



RIFLE CITY COUNCIL

REGULAR MEETING

August 20, 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 Pro Tem Chris Bornholdt.

Present at Roll Call:

Councilor Joe Carpenter, Councilor Alicia Gresley, Councilor Michael Clancy, Councilor Karen Roberts, Councilor Clint Hostettler, and Mayor Pro Tem Chris Bornholdt.

Councilor Clint Hostettler moved to excuse Mayor Sean Strode from tonight's meeting; seconded by Councilor Alicia Gresley.

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

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, City Attorney Assistant Wilton Anderson, Parks & Recreation Director Austin Rickstrew, Community TV/Multimedia Manager Michael Churchill, Video Production Specialist Brandon Steele, Finance Director Scott Rust, Civil Engineer Craig Spaulding, Procurement & Grant Manager Iris Trevisano, Chief of Police Debra Funston and Community Development Director Zach Higgins.

PUBLIC COMMENT

Public comments heard from Leslie Robinson and Jen Edwards.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the August 6th, 2025 Regular Meeting
- B. Consider Liquor License Renewal for Walmart Inc., dba Walmart #5232
- C. Consider Temporary Access Easement for Xcel Energy on City of Rifle Property
- D. Consider Letter of Support for Colorado River Valley Chamber of Commerce Grant Application for Visitor Center

Councilor Clint Hostettler moved to approve Consent Agenda Items A, B, C, and D; seconded by Councilor Alicia Gresley.

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

No – None.

PUBLIC HEARING

Consider Amending the 2025 Budget Supplemental Appropriations Request #1

RESOLUTION NO. 18, SERIES OF 2025

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO,
AMENDING THE CITY'S BUDGET FOR THE YEAR ENDING DECEMBER 31, 2025.**

ORDINANCE NO. 9, SERIES OF 2025

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, PROVIDING FOR A
SUPPLEMENTAL APPROPRIATION FOR THE BUDGET YEAR ENDING DECEMBER 31,
2025**

Mayor Pro Tem Chris Bornholdt opened the public hearing.

Finance Director Scott Rust presented request to consider amending the 2025 Budget – Supplemental Appropriations #1. Amending the 2025 budget and approving the additional appropriations by ordinance will provide the legal authority to cover the additional expenditures associated with the critical projects requested by staff after the 2025 budget was adopted. The total net supplemental across the reporting entity is an \$85,000 net increase to revenue and a

\$665,169 net increase to expenditures. Therefore, total amended revenues would be \$48,665,532 and total amended appropriations (expenditures) would be \$55,311,880. The public notice requirement was met.

Staff recommends the approval of the amendment request and supplemental appropriations for the 2025 budget to cover expenditures related to additional projects approved throughout the year.

No public comment was heard.

Finance Director Scott Rust answered questions for Council.

Mayor Pro Tem Chris Bornholdt closed the public hearing.

Councilor Clint Hostettler moved to approve Resolution No. 18, Series of 2025, to amend the 2025 Budget and Ordinance No. 9, Series of 2025 to adopt supplemental appropriations for the 2025 Budget on it's first and only reading, as presented and order it to be published in full as required by Charter; seconded by Councilor Karen Roberts.

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

No – None.

REGULAR AGENDA

Consider Lodging Tax Ballot Question Resolution No. 17, Series of 2025

City Manager Patrick Waller presented request to consider Lodging Tax Ballot question – Resolution No. 17, Series of 2025. The current 2.5% lodging tax was approved in 2007 on stays of 30 days or less. The revenue generated through this tax is assigned to the Greater Rifle Improvement Team Advisory Board GRIT and must be used for specific projects such as visitor improvements and attractions, special events and beautification projects, historic preservation, and general city promotion. Currently, Rifle's 2.5% rate is lower than nearby communities as most are in the 5–6% range. Staff recommends the increase of Rifle's lodging tax by 2.5% to a total of 5%, keeping the same eligible uses. The Lodging Tax will be collected on all short-term stays in the city including hotel rooms and short-term rentals.

Potential uses of additional revenue include:

- Expanding grant funding (events, murals, façade improvements)
- Placemaking projects (wayfinding, lighting, shade structures)
- Marketing and visitor services (visitor center, signage, Ute Theater support)
- Saving for larger beautification projects

City Manager Patrick Waller and City Attorney Jim Neu answered questions for Council.

After Council Discussion - Council requests amendment to Resolution No. 17, Series of 2025- Lodging Ballot Question increase rate from 2.5% to 3.0% with a total of 5.5%.

Councilor Karen Roberts moved to approve the Lodging Tax Question – Resolution No. 17, Series of 2025 with requested amendment rate increase of 3.0% resulting in a total of 5.5% in total; seconded by Councilor Michael Clancy.

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

No – None.

Consider Authorizing Submission of the Garfield County FMLD Mini-Grant Application to Purchase Mobile Column Lift – Resolution No. 16, Series of 2025

Procurement & Grant Manager Iris Trevisano presented request to authorize staff to submit the Garfield County Federal Mineral Lease District FMLD Mini-Grant application to purchase a mobile column lift for the maintenance shop – Resolution No. 16, Series of 2025. This is a no-match grant of \$30,000.00 and if fully funded the City can fund the additional match of approximately \$20,264.80. \$62,000 was budgeted for this project for 2025. If grant is approved, the lift will be purchased through a cooperative agreement through source well. Staff recommends approval of request, as the new lift will assist staff in repairs on heavy-duty vehicles and equipment more efficiently.

Procurement & Grant Reporting Manager Iris Trevisano answered questions for Council.

Councilor Clint Hostettler moved to approve Resolution No. 16, Series 2025, to allow staff to submit the Mini-grant application to GCFMLD for the purchase of Mobile Column Lift and the City Manager to sign the grant agreement and to expend the funds necessary to meet the terms of the grant not to exceed \$30,000; seconded by Councilor Joe Carpenter.

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

No – None.

Consider Authorizing Submission of the Garfield County FMLD Traditional-Grant Application Rifle Park Avenue Bridge and Road Extension Phase 3 – Resolution No. 15, Series of 2025

Procurement & Grant Manager Iris Trevisano and Civil Engineer Craig Spaulding presented request to authorize staff to apply for a Garfield County Federal Mineral Lease District GCFMLD grant for the Rifle Park Avenue Bridge and Road Extension Phase 3 project and allow the city manager to sign the grant agreement – Resolution No. 15, Series of 2025. The Park Avenue Bridge has been a priority in City Master Plans since 2003, supporting traffic flow, multimodal transit, and downtown functionality. It is highlighted in the 2014 Downtown TOD Plan, 2013 Bike Master Plan, 2019 Comprehensive Plan, Downtown Master Plan, West End Urban Renewal Plan, and Transportation Master Plan.

The City secured a \$4M Department of Local Affairs grant for the construction of the bridge, extend Park Avenue, install bordering waterlines, and continue the Rifle Creek trail. This funding covers work through the bridge only. The next phase of this project is the roadway and infrastructure beyond the bridge which requires additional funding and is part of the request being submitted to Garfield County FMLD.

This project is planned for the 2026 budget at a total cost of \$2.2M, with a 30% grant match expected to offset part of the funding. Staff recommends approval of request as the importance of the scope of this project aligns with FMLD's mission and is critical to project completion.

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

Councilor Alicia Gresley moved to approve Resolution No. 15, Series of 2025 authorizing staff to apply for a GCFMLD grant for the Rifle Park Avenue Bridge and Road Extension Phase 3 project and allowing the city manager to sign the grant agreement; seconded by Councilor Clint Hostettler.

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

No – None.

Consider Awarding Bid to DHM Design for the South Rifle Open Space Master Plan

Procurement & Grant Manager Iris Trevisano and Parks & Recreation Director Austin Rickstrew presented request to consider awarding bid to DHM Design for the South Rifle Open Space Master Plan. Staff issued an RFP to develop a South Rifle Open Space Master Plan for a 112-acre city-owned parcel. The plan will guide the creation of a passive-use park that preserves natural character while adding community-driven amenities such as trails, picnic areas, disc golf, natural play features, and interpretive elements, with a focus on accessibility and sustainability. The City received 8 proposals ranging from \$39,940–\$66,500. Interviews were held with three finalists - DHM Design, Mundus Bishop Design, and Design Concepts. Staff recommends awarding the contract to DHM Design, whose proposal best aligned with City goals and community engagement priorities.

The Master Plan will provide a roadmap for phased development, funding strategies, cost estimates, and long-term maintenance, ensuring the project reflects the needs and values of the Rifle community. Council approval is required to move forward.

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

Councilor Michael Clancy moved to award bid to DHM Design for the South Rifle Open Space Master Plan for an amount not to exceed \$49,922; seconded by Councilor Karen Roberts.
Roll Call: Yes - Michael Clancy, Clint Hostettler, Joe Carpenter, Alicia Gresley, Karen Roberts, and Chris Bornholdt.
No – None.

Report to City Manager

Reports were heard from Patrick Waller, Jim Neu, Zach Higgins, Scott Rust, Debra Funston, and Austin Rickstrew.

Comments from Mayor and Council

Comments were heard from Councilor Karen Roberts, Councilor Michael Clancy, Councilor Alicia Gresley, Councilor Clint Hostettler, Councilor Joe Carpenter and Mayor Pro Tem Chris Bornholdt.

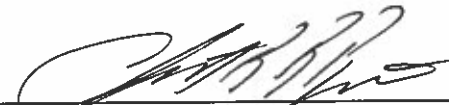
Adjournment

Meeting adjourned at 8:23 p.m.



Alexis Ramirez
City Clerk





Chris Bornholdt
Mayor Pro Tem