



RIFLE CITY COUNCIL

REGULAR MEETING

April 19, 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:

Councilor Sean Strode, Councilor Joe Carpenter, Councilor Chris Bornholdt, Councilor Brian Condie, Councilor Clint Hostettler, Councilor Alicia Gresley and Mayor Ed Green.

Others Present:

City Manager Tommy Klein, Deputy City Clerk Alexis Ramirez, City Attorney Jim Neu, Rifle Community Television (RCTV) Salvador Tovar-Guzman, Parks and Recreation Director Austin Rickstrew, Chief of Police Debra Funston, Senior Planner Geir Sverdrup, Senior Center Director Tami Sours, Design Concepts Representative Shanen Weber, Phil Antes, Tanya Doose, John Doose, Becky Bloomfield, Terry Davis, Trish O'Grady, Fernando Argire, John Kuersten, Harold Martinez and Seth Myers.

PUBLIC COMMENT

Public comment was heard from John Doose, Phil Antes and Terry Davis.

CONSENT AGENDA – CONSIDER APPROVING THE FOLLOWING ITEMS:

- A. Declare Vehicles as Surplus for Auction
- B. Consider Minutes of the April 5, 2023, Regular Meeting
- C. Consider Liquor License Renewal for Ruedi Creek Enterprises, Inc dba Sammy's
- D. Consider Ordinance No. 7, Series of 2023 - Rose Hill Cemetery Fees - 2nd Reading
- E. Consider Parking Garage Camera Purchase

Councilor Clint Hostettler moved to approve Consent Agenda Items A, B, C, D, and E; seconded by Councilor Sean Strode.

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

No – None.

PRESENTATION

Receive Presentation of Birch Property Park Master Plan

Parks & Recreation Director Austin Rickstrew and Design Concepts Representative Shanen Weber presented the Birch Property Park Master Plan. Staff engaged Design Concepts at the end of 2022 to complete a master plan and visioning process for the Birch Property. Two public meetings were held to receive community members' input. In addition to the public meetings a survey was also conducted. Many of the park's features and design come directly from survey responses and input that was received. Design Concepts created a three-phased approach for the build-out of the park - Phase 1 Estimate: \$1,898,013.00 with the following amenities - Parking lot and parking lot lights, Utilities in road, Playground, Plaza and Shelters with lighting, Port-a-lets and Enclosure, Irrigation Pond Improvements and Extension of Birch Street Park entry feature. Phase 2 Estimate: \$665,690.00 with the following amenities - Multi-Use Fields, Pickleball Courts, Pickleball Plaza with Shelter, Perimeter Trail, Trail lighting, and Vegetative Screening. Phase 3 Estimate: \$668,194.00 with the following amenities - Futsal Court "Lookout" Shelters, Play Equipment - The "Summit", Soft Scape Bike Trails, Pollinator Garden, Connection Trails to Raynard Ditch Trail and Vegetative Screening. Staff is looking for construction readiness process and will continue to seek grant funding.

PUBLIC HEARING

Consider Amending the 2023 Budget - Supplemental Appropriations #1

RESOLUTION NO. 13, SERIES OF 2023

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, AMENDING THE CITY'S BUDGET FOR THE YEAR ENDING
DECEMBER 31, 2023.**

ORDINANCE NO. 10, SERIES OF 2023

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, PROVIDING FOR A
SUPPLEMENTAL APPROPRIATION FOR THE BUDGET YEAR ENDING
DECEMBER 31, 2023.**

Mayor Ed Green opened the public hearing.

City Manager Tommy Klein presented request to consider amending the 2023 Budget – Supplemental Appropriations #1. Amending the 2023 budget and approving the additional appropriations by ordinance will provide the legal authority to cover the additional expenditures associated with the critical projects requested by staff after the 2023 budget was adopted. Supplemental appropriations are requested for the following projects:

1. Park Hill Retaining Wall in the amount of \$300,000.00
(50% Street Improvement Fund (201) and 50% Wastewater Fund (320))
2. Dog Park Construction at Deerfield Park in the amount of \$100,000.00
(100% Conservation Trust Fund (202))
3. Raptor Study \$3,000.00 (100% Conservation Trust Fund (202))
4. Sidewalk Repair in the amount of \$30,000.00
(100% Street Improvement Fund (201))

The request to amend the 2023 budget will ensure sufficient appropriations are available in each individual fund to cover the necessary expenses of the City of Rifle. The request to amend the budget is consistent with governmental practices and state law.

No public comments were heard.

Mayor Ed Green closed the hearing.

Councilor Clint Hostettler moved to approve Resolution No. 13, Series of 20223 to Amend the 2023 Budget on its first and only reading, as presented, and order it to be published in full as required by Charter; seconded by Councilor Brian Condie.

Councilor Clint Hostettler also moved to approve Ordinance No. 10, Series of 2023 to Adopt Supplemental Appropriations for the 2023 Budget on its first and only reading, as presented, and order it to be published in full as required by Charter; seconded by Councilor Brian Condie.

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

No – None

**Consider Request for Annexation and Zoning – Fritzlan / EcoDwelling Annexation -
Ordinance No. 8 Annexation, Ordinance No. 9 Zoning, Resolution No. 11 Annexation
Findings, Resolution No. 12 Annexation Plan, and Annexation Agreement**

Mayor Ed Green opened the public hearing.

Applicants John Kuersten and Fernando Arguire were sworn in.

Planner Geir Sverdrup presented request for Annexation and Zoning for the Fritzlan / EcoDwelling Annexation application. The applicant seeks annexation and MDR PUD zoning of 7.9 acres into the City of Rifle. The property is located to the north of Last Chance Drive and the west of Megan Avenue. The Comprehensive Plan designates this area as both Neighborhood Commercial and High Density Residential. The density for this area is suggested to be 12-30 dwelling units/acre and the applicants proposal is for approximately 8.33 dwelling units/acre. Applicants are proposing a few changes to the current conceptual plan that includes three bedroom units, a community park and road/streets maintenance by the HOA. Planning Commission recommends that City Council approves the request for Annexation and Zoning

with associated conditions.

Applicants reviewed proposed plans with possible additions in regards to request of annexation and zoning of Fritzlan/EcoDwelling and answered questions from Council.

Public comments were heard from Harold Martinez, Trish O'Grady, Phil Antes, Mark Haes and Seth Meyers.

Comments were heard from Councilor Brian Condie, Councilor Joe Carpenter, Councilor Sean Strode, Councilor Clint Hostettler, Councilor Alicia Gresley and Councilor Chris Bornholdt.

Mayor Ed Green closed the hearing.

Council invited applicants to provide more information such as a preliminary sketch plan with possible additions that includes placement of three bedroom units and park plan, annexation plan and landscaping plan. Council encourages applicants to conduct more public outreach with the community.

Councilor Brian Condie moved to approved Ordinance No. 8, Series of 2023 – Fritzlan Annexation, Ordinance No. 9, Series of 2023 – Fritzlan Zoning on its first reading as presented and order it to be published in full as required by Charter, Resolution No. 11, Series of 2023 – Fritzlan Annexation Findings, Resolution No. 12, Series of 2023 – Fritzlan Annexation Plan and Annexation Agreement; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Alicia Gresley, Clint Hostettler and Brian Condie.

No – Ed Green, Sean Strode, Chris Bornholdt, and Joe Carpenter.

MOTION DID NOT PASS.

REGULAR AGENDA

Consider Appointments to the Senior Center Advisory Board

Senior Center Director Tami Sours presented a request to consider appointments to the Senior Center Advisory Board. The Senior Center Advisory Board received applications from five community members who expressed the desire to be board members. The Senior Advisory Board has reviewed applications and recommends appointing all five candidates. Three will be appointed to three-year terms; Alan Hayes, Pat Wood and Gloria Strouse. Two will fill vacant positions, Nola Haynes for a one-year term and Kathy Boyd for a two-year term. All candidates are at least 60 years of age, citizens of the City of Rifle, and are very active participants in the Senior Center programs and activities.

Councilor Sean Strode moved to approve the appointment of Alan Hayes, Pat Wood and Gloria Strouse to fill-three year terms; Nola Haynes to fill the vacant position for a one-year term; and Kathy Boyd to fill the vacant position for a two-year term with the Senior Center Advisory Board; seconded by Councilor Joe Carpenter.

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

No – None

Consider the Re-Appointment of Milton Rodas, Rick Steffen, Karen Roberts, and Melissa Carter to the City of Rifle Planning Commission for an Additional Four-Year Term

City Manager Tommy Klein presented a request to consider the re-appointment of Milton Rodas, Rick Steffe, Karen Roberts and Melissa Carter to the City of Rifle Planning Commission for an additional four-year term. Planning Commission needs these members to be re-appointed in order to continue to meet with a quorum. Staff recommends the re-appointment of current members – Milton Rodas, Rick Steffen, Karen Roberts and Melissa Carter.

Councilor Clint Hostettler moved to approve the re-appointment of Milton Rodas, Rick Steffen, Karen Roberts and Melissa Carter to the City of Rifle Planning Commission for a four-year Term; seconded by Councilor Chris Bornholdt.

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

No – None.

Award to TNT Striping for Crack Sealing 2023

Civil Engineer Craig Spaulding presented a request to consider awarding the 2023 Crack Sealing Bid to TNT Striping, LLC. Craig stated three Bids were received and TNT Striping, LLC. was the lowest bidder. TNT Striping, LLC.'s pricing over the years and job performances for the City of Rifle projects were taken in consideration when recommending bid award.

Councilor Sean Strode moved to approve the award to TNT Striping, LLC. for the Crack Sealing 2023 project in the amount of \$52,247.82; seconded by Councilor Joe Carpenter.

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

No – None.

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

City Manager Tommy Klein presented request to consider temporary modification of premises for City of Rifle dba Ute Theater and Events Center. Temporary modification application is complete and fees have been paid as part of the annual review. Temporary modification of premises application includes the request to expand the licensed area to serve alcohol. This will allow greater opportunities for outdoor activities related the Ute Theater during the summer season. The temporary modification of premises will be valid until December 31, 2023. A Special Event permit application will be submitted for any event that involves East 4th street closure. All nearby businesses will be contacted prior to any Ute Event closures.

Councilor Clint Hostettler moved to approve the Temporary Modification of Premises application for City of Rifle dba Ute Theater and Events Center; seconded by Councilor Chris Bornholdt.

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

No – None.

Report to City Manager

Reports were heard from City Manager Tommy Klein.

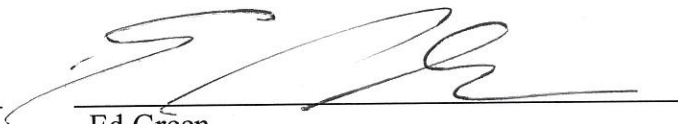
Comments from Mayor and Council

Comments were heard from Councilor Sean Strode, Councilor Brian Condie, Councilor Alicia Gresley and Councilor Joe Carpenter.

Adjournment

Meeting adjourned at 9:08 p.m.



Alexis Ramirez
Deputy City Clerk

Ed Green
Mayor