



RIFLE CITY COUNCIL

REGULAR MEETING

January 18, 2023

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 Chris Bornholdt and Councilor Sean Strode.

Councilor Clint Hostettler moved to excuse Councilor Joe Carpenter; seconded by Councilor Chris Bornholdt.

Roll Call: Yes - Ed Green, Clint Hostettler, Alicia Gresley, 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) Salvador Tovar-Guzman, Chief of Police Debra Funston, Officer Josh Allison, Planning Director Patrick Waller, Planner Geir Sverdrup, Utility Director Robert Burns, Owner of Gumption Trail Works Aaron Mattix, Habitat for Humanity President Gail Schwartz, Matt Shmigelsky, Brice Christenson and David Meyer.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

- A. Consider Minutes of the January 4, 2023, Regular Meeting
- B. Consider Liquor License Renewal for BPOE Lodge dba Rifle Lodge No. 2195
- C. Consider Liquor License Renewal for Kum & Go, LC dba Kum and Go #921
- D. Consider Resolution No. 4, Series of 2023 – Ordering VIN Inspection Fees to be Paid Into General Fund
- E. Consider Correction to the Annual Service Charge Escalation Codified in Appendix A of the Rifle Municipal Code for Water & Sewer – Ordinance No. 3, Series of 2023 – 2nd Reading

Councilor Clint Hostettler 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.

No – None.

PRESENTATION

Citizen Recognition Award – Robert Gish

Chief of Police Debra Funston served a Citizen Recognition Award to Robert Gish. Robert Gish was recognized for his assistance in the apprehension of a wanted person who was fleeing from officers. He was commended for his courage and willingness to step up to help law enforcement.

Update on Grand Hogback Trail Construction

Planning Director Patrick Waller and Owner of Gumption Trail Works Aaron Mattix provided Council with an update on the Grand Hogback Trail Construction. The City of Rifle was awarded a CPW Non-motorized grant in the amount of \$160,000 for the buildout of the Grand Hogback Trail System. The grant application requested full build-out of the mountain bike trail system and the construction of a pit toilet at the trailhead. During the procurement phase, the bid came back approximately \$90,000 over the \$270,000 budget. In response City Council approved construction for up to the initial budgeted amount, with an understanding that Staff would attempt to obtain more funding to completed the project. The trail building contractor was brought onboard in August of 2022 and completed 2.33 miles of trails. The construction focused heavily on the completion of the Family Flow area. With the construction of 2.33 miles of trail,

there is approximately 6 miles of trail remaining that were proposed as part of this phase of construction. The trail builder is working with Roaring Fork Mountain Bike Association's staff, City of Rifle Staff, and BLM to determine the optimum use of funding for this phase. The trail builder was able to take advantage of 52 hours of trail crews and is working with Staff to finalize other opportunities to stretch the appropriated funding. It is anticipated that this round of funding will be expended by December 2023.

Planning Director Patrick Waller and Owner of Gumption Trail Works Aaron Mattix answered questions for Council.

Receive Presentation from Habitat for Humanity and Consider Signing a Letter of Support
Habitat for Humanity President Gail Schwartz, Matt Shmigelsky and David Meyer provided presentation on the interest Habitat for Humanity has on a property located within City of Rifle limits and request to consider signing a letter of support.

Receive Presentation from Middle Colorado Watershed Council and Consider Signing a Letter of Support

Middle Colorado Watershed Executive Director Paula Stepp provided presentation on the Middle Colorado Wildfire Ready Collaborative and request to consider signing a letter of support. This group will identify, prioritize and implement wildfire mitigation work on a landscape scale across jurisdictional boundaries to create Fire Resilient communities, by assigning resources to wildfire mitigation and protecting our waterways. Multiple agencies are supporting this effort, including the Bureau of Land Management, the United States Forest Service, Colorado Parks and Wildlife, the Town of New Castle, and Colorado River Fire Rescue. In support of MCWC's efforts to pursue grant funding to coordinate and manage a wildfire-ready plan, a support letter by City of Rifle Council is requested.

Councilor Brian Condie moved to approve letter of support for the Middle Colorado Watershed Council to pursue grant funding; seconded by Councilor Clint Hostettler.

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

No – None.

PUBLIC HEARING

Consider Annexation and Zoning for Lot 4/5 of the Lacy Subdivision – Maverik Annexation

Mayor Ed Green opened the public hearing.

Planning Director Patrick Waller presented request to consider Annexation and Zoning for Lot 4/5 of the Lacy Subdivision – Maverik Annexation. A second public hearing was needed to comply with public notice corrections made.

Kimley Horn Civil Engineer Consultant Brice Christensen was present to answer questions from Council.

No public comments were heard.

Mayor Ed Green closed the hearing.

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

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

Councilor Clint Hostettler moved to approve Ordinance No. 1, Series of 2023 on 2nd reading as presented and order it to be published as required by Charter; seconded by Councilor Alicia Gresley.

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

No – None.

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

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

Councilor Clint Hostettler moved to approve Ordinance No. 2, Series of 2023 on 2nd reading as presented and order it to be published as required by Charter; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Resolution No. 2, Series of 2023 – Maverik Annexation Findings

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, CONCERNING THE MAVERIK ANNEXATION TO THE CITY OF RIFLE.

Councilor Clint Hostettler moved to approve Resolution No. 2, Series of 2023; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Resolution No. 3, Series of 2023 – Approving Annexation Plan for the Maverik Annexation

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, APPROVING AN ANNEXATION PLAN FOR THE MAVERIK ANNEXATION AS REQUIRED UNDER THE MUNICIPAL ANNEXATION ACT OF 1965, AS AMENDED.

Councilor Clint Hostettler moved to approve Resolution No. 3, Series of 2023; seconded by Councilor Alicia Gresley.

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

No – None.

REGULAR AGENDA

Consider Engagement of Hinkle & Company, PC for 2022 Financial Audit

City Manager Tommy Klein presented request to consider engagement of Hinkle & Company, PC for the 2022 Financial Audit. To comply with the Rifle Municipal Code 3.11, Council is responsible to hire an organization to conduct an annual audit. Hinkle and Company have conducted the last several audits for the City of Rifle. The contract for this company will expire after the 2022 audit. Staff will place auditing services out to bid in 2023 and will bring proposals to Council for selection.

Councilor Alicia Gresley moved to retain and approve the expenditure of \$20,000.00 to retain Hinkle & Company, PC for the 2022 Financial Audit; seconded by Sean Strode.

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

No – None

Consider Approval of Purchase Order to Garfield County for the Garfield County Victim Response Team

Chief of Police Debra Funston presented request to consider approval of Purchase Order to Garfield County for the Garfield County Victim Response Team. This purchase order is for the Rifle Police Department's portion of the Garfield County Victims Response Team services. This is a recurring expense based on the increasing demand for services and on a four year average. Staff recommends approval of purchase order as expenditure has been included in the budget.

Councilor Brian Condie moved to approve the purchase order in the amount of \$41,435.00 to Garfield County for the Rifle Police Department's portion of the Garfield County Victims Response Team Services; seconded by Alicia Gresley.

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

No – None.

Consider Approval for Letter of Support for Downtown Rifle Affordable Housing Project

Planning Director Patrick Waller presented request to consider approving a letter of support for the Downtown Rifle Affordable Housing Project. The applicant is planning on submitting an application to CHFA for Affordable Housing Tax Credits. The applicant is proposing a 60-unit affordable housing development on 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. The applicant has requested City funding of \$600,000 to support the project. Staff and the Applicant are investigating various funding options to meet the request. Any formal funding request will need to be reviewed and approved by Council. Staff requests direction on letter of support for Evergreen Real Estate's Group affordable Housing Project.

Councilor Brian Condie moved to approve the letter of support request by Evergreen Real Estate's Group for the Affordable Housing Project; seconded by Sean Strode.

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

No – None.

Consider Approval of Purchase Order to Pall Water Systems for Water Plant Chemical Tank Heaters

Utility Director Robert Burns presented request to consider approval of purchase order to Pall Water Systems for Water Plant Chemical Tank Heaters. The purchase order in the amount of \$90,000.00 is to replace two failed chemical tank heaters at the Rifle Regional Water Purification Facility. The heaters are essential for proper cleaning and maintenance of the microfiltration membranes. The units are 1 stainless steel and 1 titanium for chemical resistance. The existing heaters have run continuously for 6 years and have reached a point where they are no longer functional. PALL is the manufacturer / supplier of the total membrane system which includes the chemical tank heaters. Staff is recommending a sole source to PALL Corporation as they are currently the only supplier able to get replacement heaters.

Councilor Chris Bornholdt moved to approve the purchase order for Chemical Tank Heaters to Pall Water Systems Corporation in the amount of \$90,000.00; seconded by Sean Strode.

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

No – None.

Consider Approval of Purchase Order to AXON Taser for Taser Certification Bundle

Item has been removed from Council Meeting Packet - January 18, 2023.

Purchase Order request is within City Manager Tommy Klein's approval limit.

There is no need for Council review at this time.

Report to City Manager

Reports were heard from City Manager Tommy Klein.

Comments from Mayor and Council

Comments were heard from Councilor Alicia Gresley, Councilor Sean Strode and Councilor Clint Hostettler.

Adjournment

Meeting adjourned at 8:55 p.m.


Misty Williams
City Clerk




Ed Green
Mayor