



RIFLE CITY COUNCIL

REGULAR MEETING

March 15, 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 Joe Carpenter, Councilor Alicia Gresley, Councilor Brian Condie, Councilor Clint Hostettler, Councilor Chris 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) Salvador Tovar-Guzman, Planning Director Patrick Waller and Tractor Supply Representative Robert Willz.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

A. Consider Minutes of the March 1, 2023, Regular Meeting

B. Consider Liquor License Renewal Western Slope Investments dba Wing Nutz Bar and Grill

Councilor Sean Strode moved to approve Consent Agenda Items A and B; seconded by Councilor Joe Carpenter.

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

No – None.

REGULAR AGENDA

Consider Ordinance No. 6, Series of 2023 – Tractor Supply Access to Airport Road 1st Ready

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, GRANTING ACCESS TO THE AIRPORT ROAD FOR LOTS 1 AND 2 BTE MINOR SUBDIVISION

Planning Director Patrick Waller presented request to consider Ordinance No. 6, Series of 2023 – Tractor Supply Access to Airport Road 1st Ready. Staff has received an application for a Tractor Supply store at 1581 and 1585 Airport Road. The property is zoned light industrial, which allows retail uses as a use by-right. The property was created as part of the BTE Minor Subdivision in 1997 and is subject to Ordinance No. 47. This Ordinance requires that all four lots in the subdivision access County Road 346 (which is now Airport Road) via a shared driveway on the western side of the property. The application requests that Tractor Supply have a stand-alone entrance onto Airport Road and not via the shared access. Due to the restriction being memorialized in an Ordinance; City Council would need to approve a separate ordinance allowing for the exception. As part of the Site Plan application, the applicant has provided a letter detailing why the separate access is needed due to site constraints; truck turning movements, narrow widths of the paved road, and the fill requirement needed for floodplain issues on the property (the grades on the west are too steep). Application was reviewed by referral agencies, civil engineer and public works personnel. Staff recommends approval of request.

Tractor Supply Representative Robert Willz was present to answer questions for Council.

Councilor Clint Hostettler moved to approve Ordinance No. 6, Series of 2023 on first reading and order it to be published in full as required by Charter; seconded by Councilor Alicia Gresley. Roll Call: Yes - Sean Strode, Joe Carpenter, Chris Bornholdt, Brian Condie, Clint Hostettler, Alicia Gresley and Ed Green.
No – None

Consider Clarifier Drive Emergency Rebuild Proposal

City Attorney Jim Neu presented emergency request to consider a clarifier drive rebuild proposal. The main drive is currently out of service. Utilities Director Robert Burns anticipated and budgeted for this project to be done in 2023. City Attorney Jim Neu recommends approval of clarifier drive rebuild proposal from RSG Clarifier Experts. RSG Clarifier Experts are familiar with the H-40 drives on our clarifiers and specifically rebuilds Evoqua brand clarifiers, similar to the ones in current operation at the wastewater treatment plan.

Councilor Brian Condie moved to approve an emergency rebuild for Clarifier #2 by RSG Clarifier Experts in an amount not to exceed \$70,000.00; seconded by Councilor Sean Strode. Roll Call: Yes - Alicia Gresley, Sean Strode, Chris Bornholdt, Clint Hostettler, Ed Green, Joe Carpenter and Brian Condie.
No – None.

Report to City Manager

Reports were heard from City Manager Tommy Klein and City Attorney Jim Neu.

Comments from Mayor and Council

Comments were heard from Councilor Joe Carpenter.

Adjournment

Meeting adjourned at 7:21 p.m.

Misty Williams
City Clerk



Brian Condie
~~Ed Green~~ Brian Condie
Mayor – Pro Tem