



RIFLE CITY COUNCIL

REGULAR MEETING

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

Others Present:

City Manager Tommy Klein, City Clerk Misty Williams, Assistant City Attorney Lawrence Bond, Rifle Cable 10 Manager (RCTV) Michael Churchill, Chief of Police Debra Funston, Planning Director Patrick Waller, Planner Geir Sverdrup, Finance Director Scott Rust, Parks and Recreation Director Austin Rickstrew, IT Director Kelly Thompson, Network and Systems Administrator Jake Statler, Glenn Ault, Alice Kuersten, John Kuersten, Shannon Kyle, Marine Karjhova, Klayton Costanzo, Alex Daue, Cheryl Chandler, Caleb Waller, Seth Myers, Harold Martinez, Chase Kyriss, Cecilia Uher, Fernando Argiro, Mark Hayez and Mike Sorenson.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the July 5, 2023, Regular Meeting
- B. Consider Liquor License Renewal for Walmart Inc., dba Walmart #5232
- C. Consider Liquor License Renewal for Plaza Liquors, LLC dba Plaza Liquors
- D. Consider Liquor License Renewal for Dillon Companies LLC, dba City Market #43
- E. Consider Liquor License Renewal for City of Rifle dba Ute Theater and Events Center
- F. Consider Approval of Ordinance No. 13, Series of 2023 – Ground Lease with Habitat for Humanity – 2nd Reading
- G. Consider Approval of Ordinance No. 14, Series of 2023 – Xcel Franchise Agreement – 2nd Reading
- H. Consider Approval of Greater Rifle Improvement Team Grant Funding Recommendations for July 2023 Grant Cycle

Councilor Sean Strode moved to approve Consent Agenda Item A, B, C, D, E, F, G and H; seconded by Councilor Brian Condie.

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

Abstained from Item H – Councilor Alicia Gresley

No – None.

PUBLIC HEARING

Consider Request for Approval – Fritzlan/Ecodwelling Annexation

Mayor Ed Green opened the public hearing.

Planning Director Patrick Waller with Fernando Argiro owner of Eco Dwelling, John Kuersten owner of Kuersten Construction, LLC and Alex Daue with Alex Morgan presented a request for approval of the Fritzlan/Ecodwelling Annexation. This project was previously denied at the April 19, 2023 City Council meeting. Eco Dwellings, LLC has amended and re-submitted the application. The property is located to the north of Last Chance Drive and the west of Megan Avenue., to the east is Grand River Hospital, and to the northwest is the Habitat for Humanity Wapiti Project. The applicant seeks Annexation, Sketch Plan Approval and MDR PUD zoning of 7.9 acres into the City of Rifle. The applicant's conceptual site plan shows 51 single-family lots that will be developed with approximately 900 square foot, two bedroom and 1220 square foot three bedroom units that are built by the applicant. The proposed homes are to be site-built homes using factory pre-fabricated components. The framing components are all manufactured from raw steel coils at

the Eco Dwelling Factory in Rifle. The site-built homes will utilize local subcontractors to complete the rest of the construction. The proposal also includes approximately one 0.81 acre and two 0.2 acre park parcels. The roads for the project will be privately maintained by the HOA as well as the proposed park space. Notice requirements by the State Statute and Rifle Municipal Code were met.

Public comments were heard from the Mark Hayez, Caleb Waller, Mike Soreson, Glen Ault and Seth Myers.

Letters were received from Mary Bridges and Colorado River Valley Chamber of Commerce.

Mayor Ed Green closed the public hearing.

Comments were heard from Councilor Brian Condie, Councilor Alicia Gresley, Councilor Sean Strode, Councilor Chris Bornholdt, Councilor Joe Carpenter and Mayor Ed Green.

Ordinance No. 15, Series of 2023 – Annexation – 1st Reading

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

Councilor Brian Condie moved to approve the Ordinance No. 15, Series of 2023 – Annexation on its first reading and order it to be published by title as required by Charter; seconded by Councilor Alicia Gresley.

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

No – None.

Ordinance No. 16, Series of 2023 – Zoning – 1st Reading

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO ZONING CERTAIN REAL PROPERTY KNOWN AS THE FRITZLAN ANNEXATION MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (MDR-PUD) ZONE DISTRICT

Councilor Brian Condie moved to approve Ordinance No. 16, Series of 2023 – Zoning on its first reading and order it to be published by title as required by Charter; seconded by Councilor Alicia Gresley.

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

No – None.

Resolution No. 20, Series of 2023 – Annexation Findings

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

Councilor Brian Condie moved to approve Resolution No. 20, Series of 2023 – Annexation Findings; seconded by Councilor Alicia Gresley.

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

No – None.

Resolution No. 21, Series of 2023 – Annexation Plan

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

Councilor Brian Condie moved to approve Resolution No. 21, Series of 2023 – Annexation Plan; seconded by Councilor Alicia Gresley.

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

No – None.

Fritzlan / Eco Dwelling Annexation Agreement

Eco Dwellings, LLC seeks Annexation of 7.9 acres into the City of Rifle. The purpose of this document as annexation agreement is to set forth the terms and conditions of the annexation of the property. Public Notice requirements were met. Property annexation will be established by Ordinance No. 15, Series of 2023 and by Ordinance No. 16, Series of 2023 zoning the property medium density residential planned unit development.

Councilor Brian Condie moved to approve the Fritzlan/EcoDwelling Annexation Agreement; seconded by Councilor Alicia Gresley.

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

No – None.

REGULAR AGENDA**Consider Wastewater Expenditure – Generator Repair**

City Manager Tommy Klein presented request to consider the wastewater generator repair expense. The Cummins Service Center in Grand Junction inspected the generator and determined the leak was caused by corrosion and cannot be repaired. The original quoted repairs were approved at the May 3, 2023 City Council meeting for \$39,951.15. However the repairs were re-evaluated and came back with a revised amount of \$46,554.77. Staff recommends approval of the expense as it will be covered under the 2023 maintenance and repairs budget.

Councilor Clint Hostettler moved to approve the backup generator repair in the revised amount of \$46,554.77; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Acceptance of the 2022 Annual Financial Report and Associated Audit Report

Finance Director Scott Rust presented the 2022 Annual Financial Report and Associated Audit Report. Jim Hinkel with Hinkel & Company provided a presentation and summary of the 2022 annual financial and associated audit reports at the workshop before the council meeting. Each year, council reviews the audit and financial reports and determines if the documents are acceptable. The 2022 audit was conducted on a timely fashion. The audit covers the overall financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City. Staff recommends approval of the 2022 annual financial and associated audit reports as the financial fund balances are healthy due to the transparent control structure in place.

Councilor Clint Hostettler moved to accept the 2022 Annual Financial Report and the Associated Audit Report; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Approval of 2023 Street Stripping Contract

Public Works Director Brian Prunty presented request to consider approval of the 2023 Street Stripping Contract. Bids were requested and only 2 bids were received from Prestigious Paving, LLC and Stripe A Lot, Inc. This contract addresses and fulfills the annual striping requirement for motorized safety in the City of Rifle. Staff recommends approval of the 2023 Street Stripping Contract with Stripe A Lot, Inc. as they have demonstrated their ability numerous times over the past several years.

Councilor Sean Strode moved to approve the 2023 Street Stripping Contract with Stripe-A-Lot, Inc. in the amount of \$35,112.31; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Purchase of Replacement Virtual Desktop Infrastructure Hosts

IT Director Kelly Thompson presented request to consider the purchase for replacement of the virtual desktop infrastructure hosts. The hosts that are currently in use will be going out of support next year. The VDI host replacement was an expense budgeted for in 2024 but due to some savings in other areas, there are funds available this year to make the purchase and transition sooner than expected. Replacement will still be HP servers due to the familiarity of the network. Staff recommends approval of purchase request as it will lead to more efficiency in completing some of the existing 2023 projects and will save staff time.

Councilor Alicia Gresley moved to approve the purchase of replacement VDI hosts for the City of Rifle network at a cost not to exceed \$60,000.00; seconded by Councilor Clint Hostettler.
Roll Call: Yes - Alicia Gresley, Sean Strode, Chris Bornholdt, Brian Condie, Clint Hostettler, Ed Green and Joe Carpenter.
No – None.

Report to City Manager

Reports were heard from City Manager Tommy Klein and Public Works Director Brian Prunty.

Comments from Mayor and Council

Comments were heard from Councilor Alicia Gresley, Councilor Sean Strode, Councilor Clint Hostettler, Councilor Chris Bornholdt and Mayor Ed Green.

Adjournment

Meeting adjourned at 8:58 p.m.


Misty Williams
City Clerk




Ed Green
Mayor