



RIFLE CITY COUNCIL

REGULAR MEETING

April 2, 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 Michael Clancy, Councilor Chris Bornholdt, Councilor Karen Roberts, Councilor Clint Hostettler, and Mayor Sean Strode.

Roll Call: Yes - Joe Carpenter, Alicia Gresley, Michael Clancy, Chris Bornholdt, Karen Roberts, Clint Hostettler, 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, Planning Director Zach Higgins, Main Street Manager Kim Burner, Public Works Director Brian Prunty, Civil Engineer Craig Spaulding, Police Chief Debra Funston, IT Director Kelly Thompson, and Emily Hisel.

PUBLIC COMMENT

Public comment was heard from Emily Hisel.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the March 19, 2025 Regular Meeting
- B. Consider Approving the Purchase of Pool Chemicals
- C. Consider Amending Chapter 16 of the Rifle Municipal Code by Enacting Article XVII on Grading and Erosion of Soil from Residential, Commercial, and Industrial Developments - Ordinance No. 6, Series of 2025 - 2nd Reading
- D. Consider Planning Commission Board Reappointments

Councilor Clint Hostettler moved to approve Consent Agenda Item A, B, C, and D; seconded by Councilor Chris Bornholdt.

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

No – None.

REGULAR AGENDA

Consider Purchase of Replacement Network Equipment

IT Director Kelly Thompson presented a request to consider the purchase of replacement network equipment. The IT Department has a comprehensive plan which includes the replacement of network equipment in 2025. In keeping City of Rifle's network equipment up-to-date for both speed and security, the IT Department has planned replacements of several aging switches and all of the existing Wireless Access Points throughout the City. Existing Access Points (APs) are aging, which is shown by reduced speed, connectivity, and security. New Access Points and switches will provide more connections, faster connections, and better security. This purchase was included in the 2025 Budget in the amount of \$72,000. The requested purchase amount is below budget in the amount of \$67,981.88. Staff recommends moving forward with this purchase from Summit Partners (Arctiq).

IT Director Kelly Thompson answered questions for Council.

Councilor Clint Hostettler moved to approve the purchase of network switches and access points from Summit Partners (Arctiq) totaling \$67,981.88; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Purchase of New and Replacement Access Control Hardware

IT Director Kelly Thompson presented a request to consider the purchase of new and replacement access control hardware. City of Rifle's access control hardware is out of support in two buildings and is preventing the ability to upgrade the control software. This purchase will provide updates to those two buildings as well as add access control to the Senior Center. Current Solutions has handled City-wide access control in the past and provides ongoing support for the City's software and hardware. Building security is critical and keeping Access Control hardware and software up-to-date is of paramount importance. This project will update the obsolete main control hardware at the Parks and Recreation building and Justice Center building, increasing security and functionality. The software is not currently able to be updated due to hardware incompatibility, and this project will resolve that issue. The requested purchase will also provide access control hardware to the Senior Center, improving building access via keycard for employees, as well as for ease of rental and after-hours access. This project was included in the 2025 Budget in the amount of \$40,500. The requested amount is \$38,624. Staff recommends moving forward with this purchase from Current Solutions.

IT Director Kelly Thompson answered questions for Council.

Councilor Clint Hostettler moved to approve the purchase and installation of new and replacement access control hardware from Current Solutions in an amount not to exceed \$40,500; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Approval of Xcel Energy Easement Request

Public Works Director Brian Prunty, City Manager Patrick Waller, and Siting Land Rights Manager Jennifer Chester presented a request to consider the approval of the Xcel Energy Easement Request. In the Fall of 2021, City of Rifle was contacted by Xcel Energy regarding an upgrade proposal for their transmission line. After a series of re-worked proposals by Xcel Energy including staff reviews and site visits, last fall a final corridor and documents outlining the proposal were received. This has been a complex project for Xcel Energy, but changes to transmission line construction requirements and the ability to serve western Colorado have driven the project forward. The requested easement addresses the parcel located southeast of Grand River Hospital. It is a widening of the current prescriptive easement from 30 feet wide to 75 feet wide. This project will have a low impact on the City and will not harm future recreational development of this parcel of land. The property has been reviewed by City of Rifle staff and staff recommends the approval of the Xcel Energy Easement Request. Xcel initially requested to have permanent access easements, but with the pending development of this property as open space, a temporary access plan is more appropriate at this time. Xcel is offering \$57,276 for the additional easement row and construction access.

Public Works Director Brian Prunty, City Manager Patrick Waller, and Siting Land Rights Manager Jennifer Chester answered questions for Council.

Councilor Alicia Gresley moved to approve Xcel Energy's request for easements, for construction and corridor necessary to operate a 115 kV transmission line; seconded by Councilor Karen Roberts.

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

No – None.

Consider the City of Rifle Parks and Facilities Naming Policy - Resolution No. 9 Series of 2025

Parks & Recreation Director Austin Rickstrew presented a request to consider the City of Rifle Parks and Facilities Naming Policy – Resolution No. 9, Series of 2025. At the November 11, 2024 City Council meeting, a moratorium was placed on naming City-owned parks and facilities. This decision allowed time to establish a clear and consistent policy for evaluating future naming requests. Developing a formal naming policy will help ensure that all naming decisions align with the City's values, reflect community input, and maintain fairness and transparency. A well-defined policy will also provide criteria for evaluating naming requests, including considerations for historical significance, financial contributions, and community impact. Council directed City staff to develop a Parks and Facilities Naming Policy to establish a consistent and transparent process for evaluating naming requests. By implementing this policy, the City aims to create a

Rifle City Council Meeting April 2, 2025

standardized framework for naming parks and facilities, ensuring consistency while honoring organizations and sponsors meaningfully and appropriately. Staff recommends the approval of the new Parks and Facilities Naming Policy, as it reflects the City's priorities and provides a fair and effective approach to future naming requests.

Parks & Recreation Director Austin Rickstrew answered questions for Council.

Councilor Chris Bornholdt moved to approve Resolution No. 9 Series of 2025; seconded by Councilor Michael Clancy.

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

No – Clint Hostettler, Joe Carpenter, and Alicia Gresley.

Consider Approval of Purchase of a Ventrac Tractor and Attachments for the Parks Department

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano presented a request to consider approval of the purchase of a Ventrac tractor and attachments for the Parks Department. The Ventrac 4520P Compact Tractor from LL Johnson Distributing Co. will replace a 1993 John Deere 1145 mower. The 1993 John Deere 1145 Mower is no longer efficient for daily operations and maintenance tasks, making it necessary to retire it. The Ventrac 4520P Compact Tractor will address these needs, assisting with tasks such as mowing and stump grinding. This investment aligns with the City's commitment to operational efficiency, equipment standardization, and resource optimization. The Ventrac 4520P will be used daily for maintenance activities, ensuring the team has the proper equipment to support Park's operations. The requested purchase amount is \$41,333.76. While only \$41,000.00 was included in the 2025 Budget for this item, the Parks Department has had cost savings on other equipment that will cover the \$333.76 overage. Staff recommends the purchase of the Ventrac 4520P Compact Tractor from LL Johnson Distributing Co.

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

Councilor Clint Hostettler moved to approve the purchase of a Ventrac 4520P Compact Tractor for the amount of \$41,333.76 from LL Johnson Distributing Co.; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Report of Changes for City of Rifle dba Ute Theater and Events Center

City Clerk Alexis Ramirez presented a request to consider the Report of Changes for City of Rifle dba Ute Theater and Events Center. City of Rifle dba Ute Theater and Events Center located at 132 East 4th Street, Rifle, CO has submitted a Report of Changes application. The changes listed in the application include an update to staff information, as well as a request to modify the premise for potential outdoor uses by the venue, which expands the liquor license area onto 4th Street from May 4, 2025 through December 31, 2025. This annual request requires City Council's approval before State Liquor License approval. The application is complete and all fees have been paid. Staff expects that this will potentially increase revenue and recommends moving forward with approval.

City Clerk Alexis Ramirez answered questions for Council.

Councilor Chris Bornholdt moved to approve the Report of Changes application for the City of Rifle dba Ute Theater and Events Center; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Offer for Dogwood Property Purchase

City Manager Patrick Waller presented a request to consider the offer for the Dogwood Property Purchase. City Council previously approved Ordinance No. 5, Series of 2025, which allowed the City Manager to move forward with the property sale and contract authorization. Council accepted a previous offer at the February 5, 2025 meeting. That offer has fallen through and the City has now received an offer for \$325,000. This is the only active offer on the property. Staff has a small amendment to the contract that has been communicated to the City's real estate agent

regarding splitting closing costs. Staff recommends the approval of the offer for the purchase of the Dogwood Water Plant property.

City Manager Patrick Waller answered questions for Council.

Councilor Clint Hostettler moved to approve the offer for purchase of the Dogwood Water Plant property with amendments to the contract as proposed by staff; seconded by Councilor Alicia Gresley.

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

No – None.

Report to City Manager

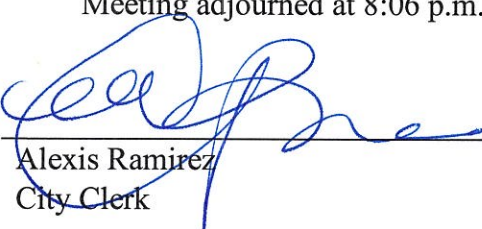
Reports were heard from City Manager Patrick Waller, City Attorney Jim Neu, and Public Works Director Brian Prunty.

Comments from Mayor and Council

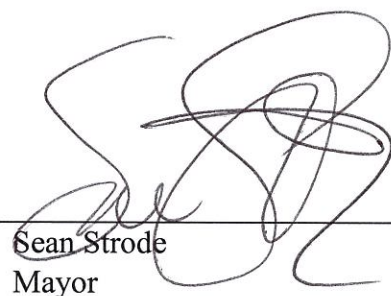
Comments were heard from Councilor Michael Clancy and Councilor Alicia Gresley.

Adjournment

Meeting adjourned at 8:06 p.m.


Alexis Ramirez
City Clerk




Sean Strode
Mayor