



RIFLE CITY COUNCIL

REGULAR MEETING

September 3, 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 Clint Hostettler, Councilor Chris Bornholdt, and Mayor Sean Strode.

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

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

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Assistant Wilton Anderson, Parks & Recreation Director Austin Rickstrew, Community TV/Multimedia Manager Michael Churchill, Utilities Director Jared Emmert, Community Development Director Zach Higgins, Human Resource Director Danielle Hogan, Finance Director Scott Rust and Jonathan Rice.

PUBLIC COMMENT

No public comment was heard

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

A. Consider Liquor License Renewal for Loyal Order of Moose Lodge #1345 dba Loyal Order of Moose Lodge #1345

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

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

No – None.

REGULAR AGENDA

Consider Approving Market Salary Study Recommendations - Resolution No. 20, Series of 2025

Human Resource Danielle Hogan and Graves Consulting Consultor Wendy Ecklund presented request to consider approving the Market Salary Study recommendations. Graves Consulting was hired to complete the compensation study. The pay structure remains largely consistent with the previous system, with the addition of one grade level and two steps per level, reflecting Council's commitment to conduct reviews every three years. Graves Consulting Consultor Wendy Ecklund reviewed the workshop presentation, covering project deliverables, analysis of the current wage structure and classification system, market definition, review of wage survey data, and guidance on pay structure, implementation, and next steps.

Implementing the proposed pay plan for the rest of the year will cost about \$200,000. If approved, it will have a significant ongoing impact on the 2026 budget by reclassifying positions and raising base salaries citywide.

Human Resource Danielle Hogan and Graves Consulting Consultor Wendy Ecklund answered questions for Council.

Councilor Clint Hostettler moved to approve the recommended 2025 Compensation Pay Structure and Implementation for 2025 – Resolution No. 20, Series of 2025; seconded by Councilor Alicia Gresley.

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

No – None.

Recused – Chris Bornholdt

Consider Approving the Rifle Housing Study and Action Plan - Resolution No.19 Series of 2025

Community Development Director Zach Higgins presented request to consider the Rifle Housing Study and Action plan – Resolution No. 19, Series of 2025. The City of Rifle received a Strong Communities grant through Department of Local Affairs - DOLA to complete a Housing Needs Assessment (HNA). Public engagement wrapped up in late 2024, followed by surveys, staff feedback, and a joint Council–Planning Commission workshop. On August 26, 2025, the Planning Commission formally recommended adoption of the HNA conducted by Points Consulting. Staff is working with the Planning Commission to develop a land use strategy for adoption. The City of Rifle is well-positioned for long-term growth due to its land availability, modern infrastructure, and strong water access.

Community Development Director Zach Higgins answered questions for Council.

Councilor Alicia Gresley moved to approve the Rifle Housing Study and Action Plan – Resolution No. 19, Series of 2025; seconded by Councilor Michael Clancy.

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

No – None.

Consider Awarding Bid to JVA, Inc for Northeast Booster Station Backup Generator Design

Utilities Director Jared Emmert presented request to consider awarding bid to JVA, Inc for Northeast Booster Station backup generator. The booster station, located at the Deerfield Storage Complex, supplies the 1-million-gallon Northeast Tank which currently lacks backup power. Extended outages risk significant drops in water storage for the northeast pressure zone. The booster station does not have a generator to assist emergency outages currently. An RFP was posted on Bidnet for 5 weeks. Three firms attended mandatory meeting. Staff budgeted \$300,000 in 2025 for the design, purchase, and installation of a backup generator system for the Northeast Booster Station, though costs may extend into 2026 depending on equipment lead times. Staff recommends awarding JVA the design contract for \$33,300.

Utilities Director Jared Emmert answered questions for Council.

Councilor Michael Clancy moved to award bid to JVA, Inc for the design services associated with the Northeast Booster Station backup generator for an amount not to exceed \$33,300; seconded by Councilor Alicia Gresley.

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

No – None.

Report to City Manager

Reports were heard from Patrick Waller and Jared Emmert.

Comments from Mayor and Council

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

Adjournment

Meeting adjourned at 7:51 p.m.

Alexis Ramirez
City Clerk



Sean Strode
Mayor