



RIFLE CITY COUNCIL

REGULAR MEETING

April 17, 2024

7:00 p.m.

202 Railroad Avenue, Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Sean Strode.

Present at Roll Call:

Councilor Karen Roberts, Councilor Joe Carpenter, Councilor Brian Condie, Councilor Alicia Gresley, Councilor Chris Bornholdt and Mayor Sean Strode.

Councilor Brian Condie moved to excuse Councilor Clint Hostettler from the council meeting; seconded by Councilor Karen Roberts.

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

No – None.

Others Present:

Interim City Manager Patrick Waller, Interim City Clerk Alexis Ramirez, City Attorney Jim Neu, Rifle Cable 10 Manager (RCTV) Michael Churchill, Procurement and Grant Reporting Manager Iris Trevisano, Chief of Police Debra Funston, Planner Geir Sverdrup, Main Street Manager Kim Burner, Parks and Recreation Director Austin Rickstrew, Court Administrator Kathy Pototsky, John Lepkowski on behalf of Susan Nichols, Aaron Axel, Mark Haes, Trish O’Grady, Jamie Roark, Caleb Robinson on behalf of Ken Piper, Salome Gonzales, Matthew Star, Trudy Lowery, Daniela Herrera, Maria Rada, Harold Martinez, Terry Davis, Erin Murphy, John Kuersten and Helen Rogers.

PUBLIC COMMENT

Public Comments were heard from John Lepkowski on behalf of Susan Nichols, Aaron Axel, Mark Haes, Trish O’Grady, Jamie Roark, Caleb Robinson on behalf of Ken Piper, Salome Gonzales, and Matthew Star.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the April 3, 2024 Regular Meeting
- B. Consider Liquor License Renewal for Rifle Tequila’s dba Tequila’s
- C. Consider Resolution No. 11, Series of 2024 – Designating Persons Authorized to Sign Checks for the City of Rifle
- D. Consider Declaration of Fleet Vehicles as Surplus and Auction

Councilor Brian Condie moved to approve Consent Agenda Item A, B, C and D; seconded by Councilor Alicia Gresley.

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

No – None.

PRESENTATION

Present Proclamation Recognizing Earth Day

Parks and Recreation Director Austin Rickstrew and Helen Rogers presented a request to consider the recognition of Earth Day with a Proclamation. The first Earth Day was celebrated back in 1970 with the purpose of uniting people with a common goal. The goal was to raise awareness of the need to protect Earth’s natural resources for future generations. Earth Day will be celebrated on April 20th, 2024 and extends an invitation to the community to join the clean-up activity along Centennial Park and Rifle Creek.

Parks and Recreation Director Austin Rickstrew and Helen Rogers answered questions for Council.

Councilor Chris Bornholdt moved to approve the Earth Day Proclamation as written for the April

20, 2024 Celebration at Centennial Park; seconded by Councilor Karen Roberts.
Roll Call: Yes - Karen Roberts, Alicia Gresley, Sean Strode, and Chris Bornholdt.
No – Joe Carpenter and Brian Condie.

PUBLIC HEARING
(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

Mayor Sean Strode opened the public hearing.

Applicants Maria Rada and Daniela Herrera were sworn in for the request of the Beer and Wine liquor license application submitted for Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa located at 129 W. 3rd Street Rifle, CO.

Interim City Clerk Alexis Ramirez provided an overview of the Beer and Wine liquor license application received on March 5th, 2024, for Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa. The public hearing for this application was properly noticed, the application is complete, the appropriate fees have been paid and a petition that reflected the neighborhood's needs and desires were also submitted. The application was submitted to the State of Colorado Liquor Enforcement Division on March 15, 2024, for Concurrent Review. Inspection of the premise will be conducted before the license is issued. Staff recommends approval of the Beer and Wine liquor license application for Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa.

Applicants Maria Rada and Daniel Herrera answered questions for Council.

Public Comment was heard from Erin T. Murphy.

Mayor Sean Strode closed the public hearing.

Councilor Alicia Gresley moved 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 Street; seconded by Councilor Brian Condie.
Roll Call: Yes - Alicia Gresley, Brian Condie, Sean Strode, Chris Bornholdt, Karen Roberts and Joe Carpenter.
No – None.

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

Mayor Sean Strode opened the public hearing.

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

Planner Geir Sverdrup presented the request to consider amending the Rifle Municipal Code Regarding Accessory Dwelling Units (ADU's) in Commercial and Light Industrial Zones – Ordinance No. 10, Series of 2024 – 1st Reading. Staff recommends a text amendment in the Rifle Municipal Code to allow attached ADU's and/or detached ADU's to be permitted in commercial and light industrial zones abiding by the conditional use permit process with the proposed recommendations. Planning and Zoning Commission reviewed request on March 23, 2024, no public comment was received and recommends approval of proposed text amendment as presented. Public Notice requirements by the State Statue and Rifle Municipal code were met.

Planner Geir Sverdrup answered questions for Council.

Mayor Sean Strode closed the public hearing.

Councilor Chris Bornholdt moved to approve Ordinance No. 10, Series of 2024 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Joe Carpenter.
Roll Call: Yes - Karen Roberts, Sean Strode, Alicia Gresley, Chris Bornholdt, Brian Condie and

Joe Carpenter.
No – None.

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

Mayor Sean Strode opened the public hearing.

Planner Geir Sverdrup and John Kuersten presented the request to consider the approval for the Marketplace and 14th Ecodwelling Development Final Plat, CS-PUD Zoning, and Subdivision Improvement Agreement. The property currently holds an existing Community Service Business District - Planned Unit Development approval for a project called the 14th Street Marketplace. This development was initially approved in 2009 and subsequently amended in 2011. Its original purpose was to facilitate higher-density multi-family housing, with provisions for commercial development as well. Architectural standards were also established for the property as part of the project. However, since its approval, only Lot 1 has been developed, which now hosts the City Market gas station. The subject property was brought before the Planning Commission and City Council recently for consideration of a 12-unit Final Plat/Planned Unit Development application submitted by the same applicant. Council approved the Sketch Plan, Preliminary Plan, and Preliminary PUD Development Plan at the January 17th, 2024 Council Meeting. During the March 26, 2024 Planning and Zoning Commission meeting, the commissioners recommended approval of the Final Plat and PUD, subject to recommended conditions. Public Notice requirements by the State Statue and Rifle Municipal code were met.

Planner Geir Sverdrup and John Kuersten answered questions for Council.

Mayor Sean Strode closed the public hearing.

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

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

Councilor Brian Condie moved 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; seconded by Councilor Chris Bornholdt.
Roll Call: Yes - Brian Condie, Alicia Gresley, Karen Roberts, Chris Bornholdt, and Sean Strode.
No – Joe Carpenter

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

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

Councilor Brian Condie moved 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 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Chris Bornholdt.
Roll Call: Yes – Alicia Gresley, Sean Strode, Chris Bornholdt, Karen Roberts, and Brian Condie.
No – Joe Carpenter.

REGULAR AGENDA

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

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.

Court Administrator Kathy Pototsky presented a request to 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. The Rifle Municipal Code Harassment list does not include the two words in-person specifically. Staff recommends the amendment to make a clear outline instead of an implied understanding of the word directly included in the Rifle Municipal Code.

Councilor Chris Bornholdt moved to approve Ordinance No. 9, Series of 2024, on first reading as presented and order it to be published as required by Charter; seconded by Councilor Joe Carpenter.

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

No – None.

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

Helen Rogers presented the request to consider appointing Erin T. Murphy to the Downtown Development Authority (DDA) Board. The DDA board currently has 8 out of 11 board members. Erin T. Murphy would be the 9th member. Erin is a Doctor in 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 has reviewed her application and recommends the approval of her appointment.

Erin T. Murphy was present to answer questions for Council.

Councilor Chris Bornholdt moved to approve the appointment of Erin T. Murphy to the Downtown Development Authority (DDA) Board; seconded by Councilor Karen Roberts

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

No – None.

Consider Approving Purchase Order to Garfield County Communications Authority

Chief of Police Debra Funston presented the request to consider the purchase order to Garfield County Communications Authority. The New World/Tyler Technologies is the platform in which the police department maintains all records, criminal history queries, drivers-license queries and contacts. The Rifle Police Department law records expense share is calculated per incident and the law mobile expense is calculated on the number of mobile units per agency. This is a recurring annually contracted expense with Garfield County Communications Authority and was included in the 2024 police budget. Staff recommends approval of request as this platform is indispensable for the daily operations of the police department, playing a crucial role in enabling them to effectively carry out their duties.

Councilor Brian Condie moved to approve the purchase order to Garfield County Communications Authority in the amount of \$28,660.10; seconded by Councilor Alicia Gresley.

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

No – None.

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

Parks and Recreation Director Austin Rickstrew presented the request to consider approval for the purchase and installation of playground equipment at Arnold and Moki Parks. During the annual CIRSA property audit in 2023, the City was recommended to replace the playground equipment at Moki and Arnold Park due to its age. A playground's lifespan is usually 20 to 25 years. Both playground equipment's had been installed in the early 90's. The RFP was solicited through BidNet and seven responses were received. Staff interviewed, the top three being Altitude Recreation, Recreation Plus and Start Playgrounds. The City Parks crew will be responsible for removing all the old equipment to focus and allocate most of the budget towards the equipment at each location. Staff recommends the request to approve the purchase and installation of the playground equipment for the Arnold and Moki Parks to Altitude Recreation in the amount of \$334,250.00.

Councilor Alicia Gresley moved to approve the purchase of playground equipment and installation services from Altitude Recreation in the amount of \$334,250.00; seconded by

Councilor Karen Roberts.

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

No – None.

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

Parks and Recreation Director Austin Rickstrew presented the request to consider approval for the purchase of new flooring and installation services for the police department and courts building. The RFP was solicited through BidNet and only one response was received from AG Flooring, LLC. After discussion with staff in the department, LVT flooring and carpet tiles were determined to be the best option for the justice center. The allocated budget for this project in the 2024 budget is \$80,000. However, the proposal from AG Flooring, LLC exceeds this amount by \$5,651.35. Despite the difference, staff is confident that there are sufficient cost-saving measures within the operating budget to accommodate the additional expense.

Councilor Chris Bornholdt moved to approve the purchase of new flooring and installation services from AG Flooring, LLC in the amount of \$85,651.35; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Approval of the Wastewater Plant Influent Channel Coating Project

Utilities Director Jared Emmert presented the request to consider approval of the Wastewater plant Influent Channel Coating project. The epoxy coating on the wastewater treatment plant's influent channels is at the end of its life and failing. Replacement of the coating was identified in the 2021 Utility Capital Improvement Plan. To prevent damage to the underlying concrete structure, \$366,500 was budgeted to have the channels re-coated this year. The RFP was solicited through BidNet and received two proposals being from Meridian Contracting, Inc. and C&L Water Solutions, Inc. Staff recommends awarding the Influent Channel Coating project to C&L Water Solutions, whose bid of \$381,280.00 was the lower of the two received.

Councilor Chris Bornholdt moved to award the wastewater plant influent Channel Coating Project to C&L Water Solutions, Inc. for a total of \$381,280.00; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Cancellation of July 3rd City Council Meeting

Interim City Manager Patrick Waller presented the request to consider the cancellation of the July 3rd, 2024, Council Meeting. Staff recommends approval of request due to the 2024 City of Rifle's 4th of July Holiday Celebration falling on a council meeting day.

Councilor Brian Condie moved to approve the cancellation of the July 3rd, 2024, City Council Meeting; seconded by Councilor Chris Bornholdt.

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

No – None.

Report to City Manager

Reports were heard from Interim City Manager Patrick Waller and Utility Director Jared Emmert.

Comments from Mayor and Council

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

Adjournment

Meeting adjourned at 8:38 p.m.

Alexis Ramirez
Interim City Clerk



Sean Strode
Mayor