



RIFLE CITY COUNCIL

REGULAR MEETING

September 4, 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 Chris Bornholdt, Councilor Alicia Gresley, Councilor Karen Roberts, Councilor Joe Carpenter, Councilor Brian Condie, and Mayor Sean Strode.

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

No – None.

Others Present:

Interim City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Police Chief Debra Funston, Parks & Recreation Director Austin Rickstrew, Main Street Manager Kim Burner, President of Habitat for Humanity Glenwood Springs Gale Schwartz, Chief Operating Officer of Habitat for Humanity Glenwood Springs Cheryl Bauer, Helen Atkeson with Hogan Lovells, and Managing Director of DA Davidson Lee White.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the August 21, 2024 Regular Meeting
- B. Consider City Manager Employment Agreement

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

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

No – None.

REGULAR AGENDA

Consider Ordinance No. 18 Series of 2024 - Final Plan for Rifle Depot - 1st Reading and Property Exchange and Park and Ride Improvements Agreement

Interim City Manager Patrick Waller presented a request to consider Ordinance No. 18, Series of 2024 for the Final Plan for Rifle Depot – 1st reading and Property Exchange and Park and Ride Improvements Agreement. The Rifle Depot plant was previously reviewed and approved by the City of Rifle Planning Commission. The City of Rifle has been awarded grant funding for the Park and Ride Project. The fiscal impacts will be limited to the match associated with the agreement. The project will be included in the 2025 budget. Grant funds will be used to install infrastructure, including streets, water, and sewer for the subdivision. The project includes the extension of both West Avenue and Park Avenue into the site as well as City of Rifle ownership of the Park and Ride area. The existing Park and Ride will be relocated. The southern portion of the project includes the newly constructed Park and Ride. If approved, the City of Rifle will move forward with development and the bid process. Once the subdivision is complete and the Park and Ride is complete to satisfy requirements of Colorado Department of Transportation, there will be a land exchange where the City of Rifle will be given the existing Park and Ride, then passes the land to the developer so parcels can be created. This project includes a Property Exchange and Park and Ride Improvement Agreement.

Interim City Manager Patrick Waller answered questions for Council.

Councilor Alicia Gresley moved to approve Ordinance No. 18, Series of 2024 on the first reading as presented and order it to be published as required by Charter; seconded by Councilor Clint Hostettler.

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

No – None.

Consider Hogan Lovells as the Bond Counsel for the City of Rifle and Authorize the Mayor to Sign Letter of Engagement - Habitat for Humanity Factory Project

Interim City Manager Patrick Waller, President of Habitat for Humanity Glenwood Springs Gale Schwartz, Chief Operating Officer of Habitat for Humanity Glenwood Springs, Cheryl Bauer, Helen Atkeson with Hogan Lovells US LLP, and Managing Director of DA Davidson Lee White presented a request to consider Hogan Lovells US LLP as the bond counsel for the City of Rifle and to authorize the Mayor to sign a letter of engagement for the Habitat for Humanity factory project. City Council has previously approved the lease for the Habitat project at the Energy Innovation Center. The project has since been issued a Conditional Use Permit by the City of Rifle Planning Commission. Habitat for Humanity is in the process of developing a \$16 million facility in Rifle that is expected to produce up to 200 homes a year and hire 64 employees. Habitat for Humanity is pursuing conduit financing to construct the modular factory at the Energy Innovation Center. Conduit Bonds are a tax-exempt bonds that are required to be issued to the local government, who then passes on the funding to the local organization which is Habitat for Humanity, in this case. Habitat for Humanity's legal staff has indicated that ultimately Habitat for Humanity would be deemed the borrower and solely responsible for debt repayment. Habitat for Humanity will be responsible for the entirety of the City of Rifle's legal fees associated with the project. The Finance Department of City of Rifle will be responsible for updating audit documents detailing the conduit bond issuance, but the impact to staff is fairly minimal.

Interim City Manager Patrick Waller, President of Habitat for Humanity Glenwood Springs Gale Schwartz, COO of Habitat for Humanity Glenwood Springs, Cheryl Bauer, Helen Atkeson with Hogan Lovells, and Managing Director of DA Davidson Lee White answered questions for Council.

Councilor Clint Hostettler moved to approve Hogan Lovells as the Bond Counsel for the City of Rifle and authorize the Mayor to sign Letter of Engagement; seconded by Councilor Alicia Gresley.

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

No – Brian Condie.

Consider Funding Request for Businesses Impacted by Railroad 5th-9th Waterline Project

Interim City Manager Patrick Waller presented a request to consider funding request for businesses impacted by Railroad 5th-9th Waterline Project. Business owners contacted Council regarding the significant impacts they have experienced due to the project. In the past, City Council has approved construction impact funding for businesses associated with the 3rd Street Project in 2021, where two rounds of \$2,000 was given to affected businesses. If approved, affected businesses will be contacted immediately. For the businesses to be eligible for the funding, they must have been negatively impacted by the project through limited sales closures which resulted in unrecoverable revenue losses. Eligible businesses should also be small businesses with less than 50 employees, have local ownership, and be in good standing with City of Rifle from a sales tax perspective. Staff recommends that Council approve \$30,000 for the reimbursement program and that individual businesses receive a maximum of \$2,000. It is anticipated that this funding amount will be more than sufficient to reimburse affected businesses in the area. Any unspent money will be reimbursed to the City's General Fund.

Interim City Manager Patrick Waller answered questions for Council.

Councilor Karen Roberts moved to approve funding program for businesses impacted by the Railroad 5th – 9th project in the amount of \$30,000; seconded by Councilor Clint Hostettler.

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

No – None.

Consider Funding Request for Parachute Area Transit Service for 2025 Budget

Interim City Manager Patrick Waller presented a request to consider funding request for Parachute Area Transit Service for 2025 Budget. Council previously approved a one-time expenditure of \$40,000 last year. With this request, Staff anticipates an annual request from Parachute Area Transit Service. This transit service benefits City of Rifle from a sales tax perspective, allows greater access to healthcare and other Rifle businesses, and has so far provided good transit service within City of Rifle. Staff recommends approving this funding request

Interim City Manager Patrick Waller answered questions for Council.

Councilor Clint Hostettler moved to approve the funding request from Parachute Area Transit Service in the amount of \$40,000; seconded by Councilor Joe Carpenter.

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

No – None.

Report to City Manager

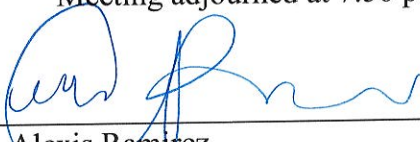
Reports were heard from Interim City Manager Patrick Waller.

Comments from Mayor and Council

Comments were heard from Councilor Alicia Gresley, Councilor Clint Hostettler, Councilor Joe Carpenter, and Mayor Sean Strode

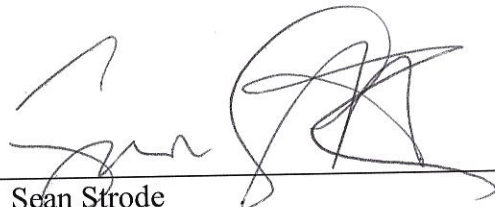
Adjournment

Meeting adjourned at 7:56 p.m.



Alexis Ramirez
City Clerk





Sean Strode
Mayor