



RIFLE CITY COUNCIL

REGULAR MEETING

January 17, 2024

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 Sean Strode.

Present at Roll Call:

Councilor Alicia Gresley, Councilor Chris Bornholdt, Councilor Clint Hostettler, Councilor Joe Carpenter, Councilor Karen Roberts and Mayor Sean Strode.

Councilor Alicia Gresley moved to excuse Councilor Brian Condie from Council Meeting; seconded by Councilor Chris Bornholdt.

Roll Call: Yes - Alicia Gresley, Sean Strode, Chris Bornholdt, Clint Hostettler, Karen Roberts, and Joe Carpenter.

No – None.

Others Present:

City Manager Tommy Klein, City Clerk Misty Williams, City Attorney Jim Neu, Rifle Cable 10 Manager (RCTV) Michael Churchill, Chief of Police Debra Funston, Planning Director Patrick Waller, Planner Geir Sverdrup, Human Resource Manager Danielle Hogan, Phil Vaughan with Vaughan Construction, John Kuersten with Kuersten Construction, LLC., Parks and Recreation Director Austin Rickstrew, Rifle Police Department Officers, Officer Leland Loux and Family.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Designating a Public Posting Place – Resolution No. 1, Series of 2024
- B. Consider Minutes of the December 20, 2023 Regular Meeting
- C. Consider Liquor License Renewal for Capitol Deli, LLC dba Capitol Deli
- D. Consider Liquor License Renewal for Super Kidz, LLC dba Super Kidz, LLC
- E. Consider Liquor License Renewal for El Rincon Centroamericano dba El Rincon Centroamericano
- F. Consider Approval of 2024 Premiums for City of Rifle Worker's Compensation Plan
- G. Consider Approval of 2024 Premiums for City of Rifle Employee Health Insurance
- H. Consider Approval of the Yearly Wastewater Polymer Purchase
- I. Consider Approval of Purchase Order for Sustainable Strategies
- J. Consider Approval of Purchase Order for Journey Home Animal Shelter
- K. Consider Approving Annual Dues for Rifle Regional Economic Development Corporation (RREDC)
- L. Consider Approving Support of the Colorado River Valley Economic Development Partnership (CRVEDP)
- M. Consider Allowing the City Manager to Sign and Approve Intergovernmental Agreement with Colorado Department of Transportation (CDOT) for Completion of the Park and Ride – Resolution No. 3, Series of 2024

Councilor Clint Hostettler moved to approve Consent Agenda Item A, B, C, D, E, F, G, H, I, J, K, L, and M; seconded by Councilor Chris Bornholdt.

Roll Call: Yes - Clint Hostettler, Sean Strode, Joe Carpenter, Chris Bornholdt, Karen Roberts and Alicia Gresley (A-J & M).

Recused from Items K and L – Councilor Alicia Gresley.

No – None.

PRESENTATION

Pinning of Rifle Police Officer Leland Loux

Chief of Police Debra Funston provided a summary of Officer Leland Loux's training through the academy. Officer Leland Loux initiated the police academy on May 14, 2023, completed all his training as of December 22, 2023, and was ready to patrol as a full-time police officer.

Granddaughter Elianna pinned Officer Leland Loux's badge.

Officer Leland Loux's family was present.

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Receive Presentation from Phil Vaughan on Phase Three of the City Hall Project

Phil Vaughan provided a presentation on phase three of the City Hall project. A summary was provided on the timeline of the initial phase of the project throughout the last two years. Phase three included the demolition and structural improvements, electrical upgrades, installation of the rooftop HVAC unit, repairs to the radiant heating system and boiler replacement.

PUBLIC HEARING

Consider Temporary Sign Code Text Amendments – Ordinance No. 1, Series of 2024

Mayor Sean Strode opened the public hearing.

Planning Director Patrick Waller presented the temporary sign code text amendment - Ordinance No. 1, Series of 2024. This ordinance is an amendment to the City of Rifle land use code. Staff received feedback from members of the business communities that the sign code has been overly restrictive, especially regarding “flutter flags”. Based on the community input, staff reviewed the sign code for areas where additional flexibility could be found without significantly impacting the aesthetics of the community. Planning Commission had over three public hearings and workshop sessions to review the proposed text changes. Proposed changes include an adjustment to the a-frame sign, inflatable sign definition, animated electronic signs, and proposed temporary signage changes including flutter flags. Notice requirements were met. The Planning Commission recommends that City Council approves the text amendment package for temporary signs.

Planning Director Patrick Waller answered questions for the Council.

Comments were heard from Paul Cauffman and Ed Ford.

Mayor Sean Strode closed the public hearing.

Councilor Alicia Gresley moved to approve Ordinance No. 1, Series of 2024 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Karen Roberts, Alicia Gresley, Sean Strode, Joe Carpenter, Chris Bornholdt and Clint Hostettler.

No – None.

Consider Sketch Plan, Preliminary Plan, and Preliminary PUD Development Plan for Ecodwellings – 14th Street Marketplace

Mayor Sean Strode opened the public hearing.

Planner Geir Sverdrup and Planning Director Patrick Waller presented the request to consider the preliminary plan, planned PUD development plan and PUD zoning of the property to subdivide approximately 1.9 acres into 12 single-family lots. The original intent of the project was to provide for higher density multi-family housing with allowances for commercial development. The project also included architectural standards for the property. Since the project was approved, only Lot 1 has been developed with the City Market gas station. An application was previously reviewed and considered by City Council for a 17-unit Preliminary Plan / Planned Unit Development by the same applicant. Due to unresolved easement issues, the applicant has returned with a new application for 12 units. Lots within the project are proposed to be a minimum of 3,000 square feet in area. The applicant is requesting a Planned Unit Development zoning to decrease the lot size in the Community Service Business District. The applicant has requested a list of items as presented to be part of the PUD request. The Planning and Zoning Commission recommends that the City Council approves the application for a Preliminary Plan and rezones the project to an updated CS – PUD with the presented conditions.

Planning Director Patrick Waller, Planner Geir Sverdrup and John Kuersten with Kuersten Construction, LLC answered questions for the Council.

No public comment was heard.

Mayor Sean Strode closed the public hearing.

Councilor Clint Hostettler moved to approve the Sketch Plan, Preliminary Plan and Preliminary PUD Development Plan with conditions for Ecodwellings – 14th Street Marketplace; seconded by Councilor Chris Bornholdt.

Roll Call: Yes - Alicia Gresley, Karen Roberts, Chris Bornholdt, Clint Hostettler and Sean Strode.

No – Joe Carpenter.

REGULAR AGENDA

Consider Approving an Application for the DOLA Peace Officer Behavioral Health Support and Community Partnership Grant Program

Chief of Police Debra Funston presented a request to consider approving an application to be submitted for the DOLA peace officer behavioral health support and community partnership grant program. This grant has been used in the past for the police department's annual psychological check-ups and training sessions emphasizing mental health and wellness for staff. Staff recommends approval of application submittal as a mental aid resource for the police department.

Chief of Police Debra Funston answered questions for Council.

Councilor Chris Bornholdt moved to allow the Chief of Police Debra Funston to apply for the DOLA Peace Officer Behavioral Health grant; seconded by Councilor Alicia Gresley.

Roll Call: Yes - Joe Carpenter, Alicia Gresley, Karen Roberts, Chris Bornholdt, Clint Hostettler, and Sean Strode.

No – None.

Consider Purchase of a Projector for the Ute Theater

City Manager Tommy Klein presented a request to consider the purchase of a projector for the Ute Theater. The old projector at the Ute Theater has failed and is no longer serviceable. The projector is used to show videos, pictures, PowerPoint slides and similar visual media. A projector is used often and is a required piece of equipment for many organizations that rent the Ute. The old projector was installed when the Ute was reopened in 2012. Staff recommends the approval of the purchase of an Epson EB-PU2216B projector for \$25,761.00 as a necessary piece of equipment to enable the Ute to host events requiring visual media. The vendor and price of the projector is set by Sourcewell. Staff recommends purchasing from Sourcewell as an approved method of procurement per City Ordinance 4-3-50.

Councilor Alicia Gresley moved to approve the purchase of an Epson Projector for the Ute Theater at a total cost of \$25,761.00; seconded by Councilor Joe Carpenter.

Roll Call: Yes - Karen Roberts, Clint Hostettler, Alicia Gresley, Joe Carpenter, Chris Bornholdt, and Sean Strode.

No – None.

Consider VMware Licensing and Maintenance Renewal for 2024

City Manager Tommy Klein presented a request to consider the VMware Licensing and Maintenance Renewal for 2024. Maintenance of VMware products and services consists of support and licensing for server OS and desktop OS virtualization. Staff recommends a 3-year (2024-2026) renewal contract for a portion of this renewal to secure the prices and save funds over the years.

City Manager Tommy Klein answered questions for Council.

Councilor Alicia Gresley moved to approve the purchase of VMware licensing for 2024 in the amount not to exceed \$51,672.00; seconded by Councilor Karen Roberts.

Roll Call: Yes - Sean Strode, Joe Carpenter, Chris Bornholdt, Clint Hostettler, Alicia Gresley and Karen Roberts.

No – None.

Consider Microsoft Licensing and Maintenance Renewal for 2024 (Ratification)

City Manager Tommy Klein presented a request to consider the Microsoft Licensing and Maintenance Renewal for 2024. Maintenance of Microsoft products consists of ongoing licensing and updates of the operating systems used by the City. The quote also includes licenses for Office 365, cloud hosting and storage. To avoid any service interruption, Microsoft requires a purchase order to secure pricing. Staff recommends approval of the Microsoft licensing and maintenance renewal for 2024 as City staff relies heavily on using the product software to conduct daily businesses.

Councilor Chris Bornholdt moved to approve the purchase of the 2024 Microsoft Licensing & Maintenance at a cost of \$44,690.50; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Karen Roberts, Alicia Gresley, Sean Strode, Joe Carpenter, Chris Bornholdt, and Clint Hostettler.

No – None.

Consider Declaring the 2011 Toyota Prius as a Surplus

Parks and Recreation Director Austin Rickstrew presented a request to consider declaring the 2011 Toyota Prius as surplus. This vehicle still holds some value therefore staff requests the ability to trade it in to Columbine Ford and obtain a credit towards new vehicle purchases needed for the Parks and Recreation Department. The trade in value offered by Columbine Ford for the 2011 Toyota Prius was of \$6,000.00. Staff recommends approval of declaring the 2011 Toyota Prius as surplus to take advantage of the value which is by far more than what it could be auctioned for.

Councilor Chris Bornholdt moved to declare the 2011 Toyota Prius as surplus and to be traded into Columbine Ford; seconded by Councilor Alicia Gresley.

Roll Call: Yes - Karen Roberts, Sean Strode, Alicia Gresley, Clint Hostettler, Chris Bornholdt, and Joe Carpenter.

No – None.

Consider Purchasing Two Ford F150s for the Parks and Recreation Department

Parks and Recreation Director Austin Rickstrew presented a request to consider purchasing two Ford F150s for the Parks and Recreation Department. Staff has been working on replacing two trucks for 2024 and found two vehicles with the specifications needed, in stock at Columbine Ford. The purchase price for each truck is \$48,211.00 and \$48,283.00 and by trading the 2011 Toyota Prius as surplus that still holds a value of \$6,000.00; the total purchase price of the two trucks will come down to \$90,949.00. Staff recommends the approval of this purchase as it is a sole source purchase with Columbine Ford's trucks readily available on the lot.

Councilor Alicia Gresley moved to approve the purchase of two Ford F150s from Columbine Ford in the amount of \$90,949.00; seconded by Councilor Chris Bornholdt.

Roll Call: Yes - Chris Bornholdt, Karen Roberts, Clint Hostettler, Alicia Gresley, Joe Carpenter, and Sean Strode.

No – None.

Consider Support of DOLA Strong Communities Grant for Rifle Apartments Project – Resolution No. 2, Series of 2024

Planning Director Patrick Waller presented a request to consider the support of DOLA Strong Communities Grant for Rifle Apartments Project – Resolution No. 2, Series of 2024. The City of Rifle has applied for a grant to construct the public infrastructure associated with the 60-unit development site west of the Brenden Theater property and North of Highway 6 by Evergreen Real Estate Group as well as the waiver of impact fees. The project includes 60 units of affordable housing for rent with 30 – one-bedroom units, 20 - two-bedroom units, and 10 – three-bedroom units with 93 parking spaces. Grant will be awarded early April just in time before construction estimated timeframe to commence in May of 2024.

The total grant budget is \$4,520,572 (with a required 20% match – approximately \$950,000) and includes the following items:

- Extension of Rifle Creek trail that runs behind the Brendan Theater through the site Page 219 of 300
- Extension of Park Avenue from Centennial Parkway to the north with a connection to the existing Park Avenue. This includes a bridge that crosses Rifle Creek and is included in both the City of Rifle's Transportation Master Plan as well as the Comprehensive Plan.
- Replacement of a water line in Centennial Parkway
- Waiver of \$775,000 in City impact fees that will be reimbursed by the State.

In 2023, Evergreen was awarded the extremely competitive nine-percent tax credit from Colorado Housing and Finance Authority. The City of Rifle application to Strong Communities has been moved to the next step in the Department of Local Affairs (DOLA) application process. As part of this process DOLA requires a Resolution of support from City Council. This will allow City Staff to continue to work on the grant application and obtain a letter of support for the project. Staff recommends that City Council approve the Resolution of support for the project.

Councilor Alicia Gresley moved to approve Resolution No. 2, Series of 2024 in support of the DOLA Strong Communities Grant for Rifle Apartments Project; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Alicia Gresley, Sean Strode, Chris Bornholdt, Clint Hostettler, Karen Roberts and Joe Carpenter.

No – None.

Report to City Manager

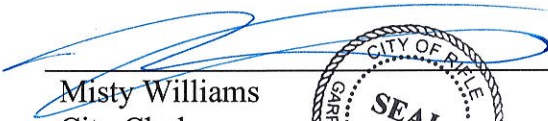
Reports were heard from City Manager Tommy Klein, City Clerk Misty Williams, Planning Director Patrick Waller, Parks and Recreation Director Austin Rickstrew and Chief of Police Debra Funston.

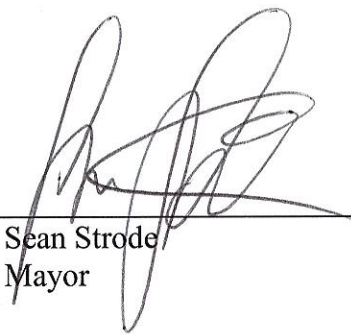
Comments from Mayor and Council

Comments were heard from Councilor Alicia Gresley, Councilor Clint Hostettler, and Councilor Chris Bornholdt.

Adjournment

Meeting adjourned at 9:16 p.m.



Misty Williams
City Clerk

Sean Strode
Mayor