible Service of Alcohol certified servers must be in attendance at any special event and Applicant will continue to improve the sound mitigation by both actively monitoring volume levels with a decibel meter, as well as installing additional sound deadening panels inside of the restaurant.

The applicants explained their plans for Imperio Mexican Restaurant and answered questions from Council.

No public comments were heard.

Mayor Ed Green closed the public hearing.

Councilor Clint Hostettler moved to approved Transfer of Ownership Application to transfer Mariscos JQ, LLC dba Marisco's JQ's Hotel and Restaurant Liquor License to Imperio Mexican Restaurant LLC dba Imperio Mexican Restaurant with Staff referenced conditions; seconded by Council Joe Carpenter. Roll Call: Yes – Ed Green, Alicia Gresley, Joe Carpenter, Clint Hostettler, Chris Bornholdt and Brian Condie. No – None.

REGULAR AGENDA

Consider Modification of Premises for City of Rifle dba Ute Theatre and Events Center

City Clerk Misty Williams presented the application for a Temporary Modification of Premises for City of Rifle dba Ute Theatre and Events Center. City Clerk Williams stated application is complete and the fees have been paid. Parks and Recreation Director Tom Whitmore explained how the temporary modification would be executed; by closing a portion of 4th Street during outdoor concert events at the Ute Theatre. The temporary modification of premises would be valid until December 31, 2022. This temporary modification would allow for the Ute Theatre to increase the size of are licensed for the consumption of alcohol.

Parks and Recreation Director Whitmore answered questions from council.

Councilor Clint Hostettler moved to approve temporary modification of premises for the City of Rifle dba Ute Theatre and Events Center; seconded by Councilor Brian Condie.

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

Receive Update on RFTA Refund 2021 – Senior Transportation

Senior Center Director Tami Sours provided an update on the 2021 RFTA Refund. This will be the fifth year over the past seven years that RFTA has issued refunds to the municipalities that are a part of the seven-party MOU for senior services. RFTA has issued the figures for the 2021 refund for a total of \$140,479.26 with a \$26,278.96 refund for the City of Rifle. Staff requests approval to allocate the 2021 RFTA refund to The City of Rifle of \$ 26,278.96 towards the General Fund for Traveler services.

Councilor Clint Hostettler moved to approve the allocation of the 2021 RFTA refund of \$26,278.96 towards the General Fund for Traveler services; seconded by Councilor Chris Bornholdt.

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

Consider Approval of Senior Center Advisory Board Members

Senior Center Director Tami Sours presented the request to approve the Senior Center Advisory Board members. The Senior Center Advisory Board has voted for three new members to serve a three-year term. The three seniors being asked for appointments are current residents of the City of Rifle. They are very active and participate in Senior Center events, lunches and activities. Staff requests approval to appoint Senior Center Advisory Board Members Lois Scriptor, Dianna Taylor and Betty Clifford to serve three year terms.

Councilor Clint Hostettler moved to approve appointments of the Senior Center Advisory Board Members Lois Scriptor, Dianna Taylor and Betty Clifford to three year terms; seconded by Councilor Alicia Gresley.

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

Consider Purchase Request for New John Deere Wheel Loader

Public Works Director Brian Prunty and O&M Supervisor Colton Secary presented request to purchase a New John Deere Wheel Loader. The new loader will help meet the reliable heavy equipment needs, reduce costs for repair and maintenance for the next 10 years. Staff recommends approval of Purchase Request for a new John Deer Wheel Loader from Honnen Equipment Co. for the amount of \$158,526.00.

Councilor Alicia Gresley moved to approve purchase request for a New John Deere Wheel Loader in the amount of \$158,526.00; seconded by Councilor Joe Carpenter.

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

Report to City Manager

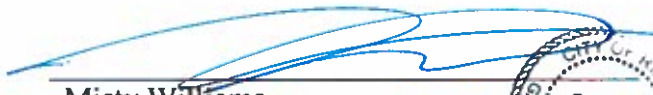
Reports were heard from City Manager Tommy Klein, Chief of Police Debra Funston and Public Works Director Brian Prunty.

Comments from Mayor and Council

Comments were heard from Councilor Chris Bornholdt.

Adjournment

Meeting adjourned at 9:04 p.m.



Misty Williams
City Clerk



Ed Green
Mayor