



RIFLE CITY COUNCIL

REGULAR MEETING

March 17, 2021

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 7:24 p.m. by Mayor Barb Clifton.

Present at Roll Call:

Mayor Barbara Clifton, Councilor Theresa Hamilton, Councilor Joe Carpenter, Councilor Brian Condie, Councilor Ed Green, Councilor Clint Hostettler, and Councilor Sean Strode.

Others Present:

Rifle City Manager Scott Hahn, City Clerk Kristy Doll, Administrative Assistant Misty Williams, City Attorney Jim Neu, Rifle Community Television (RCTV) Michael Churchill, Chief of Police Tommy Klein, Public Works Director Brian Prunty, Civil Engineer Craig Spaulding, Planning Director Nathan Lindquist, Main Street Manager Kim Burner, Senior Center Director Tami Sours, Phil Vaughan, Jonathan Carlton, Ed Lenhart and Kelly Bartunek.

PUBLIC COMMENT

Public comment via email was read regarding communication of road closures during the downtown improvement project.

CONSENT AGENDA

- A. Consider Minutes of the January 20, 2021, Regular Meeting
- B. Consider Liquor License Renewal for Jalisco Grill, LLC dba Jalisco Grill

Councilor Theresa Hamilton moved to approve Consent Agenda Items A and B; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Clint Hostettler, Sean Strode; No - None

REGULAR AGENDA

Consider Disbursement of 2020 Garfield County Senior Programs Traveler Refund

Senior Center Director Tami Sours explained that a refund is being issued from the 2020 Memorandum of Understanding with Garfield County for the Traveler portion of the agreement, in the amount of \$23,778.11 to the City of Rifle. There are three options for this refund; either taking the entire refund in full back to the City of Rifle, giving the full refund amount to Garfield County to put into the Traveler Capital Expense Fund to assist with associated costs and equipment purchases, or it could be split between the two entities. This item has been brought before Council to determine how the refund will be distributed.

Councilor Sean Strode moved to retain the \$23,778.11 for the 2020 refund on Traveler services for the City of Rifle; seconded by Councilor Ed Green.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Ed Green, Clint Hostettler, Sean Strode; No - Brian Condie

Consider Participation in the Rural Jump-Start Program - Resolution No. 2, Series of 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO AUTHORIZING PARTICIPATION IN THE RURAL JUMP-START PROGRAM ON MARCH 17, 2021.

Greater Rifle Improvement Team (GRIT) Manager Kim Burner explained Resolution No. 2, Series of 2021, which authorizes the City of Rifle's participation in the Rural Jump-Start Program. The Colorado Economic Development Commission created the Rural Jump-Start program to help economically distressed communities attract new businesses and jobs. The program requires a formal resolution be passed by the governing body in order to participate. Once the City of Rifle has been accepted, small businesses that choose to start a business in the City of Rifle, Garfield County or within another

jumpstart zone will have the opportunity to receive incentive payments and tax relief including credits, exemptions, and refunds from state income tax, state sales and use tax and county and municipal personal property taxes. Employees of new businesses receive a tax credit for 100% of state income taxes on their wages for work in the rural jump-start zone. Tax credits will be for a term no longer than 8 years. Individual industries would be required to follow guideline set forth by the Rural Jump Start Program regarding the number of employees required, types of businesses allowed, and where they can be located. The Rifle Regional Economic Development Corporation or Colorado Mountain College could be the facilitator for the program in the Rifle area. Staff recommends approval of Resolution No. 2, Series of 2021.

Councilor Sean Strode moved to approve participation in the Rural Jump Start Program, Resolution No. 2, Series of 2021; seconded by Councilor Brian Condie.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Clint Hostettler, Sean Strode; No - None

Consider Updates to the Development Impact Fee System

Nathan Lindquist explained that the current Development Fee Waiver Program will expire April 30, 2021, thus requiring consideration from Council on whether to update and extend the waiver program, or let it expire. Continuing the program would allow for more development in the City of Rifle, by keeping the fees at a competitive rate to those of other municipalities, and giving incentive for development. Development Impact Fees are calculated based on several factors, including park land dedication fees, street improvements, and utility costs. The extension of the fee waiver program was put into place in December of 2020 because the results of the Utility Rate Study being done by JVA Consulting Engineers had not been completed.

Comments were heard from Kelly Bartunek of Property Professionals, and Ed Lenhart and Jonathan Carlton of JCI Construction.

Council directed City Attorney Jim Neu to create an ordinance to be presented at the April 7, 2021 City Council meeting, extending the fee waiver program until a permanent fee schedule can be put in place.

Administrative Reports

Reports were heard from Scott Hahn and Kristy Doll.

Comments from Mayor and Council

Comments were heard from Councilor Green, Councilor Brian Condie and Councilor Carpenter.

Executive Session

Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) (real estate)

Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) (real estate)

Councilor Theresa Hamilton moved to enter into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) (real estate); seconded by Councilor Sean Strode.

Roll Call: Yes - Barbara Clifton, Theresa Hamilton, Joe Carpenter, Brian Condie, Ed Green, Clint Hostettler, Sean Strode; No - None

Adjournment

Upon returning to the Regular Meeting following the conclusion of the Executive Session, the meeting adjourned at 9:30 p.m.



Misty Williams
Administrative Assistant



Barb Clifton
Mayor