



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

April 17, 2024
7:00 PM
202 Railroad Avenue, Rifle, CO

6:00 PM - Workshop Meeting

Discussion and Review

- a. Discuss City of Rifle Sidewalk Policy
- b. Review Amendment of Article III of Chapter 10 of the Rifle Municipal Code To Expressly Provide that In-Person Communications May Constitute Harassment - Ordinance No. 9, Series of 2024 - 1st Reading

7:00 PM - Regular Meeting

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comment** *(maximum time permitted for Public Comment is 3 minutes per person)
5. **Consent Agenda**
 - 5.a. Consider Minutes of the April 3, 2024 Regular Meeting
 - 5.b. Consider Liquor License Renewal for Rifle Tequila's dba Tequila's
 - 5.c. Consider Resolution No. 11, Series of 2024 - Designating Persons Authorized to Sign Checks for the City of Rifle
 - 5.d. Consider Declaration of Fleet Vehicles as Surplus and Auction
6. **Action, if any, on Workshop Items**
7. **Presentation**
 - 7.a. Present Proclamation Recognizing Earth Day
8. **Public Hearing**

- 8.a.** (Acting as Liquor Licensing Authority) Public Hearing - Consider Application by Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa for a Beer & Wine Liquor License at 124 W. 3rd St. Rifle
- 8.b.** Consider Amending the Rifle Municipal Code Regarding Accessory Dwelling Units in Commercial and Light Industrial Zones - Ordinance No. 10, Series of 2024 - 1st Reading
- 8.c.** Consider Request for Approval for the Marketplace and 14th Ecodwelling Development Final Plat, CS-PUD Zoning, and Subdivision Improvement Agreement
- 8.c.i.** Consider Ordinance No. 11, Series of 2024 to Amend the PUD for the Property - 1st Reading
- 8.c.ii.** Consider Ordinance No. 12, Series of 2024 for the Final Plat - 1st Reading and Subdivision Improvement Agreement

9. Regular Agenda

- 9.a.** Consider Amending Article III of Chapter 10 of the Rifle Municipal Code To Expressly Provide that In-Person Communications May Constitute Harassment - Ordinance No. 9, Series of 2024 - 1st Reading
- 9.b.** Consider Appointing Erin T. Murphy to the Downtown Development Authority (DDA) Board
- 9.c.** Consider Approving Purchase Order to Garfield County Communications Authority
- 9.d.** Consider Approval for the Purchase and Installation of Playground Equipment at Arnold and Moki Parks
- 9.e.** Consider Approval for the Purchase of New Flooring and Installation Services for the Justice Center
- 9.f.** Consider Approval of the Wastewater Plant Influent Channel Coating Project
- 9.g.** Consider Cancellation of July 3rd City Council Meeting

10. Administrative Reports

- 10.a.** Report to City Manager

11. Comments from Mayor and Council

12. Adjournment



Agenda Item #a.

Agenda Item Name:

Discuss City of Rifle Sidewalk Policy

Presenter:

Brian Prunty, Public Works Director

Item Description:

Discussion of possible council action repair problem sidewalks

Recommended Action:

No actions required at workshop.

Fiscal Impact:

Expenditures for removing and replacing hundreds of feet of sidewalk, some of which is a monolithic sidewalk/gutter and, potentially, a few trees.

Operational Impact:

None

Prior Board Motions:

None

Background Information:

Current city code provides that property owners are responsible and may be fined should, upon notice, if they do not replace the sidewalk on their street fronts. [Chap. 11, Sect. 11-1-10 & 11-1-20]

Executive Summary:

This is an issue that should be resolved in a timely manner. Should the ADA or its agencies do an audit, typically driven by resident complaints, the City would not only be financially responsible for the deficient sidewalks, but anything else in the public Right-of-Way found to be deficient during an audit.

The difficulty with this is cost. The property owner being responsible is a hardship for many. The Code does not provide for other mechanisms for providing the funds necessary for removing and replacing sidewalks.

Notification Requirements:

None

Prepared By:

Brian Prunty, Public Works Director

Attachments:

1. Memo - CC re deficient sw resolution



TO: Honorable Mayor Strode and Councilors
FROM: Brian Prunty, Public Works Director
CC: Patrick Waller, Interim City Manager
DATE: April 10, 2024
RE: Discussion of the repair of deficient sidewalk

City code provides that property owners are responsible and may be fined should, upon notice, not replace the sidewalk on their street fronts. [Chap. 11, Sect. 11-1-10 & 11-1-20]

With Code in mind, there are a minimum of two areas in the City which are in serious need of sidewalk rehabilitation. The first area is sidewalk with attached mountable curb from 1300 to 1540 Arabian Avenue. The second area is the detached sidewalk of East Avenue from 5th Street to 9th Street. Each area has unique challenges.

The Arabian Avenue is complicated by the fact that it was originally developed with a monolithic curb/gutter/sidewalk. This is inherently more expensive. The failure in this area, in my opinion, is subpar work and concrete.

The East Avenue area has a detached sidewalk, but it is made difficult because of the necessity of dealing with the trees that have caused sidewalk displacement and breakage. The work of removing and replacing sidewalk here is made objectionable because of the necessity of removing mature shade trees.

Due to the high cost of sidewalk replacement, the requirement to employ city residents in the replacement would not be well received by the citizens, however, that is the code stipulation. I recommend that we pursue other avenues for assisting the citizens with the costs. One way would be to enter into an agreement with the property owners on a cost-sharing basis. Another method would be to create a Sidewalk Capital Fund to which we contribute X-number of dollars each year, though in that instance we could also do cost-sharing.

Given the implications of an ADA audit, we cannot do nothing.





Agenda Item #b.

Agenda Item Name:

Review Amendment of Article III of Chapter 10 of the Rifle Municipal Code To Expressly Provide that In-Person Communications May Constitute Harassment - Ordinance No. 9, Series of 2024 - 1st Reading

Presenter:

Kathy Pototsky, Court Clerk / PIO

Item Description:

The existing wording of RMC 10-3-50, Harassment, does not expressly include that "in person" communications may constitute harassment. This amendment simply adds the two words "in person".

Recommended Action:

No action for a Workshop Item. Ordinance will be reviewed as part of the regular agenda.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

An officer who was training another officer noticed this oversight in our statutory language.

Executive Summary:

The existing wording of RMC 10-3-50, Harassment, does not expressly include that "in person" communications may constitute harassment. This amendment simply adds the two words "in person".

Notification Requirements:

Notice will be published in the paper as required by the Rifle Municipal Code.

Prepared By:

Kathy Pototsky, Court Clerk / PIO

Attachments:

1. Ordinance No. 9-Harassment Code Update

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 9
SERIES OF 2024**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE III OF CHAPTER 10 OF THE RIFLE MUNICIPAL CODE TO
EXPRESSLY PROVIDE THAT IN-PERSON COMMUNICATIONS MAY
CONSTITUTE HARASSMENT.

WHEREAS, Article III of Chapter 10 of the Rifle Municipal Code (the “Code”) regulates Public Peace, Order and Safety in the City of Rifle (the “City”); and

WHEREAS, City staff have recommended updates to the Code to expressly include that “in person” communications may constitute harassment, which previously was not included in the Code; and

WHEREAS, the City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Article III of Chapter 10 of the Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 10-3-50(a)(4) of the Rifle Municipal Code, “Harassment”, is hereby amended as follows, with underlined text added:

Sec. 10-3-50. - Harassment.

(a) A person commits harassment if, with intent to harass, annoy or alarm another person, he or she:

- (1) Strikes, shoves, kicks or otherwise touches a person or subjects him or her to physical contact;
- (2) In a public place directs obscene language or makes an obscene gesture to or at another person, which is a Class B municipal offense;
- (3) Follows a person in or about a public place, which is a Class B municipal offense;
- (4) Directly or indirectly initiates communication with a person, anonymously or otherwise, in person, by phone, phone network, data network, text message, instant message, computer, computer network or computer system, or other interactive electronic medium in a manner intended to cause a reasonable person serious emotional distress or threatens bodily injury or property damage, or makes any comment, request, suggestion or proposal by phone, phone network, data network, text message, instant message, computer, computer network or computer system, or other interactive electronic medium which is

obscene, which is a Class B municipal offense;

- (5) Makes a telephone call or causes a telephone to ring repeatedly, whether or not a conversation ensues, with no purpose of legitimate conversation, which is a Class B municipal offense;
- (6) Makes repeated communications at inconvenient hours that invade the privacy of another and interfere in the use and enjoyment of another's home or private residence or other private property, which is a Class B municipal offense; or
- (7) Repeatedly insults, taunts, challenges or makes communications in offensively coarse language to another in a manner likely to provoke a violent or disorderly response, which is a Class B municipal offense.

INTRODUCED, on April 17, 2024, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on May 1, 2024, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #5.a.

Agenda Item Name:

Consider Minutes of the April 3, 2024 Regular Meeting

Presenter:

Alexis Ramirez, Interim City Clerk

Item Description:

Consider Minutes of the April 3, 2024, Regular Meeting

Recommended Action:

Move to approve the minutes of the April 3, 2024, City Council Regular Meeting

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Minutes of the April 3, 2024, Regular Meeting

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, Interim City Clerk

Attachments:

1. 04.03.2024 DRAFT Minutes



RIFLE CITY COUNCIL

REGULAR MEETING

April 3, 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, Councilor Brian Condie, Councilor Alicia Gresley, Councilor Chris Bornholdt and Mayor Sean Strode.

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

No – None.

Others Present:

City Manager Tommy Klein, Interim City Clerk Alexis Ramirez, City Attorney Jim Neu, Rifle Cable 10 Manager (RCTV) Michael Churchill, Human Resource Coordinator Angeliqua York, Procurement and Grant Reporting Manager Iris Trevisano, Chief of Police Debra Funston, Planning Director Patrick Waller, Planner Geir Sverdrup, Main Street Manager Kim Burner, Parks and Recreation Director Austin Rickstrew, Systems Administrator I Brenda Maes, and Marina Karzhova.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the March 20, 2024 Regular Meeting
- B. Consider Liquor License Renewal for Western Slope Investments dba Wing Nutz Bar and Grill
- C. Consider 2024 Intergovernmental Agreement for Mosquito Control with Garfield County

Councilor Alicia Gresley moved to approve Consent Agenda Item A, B, and C; seconded by Councilor Clint Hostettler.

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

No – None.

PRESENTATION

Presentation of Plaque for Years of Service to Tommy Klein, City Manager

Mayor Sean Strode provided a brief appreciation summary of the impact City Manager Tommy Klein has made on staff and the community of City of Rifle. Tommy Klein has resigned as the City Manager and will be moving to Florida with his family.

Mayor Sean Strode presented City Manager Tommy Klein with an appreciation plaque for the years of service with City of Rifle.

City Manager Tommy Klein expressed a few words of gratitude listing several departments and volunteer boards that make City of Rifle a real and compassionate community.

REGULAR AGENDA

Consider the Approval of Purchase Order for Garfield County Sheriff's Office Victim Response Team

Chief of Police Debra Funston presented the request to consider the approval of purchase order for Garfield County Sheriff's Office Victim Response Team (VRT). The county and municipalities in Garfield County share the expenses of a mobile victim response team. The expenses are divided between six municipalities based on VRT cases per agency on a six-year average. This team is deployed or is available to provide resources to victims of crime in Garfield County. The expenses cover the salary and benefits of full-time victim response personnel and their vehicle maintenance and mileage for the VRT vehicles. The purchase order amount of \$41,016.86 is included in the 2024 budget. Staff recommends approval of the purchase order for Garfield County Sheriff's Office Victim Response Team.

Councilor Clint Hostettler moved to approve the purchase order for Garfield County Sheriff's Office Victim Response Team Invoice in the amount of \$41,016.86; seconded by Councilor Joe Carpenter.

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

No – None.

Consider Resolution No. 10, Series of 2024, to Extend the Final Plat Approval for Pioneer Mesa Phase 2

Planning Director Patrick Waller presented Resolution No. 10, Series of 2024, to extend the Final Plat Approval for Pioneer Mesa Phase 2. The developers of Pioneer Mesa Phase 2 have been working with City Staff to address conditions requested for the project as of the first extension request February 15, 2023. Applicants are before Council to request a second extension. The Rifle Municipal Code requires that a Final Plat is recorded within one-year of approval of the application. Staff recommends approval of Resolution No. 10, Series of 2023 as staff anticipates the issuance of building permits for the project in the next couple of months.

Patrick Scanlan was present at the meeting to answer questions for Council.

Councilor Clint Hostettler moved to approve Resolution No. 10, Series of 2024 to Extend the Final Plat Approval for Pioneer Mesa Phase 2; seconded by Councilor Karen Roberts.

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

No – None.

Consider Approval of Consultant for Climate Action Plan

Planning Director Patrick Waller presented the request for approval of the Consultant for a Climate Action Plan. The City of Rifle was awarded a \$100,000 Energy Impact Assistance Fund grant for the development of a Climate Action Plan and as a requirement City is to match \$10,000. Staff posted the request for proposal on Bidnet and received five responses. The firms that applied were

Rifle City Council Meeting April 3, 2024

Blue Strike, Delphi, Lotus, Clean Energy Economy for the Region (CLEER), and LRE. All five firms were found to be qualified. CLEER was the only Garfield County vendor that applies to the local preference requirements set forth by the City of Rifle procurement code. This project was included in the 2024 budget. Staff recommends approval of purchase order for the completion of a Climate Action plan to CLEER in the amount of \$99,600.00.

Comments heard from Councilor Brian Condie and Mayor Sean Strode.

Councilor Alicia Gresley moved to approve the purchase order for the completion of a Climate Action Plan to CLEER in the amount of \$99,600.00; seconded by Councilor Brian Condie.

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

No – None.

Consider the Appointment of Marina Karzhova to the City of Rifle Planning Commission

Planning Director Patrick Waller presented the request to consider the appointment of Marina Karzhova to the City of Rifle Planning Commission. The Planning Commission has one alternate seat open on the board. The formation of the planning commission is made of 7 regular members with voting authority. When a regular member is absent an associate member can step in to serve. Marina Karzhova expressed interest and submitted an application for review. Marina Karzhova is a real estate agent with Chery&Co Real Estate Agency. The Planning Commission has interviewed Marina Karzhova and recommends the appointment to fill the vacant seat.

Marina Karzhova was present to answer questions for Council.

Councilor Alicia Gresley moved to approve the appointment of Marina Karzhova to be part of the City of Rifle Planning Commission as Second Alternate; seconded by Councilor Clint Hostettler.

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

No – None.

Report to City Manager

Reports were heard from City Manager Tommy Klein, Interim City Clerk Alexis Ramirez, City Attorney Jim Neu and Planning Director Patrick Waller.

Comments from Mayor and Council

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

Adjournment

Meeting adjourned at 7:40 p.m.

Alexis Ramirez
Interim City Clerk

Sean Strode
Mayor



Agenda Item #5.b.

Agenda Item Name:

Consider Liquor License Renewal for Rifle Tequila's dba Tequila's

Presenter:

Alexis Ramirez, Interim City Clerk

Item Description:

Hotel & Restaurant Liquor License Renewal for Rifle Tequila's dba Tequila's

Recommended Action:

I move to approve the Liquor License Renewal application for Rifle Tequila's dba Tequila's

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

Rifle Tequila's dba Tequila's located at 800 Airport Road, Suite 3, Rifle, CO has submitted a Hotel & Restaurant Liquor License Renewal Application.

The application is complete and the appropriate fees have been paid.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Alexis Ramirez, Interim City Clerk

Attachments:

1. REDACTED - Tequilas Renewal

Submit to Local Licensing Authority

Fees Due	
Annual Renewal Application Fee	\$ 125
Renewal Fee	500.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 625.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐ Paid by check

Uploaded to MoveIt on Date

☐ Paid online

Licensee Name

Rifle Tequila's, Inc.

Doing Business As Name (DBA)

Tequila's

Liquor License Number

License Type

H2R

Sales Tax License Number

Expiration Date

Due Date

May 17

Business Address

Street Address

800 Airport Rd.

Phone Number

970-665-9082

City

Rifle

State ZIP Code

CO 81650

Mailing Address

Street Address

800 Airport Rd.

City

Rifle

State ZIP Code

CO 81650

Email

tequilasrifle9082@hotmail.com

Retail Liquor License Renewal Application

Instructions

1. Complete entire application and attach details, if necessary.
2. Submit application 45 days prior to expiration to your local city or county licensing. Do not submit to the State.
3. Submit the appropriate renewal license fee by license type.
4. As of July 1, 2023, a \$125 annual renewal application fee will be applied to all renewals.

License Type	Fee	License Type	Fee
Fermented Malt Beverage and Wine (city)	\$96.25	Hotel & Restaurant / Optional Premise (city)	\$600.00*
Fermented Malt Beverage and Wine (county)	\$117.50	Hotel & Restaurant / Optional Premise (county)	\$600.00*
Fermented Malt Beverage On Premise (city)	\$96.25	Liquor Licensed Drug Store (city)	\$227.50
Fermented Malt Beverage On Premises (county)	\$117.50	Liquor Licensed Drug Store (county)	\$312.50
Fermented Malt Beverage On/Off Premises (city)	\$96.25	Liquor Store (city)	\$227.50
Fermented Malt Beverage On/Off Premises (county)	\$117.50	Liquor Store (county)	\$312.50
Arts License (city)	\$308.75	Lodging and Entertainment (city)	\$500.00
Arts License (county)	\$308.75	Lodging and Entertainment (county)	\$500.00
Beer & Wine (city)	\$351.25	Optional Premises (city)	\$500.00
Beer & Wine (county)	\$436.25	Optional Premises (county)	\$500.00
Brew Pub (city)	\$750.00	Racetrack License (city)	\$500.00
Brew Pub (county)	\$750.00	Racetrack License (county)	\$500.00
Campus Liquor Complex (city)	\$500.00	Resort Complex (city)	\$500.00
Campus Liquor Complex (county)	\$500.00	Resort Complex (county)	\$500.00
Campus Liquor Complex (state)	\$500.00	Related Facility - Campus Liquor Complex (city)	\$160.00
Club License (city)	\$308.75	Related Facility - Campus Liquor Complex (county)	\$160.00
Club License (county)	\$308.75	Related Facility - Campus Liquor Complex (state)	\$160.00
Distillery Pub (city)	\$750.00	Retail Gaming Tavern (city)	\$500.00
Distillery Pub (county)	\$750.00	Retail Gaming Tavern (county)	\$ 500.00
Hotel & Restaurant (city)	\$500.00	Tavern (city)	\$ 500.00
Hotel & Restaurant (county)	\$500.00	Tavern (county)	\$500.00
		Vintner's Restaurant (city)	\$750.00
		Vintner's Restaurant (county)	\$750.00

* Plus \$100.00 for each additional optional premise(s)

Operating Manager

Date of Birth

Pedro Gomez

Home Address

Street Address

Phone Number

City

State

ZIP Code

1. Do you have legal possession of the premises at the street address?..... ☒ Yes ☐ No

Are the premises owned or rented? ☐ Owned

*If rented, expiration date of lease

☒ Rented*

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... ☐ Yes ☒ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?.....

☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Pedro Gomez

Title

Manager

Signature

Pedro Gomez

Date (MM/DD/YY)

4/3/2024

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

Tax Check Authorization, Waiver, and Request to Release Information

I, Pedro Gomez

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Rite Tequila's Inc. dba Tequila's

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Rifle Tequila's Inc. dba Tequila's

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

970.665.9082

Street Address

800 Airport Rd. Suite 3

City

Rifle

State

Co

ZIP Code

81650

Printed name of person signing on behalf of the Applicant/Licensee

Pedro Gomez

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Pedro Gomez

Date Signed

4/3/24

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



Agenda Item #5.c.

Agenda Item Name:

Consider Resolution No. 11, Series of 2024 - Designating Persons Authorized to Sign Checks for the City of Rifle

Presenter:

Scott Rust, Finance Director

Item Description:

Designating Persons Authorized to Sign Checks - Resolution No. 11, Series of 2024

Recommended Action:

Move to approve Resolution No. 11, Series of 2024 - Designating Persons Authorized to Sign Checks

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

Resolution No. 11, Series of 2024 designates four individuals to be authorized as signers on City Accounts and to sign City checks. These individuals are determined by the office or position they hold at the City. These positions include the Mayor, City Manager, City Clerk, and the Finance Director.

Executive Summary:

Resolution No. 11, Series of 2024 designates four individuals authorized to sign City checks. These individuals are determined by the office or position they hold at the City. These positions include the Mayor, City Manager, City Clerk, and the Finance Director.

Notification Requirements:

N/A

Prepared By:

Scott Rust, Finance Director

Attachments:

1. Resolution No. 11 Series of 2024 - Update Banking Signatories

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 11
SERIES OF 2024**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
DESIGNATING PERSONS AUTHORIZED TO SIGN CITY CHECKS

WHEREAS, the City of Rifle has traditionally required three signatures on City checks;
and

WHEREAS, the City Council desires to designate those individuals authorized to sign City checks.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rifle that the following four persons, by reasons of their office, are the only authorized signatories on all City checks and any prior authorizations are hereby revoked:

Sean Strode Mayor	_____
Patrick Waller Interim City Manager	_____
Alexis Ramirez Interim City Clerk	_____
Scott Rust Finance Director	_____

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at the Regular City Council Meeting held this 17th day of April, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #5.d.

Agenda Item Name:

Consider Declaration of Fleet Vehicles as Surplus and Auction

Presenter:

Brian Prunty, Public Works Director

Item Description:

Per Code Sec. 4-3-610, provides for disposal of surplus property purchased at a cost of more than \$25,000. This motion allows for City Council and City Manager discretion of these vehicles.

Recommended Action:

Move to approve the sale of property as listed in this agenda item at auction

Fiscal Impact:

Funds from the sale can help fund future purchases; removal of costs of insurance and licensing.

Operational Impact:

Reduction of maintenance costs for the surplus vehicles.

Prior Board Motions:

None

Background Information:

This action clears the way for responsible removal of these vehicles from inventory. This will be the fourth sale of vehicles in recent years.

Executive Summary:

While the City Manager's discretion allows for the disposal of these vehicles, this item notifies City Council of the intent to rid city vehicles of unused, surplus vehicles and utilize recouped funds to purchase new vehicles.

Notification Requirements:

None

Prepared By:

Brian Prunty, Public Works Director

Attachments:

1. Spring Auction 2024 -list

2024 City of Rifle Fleet Spring Auction

Item #	Vehicle ID	Make & Model	Mileage	Department	VIN	Lic Plate
1	4V24	Ford Interceptor SUV	103,189.00	Police	1FM5K8AR1GGA04437	569-RUQ
2	4V15	Subaru Forester	112,806.00	Police	JF2SHABC3CH470352	579-RUQ
3	4V19	Ford Explorer	139,249.00	Police	1FMEU72E66UB40188	017-FND
4	4V21	Ford Explorer	121,028.00	Police	1FMEU73E57UB33734	975-FTK
5	4V10	Ford Escape	92,480.00	Police	1FMCU9DG8BKB14974	372-VHC
6	0421	Ford Ranger Pick-up	102,481.00	Water	1FTZR11V7YPA74922	421-AVL
7	0757	Ford Ranger Pick-up	62,192	Police	1FTZR45E18PA89492	757-JCI
8	1704	Ford F-150	191,190.00	Parks	1FTFX1EF4CKD83393	BNS-402
9	0239	Ford Ranger w/plow	55,191.00	Parks	1FTSX21565ED18239	688-HPO
10	2618	Artic Cat - PRLR 700 HDX	939	Recreation	4UF11MPV6BT301618	N/A
11	0699	AIR COMPRESSOR	N/A	Parks	246X1109	699-V31
12	92109	JOHN DEERE GATOR	2428 Hrs.	Fleet	W004X2X015671	719-V31
13	92130	Gator 6x4	1649 Hrs.	Fleet	W006X4X017992	028-EUH
14	1404	Club Car	N/A	Parks	H0442-448962	
15	n/a	Sweep - All		Parks		

16	2118	HG Generator	N/A	Parks	2928513001	N/A
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Agenda Item #7.a.

Agenda Item Name:

Present Proclamation Recognizing Earth Day

Presenter:

Sean Strode, Mayor

Austin Rickstrew, Parks & Recreation Director

Item Description:

Proclamation recognizing April 20, 2024, as Earth Day

Recommended Action:

No action necessary

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

Earth Day is an annual celebration that honors the achievements of the environmental movement and raises awareness of the need to protect Earth's natural resources for future generations.

The City of Rifle works with community groups, businesses and individuals to balance the economic, environmental, and social systems needed to create and sustain a positive quality of life for current and future generations.

Join us to Celebrate Earth Day along Rifle Creek on Saturday, April 20th, 2024, from 8:00 am - 12:00 pm. Registration and Site Assignment will begin at 8:00 am at Centennial Park.

*Review the attached flyer for more information.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Alexis Ramirez, Interim City Clerk

Attachments:

1. Earth_Day_proclamation_2024
2. 2024 Earth Day Poster

Proclamation

WHEREAS, the global community continues to face extraordinary challenges such as environmental degradation, extreme weather events, resource shortages, and global health issues; and

WHEREAS, the Rifle community recognizes the important role that our natural environment plays in maintaining a healthy society and strong economy; and

WHEREAS, Rifle works with community groups, businesses and individuals to balance the economic, environmental, and social systems needed to create and sustain a positive quality of life for current and future generations; and

WHEREAS, the City of Rifle is a regional leader in renewable energy, recycling, and conservation and is recognized for its sustainability efforts; and

WHEREAS, Earth Day is a time to celebrate the goal of inspiring environmental awareness and encouraging the conservation, protection, and appreciation of our natural resources; and

WHEREAS, this year's Earth Day is designed to persuade businesses, governments, and citizens around the world of the need to invest in our planet to improve our environment and give our descendants a better and safer future.

NOW, THEREFORE, be it resolved that the City Council of Rifle, Colorado, does recognize the April 20, 2024 as

“EARTH DAY”

in the City of Rifle, Colorado and I encourage all residents, businesses and institutions to celebrate the Earth through one's own actions and in support of the City's ongoing sustainability initiatives.

Approved by the City Council at a regular meeting this 17th day of April 2024.

Attest:

City Clerk

Mayor



Help Celebrate **EARTH DAY** along **Rifle Creek**



Volunteers needed!

Sat. April 20th • 8am – noon

• **Mulching** • **Planting** • **Clean-up**

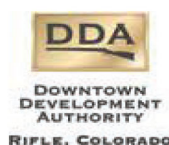
Learn about stream flow, fishing & other outdoor programs

Meet at Centennial Park

8:00 am	Registration and Site Assignment
8:30 am	Site Work Begins
Noon	Free Prize Drawings at the Centennial Park

PLEASE BRING IF YOU HAVE: gloves, rakes, wheel barrels, shovels, brooms, loppers

Questions!: Contact Helen Rogers, DDA Manager, hrinteriordesign@msn.com





Agenda Item #8.a.

Agenda Item Name:

(Acting as Liquor Licensing Authority) Public Hearing - Consider Application by Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa for a Beer & Wine Liquor License at 124 W. 3rd St. Rifle

Presenter:

Alexis Ramirez, Interim City Clerk

Item Description:

Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa located at 124 W. 3rd St. Rifle has applied for a new Beer & Wine Liquor License

Recommended Action:

Move to approve the new Beer & Wine Liquor License application for Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa located at 124 W. 3rd St.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa located at 124 W. 3rd St. Rifle, CO, has applied for a new Beer & Wine Liquor License.

A final inspection of the premises will be conducted after the State License is received, and before the issuance of the local liquor license.

Executive Summary:

Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa located at 124 W. 3rd St. Rifle, CO, has applied for a new Beer & Wine Liquor License.

The following criteria have been met by the applicant:

- * The application is complete
- * The public notice requirements have been met
- * The fees have been paid
- * The petition reflecting the needs and desires of the neighborhood was submitted

This application was submitted to the State of Colorado Liquor Enforcement Division on March 15, 2024, for Concurrent Review. Final approval from the State is pending this Public Hearing.

Notification Requirements:

Public hearing requirements have been met, via publication in the Glenwood Post Independent and the Public Notice poster displayed on the premises.

Prepared By:

Alexis Ramirez, Interim City Clerk

Attachments:

1. REDACTED New License - Beauty Queens Hair Salon & Spa

Page 34 of 156

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. All documents must be properly signed and correspond with the name of the applicant exactly. All documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable. **Questions? Visit:** www.colorado.gov/enforcement/liquor for more information

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- ☒ A. Applicant/Licensee identified
- ☒ B. State sales tax license number listed or applied for at time of application
- ☒ C. License type or other transaction identified
- ☒ D. Return originals to local authority (additional items may be required by the local licensing authority)
- ☒ E. All sections of the application need to be completed
- ☐ F. Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- ☒ A. No larger than 8 1/2" X 11"
- ☒ B. Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- ☒ C. Separate diagram for each floor (if multiple levels)
- ☒ D. Kitchen - identified if Hotel and Restaurant
- ☒ E. Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- ☒ A. Deed in name of the applicant (or) (matching question #2) date stamped / filed with County Clerk
- ☒ B. Lease in the name of the applicant (or) (matching question #2)
- ☐ C. Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- ☐ D. Other agreement if not deed or lease. (matching question #2)

IV. Background information (DR 8404-I) and financial documents

- ☐ A. Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- ☒ B. Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved state vendor. **Do not complete fingerprint cards prior to submitting your application.**
The Vendors are as follows:
IdentoGO – <https://uenroll.identogo.com/>
Phone: 844-539-5539 (toll-free)
IdentoGO FAQs: <https://www.colorado.gov/pacific/cbi/identification-faqs>
Colorado Fingerprinting – <http://www.coloradofingerprinting.com>
Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>
Phone: 720-292-2722 Toll Free: 833-224-2227
- ☐ C. Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- ☐ D. List of all notes and loans (Copies to also be attached)

V. Sole proprietor/husband and wife partnership (if applicable)

- ☐ A. Form DR 4679
- ☐ B. Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- ☐ A. Certificate of Incorporation
- ☐ B. Certificate of Good Standing
- ☐ C. Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- ☐ A. Partnership Agreement (general or limited).
- ☐ B. Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

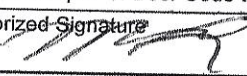
- ☒ A. Copy of articles of organization
- ☒ B. Certificate of Good Standing
- ☐ C. Copy of Operating Agreement (if applicable)
- ☐ D. Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- ☐ A. \$75.00 fee
- ☐ B. Individual History Record (DR 8404-I)
- ☐ C. If owner is managing, no fee required

Name Beauty Queens Hair Salon & Spa		Type of License Beer & Wine		Account Number	
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?					Yes ☐ No ☒
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):					
a. Been denied an alcohol beverage license?					☐ ☒
b. Had an alcohol beverage license suspended or revoked?					☐ ☒
c. Had interest in another entity that had an alcohol beverage license suspended or revoked?					☐ ☒
If you answered yes to 8a, b or c, explain in detail on a separate sheet.					
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.					☐ ☒
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?					☐ ☒
or Waiver by local ordinance? ☐ ☐ Other: _____					
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.					☐ ☒
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.					☐ ☒
13 a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?					☐ ☐
13 b. Are you a Colorado resident?					☒ ☐
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current financial interest in said business including any loans to or from a licensee.					☐ ☒
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?					☒ ☐
☒ Ownership ☐ Lease ☐ Other (Explain in Detail) _____					
a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:					
Landlord		Tenant		Expires	
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.					☐ ☒
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".					
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.					
Last Name N/A		First Name		Date of Birth	FEIN or SSN
Last Name		First Name		Date of Birth	FEIN or SSN
					Interest/Percentage
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.					
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?					☐ ☐
Number of additional Optional Premise areas requested. (See license fee chart)					
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.					
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:					
a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?					☐ ☒
If "yes" a copy of license must be attached.					

Name Beauty Queens Hair Salon & Spa		Type of License Beer & Wine		Account Number	
20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation					
a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?				Yes ☐	No ☒
b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?				Yes ☐	No ☒
c. How long has the club been incorporated?					
d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?				Yes ☐	No ☒
21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:					
a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)				Yes ☐	No ☐
22. Campus Liquor Complex applicants answer the following:					
a. Is the applicant an institution of higher education?				Yes ☐	No ☐
b. Is the applicant a person who contracts with the institution of higher education to provide food services? If "yes" please provide a copy of the contract with the institution of higher education to provide food services.				Yes ☐	No ☐
23. For all on-premises applicants:					
a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprint submitted to approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.					
b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.					
Last Name of Manager Maria			First Name of Manager Mendez		
24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.				Yes ☐	No ☒
25. Related Facility - Campus Liquor Complex applicants answer the following:					
a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.				Yes ☐	No ☐
b. Designated Manager for Related Facility- Campus Liquor Complex					
Last Name of Manager			First Name of Manager		
26. Tax Information.					
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?				Yes ☐	No ☒
b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?				Yes ☐	No ☒
27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members . In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant . All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.					
Name	Home Address, City & State	DOB	Position	%Owned	
Maria Mendez			Owner	100%	
Name	Home Address, City & State	DOB	Position	%Owned	
Name	Home Address, City & State	DOB	Position	%Owned	
Name	Home Address, City & State	DOB	Position	%Owned	
Name	Home Address, City & State	DOB	Position	%Owned	
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: ☐ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.					

Name <i>Beauty Queens Hair Salon & Spa</i>		Type of License <i>Beer & Wine</i>		Account Number	
Oath Of Applicant					
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.					
Authorized Signature 		Printed Name and Title <i>Maria Mendez</i>		Date <i>02/28/2020</i>	
Report and Approval of Local Licensing Authority (City/County)					
Date application filed with local authority		Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)			
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:					
☐ Fingerprinted ☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants					
That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license					
(Check One)					
☐ Date of inspection or anticipated date _____ ☐ Will conduct inspection upon approval of state licensing authority					
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000?					
Yes No ☐ ☐					
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000?					
☐ ☐					
NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.					
☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?					
☐ ☐					
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.					
Local Licensing Authority for		Telephone Number		☐ Town, City ☐ County	
Signature	Print	Title	Date		
Signature	Print	Title	Date		

Tax Check Authorization, Waiver, and Request to Release Information

I, Maria Mendez am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Beauty Queens Hair Salon & Spa (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

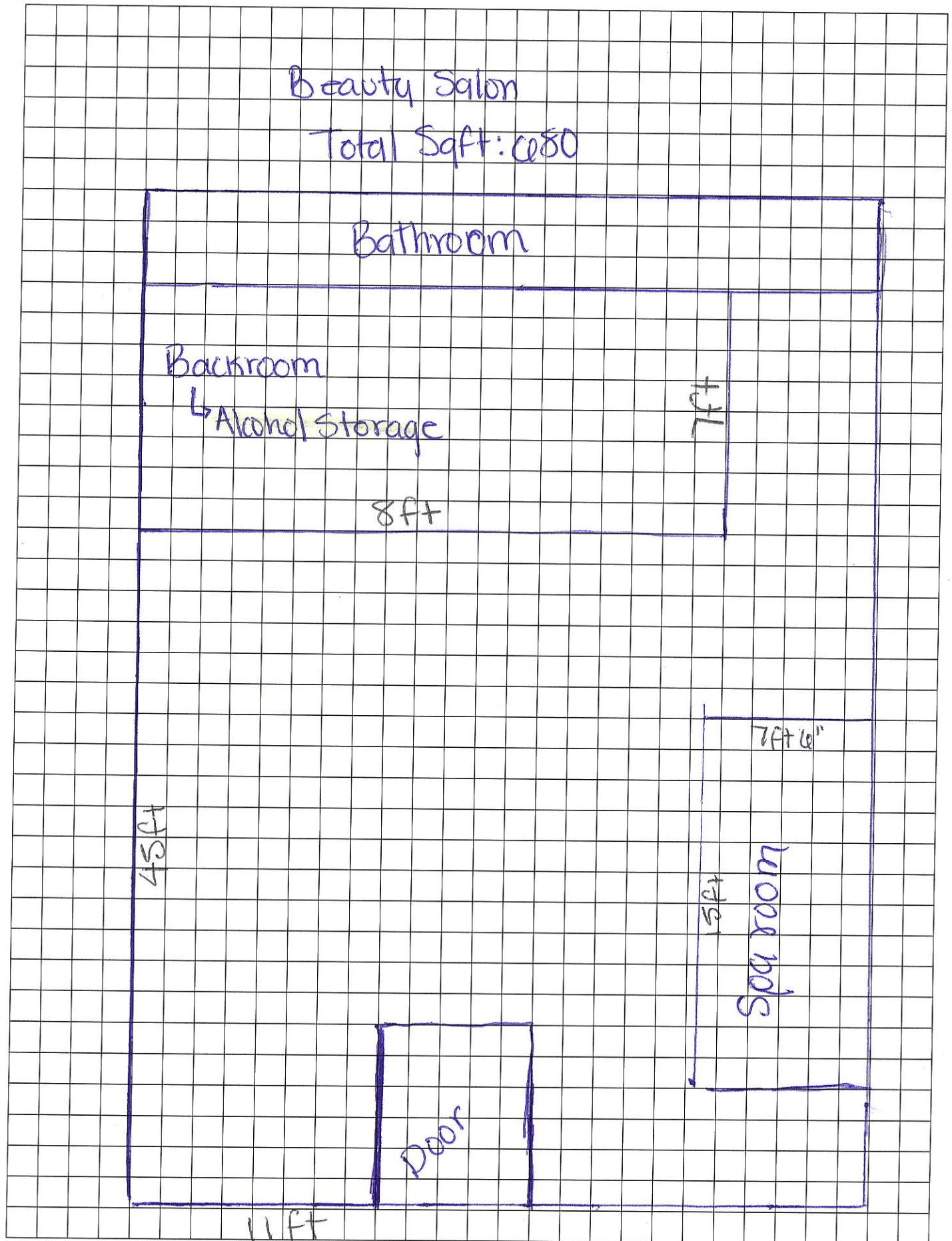
By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) <u>Beauty Queens Hair Salon & Spa LLC</u>		Social Security Number/Tax Identification Number	
Address <u>124 W. 3rd St.</u>			
City <u>Bulte</u>		State <u>Colorado</u>	Zip <u>81650</u>
Home Phone Number		Business/Work Phone Number <u>(970) 625-2147</u>	
Printed name of person signing on behalf of the Applicant/Licensee <u>Maria Mendez</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) <u>[Signature]</u>			Date signed <u>07-28-2024</u>

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

DIAGRAM OF PREMISES





Agenda Item #8.b.

Agenda Item Name:

Consider Amending the Rifle Municipal Code Regarding Accessory Dwelling Units in Commercial and Light Industrial Zones - Ordinance No. 10, Series of 2024 - 1st Reading

Presenter:

Patrick Waller, Interim City Manager

Item Description:

Amendment to Rifle Municipal Cod

Recommended Action:

Move to approve Ordinance No. 10, Series of 2024, on first reading as presented and order it to be published as required by charter.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

N/A

Background Information:

Rifle Municipal Code only permits an attached ADU in Commercial and Light Industrial zone districts.

Executive Summary:

As written, the current language provides an avenue for a commercial or light industrial property owner to do anything more than an attached ADU. A detached ADU would provide the property owner with an opportunity to provide housing for employee housing that could include their family or someone not associated with the company. This would be above and beyond the scope of a caretaker/sleeping quarters which is currently permitted in industrial and light industrial zone districts, but not in commercial zone districts.

Notification Requirements:

Notice was completed as required by the Rifle Municipal Code.

Prepared By:

Patrick Waller, Interim City Manager

Attachments:

1. Detached ADU Comm & LI zone dist Text Amendments - CC April 17, 2024
2. Ordinance No. 10 -ADUs in commercial and LI zone districts

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: Rifle City Council
FROM: Geir Sverdrup, Senior Planner
DATE: April 17, 2024
SUBJECT: Text Amendment Application 2024-021

Background

In a recent conversation with a local construction company, they expressed a desire to provide a detached ADU on their proposed construction office location. Rifle Municipal Code only permits an attached ADU in Commercial and Light Industrial zone districts. The following revisions are Staff's recommended amendments to the Rifle Municipal Code for consideration by the Planning Commission as Text Amendments.

Current R.M.C. Requirements

Sec. 16-3-60. - Accessory dwelling units.

- (4) Unit size/number. Accessory dwelling units shall be no less than three hundred (300) square feet and no more than eight hundred fifty (850) square feet and shall be limited to no more than two (2) bedrooms.
 - a. Accessory dwelling units in residential zone districts, or on a lot in a commercial zone district where the only use is residential, shall also be limited in size equal to or less than fifty percent (50%) of the total livable area (excluding garage) of the principal dwelling. Only one (1) accessory dwelling unit shall be allowed per residential lot.
 - b. Accessory dwelling units in commercial and light industrial zone districts that have commercial or light industrial uses shall be attached, and limited to only the top floor of the building, and the total area developed with accessory dwelling units shall not exceed the total interior area of the commercial space in the building.

As written, the current language provides an avenue for a commercial or light industrial property owner to do anything more than an attached ADU. A detached ADU would provide the property owner with an opportunity to provide housing for employee housing that could include their family or someone not associated with the company. This would be above and beyond the scope of a caretaker/sleeping quarters which is currently permitted in industrial and light industrial zone districts, but not in commercial zone districts.

The table in Sec. 16-3-420. – Schedule of uses for commercial and industrial districts, requires that attached as well as detached process a Conditional Use permit to be reviewed and approved by the Planning and Zoning Commission. There is a disconnect between the written code and the use table. Sec. 16-3-60. - Accessory dwelling units (4)

DEPARTMENT OF PLANNING & DEVELOPMENT

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b. allows attached ADU's in commercial and light industrial zones, the table in Sec. 16-3-420 prohibits ADU's in light industrial. Staff is of the opinion that this was a typo in the code. Therefore, staff recommends a correction and a modification to the table.

Proposed Amendment

Sec. 16-3-60. - Accessory dwelling units.

- (4) Unit size/number. Accessory dwelling units shall be no less than three hundred (300) square feet and no more than eight hundred fifty (850) square feet and shall be limited to no more than two (2) bedrooms.
- a. Accessory dwelling units in residential zone districts, or on a lot in a commercial zone district where the only use is residential, shall also be limited in size equal to or less than fifty percent (50%) of the total livable area (excluding garage) of the principal dwelling. Only one (1) accessory dwelling unit shall be allowed per residential lot.
 - b. Accessory dwelling units in commercial and light industrial zone districts that have commercial or light industrial uses ~~shall~~ **may** be ~~de~~attached~~..~~ and **Attached accessory dwelling units shall be** limited to only the top floor of the building, ~~and~~ the total area developed with **an attached** accessory dwelling unit(s) shall not exceed the total interior area of the commercial space in the building.

The proposed text addition will allow more flexibility for the property owner to offer housing for an employee and their family, a new employee relocating to the area or even an employee that organizes the daily work loads/schedules for the company's crews.

Staff recommends that the table be corrected and modified as follows, Attached ADU's would be a Permitted use by right in LI zone and detached ADU's a Conditional Use in LI zone districts.

<i>USES</i>	<i>CS¹</i>	<i>TC¹</i>	<i>LI</i>	<i>I</i>
Accessory dwelling unit (attached) [Reference Paragraph 16-3-60(2)]	C P	C P	C C	*
Accessory dwelling unit (detached) [Reference Paragraph 16-3-60(2)]	C	C	C C	*

Currently Rifle Business Park PUD permits ADU's as a use by right when located inside the building on the second floor. This proposed amendment matches the Rifle Municipal Code with what has been a permitted use in the Rifle Business Park.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



Findings

Pursuant to RMC Section 16-5-280, the Planning and Zoning Commission shall consider the following criteria when determining whether or not to recommend approval of the setback amendment to City Council:

1. Conformance of the proposal with the City of Rifle Municipal Code;

The proposal is in conformance with the Rifle Municipal Code.

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

The proposal will be compatible with the character of Rifle. Staff feels that this amendment to the Code allow for a more flexible approach to permitting accessory dwelling units within their respective districts.

3. The desirability for the proposed use in the specific area of the City;

The zoning code is enforced Citywide by appropriate zone district.

4. The potential for adverse environmental effects that might result from the proposed use;

No major adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

No Comprehensive Plan issues were noted as part of the review.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and

No negative impacts to property values are anticipated.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.

Not applicable.

Planning and Zoning Commission

P&Z reviewed this application at their March 28, 2024 Commission meeting. There was no comment received from the public.

Recommendation

Planning and Zoning Commission recommends that the City Council approval of the proposed text amendment as presented.

CITY OF RIFLE, COLORADO
ORDINANCE NO. 10
SERIES OF 2024

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE III OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE
REGARDING ACCESSORY DWELLING UNITS IN COMMERCIAL AND
LIGHT INDUSTRIAL ZONE DISTRICTS.

WHEREAS, Article III of Chapter 16 of the Rifle Municipal Code (the “Code”) regulates accessory dwelling units for commercial and industrial lots within the City; and

WHEREAS, City staff recommended updates to the Code to allow both attached and detached accessory dwelling units in commercial and light industrial zone districts based on certain standards; and

WHEREAS, the City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Article III of Chapter 16 of the Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 16-3-60 of the Rifle Municipal Code, “Accessory dwelling units”, is hereby amended as follows, with underlined text added and ~~strikethrough~~ text deleted:

Sec. 16-3-60. - Accessory dwelling units.

(4) Unit size/number. Accessory dwelling units shall be no less than three hundred (300) square feet and no more than eight hundred fifty (850) square feet and shall be limited to no more than two (2) bedrooms.

a. Accessory dwelling units in residential zone districts, or on a lot in a commercial zone district where the only use is residential, shall also be limited in size equal to or less than fifty percent (50%) of the total livable area (excluding garage) of the principal dwelling. Only one (1) accessory dwelling unit shall be allowed per residential lot.

b. Accessory dwelling units in commercial and light industrial zone districts that have commercial or light industrial uses ~~shall~~ may be ~~detached~~ attached, ~~and~~. Attached accessory dwelling units shall be limited to only the top floor of the building, ~~and~~ the total area developed with an attached accessory dwelling ~~units~~ unit(s) shall not exceed the total interior area of the commercial space in the building.

Section 3. Section 16-3-420 of the Rifle Municipal Code, “Schedule of uses for commercial and industrial districts”, is hereby amended as follows, with underlined text added and

~~striketrough~~ text deleted:

Sec. 16-3-420. - Schedule of uses for commercial and industrial districts

The following is the schedule of uses for the CS, TC, LI and I Zone Districts. For the Central Business District, see Section 16-18-1010 of this Chapter.

<i>USES</i>	<i>CS¹</i>	<i>TC¹</i>	<i>LI</i>	<i>I</i>
Accessory dwelling unit (attached) [Reference Paragraph 16-3-60(2)]	CP	CP	*C	*
Accessory dwelling unit (detached) [Reference Paragraph 16-3-60(2)]	C	C	*C	*

INTRODUCED, on April 17, 2024, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on May 1, 2024, approved without amendments, and ordered published in full as required by the Charter.

Dated this ____ day of _____, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #8.c.

Agenda Item Name:

Consider Request for Approval for the Marketplace and 14th Ecodwelling Development Final Plat, CS-PUD Zoning, and Subdivision Improvement Agreement

Presenter:

Geir Sverdrup

Item Description:

N/A

Recommended Action:

Two Seperate Motions are Required for This Application

1. Move to approve Ordinance No 11 Series of 2024 to amend the PUD for Marketplace and 14th Ecodwelling Development, as presented and order it to be published as required by charter.
2. Move to approve Ordinance No. 12 Series of 2024 and the Subdivision Improvements Agreement, to approve the Final Plat for the Marketplace and 14th Ecodwelling Development, as presented and order it to be published as required by Charter.

Fiscal Impact:

Limited - The City will provide water and sewer service to the project. Access to the property will be privately maintained.

Operational Impact:

N/A

Prior Board Motions:

Council approved the Sketch Plan, Preliminary Plan, and Preliminary PUD Development Plan at the January 17th Council Meeting.

Background Information:

The property has an existing Community Service Business District - Planned Unit Development approval for a project known as 14th Street Marketplace. The development was originally approved in 2009 and amended in 2011. 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.

Subject property was most recently heard by Planning Commission and City Council for a 12-unit Final Plat /

Planned Unit Development application by the same applicant. During the March 26, 2024 P&Z Commission meeting, commissioner recommended approval of the Final Plat and PUD subject to conditions of approval.

Executive Summary:

The applicant requests approval of a Final Plat and PUD to subdivide approximately 1.9 acres into 12 single-family lots.

Notification Requirements:

Notice was completed as required by the Rifle Municipal Code.

Prepared By:

Patrick Waller, Interim City Manager

Attachments:

1. 2024 Marketplace - Final Plat & PUD - CC 4-17-24 Staff Report
2. 14th Street Eco Dwellings.1.26.24 landscape plan (1)
3. Extracted pages from Marketplace Final Plant SGM Eng Plans West Turn Around

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: Rifle City Council
FROM: Geir Sverdrup, Senior Planner
DATE: April 17, 2024
SUBJECT: Marketplace – Final Plat & /PUD
ADDRESS: North of City Market Gas Station (Railroad and 14th St.)
CASE #: Final Plat & /PUD 2024-015
APPLICANT: Eco Dwellings LLC

REQUEST AND SUMMARY

The applicant requests approval of a Final Plat and PUD to subdivide approximately 1.9 acres into 12 single-family lots. The request also includes a request for PUD zoning for the property.

PROJECT MAP

The property is located west of Railroad Avenue, and north of 14th Street. Access is via a private easement that the property shares with Lots 1 and 4 of the existing 14th Street Marketplace. There is no direct access proposed onto Railroad Avenue.

Vicinity Map

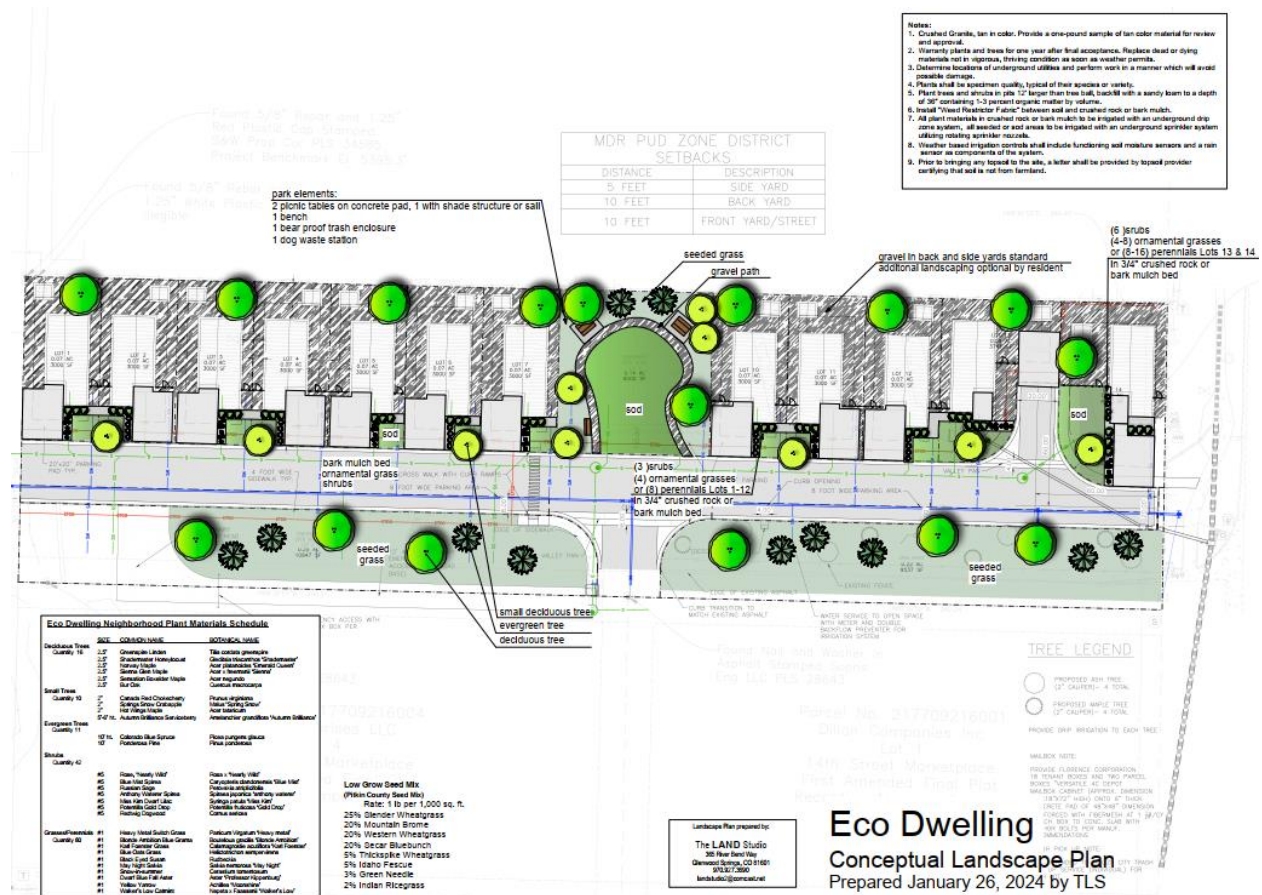


PROJECT HISTORY

The property has an existing Community Service Business District - Planned Unit Development approval for a project known as 14th Street Marketplace. The development was originally approved in 2009 and amended in 2011. 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.

Subject property was most recently heard by Planning Commission and City Council for a 12-unit Final Plat / Planned Unit Development application by the same applicant. During the March 26, 2024 P&Z Commission meeting, commissioner recommended approval of the Final Plat and PUD subject to conditions of approval.

LANDSCAPE PLAN



The applicants proposed landscape plan for Marketplace matches the approved plans for Fritzlan Ranch located at Megan Ave. and Last Chance Drive. The applicant's submitted Landscape Plan meets the requirements of the City's recommended plant palette. The rear and side yards behind the fence are to be gravel with a weed barrier as shown on the landscaping plan. Any additional landscaping will be per the owner's desire/design.

A large canopy tree will be located on each lot, alternating location from front yard to rear yard. A large community space is located in the middle of the project.

There are gates notated sporadically on the landscape plan, staff feels that if the rear yard is to be fenced, there must be a gate required for access into the side and rear yard as there is no access in and out of the unit other than the front door and the resident will need access to the storage shed located in the rear yard.

STAFF COMMENTS

The application was reviewed by the City of Rifle Planning Department, Colorado River Fire Rescue, City of Rifle Public Works/Engineering/GIS/Utilities, Mountain Cross Engineering, and Xcel Energy. Any comments are included in the memo. Other referral comments will be addressed with final construction documents. There were no specific comments pertaining to the submitted landscape plan. The plans show an asphalted turn-around at the west end of the project.

Colorado River Fire Rescue

CRFR has reviewed the emergency access, and their only comment was to ensure that the graveled access to the western emergency turn-around be maintained and weed free.

Homeowners Association

The applicant is proposing that the roads and the open space areas are privately maintained. HOA documents have been submitted as part of this application. Individual property owners will be responsible for maintenance of their own lots.

Public Comment

While there were significant public comments received as part of the initial application, Staff has not received any public comment prior to or after the last P& Z hearing.

PLANNING AND ZONING COMMISSION

At the March 26, 2024 P&Z Meeting, the Commission recommended that the Rifle City Council approve the Final Plat and PUD as presented. The applicant had addressed previous concerns with the project regarding emergency access and the landscape plan. Commission noted that the addition of the pocket park in the middle of the project helped to create a needed community element.

FINDINGS

Pursuant to Section 16-5-280, City Council shall consider the following criteria before rendering a decision on the project (***staff comments shown in bold italics***):

1. Conformance of the proposal with the City of Rifle Municipal Code;

The proposal is following the process as described in the code for a Planned Unit Development – Preliminary Plan application. Conditions of approval have been suggested to comply with the Municipal Code.

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

The proposal is directly adjacent to a mobile home park. The use will improve the architectural character of the area, with new development and should not have an impact on the relative value of other structures in the area.

The average lot and building sizes are similar to the mobile home park to the north. The use is significantly different from the gas station, which is the only developed property in the subdivision.

3. The desirability for the proposed use in the specific area of the City;

The City of Rifle needs additional housing units and these smaller units with smaller lot sizes would provide a good entry level product. That said, the location directly off Railroad is not a traditional single-family home development location and the proposed development type is unique for the City.

4. The potential for adverse environmental effects that might result from the proposed use;

Minimal adverse environmental effects are anticipated.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

The property is designated as both Community Commercial and High Density Residential in the Comprehensive Plan. The High Density Residential designation recommends 12-30 dwelling units/acre and allows in, "some cases small homes/patio homes with less than 3,000 square foot lots". The applicant's proposal has a density of 6.32 dwelling units per acre.

The Comprehensive Plan specifically addresses the parcel and indicates that it should be developed for commercial uses. The applicant has responded in their application with a number of items from the Comprehensive Plan that supports the development of this type of housing.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area;

The development of the vacant parcel with pre-existing infrastructure will increased the value of property and buildings within the surrounding area.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to Section 13-4-120 of this Code, if applicable.

Not applicable.

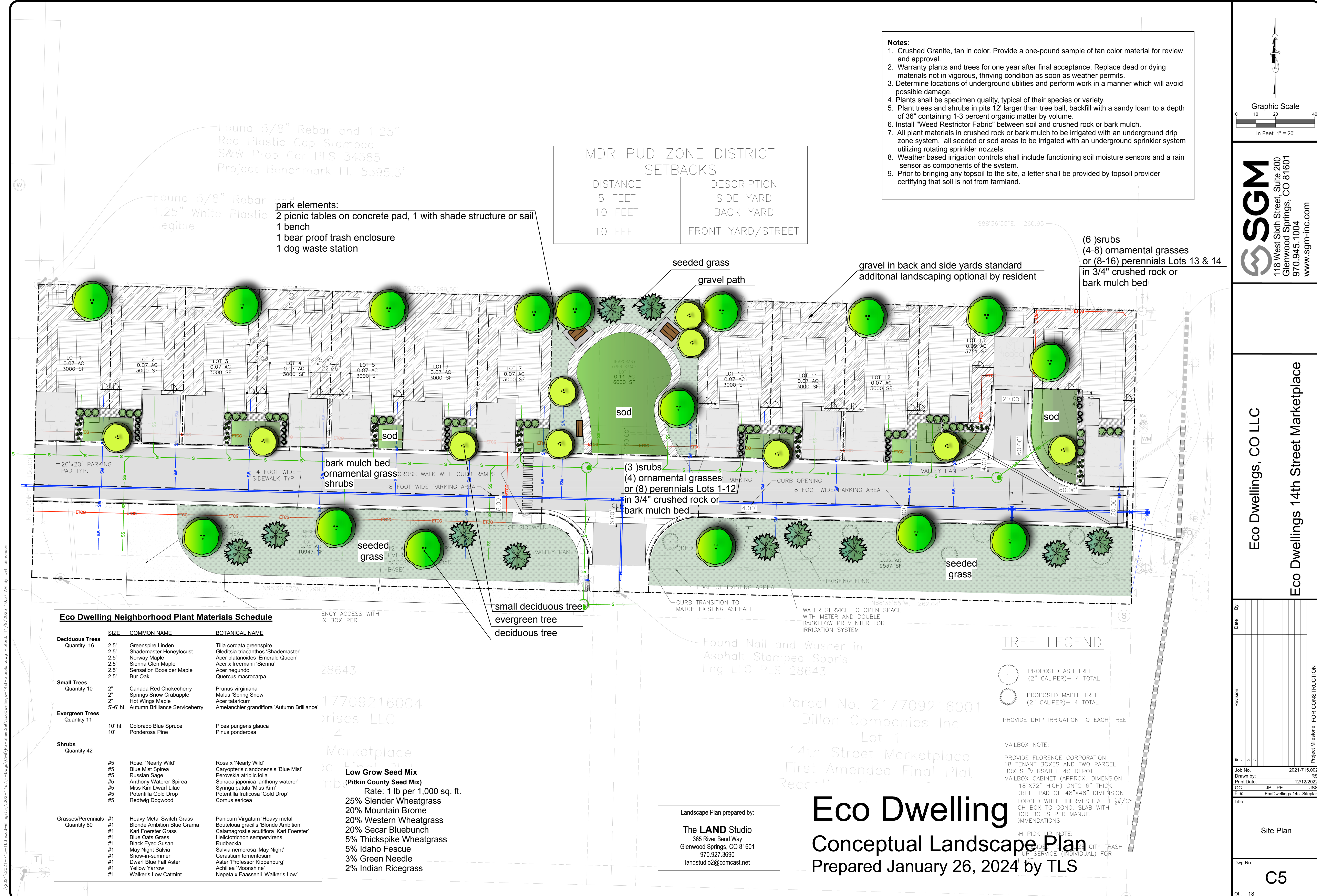
RECOMMENDATION

Planning and Zoning Commission recommends that Rifle City Council approve the application for a Final Plat and recommends approval to rezone the project to an updated CS - PUD to Rifle City Council with the following conditions:

1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval, unless specifically altered by the City Council.
2. All Staff and referral agency comments (including comments from Mountain Cross Engineering, City of Rifle Engineering and Colorado River Fire Rescue) shall be incorporated into the Final Plat prior to recordation of the Final Plat as noted in referral comments
3. The applicant shall provide and maintain the graveled access drive to the permanent emergency access/turnaround at the western portion of the project satisfactory to Colorado River Fire Rescue and the City of Rifle.
4. The applicant's updated engineered plans will be reviewed and accepted by referral agencies prior to the recordation of the Final Plat.

After review by Planning and Zoning Commission and City Attorney, the PUD Ordinance shall read as follows:

1. Twelve single family residences configured as shown on Exhibit A attached here and incorporated herein by this reference.
2. Single-Family homes with dimensional requirements allowing for minimum 3,000 sf lots.
3. Setbacks:
 - a. Side yard 5 feet
 - b. Back yard 10 feet
 - c. Front yard/street 10 feet
4. Carports and storage sheds may encroach into setbacks; provided, however, carports shall have a 5 foot Front Yard Setback.
5. Streets, sidewalks, common areas/open space shall be managed and maintained by the HOA.
6. Sidewalks shall be 5 feet wide.
7. All lots shall have and maintain a storage shed not to exceed 100 sf.
8. Exterior color schemes shall not be replicated on adjoining lots.
9. Sheds shall not be permitted in the front yards.
10. The maximum height of structures shall be 27 feet.





Agenda Item #8.c.i.

Agenda Item Name:

Consider Ordinance No. 11, Series of 2024 to Amend the PUD for the Property - 1st Reading

Presenter:

Geir Sverdrup

Item Description:

N/A

Recommended Action:

Move to Approve Ordinance No. 11 Series of 2024, on first reading as presented and order it to be published as required by charter.

Fiscal Impact:

Limited - The City will provide water and sewer service to the project. Access to the property is private

Operational Impact:

N/A

Prior Board Motions:

Council approved the Sketch Plan, Preliminary Plan, and Preliminary PUD Development Plan at the January 17th Council Meeting.

Background Information:

The property has an existing Community Service Business District - Planned Unit Development approval for a project known as 14th Street Marketplace. The development was originally approved in 2009 and amended in 2011. 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.

Subject property was most recently heard by Planning Commission and City Council for a 12-unit Final Plat / Planned Unit Development application by the same applicant. During the March 26, 2024 P&Z Commission meeting, commissioner recommended approval of the Final Plat and PUD subject to conditions of approval.

Executive Summary:

The applicant requests approval of a Final Plat and PUD to subdivide approximately 1.9 acres into 12 single-family lots.

Notification Requirements:

Notice was completed as required by the Rifle Municipal Code.

Prepared By:

Alexis Ramirez, Interim City Clerk

Attachments:

1. Ordinance No. 11-Eco Dwelling Rezoning

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 11
SERIES OF 2024**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING THE
COMMERCIAL SERVICES PLANNED UNIT DEVELOPMENT (CS-PUD)
ZONING FOR LOTS 2 AND 3, 14TH STREET MARKETPLACE.

WHEREAS, Eco Dwelling, LLC applied to amend the Commercial Services Planned Unit Development (CS-PUD) zoning for Lots 2 and 3, 14th Street Marketplace, in the City of Rifle, Colorado as shown on the plat thereof recorded with the Garfield County Clerk and Recorder as Reception No. 843890 (the “Property”) to decrease lot sizes and adjust setbacks; and

WHEREAS, on March 26, 2024, the City of Rifle Planning and Zoning Commission considered the rezoning application for the Property and, based upon changed circumstances and neighboring zoning, recommended that the Commercial Services Planned Unit Development (CS-PUD) zoning be amended; and

WHEREAS, the City Council reviewed the rezoning application at its April 17 and May 1, 2024 meetings and agreed with the Planning and Zoning Commission’s findings; and

WHEREAS, the City of Rifle Planning and Zoning Commission and the Rifle City Council have held duly noticed public hearings as required by the Rifle Municipal Code (“RMC”) and now wish to rezone the Property to Commercial Services Planned Unit Development (CS -PUD) for 12 single family residential dwellings.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

Section 1. The aforementioned recitals are hereby fully incorporated herein.

Section 2. The Commercial Services Planned Unit Development (CS-PUD) for the Property is hereby amended with the following standards:

1. Twelve single family residences configured as shown on Exhibit A attached here and incorporated herein by this reference.
2. Single-Family homes with dimensional requirements allowing for minimum 3,000 sf lots.
3. Setbacks:
 - a. Side yard 5 feet
 - b. Back yard 10 feet
 - c. Front yard/street 10 feet
4. Carports and storage sheds may encroach into setbacks; provided, however, carports shall have a 5 foot Front Yard Setback.
5. Streets, sidewalks, common areas/open space shall be managed and maintained by the HOA.
6. Sidewalks shall be 5 feet wide.
7. All lots shall have and maintain a storage shed not to exceed 100 sf.

8. Exterior color schemes shall not be replicated on adjoining lots.
9. Sheds shall not be permitted in the front yards.
10. The maximum height of structures shall be 27 feet.

Section 3. Within thirty (30) days after the effective date of this Ordinance, the City Clerk shall incorporate the terms of this Ordinance into the Geographical Information System described in RMC §16-3-20 and shall cause a printed copy of the amendment to the City Zone District Map to be made, which shall be dated and signed by the Mayor and attested to by the City Clerk and which shall bear the seal of the City. The amended Map shall include the number of this Ordinance. The signed original printed copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Garfield County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Rifle Land Use Regulations, RMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED on April 17, 2024, read by title, passed on first reading, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on May 1, 2024, passed without amendment, approved, and ordered published in full as required by the Charter.

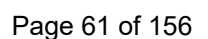
DATED this ____ day of _____, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk





Agenda Item #8.c.ii.

Agenda Item Name:

Consider Ordinance No. 12, Series of 2024 for the Final Plat - 1st Reading and Subdivision Improvement Agreement

Presenter:

Geir Sverdrup

Item Description:

Recommended Action:

Move to Approve Ordinance No. 12, Series of 2024, on first reading as presented and order it to be published as required by charter.

Fiscal Impact:

Limited - The City will provide water and sewer service to the project. Access to the property will be privately maintained.

Operational Impact:

N/A

Prior Board Motions:

Council approved the Sketch Plan, Preliminary Plan, and Preliminary PUD Development Plan at the January 17th Council Meeting.

Background Information:

The property has an existing Community Service Business District - Planned Unit Development approval for a project known as 14th Street Marketplace. The development was originally approved in 2009 and amended in 2011. 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.

Subject property was most recently heard by Planning Commission and City Council for a 12-unit Final Plat / Planned Unit Development application by the same applicant. During the March 26, 2024 P&Z Commission meeting, commissioner recommended approval of the Final Plat and PUD subject to conditions of approval.

Executive Summary:

The applicant requests approval of a Final Plat and PUD to subdivide approximately 1.9 acres into 12 single-family lots.

Notification Requirements:

Notice was completed as required by the Rifle Municipal Code.

Prepared By:

Alexis Ramirez, Interim City Clerk

Attachments:

1. Ordinance No. 12-Eco Dwelling Marketplace Subdivision
2. 20240417-Marketplace SIA

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 12
SERIES OF 2024**

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

WHEREAS, there was filed with the Rifle Planning Department an application for subdivision of property owned by Eco Dwelling, LLC (hereinafter “Developer”), which property is known as Eco Dwelling Subdivision and legally described as Lots 2 and 3, 14th Street Marketplace, in the City of Rifle, Colorado as shown on the plat thereof recorded with the Garfield County Clerk and Recorder as Reception No. 843890 (hereinafter the “Property”); and

WHEREAS, on October 25, 2022, after a duly-noticed public hearing, the City of Rifle Planning Commission approved a Preliminary Plan for the Property and on March 26, 2024 recommended approval of a Final Plan for the Property; and

WHEREAS, on April 17, 2024 and May 1, 2024, the Rifle City Council reviewed the Final Subdivision Plan and the Final Subdivision Plat application for the Property creating 12 single family residential lots pursuant to the Planned Unit Development standards approved by Ordinance No. 11, Series of 2024 and found these documents to be consistent with the approved Preliminary Plan, and that all conditions of Preliminary Plan approval have been met; and

WHEREAS, the City Council desires to approve the Final Subdivision Plan and Final Subdivision Plat for the Property, subject to all terms and conditions set forth in the Site-Specific Development Plan and Subdivision Improvements Agreement for the Property (“SIA”) which SIA is available for inspection at the City Clerk’s Office during business hours.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

1. The City Council incorporates the foregoing recitals as findings by the City Council.
2. That certain Final Subdivision Plan and Final Subdivision Plat for Eco Dwelling Subdivision, proposing development of 12 single-family lots, is hereby approved subject to the conditions contained in the Rifle Planning Department staff report provided to the City Council and the SIA.
3. The Mayor of the City is hereby authorized to indicate the City Council’s approval of the Final Subdivision Plan and Final Subdivision Plat and SIA for the Property by signing the Final Plat and SIA. A true and correct copy of the Final Plat and SIA for the Property shall be deposited with the City Clerk and shall be available for public inspection at the Clerk’s office after being fully executed by the parties.

4. Developer shall comply with all of Developer's representations made in any applications and in statements during the Public Hearings before the Planning Commission and City Council which shall be conditions of approval with which the Developer shall comply. The Developer shall also comply in full with the Rifle Municipal Code and the Public Works Manual requirements.

5. The City Clerk is hereby directed to file one (1) copy of the Final Plat and the original of this Ordinance in the Office of the City Clerk.

6. The City Clerk is hereby further directed to record this Ordinance, the Final Plat, the SIA and any other associated documents in the Office of the Clerk and Recorder of Garfield County, and to file one (1) certified copy of the Final Plat and this Ordinance with the Garfield County Assessor.

7. The City Council's approval of this Final Subdivision Plan and the Final Subdivision Plat for Phase 1 of the Property creates a vested property right pursuant to the Rifle Municipal Code and Article 68 of Title 24, C.R.S., as amended, for a period of three (3) years from the effective date of this Ordinance. As a condition of the granting of such vested right, the Developer shall, at its expense, publish the vested rights notice required by C.R.S. §24-68-103(c) and the Rifle Municipal Code §16-11-10, *et. seq.*, and Developer shall comply with all other procedural requirements set forth therein.

INTRODUCED on April 17, 2024, read by title, passed on first reading, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on May 1, 2024, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this ____ day of _____, 2024.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk

**SITE SPECIFIC DEVELOPMENT PLAN AND
SUBDIVISION IMPROVEMENTS AGREEMENT**

ECO DWELLING SUBDIVISION

THIS AGREEMENT made this ____ day of _____, 2024, by and between the CITY OF RIFLE, COLORADO, a home-rule municipality (hereinafter the "City") and ECO DWELLING, LLC, a Colorado limited liability company (hereinafter "Developer");

W I T N E S S E T H:

WHEREAS, Developer is the owner of certain real property located in the City of Rifle, Colorado, which property is to be known as Eco Dwelling Subdivision legally described as Lots 2 and 3, 14th Street Marketplace, in the City of Rifle, Colorado as shown on the plat thereof recorded with the Garfield County Clerk and Recorder as Reception No. 843890 (hereinafter the "Property"); and

WHEREAS, on October 25, 2022 after a duly-noticed public hearing and pursuant to Rifle Municipal Code §16-5-280, the City of Rifle Planning Commission approved a Preliminary Plan for the Property and on March 26, 2024 recommended approval of a Final Plan for the Property; and

WHEREAS, on April 17, 2024 and May 1, 2024, the City Council of the City of Rifle, after holding all necessary public hearings, approved by appropriate ordinance a Final Subdivision Plat and Final Subdivision Plan for the Property creating 12 single family residential lots, which Ordinance No. 12, Series of 2024 is recorded as Reception No. _____ with the Garfield County Clerk and Recorder; and

WHEREAS, the City's approval of the Final Subdivision Plat and Final Subdivision Plan for the Property cited above is contingent upon the express condition that all obligations and duties created by this Agreement are faithfully performed by the Developer.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as material representations and acknowledgments of the parties.

2. Purposes. The purpose of this Agreement is to set forth the terms and conditions to be met by the Developer; to set forth the fees to be paid by the Developer upon subdivision of the Property, and to constitute the Subdivision Improvement Agreement provided for in Sections 16-4-170, 16-5-440(d) and 16-6-180(c)(2) of the Rifle Municipal Code. All terms and conditions contained herein are in addition to all requirements of the Rifle Municipal Code, the City of Rifle Land Use Regulations (Title 16 of the Rifle Municipal Code), the City's staff report approved with this Application and state and federal statutes, and are not intended to supersede any requirements contained therein, except where specifically provided in this Agreement.

3. Definition of the Submittal. For purposes of this agreement, the “Submittal” or the “Application” consists of all the documents and information submitted to City staff for purposes of approval of the subdivision of the Property.

4. Fees. The following fees shall be paid to the City by the Developer:

A. Reimbursement of Costs. The Developer hereby agrees to pay the City the actual costs to the City for engineering, surveying, and legal services rendered in connection with the review of the subdivision of the Property. In addition, the Developer shall reimburse the City for the cost of making corrections or additions to the master copy of the official City map, for the fee for recording the Final Plat and accompanying documents with the County Clerk and Recorder of Garfield County. Developer shall also pay any fee required pursuant to the Rifle Municipal Code. Interest shall be imposed at rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the City and in the event the City is forced to pursue collection of any amounts due and unpaid under this provision or under this Agreement, the City shall be entitled to collect attorney’s fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

B. Water and Sewer Taps. Developer, its successors and assigns, shall comply in full with Title 13 of the Rifle Municipal Code regarding tap fees for water and sewer service. The Property has sufficient water and sewer tap credits on account for which standby fees have been paid for the 12 proposed residential units.

C. Parkland Dedication. The Property is subject to the City parkland dedication requirements set forth in Rifle Municipal Code §§16-1-90 and 16-4-110.

D. Offsite Street Impact Fees. The Property is subject to offsite street impact fees as set forth in the RMC Section 16-1-100.

5. Specific Conditions. Developer agrees to perform the following conditions:

A. Representations. All representations of the Developer made in its application and in statements during the public hearings before the Planning Commission and City Council shall be considered conditions of approval with which the Developer shall comply.

B. Noxious Weed Control/Maintenance. Developer agrees and acknowledges that it shall, pending and during development of the Property, control the growth of noxious weeds on all parcels within the Property as required by the Rifle Municipal Code, and maintain the Property.

- C. Privately Maintained Roads and Sidewalks. The parties agree and acknowledge that the roads within the Property shall be open to the public with no gated access, but owned, maintained, repaired and replaced by the homeowner's association ("HOA") created for the Property. The City shall have no obligations for the roads. Developer shall provide and the HOA shall maintain the graveled access drive to the permanent emergency access/turnaround at the western portion of the Property satisfactory to Colorado River Fire Rescue and the City.
 - D. Landscaping. Developer shall install landscaping in the common area and on each lot as a condition of certificate of occupancy for each unit (or by May 1 if a dwelling is constructed after October 15 for which Developer shall provide the City a monetary deposit securing such obligation) pursuant to landscaping plans reviewed and approved by the City as part of the Preliminary PUD Development Plan and this Application. Individual maintenance requirements shall be stated in the declaration of covenants for the Property. As stated in the staff report for this Application, at least one gate accessing the side and backyard shall be installed on each lot. The HOA shall maintain the landscaping in all common areas.
6. Pre-Construction Meeting. Developer shall hold a pre-construction meeting between the City Engineer and Public Works Director and the Developer, its engineer and contractor for the purpose of discussing all construction issues that will be required for this project.
7. Public Improvements. All water lines, water facilities, sewer lines, sewer facilities, hydrants, landscaping, water or sewer distribution facilities, drainage structures, gas lines, electrical facilities, cable T.V., telephone lines, utility systems, streets (public and/or private), lighting, landscaping and signage required by this Agreement or shown on the final subdivision plat (the "public improvements") shall be installed and completed at the expense of the Developer.
- A. General Responsibility. All public improvements required by this Agreement and shown on the Final Subdivision Plat submittal, and the estimated costs thereof, are identified on Exhibit A attached hereto. The public improvements shall be constructed in conformance with the plans and specifications submitted by the Developer as part of the Final Plat application and approved by the City Public Works Director or his/her designee, including all supplemental plans and specifications submitted, which plans and specifications are on file at City Hall, the City of Rifle Public Works Manual then in effect, and the utility plan (hereinafter collectively referred to as "Plans and Specifications").
8. Construction Observation and Inspection.

- A. Construction Inspection by Developer. Developer shall be responsible for ensuring that its certified professional engineer provides construction inspection services as necessary to allow Developer's engineer to provide a stamped certification, when improvements are submitted to the City for acceptance, that the Public Improvements have been constructed in accordance with the Plans and Specifications approved by the City.
- B. Construction Observation by the City. The City shall have the right to make engineering observations at reasonable intervals and at the Developer's expense during construction of the public improvements. Observation, acquiescence in or approval by any engineering inspector of the construction of any physical facilities, at any particular time, shall not constitute City approval of any phase of construction of the public improvements. City approvals shall be made only after completion of construction and in the manner hereinafter set forth. To assist the City in monitoring the installation of the public improvements, a supervisor employed by the Developer's general contractor shall inspect the public improvements on at least a weekly basis, and shall provide the City Public Works Director or his/her designee with supervisor's field and inspection notes relating to the installation of the public improvements which have been reviewed and stamped by a professional engineer. The supervisor shall regularly apprise the City Public Works Director or his/her designee of the status of the work on the public improvements. Further, the Developer at its own expense shall have an approved geotechnical engineer monitor the methods of construction and backfill, to ensure such work is being completed in conformance with the approved plans and specifications, and accepted standards for such work. The geotechnical engineer shall conduct inspections and testing as directed by the City Public Works Director or his/her designee. The City agrees to respond to requests for interim inspections in a timely manner and to respond not later than ten (10) business days after a request for a final inspection. Nothing in this paragraph shall be construed to constitute an acceptance by the City of the Public Improvements, which approval and acceptance shall only occur pursuant to the specific provisions below.

9. Acceptance; Conveyance. Within thirty (30) days of the Acceptance Date, the Developer shall execute a quit-claim deed to the City conveying any interests it has in the public improvements. The Developer shall also execute a bill of sale conveying the public improvements to the City, free and clear of all liens and encumbrances. All public improvements conveyed to the City shall be warranted for a period of twelve (12) months from the Acceptance Date, as provided below.

10. Warranty. Developer shall warrant any and all public improvements and facilities which are conveyed to the City pursuant to this Agreement (i.e. water and sewer facilities and lines, public roads and facilities located on or under public lands and easements) for a period of 2 years from the Acceptance Date. Specifically, but not by way of limitation, Developer shall warrant that:

- A. The title conveyed shall be good and its transfer rightful;

- B. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and
- C. Any and all facilities so conveyed shall be free of any defects in materials or workmanship for a period of 2 years, as stated above.

11. Performance Guarantee. The total amount of required security for the public improvements are specified on Exhibit A.

- A. In order to secure the construction and installation of the public improvements above described for which Developer is responsible, and as a condition of recording the Final Plat for the Property, Developer shall furnish the City with a certificate or other evidence in good and sufficient form approved by the City Attorney of an irrevocable letter of credit issued or confirmed by a commercial banking institution authorized to do business and with offices located within the State of Colorado to secure the performance and completion of the public improvements required by this Agreement in an amount equal to the estimated costs of said facilities as set forth on Exhibit A. The City shall have the right to review and approve all terms and conditions of the letter of credit prior to recording of the Final Plat; or, in the alternative, delay recording the Final Plat until all public improvements are constructed and, if applicable, accepted by the City pursuant to this Agreement.

The original letter of credit shall be delivered to the City prior to the recordation of the Final Plat. This Letter of Credit shall comply in all respects with the Uniform Customs and Practice for Documentary Credits, 1993 Revision, issued by the International Chamber of Commerce, Paris, to the extent it does not conflict with Article 5 of the Colorado Uniform Commercial Code.

- B. In the event the public improvements are not constructed or completed within 12 months of the date of this Agreement, the letter of credit shall provide that the funds necessary to complete the public improvements shall be put directly into an escrow account under the control of the City Manager and shall be used to complete the public improvements called for herein.
- C. Within ten (10) days of timely completion of the public improvements, and performance of the conditions and requirements of this Agreement secured by the performance guarantee, and upon the approval of the City Manager, the performance guarantee shall be released to Developer. If the improvements are not completed within the required time, the performance guarantee may be called by the City and the monies may be used to complete the improvements; provided, however, that if such guarantee is not sufficient to pay the actual costs, the Developer shall be responsible for the balance.

- D. The required security for the public improvements is the amount mutually agreed upon by the Developer and the City Engineer as set forth above. The parties agree that this amount does not necessarily reflect the City Engineer's estimate of what the actual cost to the City would be if the City were required to fund construction of all of the public improvements. In the event the costs of the Public Improvements exceed the amount set forth above, Developer shall be solely responsible for the actual cost. The purpose of Exhibit A is solely to determine the amount of security and shall be revised as necessary to reflect the actual costs, and the performance guarantee required by this SIA shall be adjusted accordingly. No representations are made as to the accuracy of these estimates, and the Developer agrees to pay the actual costs of all such public improvements.
- E. The parties expressly agree that the Developer's preparation and submission to the City of "as-built drawings" and a summary of actual construction costs for the Public Improvements to be dedicated to the City--and approval by the City of the as-built drawings and summary--are essential requirements of this Agreement. In the event the Developer fails to provide the as-built drawings and summary to the City thirty (30) days prior to the expiration of the performance guarantee or any extension thereof, such failure shall constitute a breach of this Agreement with regard to the completion of the Public Improvements, damages for which are impossible to ascertain, entitling the City to call upon the performance guarantee in an amount equal to ten (10%) percent of the total amount set forth on Exhibit A, which amount the City may retain as liquidated damages due to Developer's breach. No releases to the letter of credit shall be granted by the City until such as-built drawings are provided and the secured improvements are accepted by the City pursuant to the provisions of this Agreement.

12. Title Policy. Prior to the recordation of the Final Plat for the Property, the Developer shall provide the City a commitment for a title insurance policy, indicating that the Property is free and clear of all encumbrances whatsoever which would impair the use of the Property as proposed by the Final Subdivision Plat. Further, said title commitment, and/or an additional title commitment, shall show that all other property to be dedicated to the City is free and clear of all encumbrances which would make said dedications unacceptable as the City in its sole discretion determines. At the time of recording the Final Plat, the title insurance policy(s) shall be provided to the City, and the premium(s) for the title insurance shall be paid by the Developer. In the event the title commitment(s) reflect encumbrances which would impair the use of the Property as proposed or which would make the public dedications unacceptable, the City shall notify the Developer, who shall cure or otherwise remove or subordinate said encumbrances to the satisfaction of the City prior to the recordation of the Final Plat.

13. Vested Rights. Pursuant to Section 16-11-10, *et. seq.*, of the Rifle Municipal Code, the City and the Developer agree that the City Council's final subdivision plat approval for the

Property constitutes the approval of a "Site Specific Development Plan", and no further hearings are required. Pursuant to the approval by the City Council of the Final Plat for the Property, the City will have granted vested property rights for the Property for a period of three (3) years from the effective date of the City ordinance approving this Agreement and the Final Plat upon the condition that the Developer comply with all of the terms and conditions of this Agreement, the Final Plat for the Property, and the development submittal. Such rights shall also be subject to the provisions of Rifle Municipal Code Section 16-11-10, *et. seq.* The Developer shall at its expense publish the vested rights notice required by C.R.S. §24-68-103(1) and Rifle Municipal Code Section 16-11-50.

14. Homeowner's Association; Covenants. The Property shall be subject to a homeowner's association created by the Developer under the laws of the State of Colorado at the time of recording the Final Plat that sets forth the ownership and maintenance obligations of the private roads and sidewalks serving the Property and all other common elements on the Property, including the open spaces and landscaping. The declaration of covenants shall further define landscaping and fencing maintenance requirements for individual lots.

15. Conditions of Building Permit / Certificate of Occupancy. In addition to all requirements of the Rifle Municipal Code and any requirements imposed by operation of state, federal, or local law:

- A. No building permits shall be issued for the Property until his SIA has been recorded in the Office of the Garfield County Clerk and Recorder, and a recorded copy is on file in the Office of the City Clerk.
- B. No certificates of occupancy shall be issued for the Property until the Final Plat has been recorded in the Office of the Garfield County Clerk and Recorder, and a recorded copy is on file in the Office of the City Clerk.
- C. No certificates of occupancy shall be issued for the Property until all public improvements have been accepted.

16. Voluntary Action of Developer. Notwithstanding any provision of the Rifle Municipal Code, the Developer agrees that all terms and conditions of this Agreement, including specifically the payment of fees, the dedication of land, and the completion of off-site infrastructure improvements, are agreed to and constitute the voluntary actions of the Developer.

17. Breach by Developer; City's Remedies. In the event of any default or breach by the Developer of any term, condition, covenant or obligation under this Agreement, the City Council shall be notified immediately. The City may take such action as it deems necessary to protect the public health, safety, and welfare; to protect lot buyers and builders, and to protect the citizens of the City from hardship. The City's remedies include:

- A. The refusal to issue to the Developer any building permit or certificate of occupancy; provided, however, that this remedy shall not be available to the City until after the affidavit described below has been recorded;
- B. The recording with the Garfield County Clerk and Recorder of an affidavit, approved in writing by the City Attorney and signed by the City Manager or his designee, stating that the terms and conditions of this Agreement have been breached by the Developer. At the next regularly scheduled City Council meeting, the City Council shall either approve the filing of said affidavit or direct the City Manager to file an affidavit stating that the default has been cured. Upon the recording of such an affidavit, no further lots or parcels may be sold within the Property until the default has been cured. An affidavit signed by the City Manager or his designee and approved by the City Council stating that the default has been cured shall remove this restriction;
- C. A demand that the security given for the completion of the public improvements be paid or honored;
- D. The refusal to consider further development plans within the Property; and/or
- E. Any other remedy available at law.

Unless necessary to protect the immediate health, safety, and welfare of the City or City residents, the City shall provide the Developer ten (10) days' written notice of its intent to take any action under this paragraph during which ten-day period the Developer may cure the breach described in said notice and prevent further action by the City. Furthermore, unless an affidavit as described in 17(B), above, has been recorded with the Garfield County Clerk and Recorder, any person dealing with the Developer shall be entitled to assume that no default by the Developer has occurred hereunder unless a notice of default has been served upon Developer as described above, in which event Developer shall be expressly responsible for informing any such third party of the claimed default by the City.

18. Assignment. This Agreement may not be assigned by the Developer without the prior written consent of the City, which consent shall not be unreasonably withheld. In the event Developer desires to assign its rights and obligations herein, it shall so notify the City in writing together with the proposed assignee's written agreement to be bound by the terms and conditions contained herein.

19. Indemnification. Developer agrees to indemnify and hold the City harmless from any and all claims or losses of any nature whatsoever incurred by the City resulting from the subdivision of the Property. This indemnification shall include actual attorneys' fees incurred in the event that any party brings an action against the City for any of the approvals described herein. The parties hereto intend not to duplicate any legal services or other costs associated with the

defense of any claims against either party described in this section. Therefore, the parties hereto agree to cooperate in full to prevent duplicative expenses incurred as a result of the indemnification herein described.

20. Waiver of Defects. In executing this Agreement, Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the City to impose conditions on Developer as set forth herein, and concerning the procedure, substance, and form of the ordinances or resolutions adopting this Agreement.

21. Final Agreement. This Agreement supersedes and controls all prior written and oral agreements and representations of the parties and is the total integrated agreement between the parties.

22. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

23. Release of Liability. It is expressly understood that the City cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the City of Rifle Code and Ordinances and the laws of the State of Colorado, and that Developer, when dealing with the City, acts at its own risk as to any representation or undertaking by the City officers or agents or their designees which is subsequently held unlawful by a court of law.

24. Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

25. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

26. Invalid Provision. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

27. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Garfield County, Colorado.

28. Attorneys' Fees; Survival. Should this Agreement become the subject of litigation,

the substantially prevailing party shall be entitled to, and the failing party shall pay, all reasonable attorneys' fees, expenses, and court costs. All rights concerning remedies and/or attorneys shall survive any termination of this Agreement.

29. Authority. Each person signing this Agreement represents and warrants that he is fully authorized to enter into and execute this Agreement, and to bind the party it represents to the terms and conditions hereof.

30. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

31. Notice. All notices required under this Agreement shall be in writing and shall be hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices shall be sent.

Notice to City:

City of Rifle
P. O. Box 1908
Rifle, CO 81650

With copy to:

Karp Neu Hanlon, P.C.
P. O. Drawer 2030
Glenwood Springs, CO 81602

Notice to Developer:

Eco Dwelling, LLC
5 Powerline Road
Rifle, Colorado 81650

32. Gender. Whenever the context shall require, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WHEREFORE, the parties hereto have executed duplicate originals of this Agreement on the day and year first written above.

CITY OF RIFLE, COLORADO

By: _____
Mayor

ATTEST:

Clerk

ECO DWELLING, LLC

By _____
Title _____

STATE OF _____)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____ 2024 by
_____ as _____ of Eco Dwelling, LLC.

WITNESS my hand and official seal. My Commission expires: _____.

Notary Public

EXHIBIT A

Public Improvement Cost Estimates



Agenda Item #9.a.

Agenda Item Name:

Consider Amending Article III of Chapter 10 of the Rifle Municipal Code To Expressly Provide that In-Person Communications May Constitute Harassment - Ordinance No. 9, Series of 2024 - 1st Reading

Presenter:

Kathy Pototsky, Court Clerk / PIO

Item Description:

Consider amending RMC 10-3-50 to expressly include "in person" communications in the existing harassment statute.

Recommended Action:

Move to Approve Ordinance No. 9, Series of 2024, on first reading as presented and order it to be published as required by charter.

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

An officer training another officer noticed that our harassment ordinance does not expressly prohibit in-person communications.

Executive Summary:

Amending the code to prohibit in-person harassment.

Notification Requirements:

Notice will be published in the paper as required by the Rifle Municipal Code.

Prepared By:

Kathy Pototsky, Court Clerk / PIO

Attachments:

1. Ordinance No. 9-Harassment Code Update

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 9
SERIES OF 2024**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE III OF CHAPTER 10 OF THE RIFLE MUNICIPAL CODE TO
EXPRESSLY PROVIDE THAT IN-PERSON COMMUNICATIONS MAY
CONSTITUTE HARASSMENT.

WHEREAS, Article III of Chapter 10 of the Rifle Municipal Code (the “Code”) regulates Public Peace, Order and Safety in the City of Rifle (the “City”); and

WHEREAS, City staff have recommended updates to the Code to expressly include that “in person” communications may constitute harassment, which previously was not included in the Code; and

WHEREAS, the City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Article III of Chapter 10 of the Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 10-3-50(a)(4) of the Rifle Municipal Code, “Harassment”, is hereby amended as follows, with underlined text added:

Sec. 10-3-50. - Harassment.

(a) A person commits harassment if, with intent to harass, annoy or alarm another person, he or she:

- (1) Strikes, shoves, kicks or otherwise touches a person or subjects him or her to physical contact;
- (2) In a public place directs obscene language or makes an obscene gesture to or at another person, which is a Class B municipal offense;
- (3) Follows a person in or about a public place, which is a Class B municipal offense;
- (4) Directly or indirectly initiates communication with a person, anonymously or otherwise, in person, by phone, phone network, data network, text message, instant message, computer, computer network or computer system, or other interactive electronic medium in a manner intended to cause a reasonable person serious emotional distress or threatens bodily injury or property damage, or makes any comment, request, suggestion or proposal by phone, phone network, data network, text message, instant message, computer, computer network or computer system, or other interactive electronic medium which is

obscene, which is a Class B municipal offense;

- (5) Makes a telephone call or causes a telephone to ring repeatedly, whether or not a conversation ensues, with no purpose of legitimate conversation, which is a Class B municipal offense;
- (6) Makes repeated communications at inconvenient hours that invade the privacy of another and interfere in the use and enjoyment of another's home or private residence or other private property, which is a Class B municipal offense; or
- (7) Repeatedly insults, taunts, challenges or makes communications in offensively coarse language to another in a manner likely to provoke a violent or disorderly response, which is a Class B municipal offense.

INTRODUCED, on April 17, 2024, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on May 1, 2024, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk



Agenda Item #9.b.

Agenda Item Name:

Consider Appointing Erin T. Murphy to the Downtown Development Authority (DDA) Board

Presenter:

Helen Rogers

Item Description:

Consider Appointing Erin T. Murphy to the Downtown Development Authority (DDA) Board

Recommended Action:

Move to approve the appointment of Erin T. Murphy to the Downtown Development Authority (DDA) Board

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

The Rifle Downtown Development Authority allows for 11 Board members. Erin T. Murphy has expressed interest in filling a vacant DDA position.

Erin is a Doctor of Acupuncture and Oriental Medicine (DAOM). Owner of Local Healing House, LLC. located at 144 1/2 E. 3rd Street #206 Rifle - office in the Henry Building above Rifle CoWork.

The DDA Board recommends approval of Erin T. Murphy to the DDA Board.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Alexis Ramirez, Interim City Clerk

Attachments:

1. Letter of Intent Rifle DDA



The Local Healing House, LLC
144 1/2 E. 3rd Street
#206
Rifle, Co 81650

970-987-2888

office@localhealinghouse.com

www.LocalHealingHouse.com

EIN: 83-1436333

March 6, 20234

Re: Letter of intent for Downtown Development Authority

To The Board

Acupuncture

Massage Therapy

Lymphatic Therapy

Insurance accepted
Including:

VA Benefits
Medicare

I have own The Local Healing House in Rifle, Colorado since 2020 in the downtown area offering Acupuncture, Massage, and Cosmetic treatments.

I would like to get more involved with the City of Rifle and increase my volunteer activities. I thought joining the Downtown Development Authority Board would be a great start.

I have been involved with several Executive Board on the local, state and even worked with international groups. I hope I can be of service to the town.

Thank you for your consideration,

Dr. Erin T. Murphy DAOM



Agenda Item #9.c.

Agenda Item Name:

Consider Approving Purchase Order to Garfield County Communications Authority

Presenter:

Debra Funston, Chief of Police

Item Description:

Consider approving Purchase Order to Garfield County Communications Authority in the amount of \$28,660.10 to pay for our agency share of New World/Tyler User Agency Law Records and Law Mobile.

Recommended Action:

Move to Approve Purchase Order to Garfield County Communications Authority in the amount of \$28,660.10

Fiscal Impact:

Approved within the 2024 Budget

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

This expense is a recurring annually contracted expense with Garfield County Communications Authority and was approved as an expense in the 2024 police budget.

Executive Summary:

New World/Tyler Technologies is the platform in which the police department maintains all records, criminal history queries, drivers-license queries and contacts. The law records portion of this expense covers the licensing and all aspects of the keeping, managing and queries of all records for the police department. The law mobile portion of this expense covers the licensing for all of our mobile units to access all police records within their mobile vehicles. Law records expenses are calculated at \$1.168 per incident per agency. (Rifle Police were billed for 14,826 incidents totaling \$17,319.33). Law mobile expenses are calculated on the number of mobile units per agency. (Rifle Police was billed for 24 mobile units totaling \$11,340.77). The total for both is \$28,660.10.

Notification Requirements:

N/A

Prepared By:

Debra Funston, Chief of Police

Attachments:

1. Invoice 891
2. GARCO Communications Authority PO Request

Garfield County Emergency Communications Authority
585 E 1 St
Rifle, CO 81650 US
970-625-8095
finance@garco911.com

INVOICE

BILL TO

Rifle Police Department
201 E 18 St
Rifle, CO 81650

INVOICE # 891**DATE** 04/08/2024**DUE DATE** 05/08/2024**TERMS** Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
04/08/2024	New World/Tyler User Agency Annual Law Records Law Records based on \$1.168 per incident. Overall Law records cost for the countywide system is \$98,146.40	14,826	1.1681728	17,319.33
04/08/2024	New World/Tyler User Agency Annual Cost - Law Mobile Law Mobile based on the actual number of mobiles listed in New World. Countywide total Law Mobile cost is \$49,615.87 (Mapping Included)	24	472.5320833	11,340.77

BALANCE DUE**\$28,660.10**



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	Garfield County Emergency Communications Authority	

2.	Vendor Address
	585 East 1st Street Rifle, CO 81650

3.	For the Purchase of (description)
	New World/Tyler User Agency Annual Law Records and Law Mobile

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	28,660.10	28,660.10	

5.	Dept. Name	General Ledger Acct #
	Police	100-4210-400-320

6.	Type of Purchase
	Capital Construction
	Capital Construction – Change Order
	Capital Equipment
	Plant Equipment
	Materials, supplies, non-profession/technical services (includes computer/software maint.)
	x Professional Services
	Utilities (includes equipment installation)
	Land, easements, ROW

7.	Purchasing Process Required
	Cooperative Purchasing
	Open Market
	Comparative Pricing
	Request for Proposal (attach bid tab)
	Formal Bid (attach bid tab and advertisement)
	x Single Source (attach an explanation)

8.	Authorization Required
	City Manager
	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director	<i>Debra Funston</i>	04-08-24
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		

General summary of purchasing ordinance (Section 4, Art. III)

TYPE OF CONTRACT	ESTIMATED AMOUNT	PROCESS	Purchase Order? Purchase Request?	CITY COUNCIL APPROVAL REQUIRED?
Capital Construction	< \$5,000	Open Market (informal evaluation by purchasing agent)	> \$5,000 - PO	Yes if over \$20,000 or for any amount from Capital Fund.
	\$5,000-\$20,000	Comparative Pricing (solicit quotes from 3) vendors/suppliers)	Purchase Request	
	\$20,001-\$100,000	Competitive Bid (see Code Sec 4-3-40)		
	> \$100,000	Bonded Competitive Bid		
Capital Construction Change orders	< = 10% of approved contract	When total change orders to date are < 10% - Dept Head or City Manager Approval	Purchase Request	Yes if total change orders to date are greater than 10%
	> 10% of approved contract			
Capital Equipment	< \$5,000	Open Market (informal evaluation by purchasing agent)	> \$5,000 - PO	Yes if over \$20,000 or for any amount from Capital Fund.
	\$5,000-\$20,000	Comparative Pricing (solicit quotes from 3 vendors/suppliers)	Purchase Request	
	> \$20,000	Competitive Bid (see Code Sec 4-3-40)		
Plant Equipment Replacement (purchases necessary for replacement of existing equipment that is component part of any water, wastewater, or physical plant)	< \$7,500	Open Market (informal evaluation by purchasing agent)	> \$5,000 - PO >= \$5,000 - Purchase Request	Yes if over \$75,000
	\$7,500-\$75,000	Comparative Pricing (solicit quotes from 3 vendors/suppliers)	Purchase Request	
	>\$75,000	Competitive Bid (see Code Sec 4-3-40)		
Materials, Supplies, Non- Professional Services and Technical Services (including software/hardware maintenance technical services)	< \$10,000	Open Market (informal evaluation by purchasing agent)	> \$5,000 - PO >= \$5,000 - Purchase Request	Yes if over \$20,000
	>\$10,000	Comparative Pricing (solicit quotes from 3 vendors/suppliers)	Purchase Request	
Professional Services (note- process for appointed positions such as auditor, attorney, engineer, or municipal judge to be determined by Council)	< \$25,000	Open Market (informal evaluation by purchasing agent)	All - Purchase Request	Yes if anticipated to exceed \$25,000 per year to a single vendor
	> = \$25,000	Written requests for written proposals must be sent to at least 3 firms or individuals		
Utilities including installation of equipment (purchases to secure utility services such as natural gas, electricity, local telephone, water, or sewer)	any amount	Single Source (negotiations, where appropriate, after good faith determination that only one viable source exists in relevant supply area - keep records for one year)	> \$5,000 - PO >= \$5,000 - Purchase Request	No
Real Property Interest (including easements and rights of way)	any amount	Single Source (see above)	> \$5,000 - PO >= \$5,000 - Purchase Request	Yes if over \$5,000.



Agenda Item #9.d.

Agenda Item Name:

Consider Approval for the Purchase and Installation of Playground Equipment at Arnold and Moki Parks

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Purchase of playground equipment and installation services at Arnold and Moki Parks.

Recommended Action:

Move to approve the purchase of playground equipment and installation services from Altitude Recreation in the amount of \$334,250

Fiscal Impact:

\$360,000 is budgeted for this project in the 2024 budget.

Operational Impact:

To allow the majority of our money to be spent on equipment at each location. City parks crews will be responsible for removing all old equipment and surfacing.

Prior Board Motions:

N/A

Background Information:

During our CIRSA property audit in 2023, our loss control representative recommended replacing the equipment at Moki and Arnold Park due to its age. A playground's lifespan is usually 20 to 25 years. Both of these were installed in the early 90's.

Executive Summary:

The RFP was solicited through BidNed, and we received seven responses. All seven proposals met the specifications outlined in the RFP document. When comparing the seven proposals, staff rated each company on the following rating;

- Technical expertise
- Previous experience on projects similar in scope
- Completeness and Accuracy of the Proposal
- Quality, clarity, creativity, and understanding of the scope of work outlined

Staff then interviewed the top three companies to ask follow-up questions about their proposals. Altitude Recreation, Recreation Plus, and Start Playgrounds were the companies interviewed.

Staff budgeted \$360,000 in 2024 to purchase and install new playground equipment at Arnold and Moki Park.

Staff is recommending awarding this project to Altitude Recreation.

Information for all RFP's received : www.RifleCO.org/PacketAddendums

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. RFP Arnold and Moki Playground Replacement
2. Arnold - Existing Conditions 2
3. Arnold - Existing Conditions
4. Moki - Existing Conditions 2
5. Moki - Existing Conditions
6. PO Request Altitude Recreation

City of Rifle – Arnold Park and Moki Park Playground Replacement



Request for Proposal
January 16, 2024

**CITY OF RIFLE
202 RAILROAD AVENUE
RIFLE, COLORADO 81650**

2024

Proposal Due Date: April 5, 2024

Award Date: April 17, 2024

Estimated Completion Date: Early Fall 2024

Project Directory

Parks and Recreation Director

Austin Rickstrew
3100 Doaks Lane
Rifle, CO 81650
970-665-6578
arickstrew@rifleco.org

Parks and Facilities Maintenance Manger

Keith Gray
3100 Doaks Lane
Rifle, CO 81650
970-665-6488
kgray@rifleco.org

REQUEST FOR PROPOSAL

For

Arnold Park and Moki Park Playground Replacement

The City of Rifle will require the services of a professional playground firm for the design and installation of a playground at Arnold and Moki Parks. The goal of this RFP is to contract with a qualified firm who will agree to be available to provide quality, professional services in a timely manner to maximize efficiency. Applicant will submit a total fee proposal for performing the entire project as a lump sum. Please subdivide the work based on the scope of service below. Reimbursable expenses and hourly rates that occur outside of the described work can be submitted on a separate page in the proposal package.

This is a BEST VALUE solicitation. Qualifications, experience, performance on past projects (good standing), proposed staff and project manager, and availability are critical aspects of our analysis. The review of submittals will look at completeness of proposal, scope of work consistent with RFP, personnel skills and availability, designated project managers, reviewers, commitment to schedule, and cost.

Questions concerning this proposal shall be addressed to Austin Rickstrew, Parks and Recreation Director at arickstrew@rifleco.org. Questions not answered in the RFP documents will only be responded to via addendum to this RFP issued by the City of Rifle Parks and Recreation Department. Questions must be submitted in writing or e-mail at the contact above by March 22, 2024 at 3:00 p.m. Answers will be posted no later than March 26 at 3:00 p.m.

Proposals will only be received via Rocky Mountain e-purchasing system (BidNet).

Instructions for Proposal

The proposal shall be submitted in one part with the following information.

1. Submit a total fee proposal for performing the entire project as a lump sum.
 - a. Provide lump sum.
 - b. Cost break down based on scope of service major categories
 - c. Reimbursable expenses and hourly rates that occur outside of the described work as a separate page.
2. The successful proposer **must** be capable of providing adequate, knowledgeable personnel to fulfill the requirements of the proposed contract. The proposer shall name the sub-consultants. Include:
 - a. Resumes for all key management personnel and core production staff.
 - b. The proposal shall indicate any work intended to be performed by sub-consultants or persons outside of the firm.
3. The successful proposer **must** be capable of providing quality products. Include:
 - a. Recent project information of a similar type completed by the firm. Include:
 - i. The name and telephone number of the point of contact for each project.
 - ii. Design and construction budget
 - iii. Scope of work completed.
4. The successful proposer **must** be capable of taking on this project and performing per expectations. Include:
 - a. Current workload and ability to complete project(s) no later than the established completion date.
5. The successful proposer **must** be capable of completing the work within the specified timeframe. Include:
 - a. Project timeline.
6. Cost per hour fee for work above and beyond what is included in the awarded scope. Include:
 - a. Hourly fee breakdown for firm services.
7. A proposed agreement is required as an attachment.
8. Indemnification, Design, and Insurance:
 - a. *The consultant agrees to indemnify the City, its officers and employees, against liability for injury or damage caused by any negligent act or omission by Consultant, or its sub-consultants, in the performance of this agreement and shall hold the City and its agents harmless for any and all claims, suits, expenses, damages, or other liabilities, including reasonable attorney fees, court costs, arising out of damage or injury to persons, entities or property caused or sustained by any person(s) as a result of any intentional or negligent act by Consultant or failure of Consultant to perform this agreement according to its terms.*
 - b. *Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all services rendered by consultant and any sub-consultants and shall, without additional compensation, promptly remedy and correct any errors, omissions, or other deficiencies.*
 - c. *Consultant, at its expense, shall procure and maintain in full force and effect for the duration of this Agreement, Worker's Compensation Insurance, Employers' Liability Insurance, Commercial General Liability Insurance in the amount of \$1,000,000 combined single limits, and Errors and Omissions*

Insurance in the amount of \$1,000,000. The consultant is not relieved of any liability or other obligations assumed pursuant to this agreement by reason of its failure to obtain or maintain insurance or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

The City of Rifle reserves the right to reject any and/or all proposals.

Scope of Work:

Arnold Park Designed for ages 5-12

The site is located at **350 Arnold Ave., Rifle, CO 81650.** Playground footprint is Approximately 1,600sf.

Timeline for completion in late Summer 2024. City of Rifle staff will remove existing playground equipment and safety surfacing. Selected contactor will be responsible for excavation, grading, installation of all equipment and surfacing (including subsurface drainage if required) per manufacture specifications and accordance with all national playground safety guidelines. Staff would prefer to keep the footprint of the existing playground the same, however is willing to consider all options.

Playground should include but is not limited to:

- Meet All ADA guidelines.
- Playground surfacing must meet all ASTM & National playground surfacing guidelines.
 - Acceptable materials are: Pour in place rubber or Engineered Wood Fiber (EWF).

Moki Park Designed for ages 5-12

The site is located at **699 Moki Ave., Rifle, CO 81650.** The Playground footprint is approximately 2,900sf.

Timeline for completion in late Summer 2024. City of Rifle staff will remove existing playground equipment and safety surfacing. Selected contactor will be responsible for excavation, grading, installation of all equipment and surfacing (including subsurface drainage if required) per manufacture specifications and accordance with all national playground safety guidelines. Staff would prefer to keep the footprint of the existing playground the same, however is willing to consider all options.

Playground should include but is not limited to:

- Meet All ADA guidelines.
- Playground surfacing must meet all ASTM & National playground surfacing guidelines.
 - Acceptable materials are: Pour in place rubber or Engineered Wood Fiber (EWF).

The successful company is required to complete the following tasks;

1. Meet City Staff at the sites to review any existing amenities or site constraints and receive direction regarding site specific requirements.
2. Preparation of two conceptual plans (24x36 bonded color renderings and digital copies) for review. One conceptual design per park location.
3. Other types of professional services of a nature consistent with the intent of the RFP.
4. Provide detailed design, manufacture, and installation for all playground equipment.

Project Schedule

Question Deadline	March 22, 2024
Proposals Due	April 5, 2024
Award (Council meeting)	April 17, 2024
Kickoff meeting/Confirm schedule	April 22 , 2024
Construction	May 2024
Project Completion	Early Fall 2024

Interviews

The City may elect to conduct interviews of project teams associated with this solicitation. Interviews times will be scheduled by the City.











**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	Altitude Recreation	

2.	Vendor Address
3726 Eureka Way., Unit A Frederick CO 80516	

3.	For the Purchase of (description)
Playground Equipment and Installation Services	

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$334,250.00	\$360,000	

5.	Dept. Name	General Ledger Acct #
	Parks Capital	210-4523-400-744

6.	Type of Purchase
☒	Capital Construction
☐	Capital Construction – Change Order
☐	Capital Equipment
☐	Plant Equipment
☐	Materials, supplies, non-profession/technical services (includes computer/software maint.)
☐	Professional Services
☐	Utilities (includes equipment installation and ongoing contracts)
☐	Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
☐	Cooperative Purchasing:	Sec 4-3-90	
☐	Open Market:	Sec. 4-3-40(c)	
☐	Comparative Pricing:	Sec. 4-3-40(d)	
☒	Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
☐	Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
☐	Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required
☒	City Manager
☒	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director		4/11/24
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		

TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
\$25,000.01 or Greater	Yes – Council Approval	Yes – see table 2 below

TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
Competitive sealed bidding	Greater than \$50,000.00
Competitive sealed proposals	Greater than \$10,000.00 and less than \$50,000.00
**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

TABLE 3 - LOCAL VENDOR PREFERENCE

Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2% discount
\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Agenda Item #9.e.

Agenda Item Name:

Consider Approval for the Purchase of New Flooring and Installation Services for the Justice Center

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Purchase of new flooring and installation services for the Justice Center

Recommended Action:

Move to approve the purchase of new flooring and installation services from AG Flooring LLC in the amount of \$85,651.35

Fiscal Impact:

\$80,000 was budgeted in 2024 for installing new flooring at the Justice Center.

Operational Impact:

This will be a two-week project done in phases, disrupting some operations at the PD and Courts for short periods of time.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Currently, portions of the building have duct tape holding the carpet together. Grounds and facility staff worked with the staff at the PD and Courts to determine the best type of replacement flooring for each section. It was determined that LVT flooring would be the best in all areas of the PD, and carpet tiles would be the best for the court areas.

The RFP was solicited through BidNet, and we received one response from AG Flooring. Staff budgeted \$80,000 in the 2024 budget for this project, and this proposal is \$5,651.35 over what we budgeted. We feel comfortable about having enough cost savings within our operating budget to cover the additional cost.

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. Rifle Justice Center-E3194-3-21-24
2. RFP Justice Center Flooring Replacement Final
3. PO Request AG Flooring



541 MAIN ST
SILT, CO 81652
970-876-4028
970-987-2307

Estimate

Number	E3194
Date	3/21/2024

Customer

Austin Rickstrew
Rifle Justice Center
201 E 18th St
Rifle, CO, 81650
970-309-3223

Project

LVT Planks Throuhgout. Except Courtroom & Front Office Carpet Tiles

Description	Unit	Price	Amount
LVT In The Grain 5 Mil Color 174 Fir	7575.00	\$4.99	\$37,799.25
Carpet Tiles Crazy Smart Color 0705 Ingenious	2295.00	\$4.14	\$9,501.30
LVT Adhesive 4 Gal Pail	10	\$140.00	\$1,400.00
Carpet Tile Adhesive	5	\$140.00	\$700.00
Cove Base Black	2160.00	\$1.98	\$4,276.80
Transition	36.00	\$3.50	\$126.00
Carpet Removal	9380.00	\$0.50	\$4,690.00
Scrape Glue	9380.00	\$0.50	\$4,690.00
Floor Prep	10.00	\$75.00	\$750.00
Webcrete 98	5.00	\$56.30	\$281.50
LVT Install	7575.00	\$1.75	\$13,256.25

AG FLOORING LLC
541 MAIN ST
SILT, CO 81652
970-876-4028
970-987-2307



541 MAIN ST
SILT, CO 81652
970-876-4028
970-987-2307

Estimate

Number E3194

Date 3/21/2024

Customer

Austin Rickstrew
Rifle Justice Center
201 E 18th St
Rifle, CO, 81650
970-309-3223

Project

LVT Planks Throuhgout. Except Courtroom & Front Office Carpet Tiles

Description	Unit	Price	Amount
Carpet Tile Install	2295.00	\$0.85	\$1,950.75
Cove Base Install	2160.00	\$1.00	\$2,160.00
Transition Install	36.00	\$2.50	\$90.00
Furniture	9870.00	\$0.35	\$3,454.50
Frieght	1.00	\$525.00	\$525.00

Amount Paid \$0.00

Amount Due \$85,651.35

AG FLOORING LLC
541 MAIN ST
SILT, CO 81652
970-876-4028
970-987-2307

Sub Total \$85,651.35

Sales Tax 6.90% on \$54,084. \$0.00

Total \$85,651.35

City of Rifle – Justice Center Flooring Replacement



Request for Proposal
January 16, 2024

**CITY OF RIFLE
202 RAILROAD AVENUE
RIFLE, COLORADO 81650**

2024

Proposal Due Date: April 5, 2024

Award Date: April 17, 2024

Estimated Completion Date: Spring 2024

Project Directory

Parks and Recreation Director

Austin Rickstrew
3100 Doaks Lane
Rifle, CO 81650
970-665-6578
arickstrew@rifleco.org

Parks and Facilities Maintenance Manger

Keith Gray
3100 Doaks Lane
Rifle, CO 81650
970-665-6488
kgray@rifleco.org

REQUEST FOR PROPOSAL

For

Justice Center Flooring Replacement

The City of Rifle will require the services of a professional flooring company for the removal and replacement of existing flooring within the Justice Center. The goal of this RFP is to contract with a qualified firm who will agree to be available to provide quality, professional services in a timely manner to maximize efficiency. Applicant will submit a total fee proposal for performing the entire project as a lump sum. Please subdivide the work based on the scope of service below. Reimbursable expenses and hourly rates that occur outside of the described work can be submitted on a separate page in the proposal package.

This is a BEST VALUE solicitation. Qualifications, experience, performance on past projects (good standing), proposed staff and project manager, and availability are critical aspects of our analysis. The review of submittals will look at completeness of proposal, scope of work consistent with RFP, personnel skills and availability, designated project managers, reviewers, commitment to schedule, and cost.

Questions concerning this proposal shall be addressed to Austin Rickstrew, Parks and Recreation Director at arickstrew@rifleco.org. Questions not answered in the RFP documents will only be responded to via addendum to this RFP issued by the City of Rifle Parks and Recreation Department. Questions must be submitted in writing or e-mail at the contact above by March 22, 2024 at 3:00 p.m. Answers will be posted no later than March 26 at 3:00 p.m.

Proposals will only be received via Rocky Mountain e-purchasing system (BidNet).

Instructions for Proposal

The proposal shall be submitted in one part with the following information.

1. Submit a total fee proposal for performing the entire project as a lump sum.
 - a. Provide lump sum.
 - b. Cost break down based on scope of service major categories.
 - c. Reimbursable expenses and hourly rates that occur outside of the described work as a separate page.
2. Provide a tentative work schedule.

The City of Rifle reserves the right to reject any and/or all proposals.

Scope of Work:

Justice Center Flooring Replacement

The site is located at **201 East 18th Street, Rifle, CO 81650**. With approximately 9,870sf of flooring and rubber cove base.

Timeline for completion in mid-Summer 2024. The City of Rifle staff will remove existing electronic equipment during the project. The selected contractor will be responsible for removing and reinstalling all office furniture. Staff would prefer to keep the project in phases so that workflow is not completely disrupted. The successful contractor will meet with the City's project time to determine the finalized schedule. Projected duration of this project is two weeks from the start date.

Flooring project should include but is not limited to:

- LVT Planks (5 Mil) throughout except courtroom carpet.
 - LVT 5 Mil
 - 8382 sf
 - Carpet Tiles
 - 1488 sf
 - Cove Base
 - Transition Pieces

The successful company is required to complete the following tasks;

1. Meet city staff at the sites to review existing conditions and provide staff when a tentative schedule for the project.

Project Schedule

Question Deadline	March 22, 2024
Proposals Due	April 5, 2024
Award (Council meeting)	April 17, 2024
Kickoff meeting/Confirm schedule	April 22 , 2024
Demo/Installation	Spring 2024
Project Completion	Spring 2024

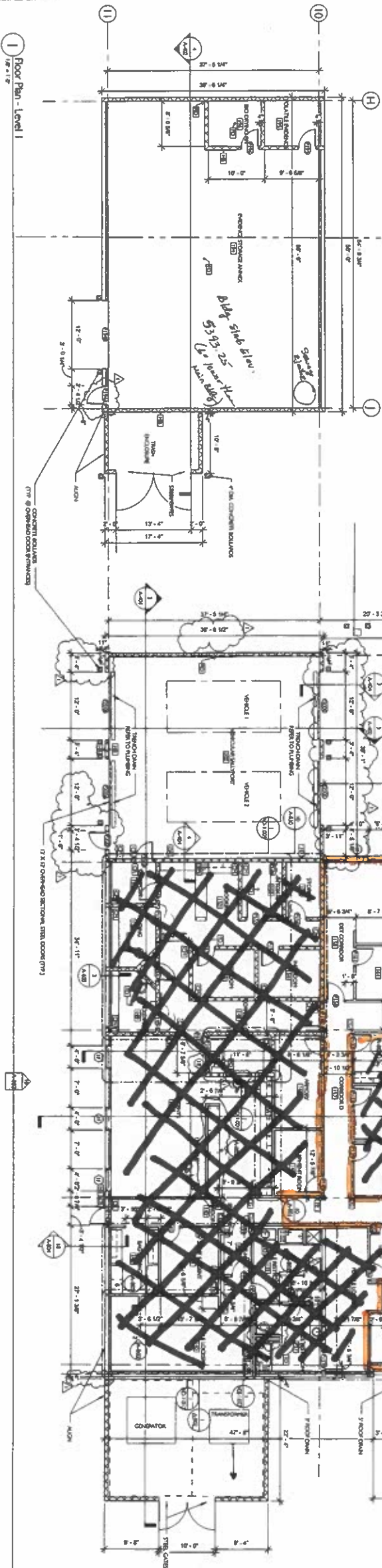
Interviews

The City may elect to conduct interviews of project teams associated with this solicitation. Interviews times will be scheduled by the City.



- GENERAL LEGEND
- 1001 POLYURETHANE DOOR
 - 1002 FIRE EXTINGUISHER
 - 1003 FIRE EXTINGUISHER
 - 1004 FIRE EXTINGUISHER
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- GENERAL NOTES:
1. ALL ROOMS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS.
 2. ALL ROOMS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS.
 3. ALL ROOMS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS.
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 9. ALL ROOMS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS.
 10. ALL ROOMS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS.
 11. ALL ROOMS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS.
 12. ALL ROOMS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON STUDS.



FLOOR PLAN - LEVEL 1

100% CONSTRUCTION DOCUMENTS
11 SEPTEMBER 2007
PROJECT: RIFLE POLICE STATION
SHEET: A-101

A-101



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	AG Flooring LLC	

2.	Vendor Address
	541 Main St. Silt, CO 81652

3.	For the Purchase of (description)
	New Flooring and Installation Services

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$85,651.35	\$80,000.00	

5.	Dept. Name	General Ledger Acct #
	G&F	100-4195-400-430

6.	Type of Purchase
	☐ Capital Construction
	☐ Capital Construction – Change Order
	☐ Capital Equipment
	☐ Plant Equipment
	☒ Materials, supplies, non-profession/technical services (includes computer/software maint.)
	☐ Professional Services
	☐ Utilities (includes equipment installation and ongoing contracts)
	☐ Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
	☐ Cooperative Purchasing:	Sec 4-3-90	
	☐ Open Market:	Sec. 4-3-40(c)	
	☐ Comparative Pricing:	Sec. 4-3-40(d)	
	☒ Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
	☐ Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required
	☒ City Manager
	☒ City Council

9.	Signatures		
	Position	Signature	Date
	Department Director		4/10/24
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		

TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
\$25,000.01 or Greater	Yes – Council Approval	Yes – see table 2 below

TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
Competitive sealed bidding	Greater than \$50,000.00
Competitive sealed proposals	Greater than \$10,000.00 and less than \$50,000.00.
**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

TABLE 3 - LOCAL VENDOR PREFERENCE

Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
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\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2% discount
\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Agenda Item #9.f.

Agenda Item Name:

Consider Approval of the Wastewater Plant Influent Channel Coating Project

Presenter:

Jared Emmert, Utilities Director

Item Description:

Consider the award of the Influent Channel Coating Project to C&L Water Solutions, Inc. for a total of \$381,280.

Recommended Action:

Move to award the wastewater plant Influent Channel Coating Project to C&L Water Solutions, Inc., for a total of \$381,280.

Fiscal Impact:

The project is identified in the 2021 Utility Capital Improvement Plan. The original estimate and 2024 budgeted amount for the project was \$366,500. The Wastewater Fund has enough in its reserves to absorb the increase over the budgeted amount.

Operational Impact:

The influent channels convey sewage as it first enters the plant. To re-coat these channels, plant flows will have to be bypassed, using portable diesel pumps, 24/7 until the project is complete. The cost of bypassing is included in the proposals.

Prior Board Motions:

N/A

Background Information:

The epoxy coating on the wastewater treatment plant's influent channels is at the end of its life and failing. To prevent damage to the underlying concrete structure, it was budgeted to have the channels re-coated this year. The project was budgeted at \$366,500. An RFP for the project was published on BidNet on February 26th. Several proposers attended a pre-bid meeting on March 12th. As of the proposal due date of April 2nd, two contractors had submitted proposals: Meridian Contracting, Inc. and C&L Water Solutions, Inc. All submittals were received on time and were complete.

Executive Summary:

The epoxy coating of the wastewater treatment plant influent channels is failing. Replacement of the coating was identified in the 2021 Utility Capital Improvement Plan. We received two proposals that were evaluated on price, implementation plan, timeline/schedule, and references. The total price from Meridian Contracting was \$387,350. The total price from C&L Water Solutions was \$381,280. Both prices came in slightly over

budget but were comparable to each other. References that were contacted for each company responded positively.

Based on our evaluation, I recommend awarding the Influent Channel Coating job to C&L Water Solutions, Inc.

Notification Requirements:

N/A

Prepared By:

Jared Emmert, Utilities Director

Attachments:

1. Influent Channels RFP amended
2. Procurement Memo
3. CLWSI Purchase Request
4. CL Bid Submission Rifle Influent Channel Coating 4.2.2024

**City of Rifle Wastewater Treatment Plant Influent Channel
Coating**



Request for Proposal

**CITY OF RIFLE
202 RAILROAD AVENUE
RIFLE, COLORADO 81650**

Pre-bid site walkthrough: Tuesday, March 12, 2024
Proposal due date: Tuesday, ~~March 26, 2024~~ April 2, 2024
Award date: Wednesday, ~~April 3, 2024~~ April 17, 2024

PROJECT DIRECTORY

Project Manager

Jared Emmert, Utilities Director
202 Railroad Ave
Rifle, CO 81650
970-665-6589
jemmert@rifleco.org

Wastewater Plant Contact

Adam Mackley, WWTP Operator
2515 W Centennial Pkwy
Rifle, CO 81650
970-379-4927
amackley@rifleco.org

City Manager

Tommy Klein
202 Railroad Ave
Rifle, CO 81650
970-665-6409
tklein@rifleco.org

PROJECT PHYSICAL LOCATION

Rifle Regional Wastewater Reclamation Facility
2515 W Centennial Pkwy
Rifle, CO 81650

CITY OF RIFLE REQUEST FOR PROPOSAL

For

RRWWRF Influent Channel Coating

The City of Rifle (City) invites qualified firms to submit proposals to provide influent channel coating services to the Rifle Regional Wastewater Reclamation Facility (RRWWRF).

This is a best value solicitation. Qualifications, experience, performance on past projects (good standing), and availability are critical aspects of our analysis. The review of submittals will look at completeness of proposal, scope of work consistent with RFP, commitment to schedule, references, and cost.

This RFP and any associated addendums can be found on BidNet. Questions concerning this proposal shall be addressed to Jared Emmert, Utilities Director by email at jemmert@rifleco.org or phone at 970-665-6589.

OVERVIEW

The RRWWRF is a 2.0 MGD extended aeration oxidation ditch facility. Preliminary treatment consists of fine screening and grit removal. The secondary process is comprised of three oxidation ditches, operated in series. After biological treatment in the oxidation ditches and settling in three secondary clarifiers, treated water is disinfected with ultraviolet radiation and discharged to the Colorado River.

The influent channels are located within the headworks of the wastewater treatment facility. They convey influent sewage through fine screening, grit removal, Parshall flume for flow measurement, and finally to an influent wet well. The channels include bypasses and a conical grit removal chamber.

The project area consists of approximately 120 linear feet of channel and a grit settling chamber that is 16 feet deep. Most of the channels are 2 ½ feet wide and 5 foot 8 inches deep, with other segments being 4 feet or 5 feet wide. See the appendix for photos and as-built drawings.

All concrete surfaces of the channels, above and below waterline, require old coating removal and re-coating. The new coating should be able to withstand the corrosive and abrasive environment found in wastewater treatment plant headworks.

Multiple sections of coating work will require the entire influent flow to the headworks be bypassed. Pumps and their backups will need to be set up to pump from the sewer directly to the plant's aeration basins.

PROJECT GOALS

The original influent channel coating at the RRWWRF is failing in multiple places. The original coating needs to be removed, concrete surfaces prepped, and a new coating applied. Influent flow will have to be pumped directly to the facility's aeration basins during parts of the work. The bypass pumping can occur in individual stages, as needed, or over the course of the whole project, whichever is necessary. Bypass pumping needs to be included in the proposal.

SCOPE OF WORK

The City of Rifle seeks proposals from qualified contractors with the capability of deploying or subcontracting bypass pumping to divert flows while coating is installed.

The scope of work will include, but is not limited to, a process which includes the following:

1. Bypass pumping, as required.
 - a. Some sections of influent channel cannot be bypassed by manipulating headworks slide gates. In those cases, influent flow will need to be diverted around the entire headworks, directly to the aeration basins. If the removal and re-application of coating cannot be done in sections, then bypass pumping will need to be performed for the duration of the project.
 - i. The pumps will need to be operated and manned for up to 24 hours per day, as long as the bypass needs to occur (curing of new coating, etc.).
 - ii. The firm pumping capacity requirement is 1,800 gpm. Backup pumping capability is also required.
 1. Normal facility influent flows are between 200 gpm overnight to 1,000 gpm during peak hours. Larger peaks can occur during wet weather.
 - b. Bypass pumping may be deployed by the Proposer, or may be subcontracted.
 - i. Any subcontractors must be listed and detailed in the proposal.
 - c. Final dewatering and drying of channel sections and grit chamber will be completed by City of Rifle staff.
2. Removal and disposal of the original coating. The original coating is missing in many places, but remaining coating will need to be removed from the floors and walls of the channels.
 - a. Removed coating and any used blast media will need to be properly disposed of at an acceptable facility.
 - b. Cleaned surfaces will be prepared to industry standard. Channel floors and walls are concrete.
3. Prepared floors and walls will be painted with a protective low-permeability coating, such as Tnemec, or an equivalent similar style coating.
 - a. The coating should have the ability to resist flowing water, abrasion, corrosion, and hydrogen sulfide gas. The coating needs to protect the channel concrete from corrosion by hydrogen sulfide.

- b. Approximately 120 linear feet of channel need to be re-coated. The average channel width is 2 ½ feet and average depth is 5 feet 8 inches. A few sections are 4 and 5 feet wide.
- c. The project also includes a 16 foot deep conical grit settling chamber. The chamber has a diameter of 13 feet.

SUBMITTAL REQUIREMENTS

Elements to be included along with the proposal:

- A. Letter of Interest, including the price quote for old coating removal, surface prep, installation of new coating, and bypass pumping.
- B. Description of the approach and plan for performing services outlined in the Scope of Work (see above), including:
 - 1. Description of how the Proposer will specifically target the needs of the City;
 - 2. Description and technical specifications of the proposed coating type;
 - 3. Description of bypass pumps and related equipment, along with personnel required to operate them; and
 - 4. Proposed timeline.
- C. Provide a detailed fee schedule outlining the services as presented in your proposal. If the proposal includes any expenses to be billed separately from professional fees, provide a detailed estimate of such expenses. Additionally, if any product guarantee is provided, include the appropriate details.

SELECTION CRITERIA/EVALUATION OF PROPOSALS

In addition to providing the information outlined in the submittal requirements, the proposals will be evaluated on:

(55) Price/Fee Schedule – detailed fee schedule and expected expenses.

(20) Implementation Plan – clear overview of the steps of a successful installation.

(15) Timeline/Schedule – clearly delineated timeline with specific milestones.

(10) References – references were satisfied with the Proposer’s work and stated that all tasks were completed within the time frame required.

Section 4-3-210

(b) The following Local preferences shall be considered in source selection for all City contracts:

Notwithstanding other provisions of this Article, in the awarding of contracts for goods or services, the City Council and Procurement Officer shall provide the following primary and secondary percentage preferences for local goods and services provided by local vendors when quality, delivery time and services are judged by the Procurement Officer to be essentially equal:

<i>Contract Amount</i>	<i>Primary Preference City of Rifle Goods/Vendors</i>	<i>Secondary Preference Garfield County Goods/Vendors</i>
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2.5% discount
\$100,000 to \$200,000	4% discount	2.0% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1.0% discount

(c) For all competitive bonded bid purchases in excess of one hundred thousand dollars (\$100,000.00), the City shall provide these local preference provisions.

(d) Exception: Local preference shall not apply to contracts required by applicable state or federal laws or regulations to be awarded to the "lowest responsible bidder" or to any contracts that are statutorily or otherwise precluded from the use of local vendor preference. No local preference shall apply where grant funds are used which expressly prohibit the use of such local preference.

(e) The Procurement Officer may establish an administrative process to pre-qualify local vendors.

For all competitive solicitations for which the City decides to use a point ranking system, upon completion of the point ranking, if a nonlocal vendor is the highest ranked vendor and the point score obtained by a local vendor is within ten percent (10%) of the points obtained by the nonlocal vendor, the highest ranked local vendor shall have the opportunity to proceed with negotiations with the City for the contract

The submissions will be ranked by the City using the criteria above and negotiations will be conducted with the highest ranked firm to adjust scope and fee to add preferences/omissions and remove unwanted aspects of the proposal. Once an agreement is reached on the final scope, schedule and budget, the selection (with adjusted fee and scope) will be sent to City Council for award. The City has the right to reject all proposals. Non-responsive proposals will be rejected.

PRE-BID ONSITE MEETING

Proposers are required to attend a pre-bid site visit at the wastewater treatment facility at **2:00 pm MST on Tuesday, March 12, 2024.** The facility physical address is:

Rifle Regional Wastewater Reclamation Facility
2515 W Centennial Pkwy
Rifle, CO 81650

CONTACT AND SUBMITTAL TIMELINE

Responses are due by **12:00 Noon MST on Tuesday, March 26, 2024** **April 2, 2024** to the City of Rifle Utilities Director, Jared Emmert.

Emailed proposals are preferred. Proposals must be emailed and delivered in sufficient time to ensure receipt by the City of Rifle on or before the date and time specified. Emails must be sent to jemmert@rifleco.org. Emails greater than 5Mb must be sent in multiple, smaller files. Our email system will not deliver emails with attachments over 5Mb.

If mailed, submit in a sealed package, plainly marked with the title “City of Rifle Wastewater Influent Channel Coating” along with the name and address of the Proposer by the deadline.

It is the sole responsibility of the Proposer to see that the proposal is delivered to the City before the submission deadline. The Proposer shall bear all risks associated with delays in the mail or delivery service. Late proposals will not be considered. This deadline allows us to place the proposal on the City Council meeting of Wednesday, ~~April 3, 2024~~ **April 17, 2024**.

Email: jemmert@rifleco.org

City of Rifle
Attn. Utilities
202 Railroad Ave
Rifle, CO 81650

PROPOSED RFP SELECTION SCHEDULE

Pre-bid site walkthrough: March 12, 2024

RFP due date: ~~March 26, 2024~~ **April 2, 2024**

Award date: ~~April 3, 2024~~ **April 17, 2024**

Estimated project start date: Spring/early summer 2024

This RFP does not commit the City of Rifle to award or contract, nor to pay any costs incurred in the preparation and submission of proposals in anticipation of a contract. The City of Rifle reserves the right to reject all or any submittals received as a result of this request, to negotiate with all qualified sources, or to cancel all or part of the RFP. The City Council reserves the right to not hire any of the candidates provided. Additionally, the City Council reserves the right to hire a candidate not recommended.

APPENDIX

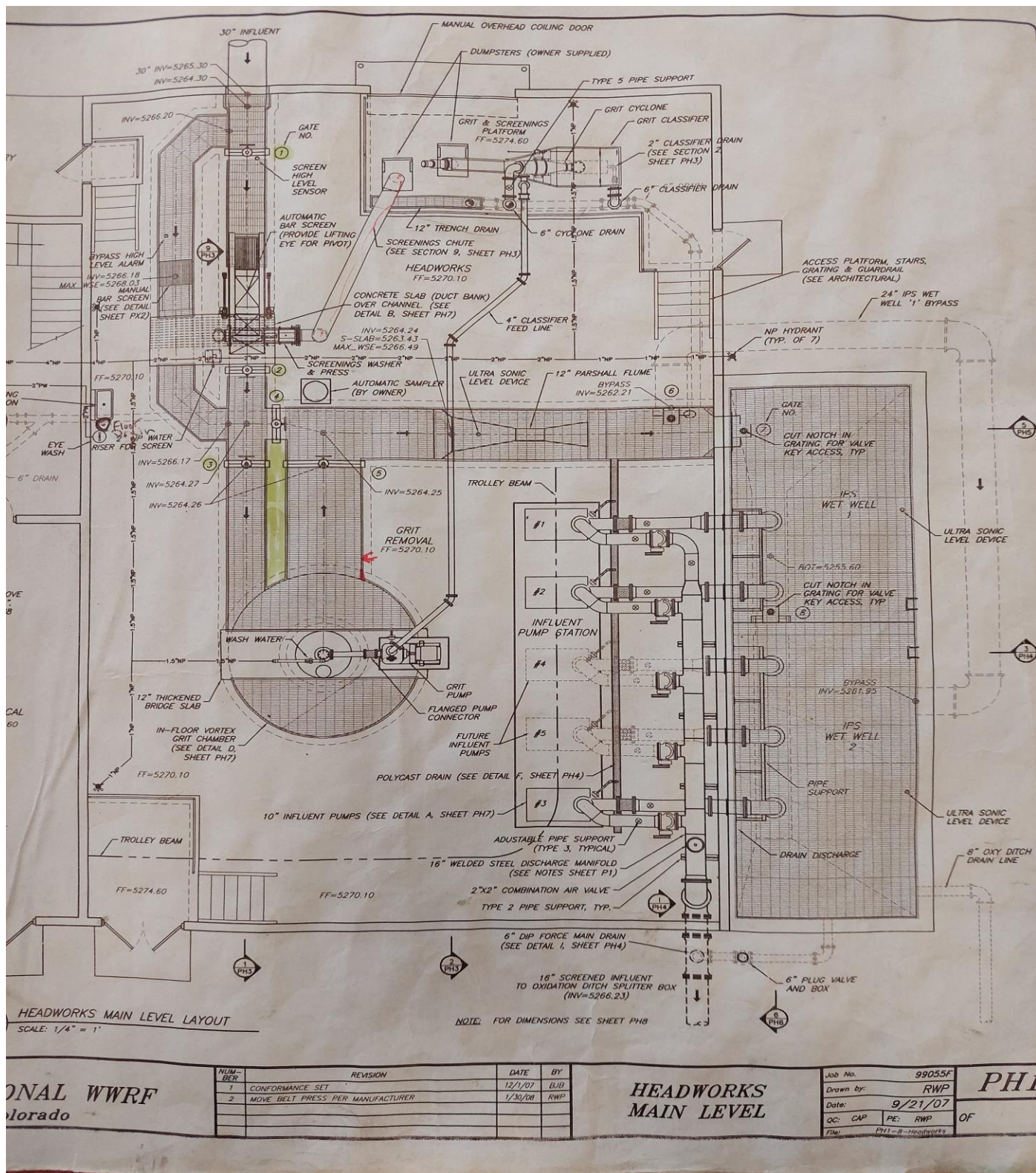


Figure 1.

Headworks main level plan view. Channels are indicated by the cross-hatched areas.

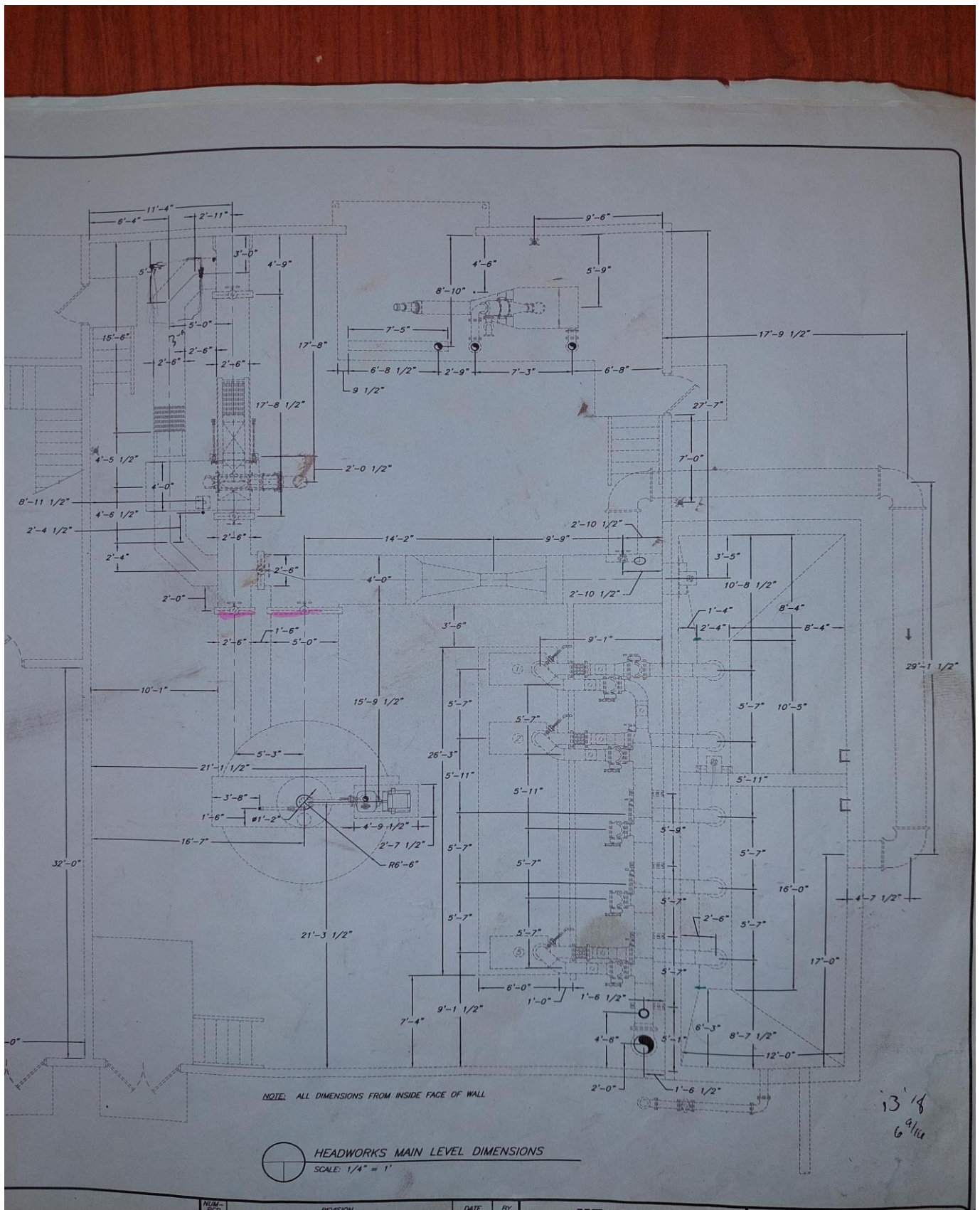


Figure 2.
Headworks main level dimensions drawing.



Figure 4.

Influent channels and grit chamber.



Figure 5.

Influent channels and automatic stair screen.



Figure 6.

Grit chamber and influent channels.

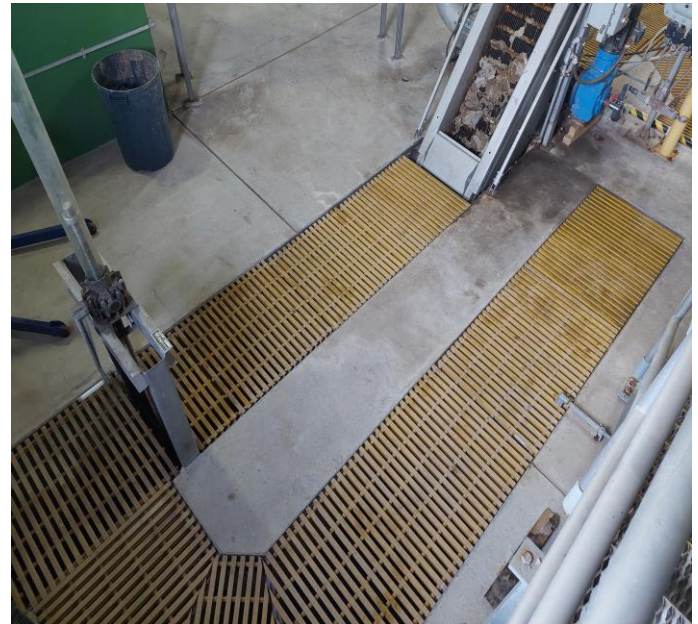


Figure 7.

Influent channels, stair screen, and bypass channel.



Figure 8.

Grit chamber with central hollow shaft mixer and grit pump piping.



Figure 9.

Parshall flume, showing old coating degradation.



City of Rifle, Colorado
Utility Department

To: Tommy Klein, City Manager
Cc: Rifle City Council
From: Jared Emmert, Utilities Director
Date: 4/9/2024
Re: Wastewater Plant Influent Channel Coating Award

Mr. Klein,

The epoxy coating on the wastewater treatment plant's influent channels is at the end of its life and failing. To prevent damage to the underlying concrete structure, it was budgeted to have the channels re-coated this year. The project was budgeted at \$366,500.

An RFP for the project was published on BidNet on February 26th. Several proposers attended a pre-bid meeting on March 12th. As of the proposal due date of April 2nd, two contractors had submitted proposals: Meridian Contracting, Inc. and C&L Water Solutions, Inc. All submittals were received on time and were complete.

The two proposals were evaluated on price, implementation plan, timeline/schedule, and references. The total price from Meridian Contracting was \$387,350. The total price from C&L Water Solutions was \$381,280. Both prices came in slightly over budget but were comparable to each other. References that were contacted for each company responded positively. The proposals were evaluated according to the table below by the Wastewater Plant Lead Operator and Utilities Director:

Factor	Points Possible	Meridian	CLWSI
Quoted Price:		387,350.00	381,280.00
Price	55	52	53
Timeline/Schedule	15	13	15
Implementation Plan	20	20	20
References	10	10	10
TOTAL POINTS AWARDED		95	98



City of Rifle, Colorado
Utility Department

Based on our evaluation, I recommend awarding the Influent Channel Coating job to C&L Water Solutions, Inc.

Let me know if you have any questions or concerns about this project.

Thank you,

Jared Emmert, Utilities Director



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	C&L Water Solutions, Inc.	

2.	Vendor Address
	12249 Mead Way, Littleton, CO 80125

3.	For the Purchase of (description)
	Influent Channel Coating

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$381,280	\$366,500	

5.	Dept. Name	General Ledger Acct #
	UTIL-WASTEWATER	320.4325.400.320

6.	Type of Purchase
☐	Capital Construction
☐	Capital Construction – Change Order
☐	Capital Equipment
☐	Plant Equipment
☐	Materials, supplies, non-profession/technical services (includes computer/software maint.)
☒	Professional Services
☐	Utilities (includes equipment installation and ongoing contracts)
☐	Land, easements, ROW

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
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☐	Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
☐	Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required
☒	City Manager
☒	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director	JLE	4/10/2024
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		



TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
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TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
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**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

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Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
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\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Proposal

City of Rifle

Wastewater Treatment Plant

Influent Channel Coating

April 2, 2024

Contents

1. Cover Letter & Letter of Intent.....	3
2. Project Approach and Plan	4
3. Proposed Schedule & Anticipated Timeline.....	5
4. Detailed Fee Schedule.....	5
5. Previous Project References	5
6. Closing Statements	6
7. Exhibits & Photos	7

1. Cover Letter & Letter of Intent

RE: Wastewater Treatment Plan Influent Channel Coating

Dear Proposal Review Committee,

Based in Littleton, CO, C&L Water Solutions, Inc. opened its doors in 1979, and has become well known as a heavy civil utility contractor providing 24/7/365 service for water, sewer and storm sewer installation, repair and rehabilitation services for cities and municipalities throughout Colorado and Utah. Originally focused on open-cut methods and being an on-call provider for over 40 water and sewer districts and cities, we have incorporated into a leader of the latest technologies in the trenchless industry.

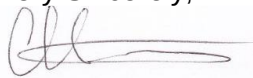
We are very excited about this opportunity and feel we are an excellent fit for the scope of work and contractor of which City of Rifle is looking for. Our qualifications include:

1. On-call emergency response (24/7/365) for wet utilities and bypass pumping: we carry 4 fully equipped crews to respond to emergencies of any size with a fleet of our own equipment, shoring, inventory of standard repair parts and pipe as well as bypass pumps and pipe. We are close; based out of Littleton, CO.
2. Open Cut Services for water, sewer and storm: we are fully capable to handle any water and sewer mainline installation or replacement.
3. Repair crews for maintenance, inspection and repair of water and sewer appurtenances.
4. UV CIPP Lining: Over 1,000,000 LF of 6" to 72" installed to date, the most in the US for UV CIPP.
5. Manhole and Structure Rehabilitation with Epoxy Coating: Sewer Shield epoxy products for full coatings of manholes and structures both new and existing
6. Manhole or Structure Rehabilitation with fiberglass inserts: Over 100 fiberglass or polymer inserts installed to date
7. Pipe bursting for Water and Sewer, using both static and pneumatic methods: Over 18,000 LF installed to date.
8. Lateral Connection Rehabilitation: Over 2,000 lateral connections and associated lengths of lateral pipes rehabilitated or chemically grouted to date.
9. Geopolymer Cast in Place pipelining and manhole lining for larger diameter storm sewers and manhole structures
10. Slip lining with GRP, PVC and HDPE Pipe: over two dozen specialty slip-line projects of various diameters up to 84" completed.

C&L would be a great fit for this project and all of our versatile experience is what separates us from our competition. We are positioned to provide multiple environmental and sustainable services under one roof to drive value up and costs down.

Thank you for this great opportunity and we look forward to working with you in the future!

Very Sincerely,



Chris Larson, Operations Manager

2. Project Approach and Plan

We have familiarized ourselves with the scope of work through the pre bid site meeting and reviewing the contract documents. After doing so, we feel we have a good understanding of what the City needs to have a long lasting rehabilitation solution. While the product we are proposing wasn't the original material included in the RFP, we feel that this will be a great fit for this project and prove to be long lasting. Our goal is provide a product application that will long outlast the warranty period.

The below notes will detail our project approach and proposed materials:

Bypass Set Up & Operation – we will subcontract Sunbelt Rentals to perform the bypass set up and operations. Based on the flows provided, we will have 1x 6" primary bypass pump and 1x 6" back up bypass pump with a 6" HDPE discharge to the downstream manhole. A map of the proposed bypass is listed as **EXHIBIT A**. We have worked extensively with Sunbelt and have positive experiences with them each time. Their staff is highly qualified and trained to perform the bypass set up and operation services.

Initial Water Blast – Once under bypass, C&L will perform an initial high pressure 5,000 psi water blast to remove existing coating, loose concrete material and bacteria as the beginning of the surface preparation. This method is very effective for removing loose concrete corrosion.

Sandblasting – after water blasting is complete, C&L will sandblast to get a "deep cleaning" of the concrete to help continue the initial cleaning from above. This also will help create a surface profile cohesive to the application of the rehab materials. This step is critical to remove bacteria which could cause further corrosion underneath the new coating if not removed prior to application of the new material.

Second Water Blast – C&L will perform an additional water blast to complete the final cleaning prior to material application to remove the last of any remaining loose material.

C-120 Underlayment Application: once the abrasive surface preparation is completed, we will apply the C-120 underlayment material. This is applied prior to the epoxy and helps build the structure back to existing diameter and is a suitable surface to the epoxy application. This material will be applied at a minimum of ½" thickness.

Sewer Shield 150 (Sprayable) Application: the final step will be the application of the Sewer Shield 150 epoxy material at 125 mils (1/8"). This product is designed for the type of harsh environment and will provide a long lasting solution for rehabilitation of the treatment plant.

Final Spark Testing: once the epoxy is applied and set, C&L will perform spark testing. This is the process of checking for pinholes in the epoxy (which occur naturally during application). Any pinholes that are found will be patched so the epoxy is 100% pinhole free upon completion of the project.

Product Materials (Attached as EXHIBIT B):

Sewer Shield C-120 Underlayment
Sewer Shield 150 (Sprayable)

3. Proposed Schedule & Anticipated Timeline

Task Name	Duration	Start	Finish	Jul 7							Jul 14							Jul 21							Jul 28						
				S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1 Mobilization	1d	07/08/24	07/08/24																												
2 Bypass Set Up	1d	07/09/24	07/09/24																												
3 Bypass Operations 24/7	18d	07/10/24	08/02/24																												
4 Rifle Debris Removal	1d	07/10/24	07/10/24																												
5 Surface Prep & Coating Removal	11d	07/11/24	07/25/24																												
6 Application of Sewer Shield	4d	07/26/24	07/31/24																												
7 Final Spark Testing	1d	08/01/24	08/01/24																												

C&L plans to complete this work in early July after the holiday. This is due to our current existing schedules. There is a chance that we could complete this work sooner but the proposed schedule is our latest planned start date. Larger image attachment of the schedule is listed as **EXHIBIT C**.

4. Detailed Fee Schedule

See Detailed Proposal listed as **EXHIBIT D**

5. Previous Project References

South Fort Collins Sanitation District (Fort Collins, Colorado)

Epoxy Manhole Coatings, Sewer Shield Inserts & Geopolymer

Ben Voth – bvoth@sfcscd.net 970-567-3508

Boxelder Sanitation District (Fort Collins, Colorado)

Epoxy Manhole Coatings & Sewer Shield Inserts

Noah Allison – nallison@boxelder.org 970-215-5996

Clifton Sanitation District (Clifton, Colorado)

Epoxy Manhole Coatings & Geopolymer

Eli Jennings ejennings@cliftonsanitation.com 970-434-7422

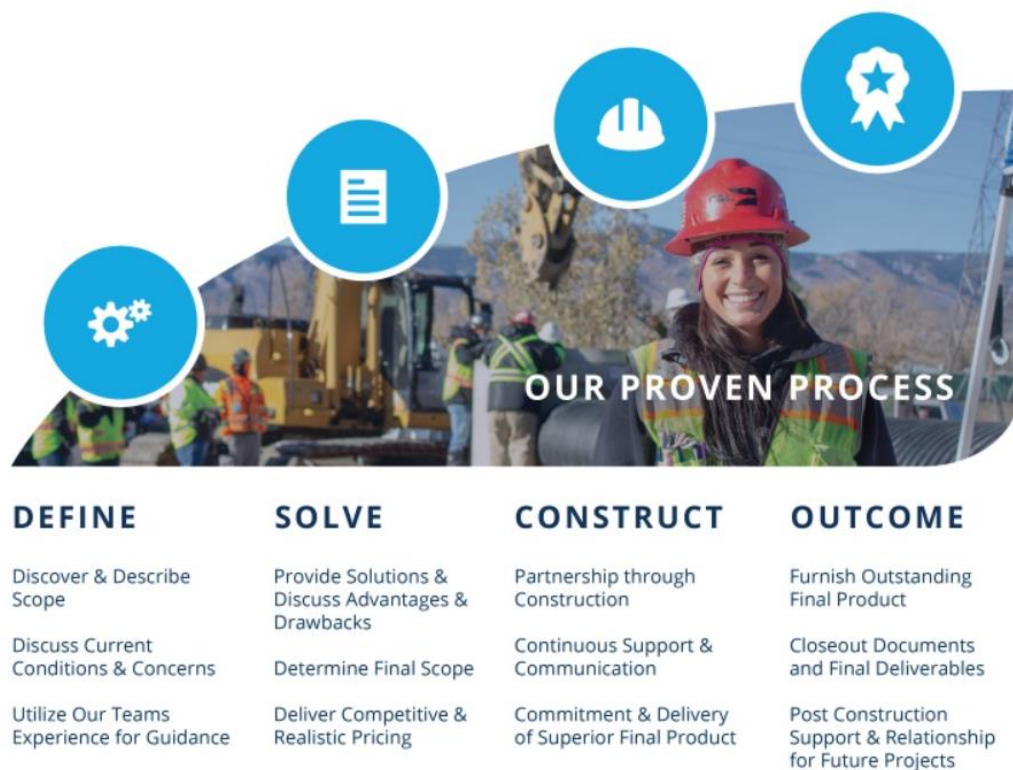
Upper Blue Sanitation District (Breckenridge, Colorado)

Epoxy Manhole Coatings & Sewer Shield Inserts

Wally Esquibel – wallye@ubsd.org 970-418-6708

6. Closing Statements

In closing, C&L Water Solutions, Inc. sincerely appreciates the opportunity to submit on this RFP. We have spent the last 40 + years forging a company and culture built on high quality workmanship, trust and teamwork; values that we know are shared and appreciated by The City of Rifle. We believe we have positioned our product selection, service offerings and company values on the premise of being creative, flexible, on the leading edge of technology. Most importantly, we are committed to providing excellent customer service. We encourage you to contact any of our clients and references mentioned throughout this proposal.



7. Exhibits & Photos

Rifle WWTP Bypass Pumping Route

(2) 6x6x11 Deisel Trash Pumps
(1) 6" HDPE Discharge Pipe

EXHIBIT A: BYPASS PLAN

Legend

 4861 N Lamar St

 Best Colorado Cannabis

 Discharge for Cheery Creek 12" Pipe

 Discharge Path 5,100'

 Feature 1

 Feature 2

 MH

 Untitled Path





ENVIRONMENTAL COATINGS LLC

4702 E. Virginia Street. • Mesa, Arizona 85215-9101

PHONE (480) 984-7608 • FAX (480) 380-4461

C-120 CEMENT UNDERLAYMENT and PATCHING MATERIAL

PRODUCT DESCRIPTION: C-120 Cement is a specially formulated, fast setting, volume stable, calcium aluminate cement based concrete and masonry patching material requiring only the addition of potable water for mixing. C-120 Cement may be used interior or exterior, above or below grade on vertical, horizontal and overhead surfaces without forms. After initial set, C-120 Cement may be shaved to the contours of the surrounding area. C-120 Cement is used to repair and protect against biogenic corrosion to manholes, wet wells, lift stations, concrete pipe, and waste water treatment plants. C-120 has high resistance to sewage, extraordinary abrasion resistance and strong resistance to biogenic corrosion by hydrogen sulfide (H_2S) and sulfuric acid (H_2SO_4) found in waste water environments. C-120 Cement incorporates proprietary fumed densifying agents enhancing the product's ability to resist moist acidic conditions allowing for prolonged life of finished surfaces. High alkalinity of C-120 mortars will provide good rust protection. Also, excellent for the repair and protection of sidewalks, driveways, expressways, ceilings, walls, curbs and panels. C-120 Cement may be used for applications under constant moisture contact.

BENEFITS: RAPID SETTING...NON-SHRINK...NO ADDED CHLORIDES...SHAPEABLE...SHAVEABLE... USE IN THIN TO THICK LAYERS...TENACIOUS BOND... RESISTANT TO FREEZE THAW...LIGHT COLOR.

COMPOSITION: Cement and selected aggregates

TECHNICAL DATA:

Setting Time: ASTM C-403	
Initial Set:	10 to 15 minutes
Final Set:	15 to 20 minutes
Yield Per 50#	0.50 cubic feet

	Compressive Strength: ASTM C-109	Split Tensile ASTM C-403	Shear Bond ATSM C-882
1 DAY	5200 psi		
3 DAYS	5950 psi		
7 DAYS	6100 psi	424 psi	4210 psi
28 DAYS	7850 psi	674 psi	6530 psi

Freeze-Thaw Durability Factor: ASTM C-666 @ 300 Cycles:	97.92
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EXHIBIT B: PRODUCT DATA

DIRECTIONS FOR USE: All areas to be patched shall be clean and free of oil, grease, dirt, deteriorated concrete and all contaminants. Undercut the edges of the area to be patched to accommodate the repair. C-120 Cement used to repair vehicular traffic bearing areas should be placed a minimum of 1.5" in depth. Clean and prime any exposed steel and reinforcing. Abrade or acid etch slick surfaces to ensure proper bond. When the temperature is above 40° F, pre-wet the prepared area with potable water before applying C-120. Any excess water should be blown or swept away to prevent dilution of the material.

C-120 Cement will require 3.25 to 3.5 quarts of potable water per 50 pound bag to achieve the proper mix consistency. Add the measured amount of C-120 to the proper amount of clean water and mix to a stiff putty like consistency for no more than four minutes. Mix small quantities of C-120 in a clean container with a hand trowel or in a wheelbarrow with a mud hoe. Use a rotary mixer with rubber tip blades for mixing larger quantities, up to 90 lbs. In deep areas over 2", C-120 may be extended with up to 25 pounds of clean, washed gravel per 50 pound bag for filler. Do not mix more material than can be placed in five minutes. Do not re-temper with additional water.

Place C-120 Cement immediately after mixing. Force C-120 firmly into the area to be patched by hand or with a trowel and mold to the desired shape. Compact thoroughly to ensure bond. After initial set, finish C-120 with a steel trowel until smooth and level with the surrounding surface. Do not overwork the material. Cure C-120 Cement with damp cure method if any surface treatment will be used. Curing is mandatory especially in hot weather, direct sunlight and for thin patches.

CAUTIONS: Mix C-120 no more than four minutes. Do not mix more material than can be placed in five minutes. Use only potable water for mixing. Do not over water. Excess water does not improve workability. Do not re-temper. Clean mixing equipment between batches. Do not apply to frozen or frost filled surfaces. Do not apply during freezing weather. Contains cement, avoid inhalation of dust. Wear gloves during the mixing and placement of material.

PACKAGING: Fifty (50) pound (22.7 kg.) multiwall bleached paper bags. Fifty bags per pallet (2,500 pounds per pallet)

STORAGE: 40° to 90° F

SHELF LIFE: 1 year in original unopened package properly stored. Store in a dry location. Do not lay bags directly on cement surfaces.

FREIGHT CLASS: Class 50

LIMITED WARRANTY: This product is warranted to be of merchantable quality when used according to the instructions herein. It is not warranted to be suitable for any purpose or use other than the general purpose for which it is intended. Liability under this warranty is limited to the replacement of the product as purchased, if found to be defective upon inspection by the manufacturer. This limited warranty is issued and accepted in lieu of all other expressed warranties and explicitly excludes liability for consequential damages. Buyer assumes all risk and liability resulting from the use of this product.

Information presented herein has been compiled from sources considered dependable and is accurate and reliable to the best of our knowledge and belief, but it is not guaranteed to be so. Nothing herein is to be construed as recommending any practice or any product in violation of any law or regulation. It is the user's responsibility to determine the suitability of any material for a specific purpose and adopt necessary safety precautions. We make no warranty as to results to be obtained in using any material and, since conditions or use are not under our control, we must necessarily disclaim all liability with respect to use of any material supplied by us.

Revised July 2004



SEWER SHIELD® 150 SPRAYABLE

Low Modulus Acid Protection Lining Systems

DESCRIPTION: SEWER SHIELD® 150 SPRAYABLE is the next generation of 100% solids, solvent free, low odor, environmentally friendly, epoxy liner system. It is impervious to a wide variety of acids, caustic solutions, oils, grease and many other chemicals. SEWER SHIELD® 150 SPRAYABLE is particularly resistant to Sulfuric Acid up to concentrations of 50%. SEWER SHIELD® 150 SPRAYABLE is a low modulus lining which provides improved tolerance to thermal cycles and impact resistance.

MIX RATIO, by volume	1:1
GEL TIME, 150 grams	15 -25 minutes
ASTM D4541, 7 Day Bond Strength (Tensile)	
Bond to damp Concrete	Concrete Failure
ASTM D695, 7 Day Compressive Strength (neat)	2,100
ASTM D 638 Tensile Strength (neat)	1030
Elongation at break	38%
ASTM C-413 Absorption	<0.04%
VOC	0 GRAMS / LITER
Data presented are typical laboratory values	

USES: SEWER SHIELD® 150 SPRAYABLE is used as a lining system for protection against chemical attack to manholes, lift stations, headwork, sewer pipes, grit chambers, clarifiers, wastewater and containment areas, walls, sumps, trenches and pits. Due to the low modulus and environmentally friendly nature it is ideal for use as a protection system in the wastewater and chemical industries.

COLORS: SEWER SHIELD® 150 SPRAYABLE is supplied in the following color: IVORY

SURFACE PREPARATION: Concrete must be structurally sound, dry or damp, free of grease, oils, coatings, dust, curing compounds and other contaminants. Surface laitance must be removed. The preferred method of surface preparation is abrasive blasting or shotblasting. For oil contaminated surfaces using steam cleaning in conjunction with strong emulsifying detergent may be considered. Rinse thoroughly with potable water. After cleaning, remove defective concrete, honeycombs, cavities, joint crack voids and other defects by routing to sound material. Smooth, precast and formed concrete surfaces must be cleaned, roughened and made absorptive by abrasive blasting or shotblasting. If it is not possible to abrasive blast or shotblast, acid etching with a 15% Hydrochloric acid solution. After etching pressure wash or flush the surface with copious amounts of water to neutralize the surface. Care must be taken to ensure that all salts and residue from the reaction have been removed. The pH of the surface should be checked as per ASTM D4262 following acid etching. Following surface preparation, the cleaned surface should pull concrete when tested with an Elcometer or similar pull tester (ASTM D4541). Before application of the lining system, use the "Visqueen test" (ASTM D4263) to evaluate moisture level in concrete.

New Concrete: Should be allowed to cure for a minimum of 28 days. (Consult manufacturer if earlier times are required). Remove any surface hardener or curing compounds, by using the recommended mechanical methods for surface preparation. Prepare surfaces as recommended above.

Old Concrete: For quick, small patching use suitable epoxy mortar; for larger areas, use cementitious patching materials which are compatible with the system. After patching, a light brush blast is recommended prior to coating.

EXHIBIT B: PRODUCT DATA

MIXING INSTRUCTIONS: SEWER SHIELD® 150 is available in pre-measured, pre-proportioned kits. Pour the entire contents of Part B, Hardener into the Part A, Base and mix thoroughly with a low speed drill and a “Jiffy” mixer paddle. Mix for a minimum of 3 minutes. Scrape the sides and bottom of the mixing container (including the paddle of the mixer) during mixing. If the paddle is too small or equipment is not adequate it will not give a uniform mix and an incomplete cure will result together with wet spots. Over mixing with a high speed drill will shorten the pot life as well as introduce excess air into the mix. Mix only enough material that can be used within the working life.

Automated mixing and metering equipment can be used for rapid installation. Contact manufacturer for information.

COVERAGE: Coverage rates are approximate and for estimating purposes only. Surface temperature, porosity, and texture will determine actual material requirements.

Recommended: 25-30 mills. DFT

64 sqft per gal. @ 25 mills. 53 sqft per gal. @ 30 mills.

CLEAN-UP INSTRUCTIONS: Clean tools and application equipment immediately after use with methyl ethyl ketone or xylol. Clean spills or drips while still wet with solvent. Dried material will require mechanical abrasion for removal.

PACKAGING: SEWER SHIELD® 150 SPRAYABLE is available in 100 GALLON and 500 GALLON KITS.

STORAGE: 50-90 degrees F. Protect from moisture and freezing. Shelf Life: Two years in original, unopened containers, properly stored.

TECHNICAL SERVICE: For application procedures or surface conditions not specified above, please contact:

Environmental Coatings LLC
4702 E. Virginia Street
Mesa, AZ 85215-9101
(480)984-7608, FAX: (480) 380-4461

EXHIBIT C: PROPOSED SCHEDULE



Task Name		Duration	Start	Finish	Jul 7							Jul 14							Jul 21							Jul 28						
					S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1																																
2	Mobilization	1d	07/08/24	07/08/24																												
3	Bypass Set Up	1d	07/09/24	07/09/24																												
4	Bypass Operations 24/7	18d	07/10/24	08/02/24																												
5	Rifle Debris Removal	1d	07/10/24	07/10/24																												
6	Surface Prep & Coating Removal	11d	07/11/24	07/25/24																												
7	Application of Sewer Shield	4d	07/26/24	07/31/24																												
8	Final Spark Testing	1d	08/01/24	08/01/24																												

EXHIBIT D: DETAILED FEE SCHEDULE

12249 Mead Way, Littleton, CO 80125
303.791.2521 **phone** 303.791.2524 **fax**

1178 West 17th Street, Marriott-Slaterville, UT 84404
303.791.2521 **phone** 303.791.2524 **fax**



PROPOSAL

DATE: April 2, 2024

CUSTOMER NAME: City of Rifle

ATTN: Jared Emmert

JOB NAME: RRWW Influent Channel Coating

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Mobilization	1	LS	\$36,085.00	\$36,085.00
2	Bypass Set Up & Rental	1	LS	\$42,865.00	\$42,865.00
3	Bypass Operations 24/7	18	DAY	\$5,125.00	\$92,250.00
4	Road Ramp (if needed)	1	EA	\$5,125.00	\$5,125.00
5	Surface Prep & Coating Removal	2500	SF	\$48.00	\$120,000.00
6	Application of Sewer Shield 150 Epoxy	2500	SF	\$30.00	\$75,000.00
7	Final Spark Testing	1	LS	\$9,955.00	\$9,955.00
BID TOTAL					\$381,280.00

NOTES:

Mobilization Includes: mobilization for crew to and from jobsite.

Bypass Set Up & Rental Includes: set up, rental and operation of 2x 6" pumps with 6" HDPE discharge piping. One pump will be used as a primary and one pump will be 100% plumbed in as a backup.

Bypass Operations 24/7 Includes: bypass watch mechanic and operator on site 24/7 to watch and manage the bypass operations

Road Ramp Includes: installation and rental of road ramp, if needed, for treatment plant roadway. Attached map shows anticipated path of bypass piping. Vehicles will not be able to pass piping without ramp.

Surface Prep & Coating Removal Includes: proper surface preparation including water blasting, sandblasting, existing coating removal and disposal and application of Sewer Shield C-120 underlayment (required for epoxy application). Initial debris removal will be performed by City of Rifle

Sewer Shield 150 Epoxy Rehabilitation Includes: application of spray applied Sewer Shield 150 Epoxy

Final Spark Testing Includes: final spark testing to show proper application of epoxy and patching of any pinholes for final acceptance

Excludes: traffic control, infiltration repairs, initial debris removal in channel and chamber (to be performed by City Staff), removal and replacement of existing equipment within coating area.

Addenda 1 with amended proposal acknowledged (March 20, 2024)
C&L Proposed Workmanship Warranty: 1 Year







Agenda Item #9.g.

Agenda Item Name:

Consider Cancellation of July 3rd City Council Meeting

Presenter:

Patrick Waller, Interim City Manager

Item Description:

Meeting Cancellation

Recommended Action:

Move to approve the cancelation of the July 3rd, 2024 City Council Meeting

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

City of Rifle holds its annual 4th of July celebration and fireworks on July 3rd.

Executive Summary:

Staff is recommending that City Council consider the cancellation of the July 3rd City Council meeting. This is the night of the City's 4th of July celebration with fireworks and the gathering at Centennial Park. It would be difficult for citizens to participate in the meeting. At this time, Staff does not have any applications that will be affected by the cancellation of the meeting.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, Interim City Manager

Attachments:

None



Agenda Item #10.a.

Agenda Item Name:

Report to City Manager

Presenter:

Tommy Klein, City Manager

Item Description:

Staff report on notable tasks completed within the individual departments.

Recommended Action:

No action necessary

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Work Report to City Manager
04/12/2024

Notification Requirements:

None

Prepared By:

Alexis Ramirez, Interim City Clerk

Attachments:

1. 04.12.2024 Report to City Manager
2. MARCH Building Permit Report

WORK REPORT TO CITY MANAGER

04.12.2024

PIO

- Continuing updates on website and social media on local issues and citizen concerns. People are definitely excited that asphalt season has finally arrived!
- We will be posting reminders about the trash can switch and the new recycle bins. The fliers were sent out in English and Spanish in the utility bills.
- Attended webinar on Improving Communications in Local Government and also attended GRIT meeting.

COURT

- Handled 62 adult cases and 22 juvenile cases on April 3 court day.
- Held 08 telephone hearings with inmates in custody.

PUBLIC WORKS

- Veteran's Memorial, Phase I Beautification: construction plans in progress: 30%
- CAD renderings and development of specifications of the City of Rifle Specifications Manual, in progress 15% on drawings; 95% on specifications
- Grand Mesa Water Treatment Plant Demolition - Demolition progress: 100%; restoring the site and grade: 98%
- GIS: ongoing work with Utilities to map lead water service; working to correct an addressing error; mapping utility information.
- Asset Management with Limble: currently still adding assets, working mainly on the O&M facility, but soon (mid-April) to start on City Hall.

Fleet

- Normal fleet maintenance operations.
- Preparing vehicles for Winter/Spring Auction
- 1006 – tandem-axle dump truck in for EGR valve replacement: complete
- Equipment trailer in for lights repair and frame damage evaluation; we are looking into a purchase of a new, heavier trailer
- PD vehicles are rotating in and out of GreyCo & Colorado Wrap for upfits

Operations & Maintenance

- Repair of damaged curb/gutter in 300 Block of E. 10th St.: 90%; pavement repair remaining when hot mix asphalt is available.
- Started drainage culvert fix on Ute Ave near senior housing. Completion: 95%; remaining work will be completed when hot asphalt is available

- Acacia Ave drainage improvements: parts at vendor for delivery; work will commence on 4/15/2024.
- Tree removal along trail west of Rifle Hts between 10th & 16th Streets - complete
- 7th & Fir – concrete pour of curb/gutter and sidewalk – complete
- 9th & Whiteriver – asphalt patching

Two-week work forecast

- Continued transition of snow equipment to summer operations
- Pothole patching: Hot Mix Asphalt will be available week of April 8th.
- CAD work on PW Manual drawings and Veteran's Memorial Beautification Plans
- Start process for acquisition of new Vacuum Truck for C&D/O& M

CITY OF RIFLE BUILDING PERMIT REPORT

March 2024

Summary (see note 1)	Total No. of Permits	Total Units *New SFD & New MFD	*New SFD Units (is not part of total permit amount)	*New MFD Units (is not part of total permit amount)	New Commercial	Other	Valuation	Use Tax Collected	Building Permit Fees	Plan Review Fees	Offsite Street Impact Fees	Parkland Dedication Fees	Waste Water System Improvement Fees	Water System Improvement Fees
March	33	1	1	0	0	32	\$ 1,292,992.66	\$ 27,475.89	\$ 8,603.36	\$ 4,859.96	\$ 9,236.61	\$ 3,918.56	\$ 38,097.93	\$ 33,076.69
Year to Date	82	3	3	0	1	78	\$ 3,314,870.33	\$ 70,312.86	\$ 25,953.39	\$ 11,078.70	\$ 17,478.78	\$ 7,579.45	\$ 63,907.12	\$ 58,861.62
Mar-23	28	2	2	2	0	25	\$ 1,027,877.98	\$ 9,942.09	\$ 8,458.89	\$ 3,698.47	\$ 4,143.87	\$ 5,076.56	\$ 18,004.53	\$ 18,278.25

Permit No	Parcel No	Date Paid	Address	Applicant	Zone	Permit Type	Valuation	Use Tax	Building Permit Fee	Plan Review Fee	Offsite Street Impact Fees	Parkland Dedication Fees	waste water System Improvement Fees	Water System Improvement Fees
001344	217709103006	3/1/2024	1432 Arabian Ave	Lifetime Energy	LDR	Solar	\$ 30,000.00	\$ 637.50	\$ 441.75					
001350	217704300007	3/5/2024	200 W 20th St - D22	Clayton Homes	LDR	Mobile Home	\$ 83,584.00	\$ 1,776.16	\$ 50.00				\$ 6,305.90	\$ 6,838.51
001351	2177040300007	3/5/2024	200 W 20th St - D23	Clayton Homes	LDR	Mobile Home	\$ 95,800.00	\$ 2,035.75	\$ 50.00				\$ 6,305.90	\$ 6,838.51
001352	217704300007	3/5/2024	200 W 20th St - D24	Clayton Homes	LDR	Mobile Home	\$ 97,122.00	\$ 2,063.84	\$ 50.00				\$ 6,305.90	\$ 6,838.51
001361	217704330002	3/8/2024	328 28th Ct	8A Painting & Services	Low Den	Residential Improv.	\$ 3,800.00	\$ 80.75	\$ 94.45					
001388	217708412017	3/20/2024	1112 W 5th St	LGCY Installation Services	LDRPUD	Solar	\$ 26,131.29	\$ 555.26	\$ 402.68					
001391	217716214006	3/6/2024	213 Whiteriver Ave	McCulloch Construction	Low Den	Residential Addition	\$ 27,000.00	\$ 573.75	\$ 411.45	\$ 267.44				
001392	217716423019	3/28/2024	707 Wapiti	Rifle Group LLC	CS	Comm Tenant Finish	\$ 375,000.00	\$ 7,968.75	\$ 2,533.75	\$ 1,646.94				
001393	217709107013	3/15/2024	1541 Arabian Ave	One World Energy	LDR	Solar	\$ 16,483.35	\$ 350.24	\$ 272.02					
001394	217704308004	3/7/2024	2128 Railroad Ave	Celene Espindola	Light Indust.	Comm Tenant Finish	\$ 1,200.00	\$ 25.50	\$ 44.85	\$ 29.15				
001395	217704308004	3/7/2024	2128 Railroad Ave	Celene Espindola	Light Indust.	Comm Tenant Finish	\$ 1,200.00	\$ 25.50	\$ 44.85	\$ 44.85				
001396	217704308004	3/7/2024	2128 Railroad Ave	Celene Espindola	Light Indust.	Comm Tenant Finish	\$ 600.00	\$ 12.75	\$ 26.55	\$ 17.26				
001397	217704308004	3/7/2024	2128 Railroad Ave	Celene Espindola	Light Indust.	Comm Tenant Finish	\$ 400.00	\$ 8.50	\$ 25.00	\$ 16.25				
001398	217704303002	3/15/2024	326 W 27th St	One World Energy	LDR	Solar	\$ 18,365.72	\$ 390.24	\$ 298.37					
001400	217718142001	3/4/2024	2412 Access Road	J Martinez & Co	Light Indust.	Comm Tenant Finish	\$ 20,000.00	\$ 425.00	\$ 321.25	\$ 208.81				
001401	217718142004	3/4/2024	2400 Access Road	J Martinez & Co	Light Indust.	Demo		\$ 50.00						
001402	217709330001	3/6/2024	815 Whiteriver Ave	Scarlett Roofing LLC	Low Den	Reroof	\$ 16,569.00	\$ 352.07	\$ 50.00					
001403	217709130023	3/5/2024	1656 Walnut Loop	JBS Construction	MDR	Residential New	\$ 356,337.38	\$ 7,572.15	\$ 2,429.24	\$ 1,579.01	\$ 4,225.50		\$ 6,629.89	\$ 8,155.93
001404	217704203040	3/14/2024	575 W 30th St	A-1 Heating and Cooling	Low Den	AC/Heater Unit	\$ 19,506.92	\$ 414.50	\$ 25.00					
001406	217710309013	3/25/2024	1110 Firethorn Ct	Clearly Windows and Doors	LDR	Window	\$ 23,181.00	\$ 492.58	\$ 365.78					
001407	217717206012	3/14/2024	24207 Hwy 6 & 24	Luxury Custom Painting		Out of City Water Tap					\$ 1,938.02		\$ 9,458.85	
001408	217709316007	3/26/2024	527-531 W Ave	Manuel Armas	Medium	Residential Improv.	\$ 63,500.00	\$ 1,349.38	\$ 738.25	\$ 479.86	\$ 3,073.09	\$ 3,918.56	\$ 3,091.49	\$ 4,405.23
001409	217716115009	3/25/2024	338 E 2nd St	Gilbert Frontella	Redevelop	Fence	\$ 450.00	\$ 9.56	\$ 25.00					
001410	217716114013	3/26/2024	423 E 3rd St	Renewal By Anderson	LDR	Window/Door	\$ 12,503.00	\$ 265.67	\$ 216.29					
001411	217716103003	3/26/2024	330 McCarron Ave	Renewal By Anderson	LDR	Window/Door	\$ 14,358.00	\$ 305.11	\$ 242.26					
001412	217708408009	3/26/2024	669 Mesa Ave	Renewal By Anderson	LDR	Window/Door	\$ 12,801.00	\$ 272.00	\$ 220.46					
001414	217717112001	3/19/2024	151 Will Ave	Alan Duncan Roofing	Tourist C	Reroof	\$ 2,100.00	\$ 44.63	\$ 50.00					
001415	217718102009	3/26/2024	2469 Conestoga Circle	Mark Stieber	LDRPUD	Residential Improv.	\$ 5,000.00	\$ 106.25	\$ 111.25					
001416	217704426010	3/25/2024	2554 Meadow Circle	Joshua Ailport	Low Den	Fence		\$ 25.00						
001417	217704300007	3/19/2024	200 W 20th St - A31	Scarlett Roofing LLC	MDR	Reroof	\$ 8,030.00	\$ 170.64	\$ 50.00					
001418	217716202010	3/22/2024	424 Railroad Ave	Be Healthy Stay Fit Bistro	CBD	Comm Tenant Finish	\$ 500.00	\$ 10.63	\$ 25.00	\$ 16.25				
001420	217716225011	3/25/2024	211 E 2nd St	Thania Cruz	MDRX	Porch Cover	\$ 2,500.00	\$ 53.13	\$ 76.25					
001422	217710203013	3/7/2024	1340 Firethorn Dr	Go Handy Andy LLC	LDRPUD	Deck	\$ 13,790.00	\$ 293.04	\$ 234.31					
Total =							\$ 1,292,992.66	\$ 27,475.89	\$ 8,603.36	\$ 4,859.96	\$ 9,236.61	\$ 3,918.56	\$ 38,097.93	\$ 33,076.69

Valuation Statistics Total For Month		\$	1,292,992.66
Single & Two Family New	\$ 356,337.38	Multifamily New	\$ -
Single & Two Family Other	\$ 592,575.28	Multifamily Other	\$ -
Single & Two Family Total	\$ 948,912.66	Multifamily Total	\$ -
		Commercial New	\$ -
		Commercial Other	\$ 398,900.00
		Commercial Total	\$ 398,900.00

*manufactured homes- SFD only if on its own lot / if in a park it will be under counted as Other

*SFD=Single Family Dwellings *2-FAM=New 2 Family (will count as a SFD) *MF=Multi- Family *Un=Units *RES=Residential *OTHER=Shed, Decks, Garages & etc. *Parcel No.=GIS use

Note 1: Total No. of permits= Total Single Family Units + Multi Family Bldg. + Commercial + Other Total Units= Single Family Units + Multi Family Units

Note 2: Building Permit Fees include Permit, Mechanical and Plumbing Fees

Notes regarding final totals

CITY OF RIFLE BUILDING PERMIT REPORT

February 2024

Summary (see note 1)	Total No. of Permits	Total Units *New SFD & New MFD	*New SFD Units (is not part of total permit amount)	*New MFD Units (is not part of total permit amount)	New Commercial	Other	Valuation	Use Tax Collected	Building Permit Fees	Plan Review Fees	Offsite Street Impact Fees	Parkland Dedication Fees	Waste Water System Improvement Fees	Water System Improvement Fees
February	17	0	0	0	0	17	\$ 453,517.81	\$ 9,637.13	\$ 3,868.80	\$ 1,300.43	\$ -	\$ -	\$ -	\$ -
Year to Date	49	2	2	0	1	46	\$ 2,021,877.67	\$ 42,836.97	\$ 17,350.03	\$ 6,218.74	\$ 8,242.17	\$ 3,660.89	\$ 25,809.19	\$ 25,784.93
Feb-23	22	1	1	0	0	21	\$ 3,655,422.19	\$ 77,193.74	\$ 18,530.20	\$ 8,990.17	\$ 4,023.18	\$ -	\$ 20689.45	\$ 21003.99

Permit No	Parcel No	Date Paid	Address	Applicant	Zone	Permit Type	Valuation	Use Tax	Building Permit Fees	Plan Review Fees	Offsite Street Impact Fees	Parkland Dedication Fees	Waste Water System Improvement Fees	Water System Improvement Fees
001281	217716211012	2/21/2024	142 W 3rd St	Rogue Architecture	CBD	Comm Improvement	\$ 650,000.00	\$ 13,812.50	\$ 3,946.25	\$ 2,565.06				
001318	217709207001	2/20/2024	1320 Railroad Ave	NAOS Design Group	CS	Comm Tenant Finish	\$ 256,000.00	\$ 5,440.00	\$ 1,867.35	\$ 1,213.78				
001363	217716423013	2/21/2024	757 Smith St	Atlata Solar Center	CS	Solar	\$ 17,982.50	\$ 382.12	\$ 293.01					
001365	217710201006	2/12/2024	1343 Firethorn Dr	NW Extreme Installers	Low Den	Window/Door Replace	\$ 4,950.00	\$ 105.19	\$ 110.55					
001376	217709404007	2/2/2024	547 E 12th St	Porticade Construction	Low Den	Solar	\$ 32,165.28	\$ 683.49	\$ 463.62					
001377	217715317014	2/5/2024	800 Airport Road	Obrochta Motels LLC	CS	Comm Other	\$ 16,000.00	\$ 340.00	\$ 265.25					
001378	217704304014	2/6/2024	2610 East Avenue	A-1 Heating and Cooling	Low Den	AC/Heater Unit	\$ 6,477.30	\$ 137.62	\$ 25.00					
001379	217709417008	2/5/2024	727 Munro Ave	John Long	Low Den	Reroof	\$ 5,000.00	\$ 106.25	\$ 50.00					
001380	217709422007	2/12/2024	417 E 6th St	A-1 Heating and Cooling	Low Den	AC/Heater Unit	\$ 24,222.77	\$ 514.72	\$ 25.00					
001383	217716212003	2/26/2024	118 E 3rd St	Milton Huerta	CBD	Comm Tenant Finish	\$ 6,575.00	\$ 139.70	\$ 133.30	\$ 86.65				
001384	217716104010	2/14/2024	337 McCarron Ave	Gray Mountain Roofing	LDR	Reroof	\$ 22,228.00	\$ 472.35	\$ 50.00					
001386	217717102020	2/20/2024	404 Arnold Ave	A2Z Roofing LLC	LDR	Reroof	\$ 3,300.00	\$ 70.13	\$ 50.00					
001387	217704203024	2/26/2024	2820 W Ave	Skyline Solar	Low Den	Solar	\$ 27,917.76	\$ 593.22	\$ 420.72					
001389	217716114015	2/26/2024	239 Clarkson Ave	Alan Duncan Roofing	Low Den	Reroof	\$ 2,900.00	\$ 61.63						
001385	217715408007	2/23/2024	702 Buckhorn Dr	Bud's Signs	LI	Sign	\$ 3,000.00	\$ 63.75	\$ 40.00					
001390	217709300077	2/29/2024	535 Whiteriver Ave	A-1 Heating and Cooling	LDR	Furnace/Boiler	\$ 16,964.65	\$ 360.49	\$ 25.00					
001399	217716216002	2/29/2024	130-134 W 2nd St	AR Roofing and Gutters	CBD	Reroof	\$ 7,834.55	\$ 166.47	\$ 50.00					

Total = \$ 453,517.81 \$ 9,637.13 \$ 3,868.80 \$ 1,300.43 \$ - \$ - \$ - \$ -

Valuation Statistics Total For Month		\$ 453,517.81	
Single & Two Family New	\$ -	Multifamily New	\$ -
Single & Two Family Other	\$ -	Multifamily Other	\$ -
Single & Two Family Total	\$ -	Multifamily Total	\$ -
		Commercial New	\$ -
		Commercial Other	\$ 939,409.55
		Commercial Total	\$ 939,409.55

*manufactured homes- SFD only if on its own lot / if in a park it will be under counted as Other

*SFD=Single Family Dwellings *2-FAM=New 2 Family (will count as a SFD) *MF=Multi- Family *Un=Units *RES=Residential *OTHER=Shed, Decks, Garages & etc. *Parcel No.=GIS use

Note 1: Total No. of permits= Total Single Family Units + Multi Family Bldg. + Commercial + Other Total Units= Single Family Units + Multi Family Units

Note 2: Building Permit Fees include Permit, Mechanical and Plumbing Fees

Notes regarding final totals

CITY OF RIFLE BUILDING PERMIT REPORT

January 2024

Summary (see note 1)	Total No. of Permits	Total Units *New SFD & New MFD	*New SFD Units (is not part of total permit amount)	*New MFD Units (is not part of total permit amount)	New Commercial	Other	Valuation	Use Tax Collected	Building Permit Fees	Plan Review Fees	Offsite Street Impact Fees	Parkland Dedication Fees	Waste Water System Improvement Fees	Water System Improvement Fees
January	32	2	2	0	1	29	\$ 1,568,359.86	\$ 33,199.84	\$ 13,481.23	\$ 4,918.31	\$ 8,242.17	\$ 3,660.89	\$ 25,809.19	\$ 25,784.93
Year to Date	32	2	2	0	1	29	\$ 1,568,359.86	\$ 33,199.84	\$ 13,481.23	\$ 4,918.31	\$ 8,242.17	\$ 3,660.89	\$ 25,809.19	\$ 25,784.93
2023	20	5	5	0	3	14	\$ 4,671,246.73	\$ 75,090.52	\$ 28,158.06	\$ 15,268.26	\$ 8,562.24	\$ 13,468.23	\$ 35,140.15	\$ 51,877.10

Permit No	Parcel No	Date Paid	Address	Applicant	Zone	Permit Type	Valuation	Use Tax	Building Permit Fees	Plan Review Fees	Offsite Street Impact Fees	Parkland Dedication Fees	Waste Water System Improvement Fees	Water System Improvement Fees
001234	217709120016	1/12/2024	1356 Clover Ct	Suarez Construction	Low Den	Res New	\$ 471,695.00	\$ 10,023.50	\$ 3,075.24	\$ 1,998.91	\$ 4,139.74	\$ 3,660.89	\$ 6,001.51	\$ 6,092.75
001239	217718201005	1/11/2024	110 Gas Court	TPI Industrial Inc	LI	Comm New	\$ 288,712.07	\$ 6,135.13	\$ 2,050.54	\$ 1,332.85				
001284	217716205001	1/18/2024	422 W 4th St	Osvaldo & Linda Marquez	CBD	Fence	\$ 3,000.00	\$ 63.75	\$ 25.00					
001311	217716423013	1/4/2024	751 Smith St	Atlasta Solar Center	CS	Solar	\$ 17,982.50	\$ 382.12	\$ 293.01					
001312	217716423013	1/4/2024	753 Smith St	Atlasta Solar Center	CS	Solar	\$ 17,982.50	\$ 382.12	\$ 293.01					
001313	217716423013	1/4/2024	755 Smith St	Atlasta Solar Center	CS	Solar	\$ 17,982.50	\$ 382.12	\$ 293.01					
001326	217716114008	1/3/2024	436 E 2nd St	Armand Construction	LDR	Res Improv	\$ 20,000.00	\$ 425.00	\$ 321.25					
001328	217709110005	1/29/2024	1749 Anvil View Ave	Foundation Repair of Western CO	Low Den	Res Foundation	\$ 5,369.96	\$ 114.07	\$ 116.43					
001332	217704100009	1/22/2024	225 E 30th St	FCI Constructors Inc.	Medium	Water Meter							\$ 13,806.17	\$ 13,599.43
001345	217710304009	1/25/2024	1428 Jays Dr	Lifetime Energy	LDR	Solar	\$ 30,000.00	\$ 637.50	\$ 441.75					
001346	217710210083	1/25/2024	1299 E 17th St	Lifetime Energy	LDR	Solar	\$ 20,000.00	\$ 425.00	\$ 321.25					
001348	217709130013	1/3/2024	1657 Walnut Loop	JBS Construction	LDR	Res New	\$ 273,679.72	\$ 5,815.66	\$ 1,966.36	\$ 1,278.13	\$ 4,102.43		\$ 6,001.51	\$ 6,092.75
001353	217717100025	1/5/2024	1014 Access Road	Watkins Construction	CS	Comm Improv	\$ 25,000.00	\$ 531.25	\$ 391.25	\$ 254.31				
001354	217709121086	1/24/2024	1493 Rifle Heights Dr	Baldomero Olivas	LDR	Fence	\$ 1,214.00	\$ 25.80	\$ 25.00					
001355	217717102012	1/12/2024	413 Elm Ave	Porticade Construction LLC	Low Den	Solar	\$ 31,842.24	\$ 676.64	\$ 460.36					
001356	217717114002	1/5/2024	1011 W 5th St	Porticade Construction LLC	Low Den	Solar	\$ 30,750.00	\$ 653.44	\$ 449.33					
001357	217717118001	1/12/2024	1043 W 3rd St	Porticade Construction LLC	Low Den	Solar	\$ 54,807.60	\$ 1,164.63	\$ 677.40					
001358	217714304006	1/8/2024	3136 Baron Lane Ste A-F	A-1 Heating and Cooling	LI-PUD	AC/Heater Unit	\$ 7,396.40	\$ 157.17	\$ 25.00					
001359	217710306004	1/30/2024	1466 E 12th St	Renewal By Anderson	Low Den	Window/Door	\$ 32,411.00	\$ 688.71	\$ 466.10					
001360	217704305028	1/26/2024	333 W 27th St	Porticade Construction LLC	Low Den	Solar	\$ 43,995.60	\$ 934.87	\$ 583.11					
001362	217704431018	1/26/2024	2410 Acacia Ave	Porticade Construction LLC	Low Den	Solar	\$ 32,151.00	\$ 683.19	\$ 463.48					
001364	217717108008	1/30/2024	240 Elm Ave	Renewal By Anderson	LDR	Window/Door	\$ 14,900.00	\$ 316.63	\$ 249.85					
001366	217704203028	1/31/2024	556 W 29th St	Soco Solar & Power LLC	Low Den	Solar	\$ 8,500.00	\$ 180.63	\$ 160.25					
001367	217717100025	1/24/2024	1014 Access Road	A-1 Heating and Cooling	CS	AC/Heater Unit	\$ 43,618.92	\$ 926.88	\$ 25.00					
001368	217709116028	1/25/2024	1821 Birch Ave	A-1 Heating and Cooling	Low Den	AC/Heater Unit	\$ 16,367.70	\$ 347.78	\$ 25.00					
001369	217709202004	1/29/2024	2000 Railroad Ave	Maria Gonzalez	LI	Comm Improv	\$ 3,000.00	\$ 63.75	\$ 83.25	\$ 54.11				
001370	217709309005	1/25/2024	808 Park Ave	A-1 Heating and Cooling	MDRX	AC/Heater Unit	\$ 16,514.89	\$ 350.92	\$ 25.00					
001371	217704349016	1/29/2024	2413 Fairway Ave	Northwest Colorado Council	MDR	Furnance/Boiler	\$ 3,000.00		\$ 25.00					
001372	217704300007	1/29/2024	200 W 20th St B-13	Northwest Colorado Council	MDR	Furnance/Boiler	\$ 3,000.00		\$ 25.00					
001373	217709435007	1/25/2024	826 Cedar Dr	Dabella Exteriors	Low Den	Reroof	\$ 9,216.26	\$ 195.84	\$ 50.00					
001374	217709102012	1/29/2024	1525 Arabian Ave	A-1 Heating and Cooling	Low Den	AC/Heater Unit	\$ 5,950.00	\$ 126.44	\$ 25.00					
001375	217709430009	1/26/2024	520 Aspen Ave	Redeemed Roofing LLC	Low Den	Reroof	\$ 18,320.00	\$ 389.30	\$ 50.00					

Total= \$ 1,568,359.86 \$ 33,199.84 \$ 13,481.23 \$ 4,918.31 \$ 8,242.17 \$ 3,660.89 \$ 25,809.19 \$ 25,784.93

Valuation Statistics Total For January						
Single & Two Family New	\$ 745,374.72		Multifamily New	\$ -	Commercial New	\$ 288,712.07
Single & Two Family Other	\$ 506,273.07		Multifamily Other	\$ -	Commercial Other	\$ 28,000.00
Single & Two Family Total	\$ 1,251,647.79		Multifamily Total	\$ -	Commercial Total	\$ 316,712.07

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