



RIFLE CITY COUNCIL

REGULAR MEETING

March 6, 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 Clint Hostettler, Councilor Karen Roberts, Councilor Joe Carpenter and Mayor Sean Strode.

Councilor Clint Hostettler moved to excuse Councilor Alicia Gresley, Councilor Chris Bornholdt and Councilor Brian Condie from the council meeting; seconded by Councilor Karen Roberts.

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

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, Senior Planner Geir Sverdrup, Main Street Manager Kim Burner, Utilities Director Jared Emmert, Finance Director Scott Rust, Brenden Rifle 7 Theatres Senior Vice President Walter Eichenger, Colorado River District Strategic Partnerships Director Amy Moyer and Colorado River District Public Relations Deputy Director Lindsay DeFrates.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the February 21, 2024 Regular Meeting
- B. Consider Approval of the Correction of Scrivener's Errors on Resolution Numbers from February 21, 2024 Meeting
- C. Consider Liquor License Renewal for Jalisco Grill, LLC dba Jalisco Grill
- D. Consider Liquor License Renewal for Ruedi Creek Enterprises, Inc. dba Sammy's
- E. Consider Roaring Fork Transit Authority (RFTA) Invoice for the 2024 Hogback Service
- F. Consider Resolution No. 8, Series of 2024 – Designating Persons Authorized to Sign Checks for the City of Rifle

Councilor Clint Hostettler moved to approve Consent Agenda Item A, B, C, D, E, and F; seconded by Councilor Joe Carpenter.

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

No – None.

PUBLIC HEARING

Consider Lodging and Entertainment Liquor License for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres

Mayor Sean Strode opened the public hearing.

Applicant Walter Eichenger was sworn in and presented the Lodging and Entertainment liquor license application for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres located at 250 West 2nd Street Rifle, CO 81650.

City Clerk Misty Williams provided an overview of the Lodging and Entertainment liquor license application received on November 27, 2023 for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres. The public hearing for this application was properly noticed, the application is complete, the appropriate fees have been paid and a petition that reflected the neighborhood's needs and desires was also submitted. Brenden Theatre Corporation dba Brenden Rifle 7 Theatres currently has a state and city approved beer and wine license. Staff recommends approval of the Lodging and Entertainment liquor license application for Brenden Theatre Corporation dba Brenden Rifle 7 Theatres.

No public comments were heard.

Mayor Sean Strode closed the public hearing.

Councilor Clint Hostettler moved to approve Brenden Theatre Corporation dba Brenden Rifle 7 Theatres Lodging and Entertainment Liquor License; seconded by Councilor Joe Carpenter.
Roll Call: Yes - Sean Strode, Joe Carpenter, Clint Hostettler and Karen Roberts.
No – None.

Consider Ordinance No. 4, Series of 2024, and Subdivision Improvements Agreement (SIA) for Fritzlan Final Plat

Mayor Sean Strode opened the public hearing.

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A
FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR
FRITZLAN RANCH SUBDIVISION

Senior Planner Geir Sverdrup presented a request to consider Ordinance No. 4, Series of 2024 and Subdivision Improvements Agreement (SIA) for the Fritzlan Final Plan. Eco Dwelling, LLC the applicant is seeking Final Plat approval for a 7.9-acre parcel located north of Last Chance Drive and west of Megan Avenue. The parcel was annexed last year, and the applicant has submitted a Final Plat that generally matches the annexation compliant with the previously reviewed PUD for the property. The applicant’s Final Plat contains 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 proposal also includes one (1) 0.81-acre park parcel and two smaller open space parcels. Notice requirements by the State Statute and Rifle Municipal Code were met. Staff recommends approval of the Subdivision Improvements Agreement application for Fritzlan Final plan subject to the conditions presented.

No public comments were heard.

Mayor Sean Strode closed the public hearing.

Councilor Clint Hostettler moved to Ordinance No. 4, Series of 2024 on its first reading as presented and order it to be published as required by Charter, as well as the Subdivision Improvements Agreement for the Fritzlan Final Plat; seconded by Councilor Karen Roberts.
Roll Call: Yes - Karen Roberts, Sean Strode, Clint Hostettler, and Joe Carpenter.
No – None.

Consider Ordinance No. 5, Series of 2024, to Amend the Rifle Municipal Code Regarding Setbacks for Accessory Structures

Mayor Sean Strode opened the public hearing.

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE III OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE
REGARDING SETBACKS FOR ACCESSORY STRUCTURES

Senior Planner Geir Sverdrup presented a request to consider Ordinance No. 5, Series of 2024 to amend the Rifle Municipal Code Regarding Setbacks for Accessory Structures. Staff has found an inconsistency within the Medium Density Residential regulations regarding setbacks for accessory structures. Accessory structures are required to maintain a twenty (20) foot rear yard setback on double frontage lots no matter what the zone district. In MDR zone districts the primary structure can have as little as a ten (10) foot rear yard setback. Notice requirements by the State Statute and Rifle Municipal Code were met. The revisions presented are staff’s recommended amendments to the Rifle Municipal Code by the Planning Commission as text amendments.

No public comments were heard.

Mayor Sean Strode closed the public hearing.

Councilor Karen Roberts moved to approve Ordinance No. 5, Series of 2024 on its first as presented and order it to be published as required by Charter; seconded by Councilor Clint Hostettler.

Roll Call: Yes - Joe Carpenter, Karen Roberts, Clint Hostettler, and Sean Strobe.

No – None.

Consider Ordinance No. 6, Series of 2024, to Rezone a Portion of Stillwell Avenue from Low Density Residential to Medium Density Residential Redeveloping

Mayor Sean Strobe opened the public hearing.

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO,
REZONING A PORTION OF STILLWELL AVENUE FROM LOW
DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY
RESIDENTIAL REDEVELOPING (MDR-X)

Senior Planner Geir Sverdrup presented a request to consider Ordinance No. 6, Series of 2024 to rezone a portion of Stillwell Avenue from Low Density Residential to Medium Density Residential Redeveloping. Properties owners of these parcels are restricted to single family homes while surrounding properties can build multi-family homes with greater density and smaller setbacks. Notice requirements by the State Statute and Rifle Municipal Code were met. Staff recommends the rezone request to resolve the inconsistency of the zone district and address the need to encourage in-fill development with a fee reduction provision. The proposed rezone will encourage properties that are developing in the area make improvements needed.

No public comments were heard.

Mayor Sean Strobe closed the public hearing.

Councilor Clint Hostettler moved to approve Ordinance No. 6, Series of 2024 on its first as presented and order it to be published as required by Charter; seconded by Councilor Joe Carpenter.

Roll Call: Yes – Sean Strobe, Clint Hostettler, Karen Roberts and Joe Carpenter.

No – None.

Consider Ordinance No. 7 and Ordinance No. 8, Series of 2024, to Amend the Rifle Municipal Code Regarding the Location and Use of Food Trucks in the City of Rifle and Rifle Business Park

Mayor Sean Strobe opened the public hearing.

Senior Planner Geir Sverdrup presented a request to consider Ordinance No. 7, Series of 2024 and Ordinance No. 8, Series of 204 to amend the Rifle Municipal Code regarding the location and use of Food Trucks in the City of Rifle and Rifle Business Park. Staff recommends the rezoning of new locations and parking spaces to be available for food trucks to operate in City limits.

Senior Planner Geir Sverdrup explained food truck permit process and answered questions for Council.

No public comments were heard.

Mayor Sean Strobe closed the public hearing.

Ordinance No. 7, Series of 2024
AN ORDINANCE OF THE CITY OF RIFLE, COLORADO,
AMENDING ARTICLE III OF CHAPTER 16 OF THE RIFLE
MUNICIPAL CODE REGARDING THE USE AND TYPES OF
TEMPORARY PREPARED FOOD WITHIN THE CITY

Councilor Clint Hostetter moved to approve Ordinance No. 7, Series of 2024 on its first as presented and order it to be published as required by Charter; seconded by Councilor Karen Roberts.

Roll Call: Yes - Joe Carpenter, Karen Roberts, Clint Hostettler, and Sean Strobe.

No – None.

Ordinance No. 8, Series of 2024
AN ORDINANCE OF THE CITY OF RIFLE, COLORADO,
REZONING THE RIFLE BUSINESS PARK PLANNED UNIT
DEVELOPMENT BY AMENDING THE RIFLE BUSINESS PARK
PLANNED UNIT DEVELOPMENT GUIDE

Councilor Alicia Gresley moved approve Ordinance No. 8, Series of 2024 on its first as presented and order it to be published as required by Charter; seconded by Councilor Karen Roberts.
Roll Call: Yes - Joe Carpenter, Karen Roberts, Clint Hostettler, and Sean Strode.
No – None.

REGULAR AGENDA

Consider Funding Request from the Colorado River District for the Purchase of Shoshone Water Rights

Colorado River District Strategic Partnerships Director Amy Moyer and Colorado River District Public Relations Deputy Director Lindsay DeFrates provided a presentation regarding the funding request in support of the Colorado River District for the purchase of the Shoshone water rights. Presentation included the location of the Shoshone River power plant stream, history of the Shoshone River, project summary, funding strategy, the benefits of the purchase and the importance of the requested support for water right preservation. Director Amy Moyer expressed the critical need for securing local funding commitments as a necessary requirement for the River District to close on the final \$98.5 million deal to acquire the Shoshone Water Rights. Staff has had previous discussion and is in support of moving forward to support the Colorado River District to acquire the Shoshone Water Rights.

Colorado River District Strategic Partnerships Director Amy Moyer and City Attorney Jim Neu answered questions for Council.

Councilor Clint Hostettler moved to authorize staff to sign a letter committing \$100,000.00 for the purchase of Shoshone Water Rights; seconded by Councilor Karen Roberts.
Roll Call: Yes - Karen Roberts, Clint Hostettler, Joe Carpenter and Sean Strode.
No – None.

Consider Approving and Signing a Wagner Service Agreement for Water Plant Backup Generator

Utilities Director Jared Emmert presented a request to consider approving and signing a Wagner Service Agreement for Water Plant Backup Generator. The water treatment facility has a Wagner/Cat backup generator to meet the facility's electrical demand during power outages. The generator requires regular preventive maintenance to ensure it is always available during outages. Wagner is the manufacturer and authorized service provider for their generators. The plant's backup generator has been serviced each year by Wagner Equipment since the facility opened. A standard service agreement with Wagner is for 24 months. Staff recommends approval of request as this agreement would cover 2024 and 2025 maintenance services.

Councilor Clint Hostettler moved to approve the 2-year service agreement for a total of \$25,801.00; seconded by Councilor Joe Carpenter.
Roll Call: Yes - Sean Strode, Joe Carpenter, Clint Hostettler, and Karen Roberts.
No – None.

Consider Pre-Annexation Agreement to Allow Columbine Gymnastics to Connect to City of Rifle Sewer System

Senior Planner Geir Sverdrup presented a request to consider the pre-annexation agreement to allow Columbine Gymnastics to connect to the City of Rifle sewer system. The Columbine Gymnastics property is located north of Hwy 6 & 24 – 24207 Access Road. Columbine Gymnastics currently has water service with the City of Rifle but would like to be able to connect to the City of Rifle sewer and discontinue the use of their failing septic system. The property will remain in the Garfield County jurisdiction. Staff recommends approval of services and a pre-annexation agreement to allow the property to connect directly into an existing sewer main that already serves the west Rifle area with no new mains or additional responsibilities to the City's system.

Councilor Karen Roberts moved to approve Pre-Annexation Agreement to allow Columbine Gymnastics property to connect to the City of Rifle Sewer System; seconded by Councilor Clint Hostettler.
Roll Call: Yes - Karen Roberts, Sean Strode, Joe Carpenter and Clint Hostettler.
No – None.

Consider Approving Resolution No. 7, Series of 2024, Adopting Vision and Mission Statements

**A RESOLUTION OF THE CITY OF RIFLE, COLORADO ADOPTING
A VISION STATEMENT AND MISSION STATEMENT FROM THE
2024 STRATEGIC PLANNING SESSION**

City Manager Tommy Klein presented a request adopting the Vision and Mission Statements for the City of Rifle with Resolution No. 7, Series of 2024. City Council and Staff attended the annual strategic planning meeting on February 23 and 24, 2023 where the mission and vision statements were drafted. Per Section 3.12 of the City of Rifle Charter the City Council is to hold and attend an annual strategic planning session with department heads and key employees to review, confirm and modify the vision, mission and goal statements of the City. Staff recommends approval of Resolution No. 7, Series of 2024 to formally adopt the vision and mission statements from the 2024 Strategic Planning session.

Vision Statement:

The vision of the City of Rifle is to cultivate a resilient community, preserving our hometown values while fostering economic diversity and responsible growth.

Mission Statement:

The mission of the City of Rifle is to maintain a strong community by providing quality services with integrity.

Councilor Clint Hostettler moved to approve Resolution No. 7, Series of 2024 adopting the vision and mission statements for the City of Rifle; seconded by Councilor Karen Roberts.

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

No – None.

Report to City Manager

Reports were heard from City Manager Tommy Klein and Planning Director Patrick Waller.

Comments from Mayor and Council

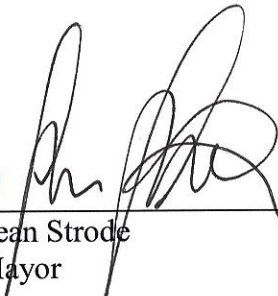
Comments were heard from Councilor Clint Hostettler.

Adjournment

Meeting adjourned at 8:05 p.m.


Misty Williams
City Clerk




Sean Strode
Mayor