



RIFLE CITY COUNCIL

REGULAR MEETING

February 5, 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 Clint Hostettler, Councilor Alicia Gresley, Councilor Karen Roberts, Councilor Michael Clancy, Councilor Chris Bornholdt, and Mayor Sean Strode.

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

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, Assistant City Attorney Lawrence Bond, 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, Senior Planner Geir Sverdrup, and Utilities Director Jared Emmert.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the January 15, 2025 Regular Meeting
- B. Consider Liquor License Renewal for Kum & Go, LC dba Maverik 5011
- C. Consider Liquor License Renewal for Nachos Mexican Dining, LLC dba Nachos Mexican Dining
- D. Consider Liquor License Renewal for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors
- E. Consider Approval of the Colorado River Valley Economic Development Partnership Purchase Order
- F. Consider Amending Bulk Water Rates and Repealing Airport Road Sewer Surcharge Ordinance No. 1, Series of 2025 2nd Reading

Councilor Alicia Gresley moved to approve Consent Agenda Item A, B, C, D, E, and F; seconded by Councilor Chris Bornholdt.

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

Recused from item E – Alicia Gresley

No – None.

PUBLIC HEARING

Consider Amendment to the Rifle Municipal Code Regarding Natural Medicine Cultivation and Healing Clinics - Ordinance No. 3 Series of 2025 - 1st Reading

Senior Planner Geir Sverdrup presented a request to consider amendment to the Rifle Municipal Code regarding natural medicine cultivation and healing clinics – Ordinance No. 3, Series of 2025 – 1st Reading. On November 8, 2022 Colorado voters passed Proposition 122 which decriminalized, regulated distribution, and setting a therapy program for certain hallucinogenic plants and fungi initiative. On May 2, 2023 the General Assembly of the State of Colorado enacted Senate Bill 23-290 implementing Proposition 122. The passing of Proposition 122 and SB 23-290 provide the framework to cultivate and distribute natural medicines. The following revisions to Sec. 16-1-220 Definitions, Sec. 16-3-410 - Description of Districts, and Sec. 16-3-420 – Schedule of uses for commercial and industrial districts, is Staff's recommended amendments to the Rifle Municipal Code in order to be in compliance with Proposition 122 and State Statute. This amendment also corrects a typo to allow Medical and Dental Clinics as a permitted use in Tourist Commercial zone districts and adds healing arts clinics.

Senior Planner Geir Sverdrup answered questions for Council.

Councilor Clint Hostettler moved to approve Ordinance No. 3, Series of 2025 on the first reading as presented and order it to be published as required by Charter; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Amendment to the Rifle Municipal Code Regarding Applicant Submittal Requirements to the Planning Department - Ordinance No. 4 Series of 2025 - 1st Reading

Planning Director Zach Higgins and Senior Planner Geir Sverdrup presented a request to consider amendment to the Rifle Municipal Code regarding applicant submittal requirements to the Planning Department – Ordinance No. 4, Series of 2025. Over the last several years, technology has changed allowing for the submittal of digital materials in lieu of physical copies. The current Rifle Municipal Code requires up to twenty-five physical copies of all materials required for complete application submittal. The proposed text amendments set the requirements at two physical copies and one digital copy. Digital copies are easier to send out for referrals and cost both the City of Rifle and the applicant less to produce and mail out.

Planning Director Zach Higgins and Senior Planner Geir Sverdrup answered questions for Council.

Councilor Karen Roberts moved to approve Ordinance No. 4, Series of 2025 on the first reading as presented, and order it to be published as required by Charter; seconded by Councilor Joe Carpenter.

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

No – None.

REGULAR AGENDA

Consider Approving the Sale of City Property Formally Occupied by the Graham Mesa Water Plant at 1500 Dogwood Drive - Ordinance No. 5 Series of 2025 1st Reading

City Manager Patrick Waller presented a request to consider approving the sale of City of Rifle property formally occupied by the Graham Mesa Water Plant at 1599 Dogwood Drive – Ordinance No. 5, Series of 2025. In 2023, Rifle City Council approved a \$750,000 contract for the removal of the old water treatment plant buildings. The demolition of the buildings on the property has been completed and the property has been graded. Staff's initial analysis of the property shows that the parcel can be subdivided into at least eight lots. An appraisal was completed for the property that estimated a value of \$380,000. Based on discussion with Council in November of 2024, Staff worked with a local realtor to list the property for sale at the appraisal price. Since that time, the City has received five offers on the property, varying from \$370,000 to \$425,000. The property was listed with an agreement allowing the option to re-purchase the property for the listed price if public improvements are not completed by December 31, 2026. Based on the offers that have been received, Staff recommends that Council move forward with the highest offer of \$425,000. This offer has a proposed closing date of March 31, 2025.

City Manager Patrick Waller answered questions for Council.

Councilor Alicia Gresley moved to approve Ordinance No. 5, Series of 2025 on the first reading as presented and order it to be published as required by Charter; seconded by Councilor Clint Hostettler.

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

No – None.

Consider Awarding the Contract for the Second Pond Inlet to Johnson Construction

Utilities Director Jared Emmert and Procurement and Grant Reporting Manager Iris Trevisano presented a request to consider awarding the contract for the second pond inlet for the Water Plant to Johnson Construction, Inc. The Water Plant's inlet must be relocated due to changes in river morphology over the past 18 years, which have made the current location problematic. A Request for Bid was published on December 13, 2024, seeking proposals from qualified firms for the construction of a second pond inlet for the Rifle Regional Water Purification Plant. The scope of work consists of a new cast-in-place inlet structure, with a tie-in to an existing bypass

line, as well as improvements to the existing bypass line. At the Mandatory Pre-Bid meeting, 15 vendors attended. At the closing of the bid, two bids were submitted, and the lowest qualified bid was Johnson Construction, Inc. for \$1,700,000. Staff recommends awarding the contract for the second pond inlet to Johnson Construction, Inc. The project is expected to be completed by early June of 2025.

Utilities Director Jared Emmert and Procurement and Grant Reporting Manager Iris Trevisano answered questions for Council.

Councilor Clint Hostettler moved to award the Second Pond Inlet Project to Johnson Construction, Inc. in the amount of \$1,700,000; seconded by Councilor Alicia Gresley.
Roll Call: Yes - Karen Roberts, Chris Bornholdt, Clint Hostettler, Joe Carpenter, Alicia Gresley, Michael Clancy, and Sean Strode.
No – None.

Consider Purchase of Toro Workman HDX Utility Vehicle

Parks and Recreation Director Austin Rickstrew and Procurement and Grant Reporting Manager Iris Trevisano presented a request to consider the purchase of a Toro Workman HDX Utility Vehicle for the Parks Department. This purchase would improve operational efficiency and support maintenance tasks. The Parks Department currently owns one Workman HDX, and its compatibility with existing attachments makes this purchase both cost-effective and versatile. The Workman HDX offers superior towing and bed weight capacities, enabling staff to complete essential tasks such as material transport, field maintenance, and facility upkeep. Adding a second unit will reduce downtime and increase productivity by allowing multiple projects to be completed simultaneously. It will streamline daily maintenance activities and ensure our team has the necessary tools to maintain parks and facilities effectively. This item was included in the 2025 Budget. Staff recommends the purchase of the Toro Workman HDX Utility Vehicle.

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

Councilor Clint Hostettler moved to approve the purchase of the Toro Workman HDX in the amount of \$38,384.95 from LL Johnson Distributing Company; seconded by Councilor Chris Bornholdt.

Roll Call: Yes - Chris Bornholdt, Joe Carpenter, Michael Clancy, Clint Hostettler, Alicia Gresley, Karen Roberts, and Sean Strode.
No – None.

Consider Purchase of Medium Duty Snowplow Flatbed Truck for Parks and Recreation

Parks and Recreation Director Austin Rickstrew and Procurement and Grant Reporting Manager Iris Trevisano presented a request to consider the purchase of a Medium Duty Snowplow Flatbed Truck for the Parks and Recreation Department. A one-ton flatbed truck was included in the 2025 Budget, with an additional line item for a snowplow. This vehicle is essential to Parks operations, particularly for maintaining park facilities and ensuring efficient snow removal during winter. The addition of a flatbed will also improve hauling capacity, enhancing the ability to transport materials and equipment more efficiently. Staff recommends approval of the purchase of this vehicle package for \$78,509 from Phil Long Ford.

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

Councilor Alicia Gresley moved to approve the purchase of a 2024 Ford F350 Truck upfitted with a flatbed and snowplow in the amount of \$78,509.18; seconded by Councilor Michael Clancy.

Roll Call: Yes - Chris Bornholdt, Joe Carpenter, Michael Clancy, Alicia Gresley, Clint Hostettler, Karen Roberts, and Sean Strode.
No – None.

Report to City Manager

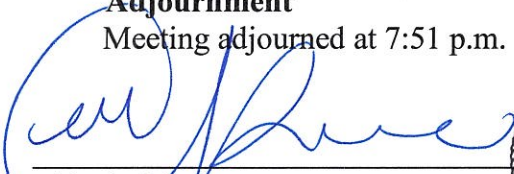
Reports were heard from City Manager Patrick Waller, Planning Director Zach Higgins, Main Street Manager Kim Burner, Chief of Police Debra Funston, and Parks & Recreation Director Austin Rickstrew.

Comments from Mayor and Council

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

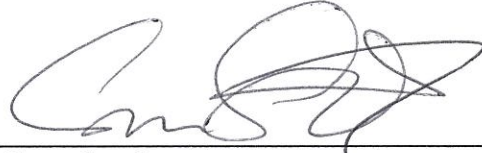
Adjournment

Meeting adjourned at 7:51 p.m.



Alexis Ramirez
City Clerk





Sean Strode
Mayor