



RIFLE CITY COUNCIL

REGULAR MEETING

January 15, 2025

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 Joe Carpenter, Councilor Alicia Gresley, Councilor Karen Roberts, Councilor Michael Clancy, Councilor Chris Bornholdt, and Mayor Sean Strode.

Councilor Alicia Gresley moved to excuse Councilor Clint Hostettler from tonight's meeting; seconded by Councilor Chris Bornholdt.

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

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Parks & Recreation Director Austin Rickstrew, Procurement & Grant Reporting Manager Iris Trevisano, Community TV/Multimedia Manager Michael Churchill, Chief of Police Debra Funston, Main Street Manager Kim Burner, Planning Director Zach Higgins, Utility Director Jared Emmert, Gail Schwartz, Lee White, Alex Heisman, and Annie MacGregor.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the December 18, 2024 Regular Meeting
- B. Consider Liquor License Renewal for J&L, Inc. dba Shanghai Garden
- C. Consider Liquor License Renewal for Jalisco Grill, LLC dba Jalisco Grill
- D. Consider Liquor License Renewal for Kum and Go LC dba Maverik 5012
- E. Consider Liquor License Renewal for Super Kidz, LLC dba Super Kidz LLC
- F. Consider Approval of Purchase Order for 2025 Cleaning Services
- G. Consider Approval of Purchase Order for 2025 Landscape Maintenance and Snow Removal Services
- H. Consider Approval of Purchase Order for 2025 CIRSA Property & Casualty Insurance
- I. Consider Designating a Public Posting Place - Resolution No. 1, Series of 2025
- J. Consider Yearly Aluminum Sulfate Purchase for Water Plant
- K. Consider Yearly Sodium Chlorite Purchase for Water Plant
- L. Consider Yearly Citric Acid Purchase for Water Plant
- M. Consider Yearly Sodium Hypochlorite Purchase for Water Plant
- N. Consider Yearly Polymer Purchase for Wastewater Plant
- O. Consider Approval of Purchase Request for Portable Restroom Services
- P. Consider Approval of Purchase Order for Sustainable Strategies
- Q. Consider approval of Purchase Order for Garfield County Victim Response Services
- R. Consider Letter of Support for Silt Raise Grant Application for the 7th Street Pedestrian Bridge and Plaza

Councilor Alicia Gresley moved to approve Consent Agenda Item A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, and R; seconded by Councilor Chris Bornholdt.

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

No – None.

REGULAR AGENDA

Consider Approval of Conduit Bond Financing for Habitat for Humanity Roaring Fork Valley and Amendment of Land Lease - Ordinance No. 2 Series of 2025-1st and Only

Reading

Bond Counsel for City of Rifle Helen Atkeson, City Attorney Jim Neu, Chief Executive Officer

of Habitat for Humanity Roaring Fork Valley, Inc. Gail Schwartz, and members of D.A. Davidson & Co. Lee White and Alex Heisman presented a request to consider approval of Conduit Bond Financing for Habitat for Humanity Roaring Fork Valley, Inc. and Amendment of Land Lease - Ordinance No. 2 Series of 2025-1st and Only Reading. Habitat for Humanity has proposed to construct a 65,000 square foot factory to construct modular housing units on City of Rifle property. The property is located within the Energy Innovation Center, which is adjacent to the City of Rifle Wastewater Facility. Council has previously waived impact fees associated with the project and has entered into a lease agreement with Habitat for Humanity Roaring Fork Valley, Inc. to allow them to use City of Rifle property for the facility. This request includes a Loan Agreement, Trust Indenture, Bond Purchase Agreement, and a Preliminary Offering Memorandum. The Ordinance provides for the issuance by the City of Rifle of revenue bonds under the Indenture, the proceeds of which will be loaned to Habitat Roaring Fork Valley, Inc. to fund the construction of a modular housing production facility, fund working capital, and capitalized interest during the construction and startup period and pay transaction costs. The City of Rifle is being asked to serve in the role of conduit issuer so that, under IRS rules, a substantial portion of the bonds can bear interest at a lower tax-exempt interest rate. The Project will be constructed on land which is owned by the City of Rifle and has been leased to Habitat Roaring Fork Valley, Inc. pursuant to the Ground Lease. Amendments to the Ground Lease are being requested to facilitate the bond financing structure.

Bond Counsel for City of Rifle Helen Atkeson, City Attorney Jim Neu, Chief Executive Officer of Habitat for Humanity Roaring Fork Valley, Inc. Gail Schwartz, and members of D.A. Davidson & Co. Lee White and Alex Heisman answered questions for Council.

Councilor Chris Bornholdt moved to approve Ordinance No. 2, Series of 2025 on the first and only reading as presented and order it to be published as required by Charter, effective immediately; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Letter of Support for Garfield County CSU-Extension Office and Their Outdoor Classroom and Community Education Center

Parks & Recreation Director Austin Rickstrew and representative for Garfield County Colorado State University-Extension Office Annie MacGregor presented a request to consider Letter of Support for Garfield County Colorado State University -Extension Office and their Outdoor Classroom and Community Education Center. The Garfield County Outdoor Classroom & Community Education Center project seeks to transform a 2.93-acre site located off the Rifle Creek Trail just north of Centennial Park into a state-of-the-art outdoor and indoor learning hub. This initiative will provide essential community amenities, including an outdoor classroom, an amphitheater, and community gardens, to address barriers to outdoor education and recreation for Rifle's residents.

Representative for Garfield County Colorado State University -Extension Office Annie MacGregor answered questions for Council.

Councilor Alicia Gresley moved to approve the Letter of Support for Garfield County Colorado State University -Extension Office's Outdoor Classroom and Community Education Center; seconded by Councilor Karen Roberts.

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

Excuse – Chris Bornholdt

No – None.

Consider Increase to Compensation for City Prosecutor

City Attorney Jim Neu presented a request to consider an increase to compensation for the City Prosecutor. The requested hourly amount of \$200 and base salary of \$60,000 reflects the changes in the market and City of Rifle's desire to stay competitive. The 2025 Budget can support this modification. The hourly rate and term and recitals are the only amendments or updates. No other changes have been made to the original agreement.

City Attorney Jim Neu answered questions for Council.

Councilor Chris Bornholdt moved to approve the agreement for Professional Services between the City of Rifle and Timothy Graves with LeMoine & Graves, P.C. to increase the hourly rate

for the City Prosecutor from \$150 to \$200 and increase the base salary to \$60,000; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Amending Appendix A to the Rifle Municipal Code Regarding Bulk Water Rates, and Repealing Section 13-3-90(D) Regarding the Airport Road Sewer Line Cost Recovery Surcharge That Has Been Satisfied - Ordinance No. 1, Series of 2025 - 1st Reading

Utility Director Jared Emmert presented a request to consider amending Appendix A to the Rifle Municipal Code regarding Bulk Water Rates, and repealing Section 13-3-90(D) regarding the Airport Road Sewer Line Cost Recovery Surcharge that has been satisfied - Ordinance No. 1, Series of 2025 - 1st Reading. The proposed change to Rifle Municipal Code Appendix A will allow the price of bulk water to automatically update each year, similar to all other classes of water users. The initial adjustment will cause a price increase from \$15.00 per thousand gallons to \$25.36 per thousand gallons. The price will escalate by 2.5% on January 1 each year, similar to the other classes of water users. Rifle Municipal Code Section 13-3-90(D) was created as a cost recovery surcharge for development to pay for the installation of sewer main along Airport Road. No fiscal impacts of repealing the Airport Road sewer line surcharge are anticipated because cost recovery has been satisfied.

Utility Director Jared Emmert answered questions for Council.

Councilor Alicia Gresley moved to approve Ordinance No. 1, Series of 2025, on the first reading as presented and order it to be published as required by Charter; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Awarding Bid of Design Services for Birch Park

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano presented a request to consider awarding bid of design services for Birch Park to Design Concepts CLA, Inc. The Birch Park Master Plan was presented to City Council at the April 19, 2023 meeting, with construction planned to begin mid-summer of 2025. The design was budgeted for 2025 and is part of the Birch Park Master Plan. Grant funding for this project has been secured from Colorado Parks and Wildlife and Great Outdoors Colorado. Since this project involves Professional Services, the award is not solely based on price. Staff posted the Request for Proposals (RFP) and received six responses from qualified firms: Design Concepts CLA, Inc., DHM Design, DTJ DESIGN Inc., Land Design, Mammoth Sports Construction, LLC, and THK Associates, Inc. The selection committee reviewed and scored the submissions, inviting the top two scorers—Design Concepts CLA, Inc. and DTJ DESIGN Inc.—to participate in interviews. While DTJ DESIGN Inc. presented a compelling proposal, they excluded geotechnical work and survey services from their pricing, which would have required the city to contract those services separately. Following the interviews, the teams were re-scored by the selection committee. Based on the interview scores, staff recommends that Design Concepts CLA, Inc. be awarded the contract for the design of Birch Park.

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano answered questions for Council.

Councilor Chirs Bornholdt moved to award design services in the amount of \$240,612 to Design Concepts CLA, Inc.; seconded by Councilor Joe Carpenter.

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

No – None.

Consider Approval on Purchase of Musco Control-Link System for Deerfield Park Sports Fields

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano presented a request to consider approval on the purchase of Musco Control-Link System for Deerfield Park Sports Fields. The Parks and Recreation Department utilizes Musco Lighting systems across all athletic fields at Deerfield Park that have lighting. The addition of Musco Control Link to sports field lighting represents a significant enhancement in operational

efficiency and resource management within the department. This system provides remote access to control sports field lighting, allowing staff to manage light usage more effectively without needing to be on-site. The Musco system comes with a 10-year warranty on parts and labor and 10 years of Control-Link central remote management services. By leveraging these systems, our department can provide more efficient operations for the community's athletic and recreational needs. Staff recommends approving a sole source purchase of the Musco Control Link system for Cooper, Bookcliff, and Hogback fields.

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano answered questions for Council.

Councilor Alicia Gresley moved to approve the purchase of Musco Control-Link System in the amount of \$32,250.00 from Musco Sports Lighting, LLC; seconded by Councilor Chris Bornholdt.

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

No – None.

Report to City Manager

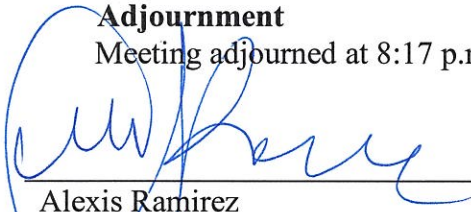
Reports were heard from City Manager Patrick Waller, Chief of Police Debra Funston, Parks & Recreation Director Austin Rickstrew, and Planning Director Zach Higgins.

Comments from Mayor and Council

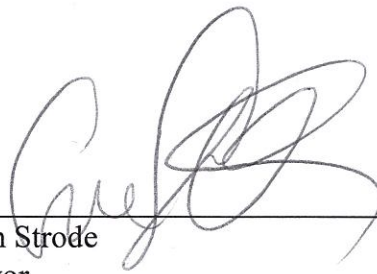
Comments were heard from Councilor Michael Clancy, Councilor Alicia Gresley, and Mayor Sean Strode

Adjournment

Meeting adjourned at 8:17 p.m.


Alexis Ramirez
City Clerk




Sean Strode
Mayor