



RIFLE CITY COUNCIL

REGULAR MEETING

July 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 Chris Bornholdt, Councilor Karen Roberts, Councilor Clint Hostettler, and Mayor Sean Strode.

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

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

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, Executive Assistant Angeliqua York, City Attorney Jim Neu, Parks & Recreation Director Austin Rickstrew, Community TV/Multimedia Manager Michael Churchill, Video Production Specialist Brandon Steele, Civil Engineer Craig Spaulding, Chief of Police Debra Funston, Community Development Director Zach Higgins, Utility Director Jared Emmert, Senior Planner Geir Sverdrup, Main Street Manager Kim Burner, Morgan Hill, and Maria Gaytan.

PUBLIC COMMENT

No public comment was heard

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the June 18, 2025 Regular Meeting
- B. Consider Liquor License Renewal for TEDREX, Inc. dba Choice Liquors

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

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

No – None.

PUBLIC HEARING

Consider Stillwell Condominiums Final Plat - Resolution No. 14, Series of 2025

Senior Planner Geir Sverdrup presented a request to consider the Stillwell Condominiums Final Plat – Resolution No. 14, Series of 2025. The Stillwell Condominiums Sketch and Preliminary Plan was approved unanimously by the Planning Commission on June 24th, 2025. The current zoning on the property is Medium Density Residential Redeveloping. This zone district is designated for higher density multiple-family dwellings. The building was built in 1982 as an apartment complex. The applicant proposes to convert the four apartments into condominiums in the building for separate ownership. Notice requirements were met for this request. Staff recommends the approval of the Stillwell Condominiums map and Minor Subdivision.

Senior Planner Geir Sverdrup answered questions for Council.

Councilor Clint Hostettler moved to approve the Stillwell Condominiums map and Minor Subdivision with the staff recommendations – Resolution No. 14, Series of 2025; seconded by Councilor Chris Bornholdt.

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

No – None.

REGULAR AGENDA

Consider Adopting the Rifle's Energy and Resilience Action Plan

Community Development Director Zach Higgins and Associate Director of Clean Energy Economy for the Region (CLEER) Morgan Hill presented a request to consider adopting the Rifle's Energy and Resilience Action Plan. The City's Parks & Recreation Board and Planning Commission have both recommended approval of the Energy and Resilience Action Plan to the City Council. City of Rifle has hired CLEER to complete the Rifle Energy and Resilience Action Plan. City staff and CLEER have worked over the last year to engage the community and stakeholder groups to create the Energy and Resilience Action Plan. This Energy and Resilience Action Plan works to align the City of Rifle, its collaborative partners, and community members around shared goals for energy and resilience. It addresses the impacts of a changing climate and advances energy efficiency measures that benefit the community. The plan also works to develop a diverse economy with quality jobs for Rifle community members, focused on local needs, and providing residents options to work, live, and play in Rifle.

Community Development Director Zach Higgins answered questions for Council.

Councilor Clint Hostettler moved to approve the adoption of the City of Rifle's Energy and Resilience Action Plan; seconded by Councilor Karen Roberts.

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

No – None.

Consider Awarding Bid to Industrial Service Solutions, LLC for Raw Water Pump #4 Installation Services

Utility Director Jared Emmert and Procurement & Grant Reporting Manager Iris Trevisano presented a request to consider awarding bid to Industrial Service Solutions, LLC for Raw Water Pump #4 installation services. The water treatment plant's Raw Water Pump Station pumps water from the City's intake on the Colorado River, up to the treatment plant. The Raw Water Pump Station currently has three vertical turbine pumps. Two pumps are 150 horsepower, and one pump is 300 horsepower. The Raw Water Pump Station was designed to have four pumps. The installation of pump #4 will allow the other high-horsepower pump to be taken offline in the event it needs repairs, even during the summer during peak demand. It will also assist the City in developing its water rights. A fourth pump was pre-purchased last year to add a redundant high-horsepower pump to the station. A Request for Proposal was publicly posted on May 21, 2025, which closed on June 4, 2025. Two contractors attended the mandatory pre-bid meeting on May 28, 2025. Both contractors submitted proposals. Each proposal was reviewed using consistent and transparent evaluation criteria, which included technical expertise, implementation plan, previous experience on similar projects, timeline/schedule, and price. This project was included in the 2025 Budget in the amount of \$50,000.00, and the requested amount is under budget at \$46,621.40. Most equipment, including the pump, motor, and variable frequency drive, was pre-purchased in previous years. Based on the evaluation by a three-person selection committee, staff recommends the approval of awarding bid to Industrial Service Solutions, LLC for installation services for Raw Water Pump #4.

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

Councilor Chris Bornholdt moved to award bid to Industrial Service Solutions, LLC for the installation of Raw Water Pump #4 in the amount of \$46,621.40; seconded by Councilor Clint Hostettler.

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

No – None.

Consider Awarding Bid to CW Construction for the 9th Street and Whiteriver Sewer Replacement

Civil Engineer Craig Spaulding and Procurement & Grant Reporting Manager Iris Trevisano presented a request to consider awarding bid to CW Construction for the 9th Street and Whiteriver Sewer Replacement Project. The existing sewer lines have collapsed and are made of material that cannot be repaired. Eventually this will lead to an unrepairable blockage. This was a planned project for 2025 after evaluating the condition of the line in 2024. A Request for Proposal was posted on May 30, 2025, and closed on June 20, 2025. Four bids were received, all from qualified firms within the Western Slope area. CW Construction is within the engineers'

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estimates, and staff recommends selecting them for the 9th Street and Whiteriver Sewer Replacement. This project was included in the 2025 Budget in the amount of \$190,000.00. Although the bid exceeds the budgeted amount, no supplement is necessary because funds are available due to the lift station project not taking place this year.

Civil Engineer Craig Spaulding and Procurement & Grant Reporting Manager Iris Trevisano answered questions for Council.

Councilor Clint Hostettler moved to award bid to CW Construction for the 9th Street and Whiteriver Sewer Replacement Project for an amount not to exceed \$434,079.92; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Awarding Bid to Martinez Western Constructors Inc. for the Morrow Drive Avenue Improvement Project

Civil Engineer Craig Spaulding and Procurement & Grant Reporting Manager Iris Trevisano presented a request to consider awarding bid to Martinez Western Constructors Inc. for the Morrow Drive Avenue Improvement Project. Morrow Drive currently undergoes annual maintenance to keep it drivable. This project will reduce operations significantly for the roadway. Morrow Drive has been in the Capital and Maintenance Plan since 2020, and investigation of its repair has taken place since 2021. This project was included in the 2025 Budget, which will provide a reliable roadway to the Graham Mesa and Highlands area, and is important for efficient traffic. A Request for Proposal was posted on May 28, 2025, and closed on June 16, 2025. Four bids were received, all from qualified firms within the Western Slope area. The bid received from Martinez Western Constructors Inc. is within the engineers' estimates, and staff recommends selecting them for requested project. The project was budgeted for in the amount of \$1,500,000.00 in expenditures and \$250,000.00 in grant revenues. The grant revenues were successfully applied to the Penwell Transmission Line Replacement instead, so there are no revenues. Even without the projected revenues, this project is within budget.

Civil Engineer Craig Spaulding and Procurement & Grant Reporting Manager Iris Trevisano answered questions for Council.

Councilor Clint Hostettler moved to award bid to Martinez Western Constructors Inc. for the Morrow Drive Avenue Improvements Project for an amount not to exceed \$1,260,146.45; seconded by Councilor Karen Roberts.

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

No – Chris Bornholdt.

Consider Approval of Contract for City Hall Elevator Modernization Project

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano presented a request to consider approval of the contract for City Hall Elevator Modernization Project. In 2024, a professional evaluation conducted by Otis Elevator Company determined that the elevator serving Rifle City Hall, originally installed in 1982, is well beyond its intended service life. Hydraulic elevators typically have a lifespan of 15 to 20 years, and at over 42 years old, the current system poses significant reliability concerns. Most critically, replacement parts for the existing elevator system are no longer manufactured, making maintenance increasingly difficult, costly, and unreliable. Otis Elevator Company has proposed a full modernization using its HydroFit™ modernization package. This includes replacement of the controller, power unit, and door operator; updated safety features such as 2019 code-compliant two-way emergency communication; vandal-resistant hall fixtures; closed-loop door operators; and an optional IoT-based remote monitoring and predictive maintenance system. The modernization also introduces energy-efficient components and ensures compliance with modern building and accessibility codes. The total proposed cost of this project is \$189,300.00. The City intends to procure this project using the OMNIA Partners cooperative purchasing agreement, which allows access to competitively bid pricing already vetted nationally, streamlining the procurement process and ensuring cost-effective delivery. Using OMNIA Partners enables City to work with Otis Elevator Company on pricing contracted for public agencies without going out to bid. This project was budgeted for 2025 in the general fund and is under budget. The total budgeted amount is \$257,500.00. Modernizing the elevator now is a proactive investment in operational reliability and facility accessibility. It will significantly reduce the risk of unplanned outages, minimize operational downtime, and improve service for City staff and the public. Staff

recommends approval of the contract for the City Hall Elevator Modernization Project.

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

Councilor Chris Bornholdt moved to award the contract to Otis Elevator Company in the amount not to exceed \$189,300.00; seconded by Councilor Karen Roberts.

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

No – None.

Consider Applying for Peace Officer Behavioral Health Grant - Resolution No. 13, Series of 2025

Chief of Police Debra Funston and Procurement & Grant Reporting Manager Iris Trevisano presented a request to consider applying for Peace Officer Behavioral Grant – Resolution No. 13, Series of 2025. The Rifle Police Department relies on \$5,000.00 to be spent towards Police Officer annual mental health check ins and the Lexipol/Cordico application for Peer Support services for police officers and their families. The Police Department applies for this \$5,000.00 grant annually. Staff recommends approval of applying for the Peace Officer Behavioral Health Grant.

Chief of Police Debra Funston and Procurement & Grant Reporting Manager Iris Trevisano answered questions for Council.

Councilor Clint Hostettler moved to authorize the Rifle Police Department to apply for a \$5,000 Department of Local Affairs Peace Officer Behavioral Health Support and Community Partnership grant; seconded by Councilor Karen Roberts.

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

No – None.

Report to City Manager

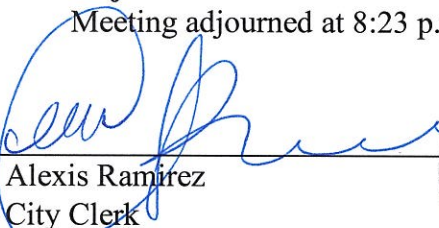
Reports were heard from Alexis Ramirez, Patrick Waller, Jim Neu, Zach Higgins, Craig Spaulding, Debra Funston, and Austin Rickstrew.

Comments from Mayor and Council

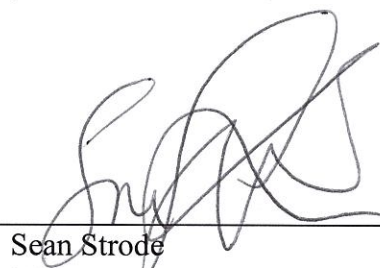
Comments were heard from Councilor Karen Roberts, Councilor Clint Hostettler, Councilor Chris Bornholdt, Councilor Joe Carpenter, and Mayor Sean Strode.

Adjournment

Meeting adjourned at 8:23 p.m.


Alexis Ramirez
City Clerk




Sean Strode
Mayor