



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

October 15, 2025

7:00 PM

202 Railroad Avenue, Rifle, CO 81650

5:30 PM - Workshop Meeting

Discussion and Review

- a. Update on Youth Tobacco Use - Tobacco Retail License Discussion
- b. Golf Course Discussion

7:00 PM - Regular Meeting

- 1. **Call to Order**
- 2. **Pledge of Allegiance**
- 3. **Roll Call**
- 4. **Public Comment** *(Maximum time permitted for Public Comment is 3 minutes per person)
*(Reserved for general comments or items on the agenda that are not a public hearing)
- 5. **Consent Agenda**
 - 5.a. Consider Letter of Support for BLM Grant Application to Colorado Parks and Wildlife Good Management Grant for Off Highway Vehicle Crew
 - 5.b. Consider Amending Appendix A to the Rifle Municipal Code Enacting a Refuse Collection Fee for Contaminated Recycling Bins - Ordinance No. 10, Series of 2025 - 2nd Reading
- 6. **Action, if any, on Workshop Items**
- 7. **Presentation**
 - 7.a. Western Colorado Alliance - Transit Survey Presentation
 - 7.b. Parachute Area Transit System - Update and Funding Presentation
- 8. **Regular Agenda**

- 8.a.** Consider the 7-Party Memorandum of Understanding with Garfield County - Older Adult Programs for 2026

9. Administrative Reports

- 9.a.** Report to City Manager

10. Comments from Mayor and Council

11. Adjournment

ACCESSIBILITY STATEMENT

The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call City Clerk Alexis Ramirez at 970-665-6405 or email our ADA Team at ADATeam@rifleco.org. Please allow 48 hours for your requests to be met.

La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame a la City Clerk Alexis Ramírez al 970-665-6405 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.



Agenda Item #a.

Agenda Item Name:

Update on Youth Tobacco Use - Tobacco Retail License Discussion

Presenter:

Sara Brainard

Peter Mueller

Item Description:

Discussion

Recommended Action:

No Action on Workshop Items

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Peter Mueller with Pitkin and Garfield County Health will present a Workshop item regarding youth tobacco use and discussion regarding local tobacco retail licensing.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, City Manager

Attachments:

1. Rifle TRL Consideration, October 15, 2025

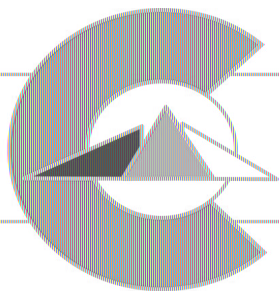


Peter Mueller, State Tobacco
Education and Prevention,
Garfield and Pitkin County
Public Health
peter.mueller@pitkincounty.com
970-319-3957

The Data:

- 82% of high schoolers report not being carded when trying to purchase cigarettes or nicotine products. (Western Slope, HKCS, 2023)
- 12% of high schoolers have used cigarettes or vapes in the last 30-days
- 35% of students have used an electronic vaping device
- 54% of high schoolers report trying to quit





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The Challenge:

- Adolescent experimentation of tobacco/nicotine use often leads to habit
- Vaping products contain anesthetizing agents that allow nicotine to be inhaled without *a burning* sensation
- Vaping products deliver nicotine to the brain within 10 seconds - release of dopamine, highly addictive
- Mint, mango and fruit are the top three vaping flavors for teens





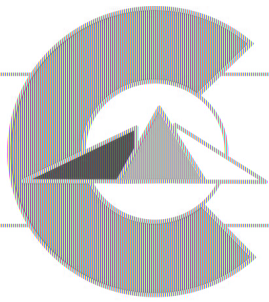
An Important Piece of the Solution:

- Local Tobacco Retail License ordinances (TRLs) have helped communities drop their teen tobacco use by more than 31% ^{1 & 2}
- TRLs also bring increased collaboration between municipalities, police departments, public health and schools.
- Level the playing field for all retailers
- Administration and compliance costs are covered by the annual retailer license fees (\$250 - \$300)



Status of Regional Tobacco Retail License - Local Control

Town/County	T-21 (Federal and State)	TRL
New Castle	X	X
Silt	X	X
Rifle	X	
Parachute	X	
Glenwood Springs	X	X
Garfield County	X	



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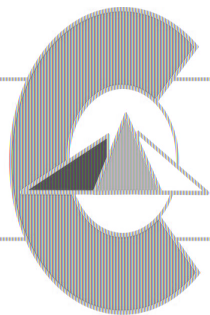
Public H



Additional Work to Reduce Teen Use:

- Public Health is supporting tobacco and nicotine education efforts in schools and with youth-serving organizations
- Public Health is also supporting additional training for youth-serving mentor organizations to improve the ways in which older students model and teach younger students
- Public Health continues to support tobacco retailers to ensure compliance with state and federal laws





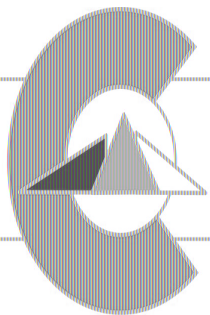
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Possible Next Steps:

- Consider DRAFT of Tobacco Retail License ordinance that provides education and compliance checks for all Rifle Tobacco Retailers
 - Clarify what kind of advertising is appropriate
 - Affirm separation between retailers and schools
 - Prohibit discounted tobacco products that are often heavily advertised
- Continue to support our schools and Rifle PD in their work to provide safe, tobacco-free environments for all
- Continue to support our schools and youth-serving organizations through Rifle Community Foundation
- Become a mentor with Access After School, the Buddy Program or other youth-serving organizations



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Notes:

1. Joseph R DiFranza, Tobacco Control, July 2012, p.5
<https://www.jstor.org/stable/43289234>
2. Forster et al, The Effects of Community Policies to Reduce Youth Access to Tobacco, 2011



Agenda Item #b.

Agenda Item Name:

Golf Course Discussion

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Workshop Discussion

Recommended Action:

No action on workshop items.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

During the August 20th workshop, the Rifle Creek Golf Course Board requested to present to Council the current fiscal position of the golf course and possible future options for operations. Council asked staff to explore what it would take to acquire the golf course.

Executive Summary:

Please see the attached memo.

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. 3004 County Road 325 - Inspection Report
2. Rifle Creek Golf Course ADA Audit Report
3. 2025-10-07 Ltr Water Rights Summary Update
4. Golf Course Memo - Council
5. 2024 Financial Statement

6. 2025 Through August Financial Statement



COMMERCIAL TEMPLATE

3004 County Road 325
Rifle, CO 81650

Austin Rickstrew
08/25/2025



Inspector
Ryan Erpestad
970-274-1021
ryan@thetrademancompanyhi.com

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SUMMARY



RECOMMENDATION

SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Screws Backing Out
- ⊖ 2.1.2 Roof - Coverings: Soft spots
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutter Leakage
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Gutter Connection
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Ground Clearance
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Paint/Caulking Needed
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Siding Damage
- ⊖ 3.1.4 Exterior - Siding, Flashing & Trim: Flashing Loose
- ⊖ 3.1.5 Exterior - Siding, Flashing & Trim: Flashing Missing
- ⊖ 3.2.1 Exterior - Exterior Doors: Door Damage
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
- ⊖ 3.3.2 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
- ⊖ 3.3.3 Exterior - Walkways, Patios & Driveways: Walkway Trip Hazard
- ⊖ 3.3.4 Exterior - Walkways, Patios & Driveways: Concrete Spalling
- ⊖ 3.3.5 Exterior - Walkways, Patios & Driveways: Erosion
- ⊖ 3.4.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
- ⊖ 4.1.1 Wood Decks and Balconies - Deck and Balconies: Stairs - Deteriorated
- ⊖ 4.1.2 Wood Decks and Balconies - Deck and Balconies: Guardrail Damage
- ⊖ 4.1.3 Wood Decks and Balconies - Deck and Balconies: Stairs-Deterioration
- ⊖ 5.4.1 Basement, Foundation and Crawlspce - Wall Structure: Evidence of Water Intrusion
- ⊖ 6.1.1 Heating and Ventilation - Equipment: Needs Servicing/Cleaning
- ⊖ 6.1.2 Heating and Ventilation - Equipment: Manufacture Date
- ⊖ 6.3.1 Heating and Ventilation - Distribution Systems: Corrosion Noted
- ⊖ 7.1.1 Cooling - Cooling Equipment: Needs Servicing/Cleaning
- ⊖ 8.8.1 Plumbing - Sink(s): Faucet Leak
- ⊖ 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged Switch
- ⚠ 9.6.1 Electrical - Smoke Detectors: Not Present

- ⚠ 9.6.2 Electrical - Smoke Detectors: Smoke Alarm Damaged
- ⊖ 12.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks
- ⊖ 12.4.2 Doors, Windows & Interior - Walls: Damaged
- ⊖ 12.4.3 Doors, Windows & Interior - Walls: Trim Damage
- ⊖ 12.4.4 Doors, Windows & Interior - Walls: Repairs Noted
- ⚠ 12.5.1 Doors, Windows & Interior - Ceilings: Possible Mold
- ⊖ 12.5.2 Doors, Windows & Interior - Ceilings: Ceiling Damage

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Occupied

Style

Multi-level

Temperature (approximate)

61 Fahrenheit (F)

Type of Building

Commercial

Weather Conditions

Cloudy, Recent Rain

2: ROOF

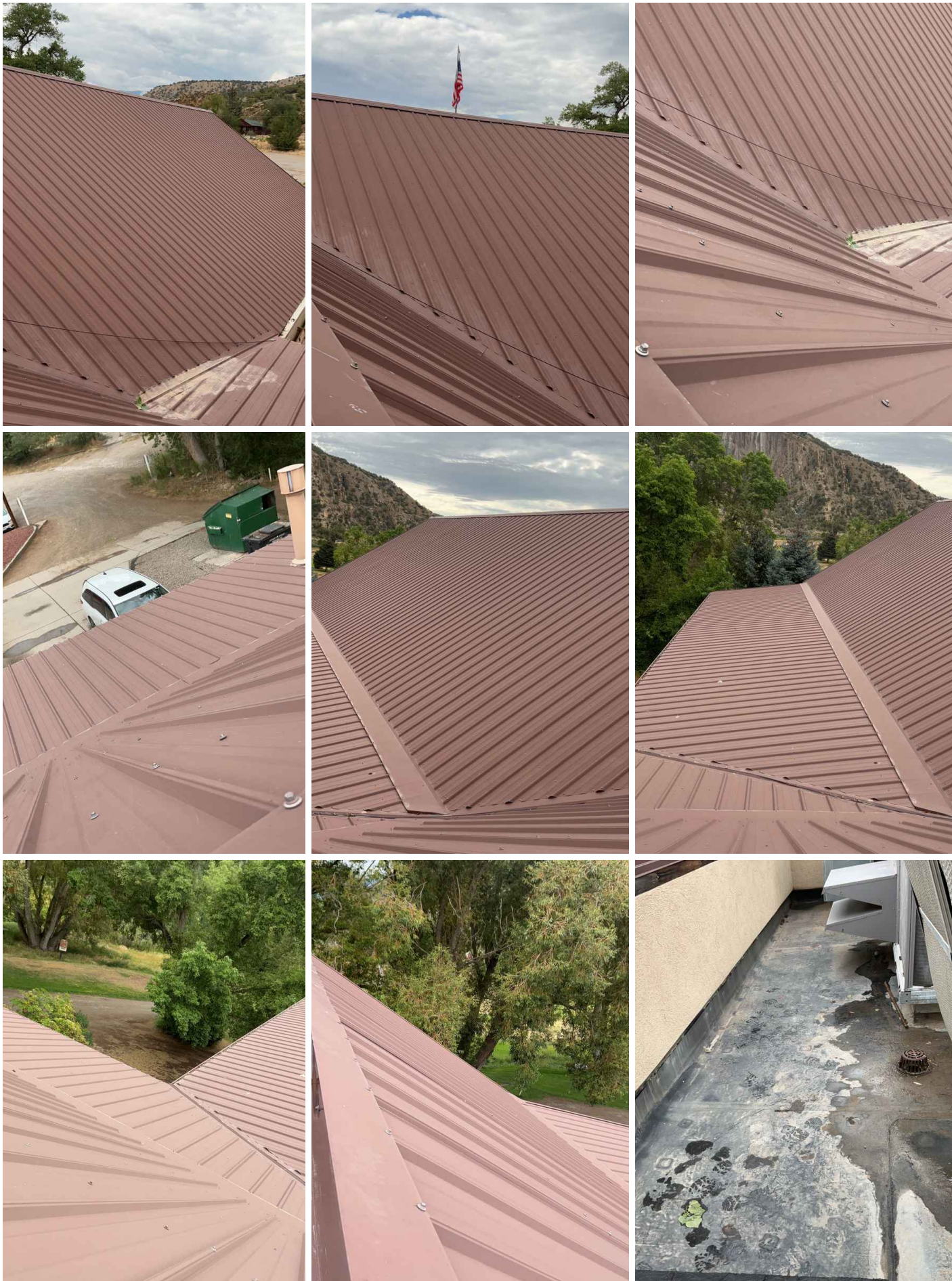
		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

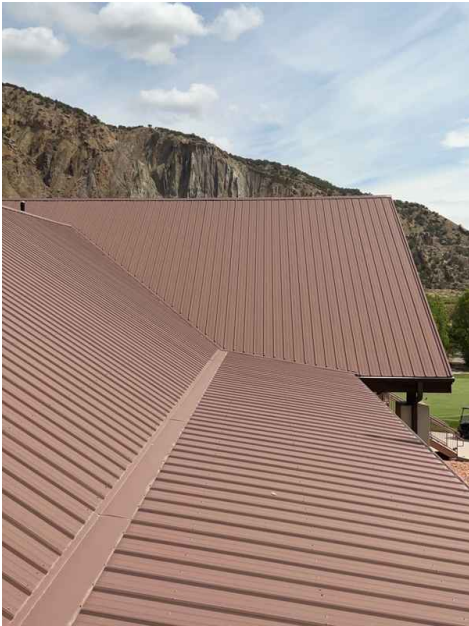
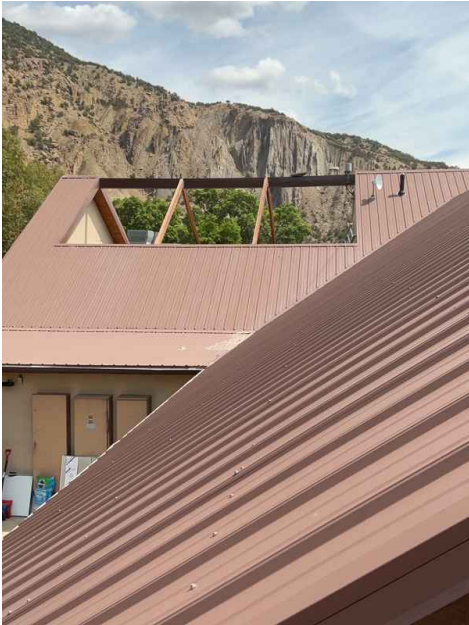
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method	Roof Type/Style	Flashings: Material
Roof	Gable, Flat, Combination	Rubber, Metal

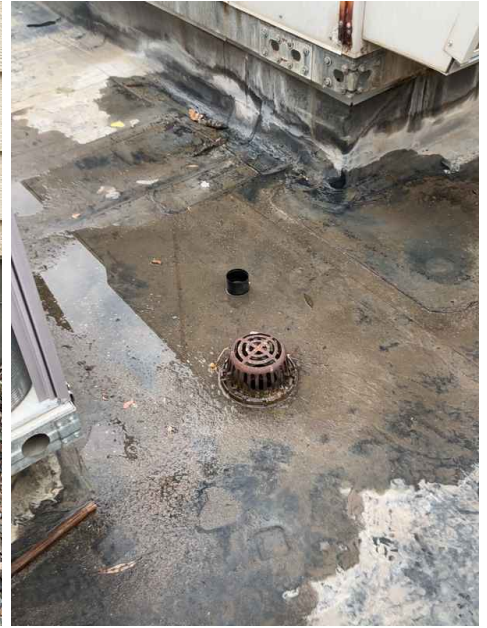
Coverings: Material
Metal



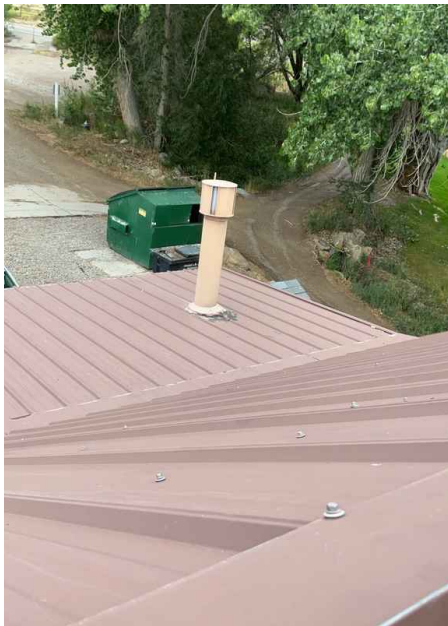


Roof Drainage Systems: Gutter Material

Metal



Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations



Observations

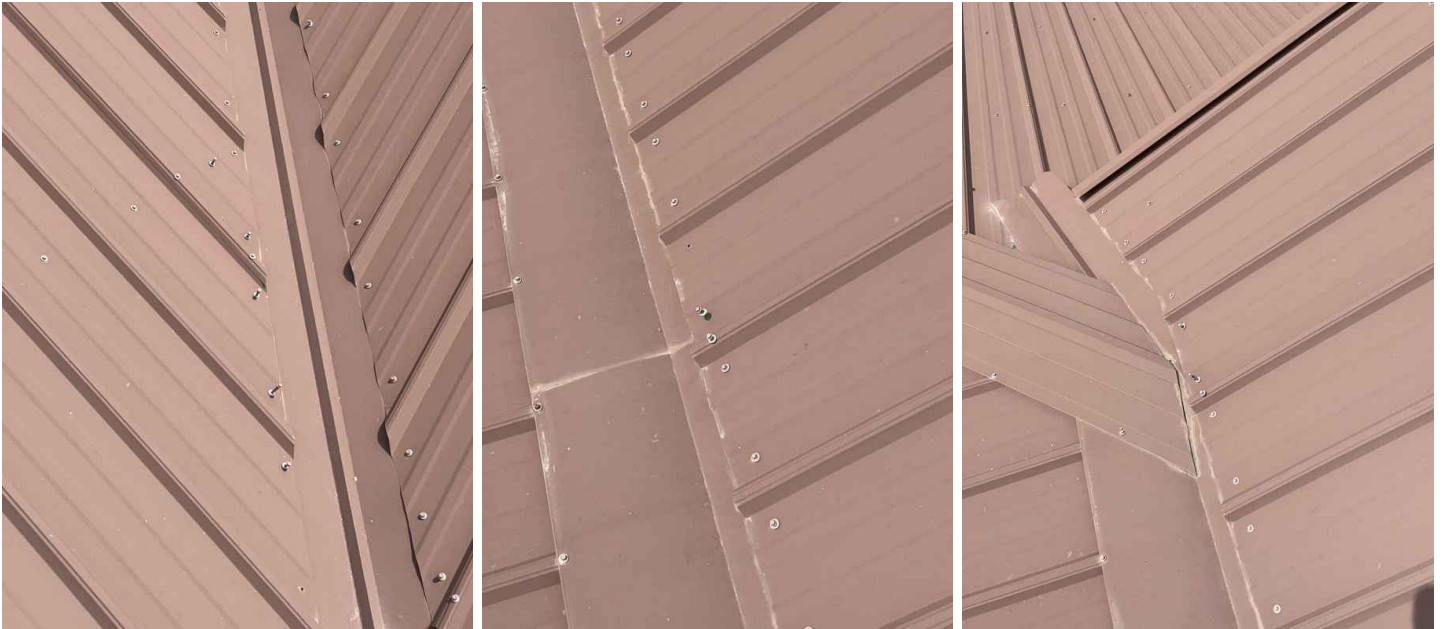
2.1.1 Coverings

SCREWS BACKING OUT

Multiple screws showing signs of backing out. This may allow moisture intrusion. Recommend repair by qualified roofer.

Recommendation

Contact a qualified professional.



2.1.2 Coverings

SOFT SPOTS

One or more roofing areas appear to be soft when walked upon. Recommend further evaluation and repair by a qualified roofer.



2.2.1 Roof Drainage Systems

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation
Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems
GUTTER CONNECTION

Incomplete gutter and downspout connection. This may discharge water into unwanted areas. Recommend repaired by qualified contractor.



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			

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Information

Inspection Method	Siding, Flashing & Trim: Siding
Visual	Style
	Clapboard, Trowel

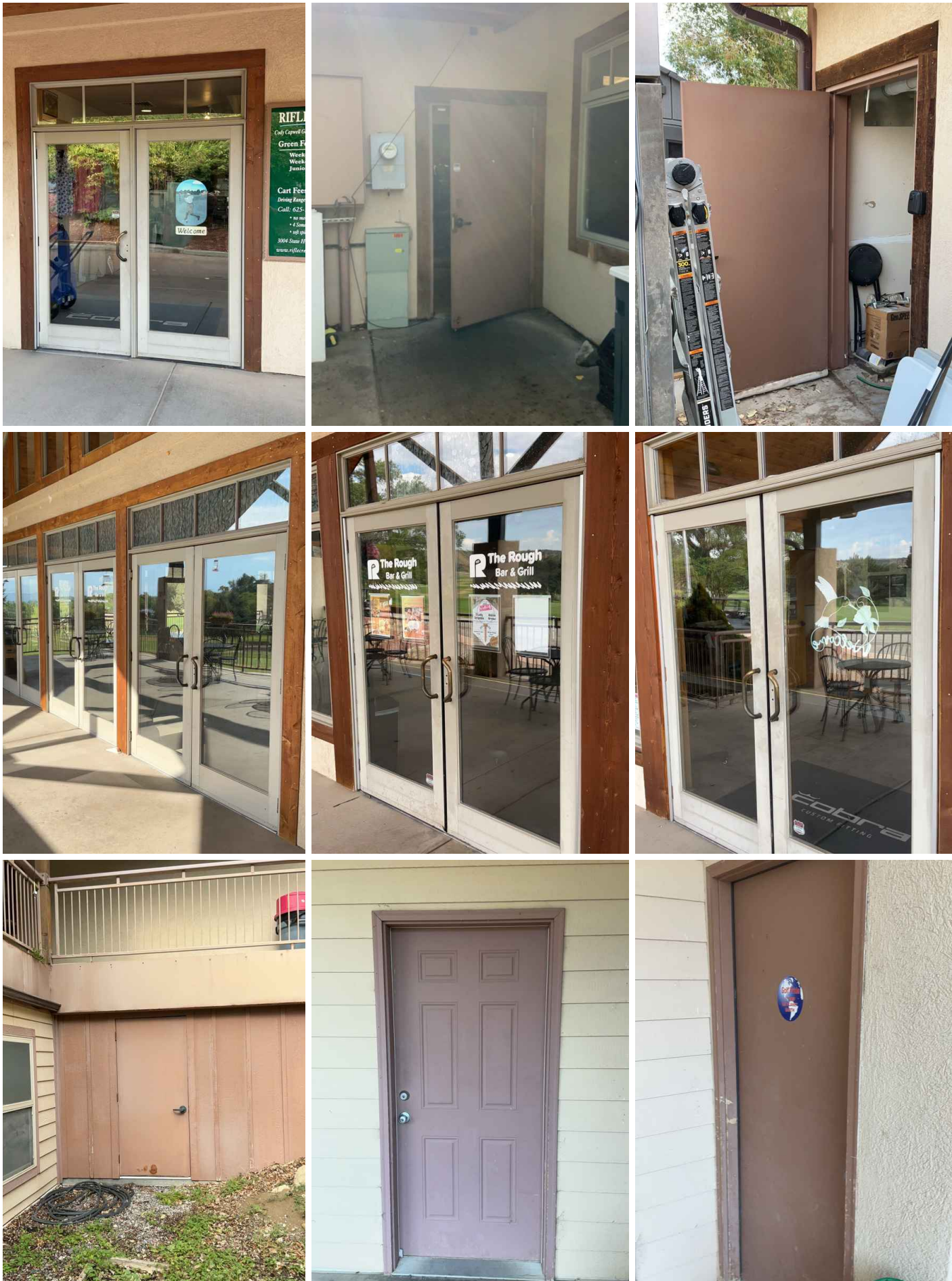
Siding, Flashing & Trim: Siding Material
Engineered Wood, Stucco





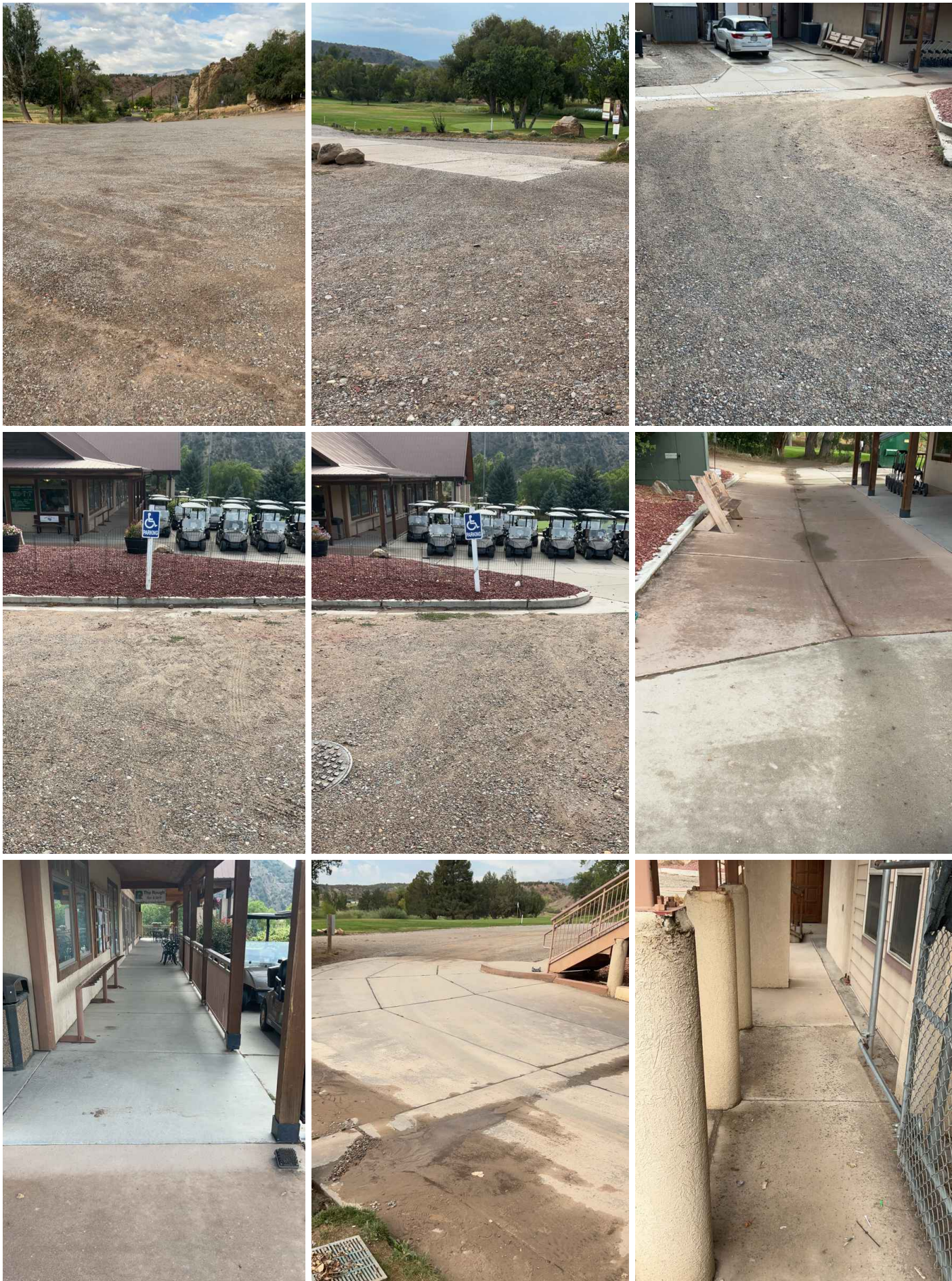


Exterior Doors: Exterior Entry Door
Steel, Glass





Walkways, Patios & Driveways: Driveway Material
Gravel, Concrete



Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall



Observations

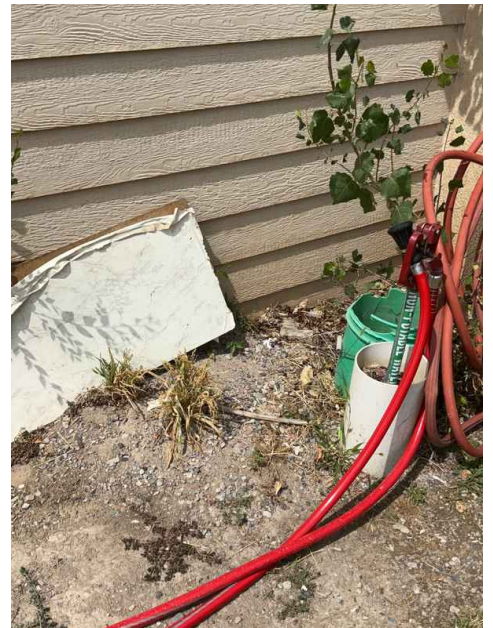
3.1.1 Siding, Flashing & Trim

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

PAINT/CAULKING NEEDED

Minor paint damage. Recommend repair by qualified painter.

Recommendation

Contact a qualified professional.



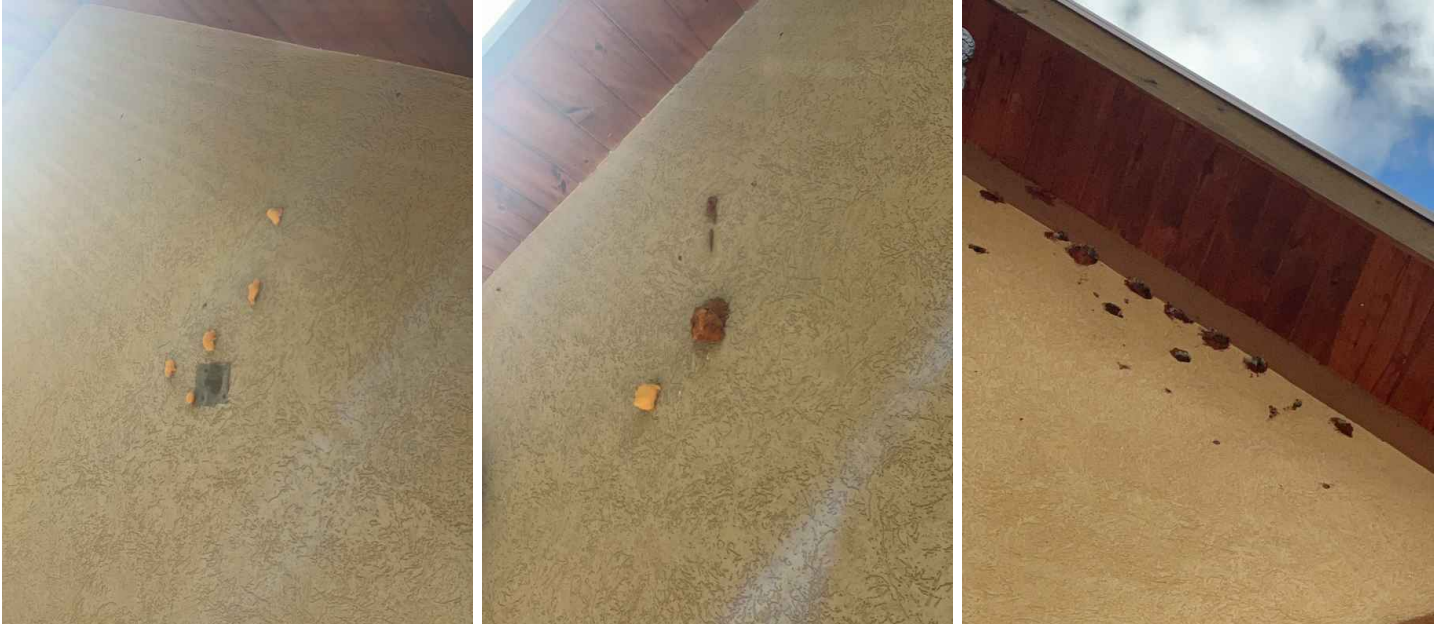
3.1.3 Siding, Flashing & Trim

SIDING DAMAGE

Siding damage. Recommend further evaluation and repair by qualified siding contractor.

Recommendation

Contact a qualified professional.





3.1.4 Siding, Flashing & Trim

FLASHING LOOSE

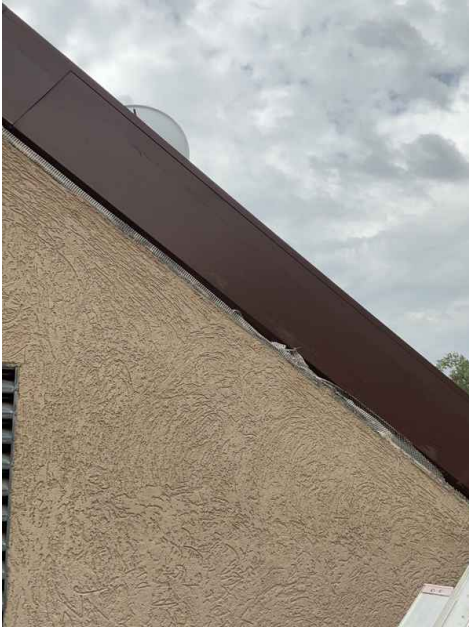
Flashing was loose, disconnected or improperly sealed in one or more locations. This may allow moisture intrusion. Recommend further evaluation and repair by a qualified contractor.



3.1.5 Siding, Flashing & Trim

FLASHING MISSING

Flashing missing. This may allow moisture intrusion behind stucco siding. Recommend repair by qualified contractor.



3.2.1 Exterior Doors

DOOR DAMAGE

Door damage. Recommend further evaluation by qualified carpenter.

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project





3.3.3 Walkways, Patios & Driveways

WALKWAY TRIP HAZARD

Walkway has heaved two more than 1 inch in height. This may create a "trip" hazard. Recommend repair by qualified contractor.



3.3.4 Walkways, Patios & Driveways

CONCRETE SPALLING

Evidence of concrete damage noted. This may be due to age, poor installation, etc. Recommend further evaluation by qualified concrete contractor.



3.3.5 Walkways, Patios & Driveways

EROSION

Soil erosion noted beneath the sidewalk. Recommend repair.



3.4.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



4: WOOD DECKS AND BALCONIES

		IN	NI	NP	D
4.1	Deck and Balconies	X			

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

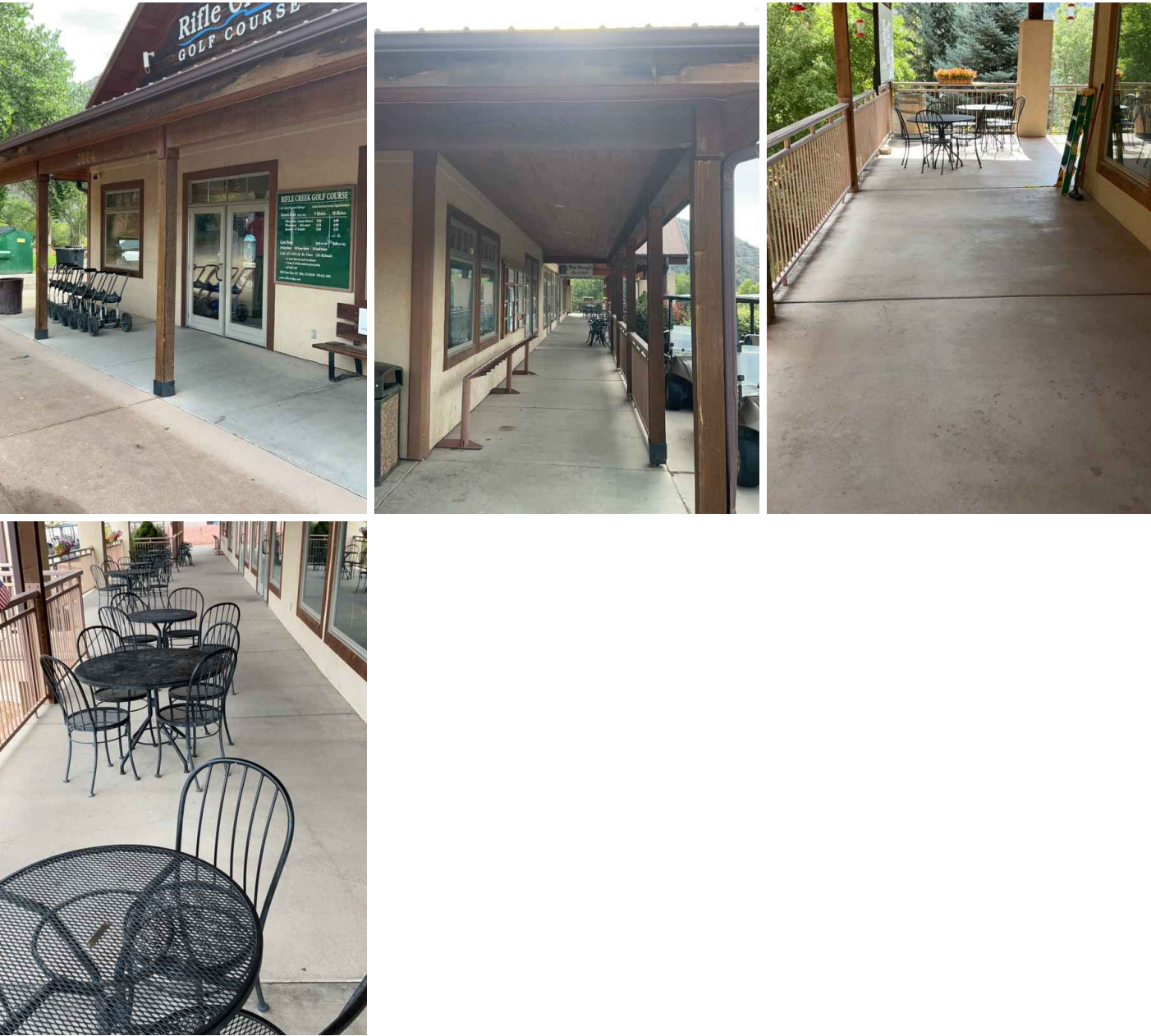
Information

Deck and Balconies: Material

Concrete

Deck and Balconies: Appurtenance

Covered Porch, Patio



Observations

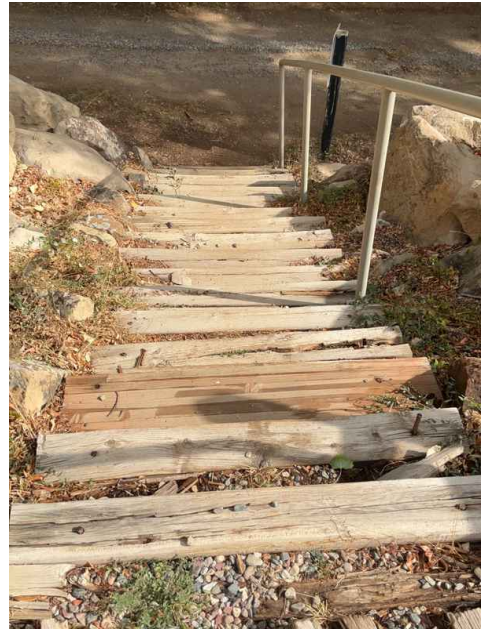
4.1.1 Deck and Balconies

STAIRS - DETERIORATED

One or more sections of the exterior stairs are deteriorated. Recommend qualified contractor evaluate & repair.

Recommendation

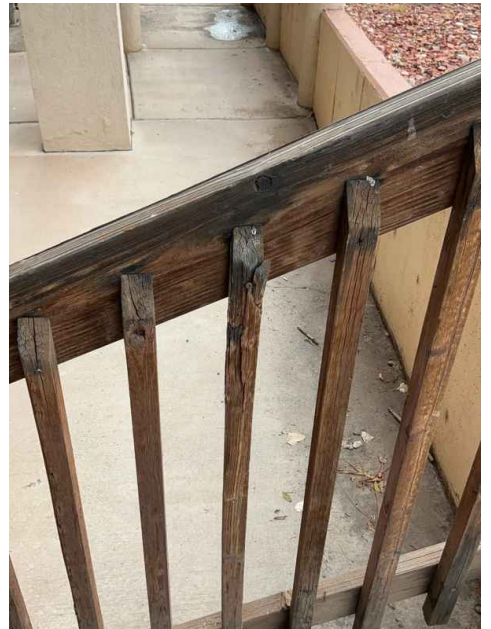
Contact a qualified concrete contractor.



4.1.2 Deck and Balconies

GUARDRAIL DAMAGE

Wood damage noted at guard rail. Recommend repair by qualified carpenter.



4.1.3 Deck and Balconies

STAIRS-DETERIORATION

Rusting and or deterioration noted at stair framing. Recommend further evaluation by qualified contractor.



5: BASEMENT, FOUNDATION AND CRAWLSPACE

		IN	NI	NP	D
5.1	Foundation	X			
5.2	Basements & Crawlspace	X			
5.3	Floor Structure	X			
5.4	Wall Structure	X			
5.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Visual, Attic Access

Floor Structure: Sub-floor
Inaccessible

Foundation: Material
Concrete

Floor Structure:
Basement/Crawlspace Floor
Concrete

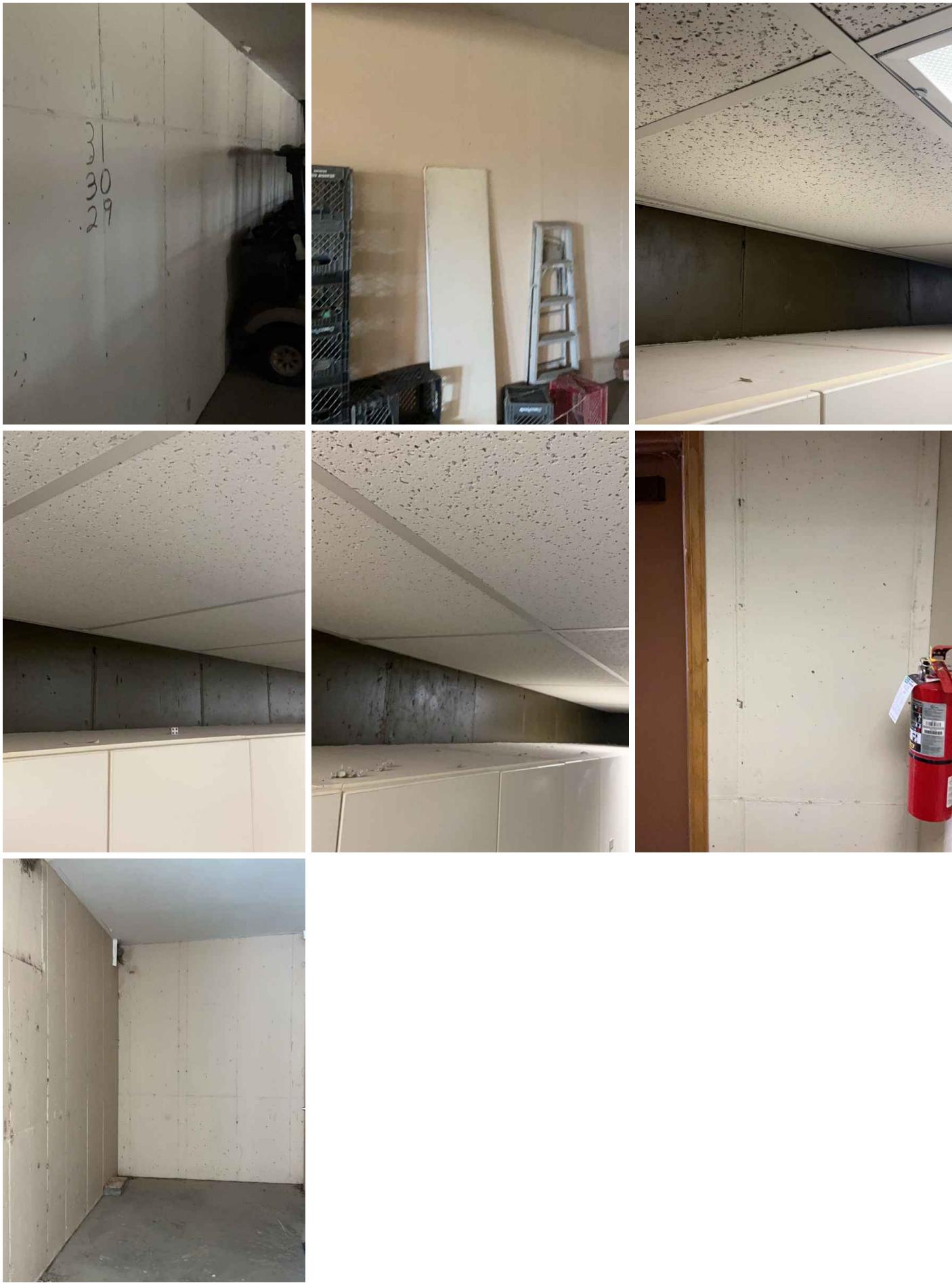


Floor Structure: Material
Inaccessible

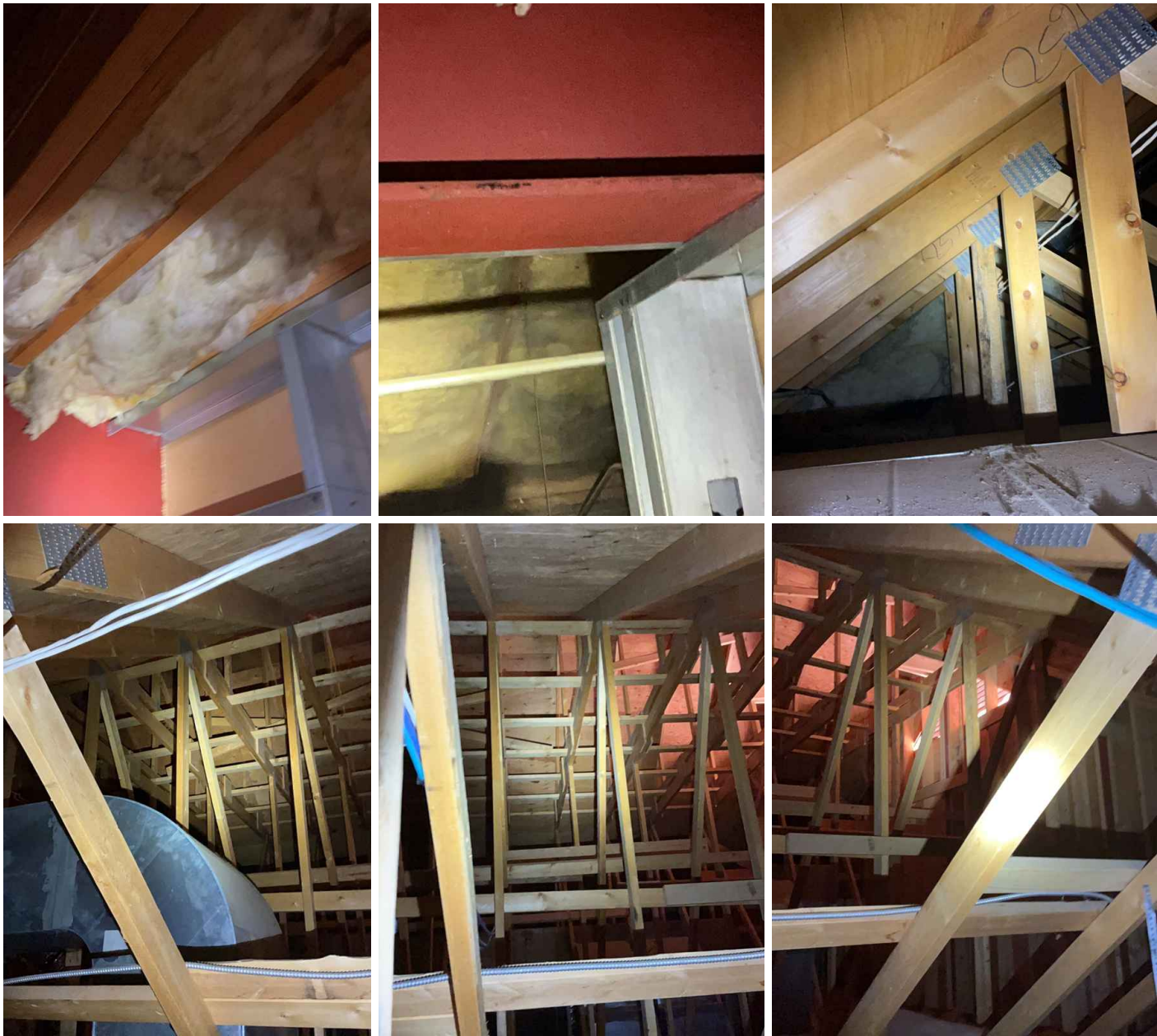
Ceiling Structure: Attic Access



Wall Structure: Foundation Walls



Ceiling Structure: Attic Sheathing and Framing



Limitations

Wall Structure

PARTIALLY FINISHED

Please note, not all foundation walls were visible at time of inspection due to finished surface coverings.

Observations

5.4.1 Wall Structure

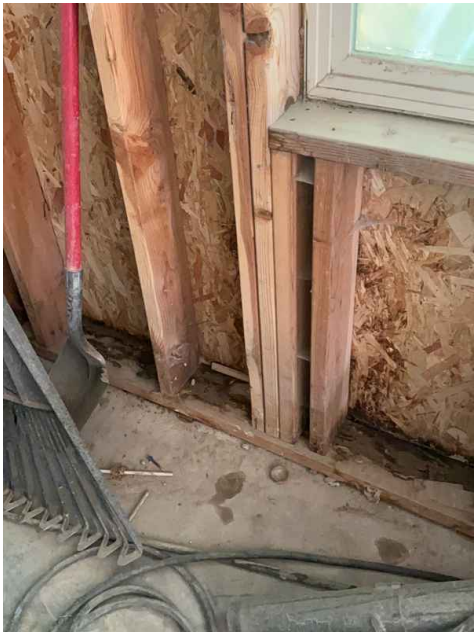
EVIDENCE OF WATER INTRUSION

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify moisture intrusion locations and remedy.

Recommendation
Contact a qualified professional.



Garage



Garage



Garage



Garage

6: HEATING AND VENTILATION

		IN	NI	NP	D
6.1	Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			X
6.4	Vents, Flues & Chimneys	X			
6.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

Presence of Installed Heat Source in Each Room: Heat Present

AFUE Rating
-

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Brand
Carrier



Normal Operating Controls: Thermostat



Observations

6.1.1 Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



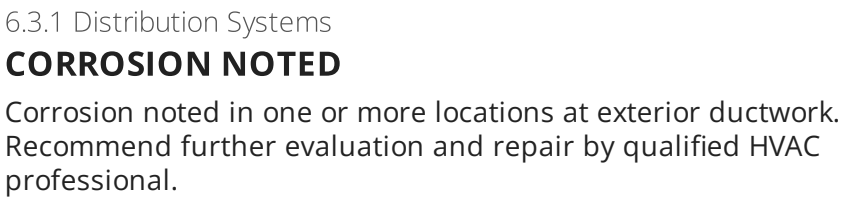
6.1.2 Equipment

MANUFACTURE DATE

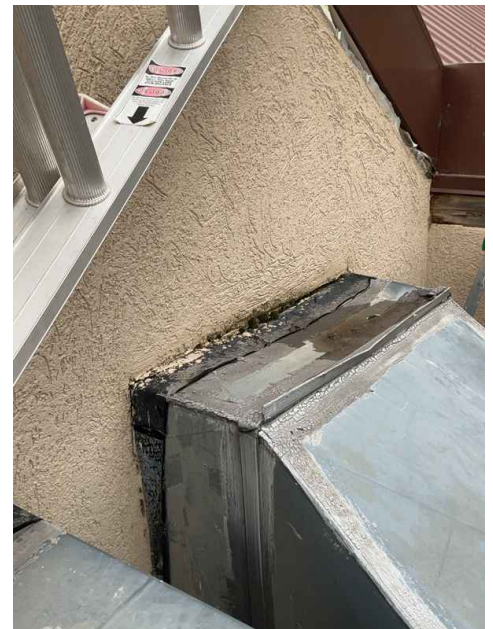
2001 manufacture date. Unit may be approaching end of service life. Recommend further evaluation by qualified HVAC contractor.

Recommendation

Contact a qualified professional.



Corrosion noted in one or more locations at exterior ductwork. Recommend further evaluation and repair by qualified HVAC professional.



7: COOLING

		IN	NI	NP	D
7.1	Cooling Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Cooling Equipment: Energy Source/Type

Swamp Cooler, Central Air Conditioner

Cooling Equipment: Location

Roof

Cooling Equipment: Brand

Carrier



Cooling Equipment: SEER Rating

- SEER
Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](#).

Distribution System: Configuration Split



Observations

7.1.1 Cooling Equipment

NEEDS SERVICING/CLEANING

Due to minor damage, debris and past condensation buildup, inspector recommends servicing and cleaning to any and all cooling systems by qualified HVAC contractor prior to usage.

Recommendation

Contact a qualified professional.



8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Back-flow Prevention Device	X		X	
8.3	Drain, Waste, & Vent Systems	X			
8.4	Water Supply, Distribution Systems & Fixtures	X			
8.5	Hot Water Systems, Controls, Flues & Vents	X			
8.6	Fuel Storage & Distribution Systems	X			
8.7	Sump Pump	X			
8.8	Sink(s)	X			X
8.9	Water Storage	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Water Source
Well

Main Water Shut-off Device:
Location
Mechanical Room



Back-flow Prevention Device:
Location
Unknown

Drain, Waste, & Vent Systems:
Material
ABS

Water Supply, Distribution
Systems & Fixtures: Distribution
Material
Copper

Water Supply, Distribution
Systems & Fixtures: Water Supply
Material
Copper

Hot Water Systems, Controls,
Flues & Vents: Power
Source/Type
Tankless, Propane

Hot Water Systems, Controls,
Flues & Vents: Capacity
- gallons

Hot Water Systems, Controls,
Flues & Vents: Location
Utility Room

**Fuel Storage & Distribution
Systems: Main Gas Shut-off
Location**
At Tank

**Fuel Storage & Distribution
Systems: Propane Storage Tank**



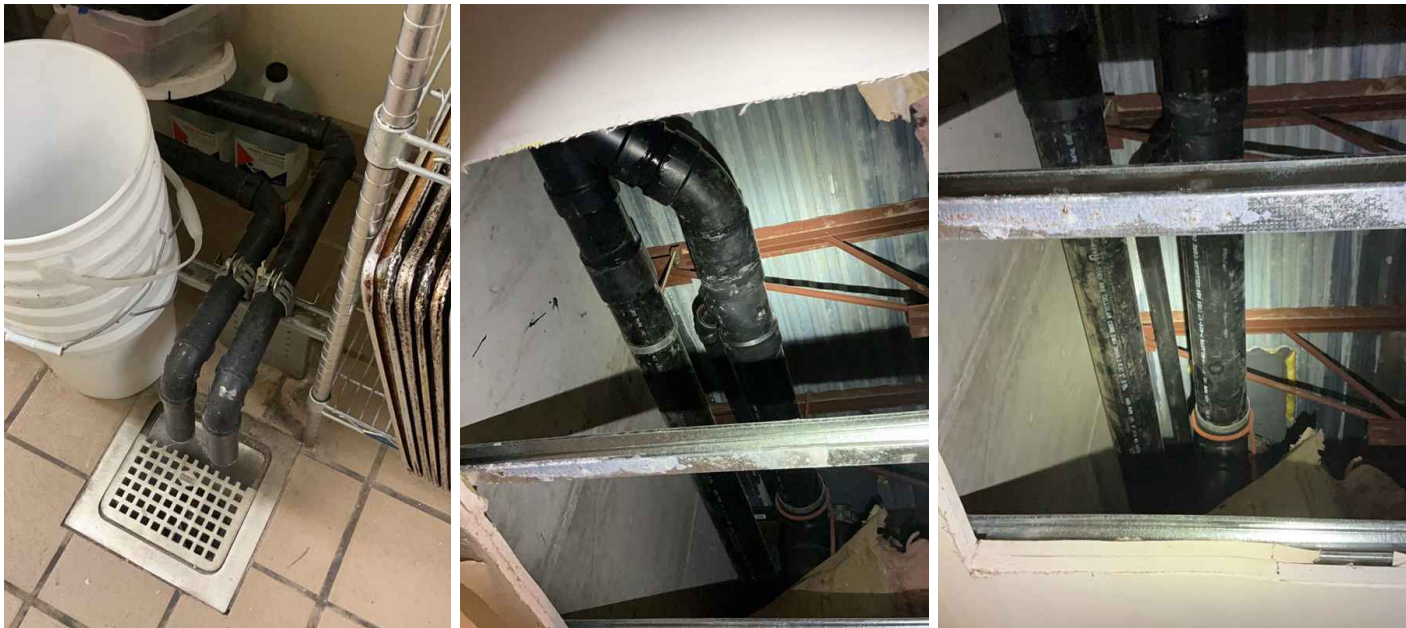
Sump Pump: Location
None

Filters

Sediment Filter



Drain, Waste, & Vent Systems: Drain Size
3", 4", 2"



Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rinnai

Recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Approximately 2019 manufacture date.
[Here is a nice maintenance guide from Lowe's to help.](#)



Sink(s): Sink(s)



Kitchen



Kitchen



Kitchen



Kitchen



Bar



Bar



Bathroom



Bathroom



Bathroom



Bathroom

Water Storage : Water Storage



Limitations

Back-flow Prevention Device

BACKFLOW PREVENTOR NOT VISIBLE

It is recommended that a backflow prevention device be installed to reduce risk of cross contamination.

Drain, Waste, & Vent Systems

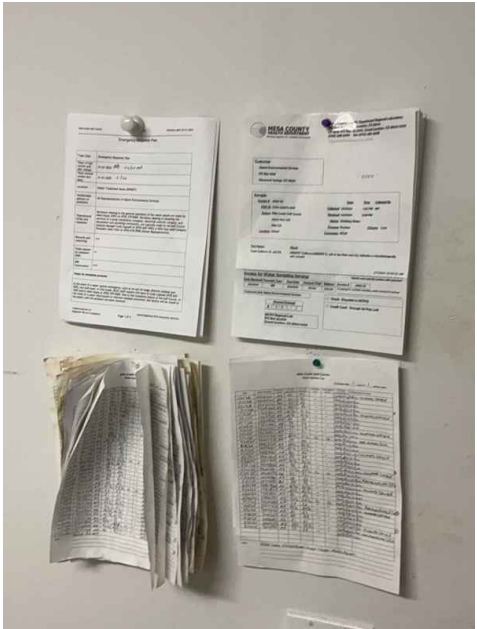
FINISHED COVERINGS

Please note, not all of drain plumbing was visible at time of inspection due to finished surface coverings.

Water Storage

WATER TREATMENT

Recommend strict adherence to water treatment plan based on health department recommendations.



Observations

8.8.1 Sink(s)

FAUCET LEAK

Leak detected at faucet. Recommend repair by qualified plumber.



Kitchen

9: ELECTRICAL

		IN	NI	NP	D
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles	X			
9.5	GFCI & AFCI	X			
9.6	Smoke Detectors	X			
9.7	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
600AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Kitchen

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Back



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer

Square D

Please note that any changes made regarding power needs, wiring, system load requirements etc, should be based on desired commercial equipment and must be installed and inspected by a licensed/qualified contractor.

Multiple breakers were tripped at time of inspection. Recommend further evaluation.



Smoke Detectors: Smoke Alarms



Observations

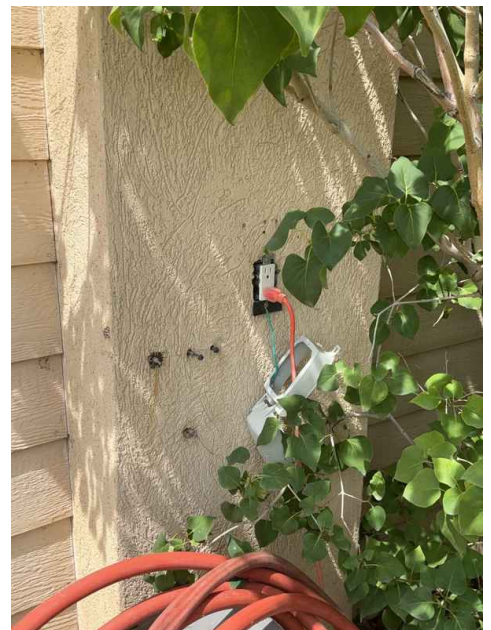
9.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrical contractor.



9.4.2 Lighting Fixtures, Switches & Receptacles

DAMAGED SWITCH

Damaged light switch. Recommend repair by qualified electrician.



Office

9.6.1 Smoke Detectors

 Safety Hazard

NOT PRESENT

Smoke alarms not present in each room at time of inspection. This is a safety concern. Recommend installation of smoke alarms by qualified professional prior to taking possession.

Recommendation

Contact a qualified professional.



Pro shop

9.6.2 Smoke Detectors

 Safety Hazard

SMOKE ALARM DAMAGED

Damaged smoke alarm. This is a safety concern. Recommend repair



10: FIREPLACES

		IN	NI	NP	D
--	--	----	----	----	---

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Limitations

General

FIREPLACE NOT PRESENT

11: ATTIC, INSULATION & VENTILATION

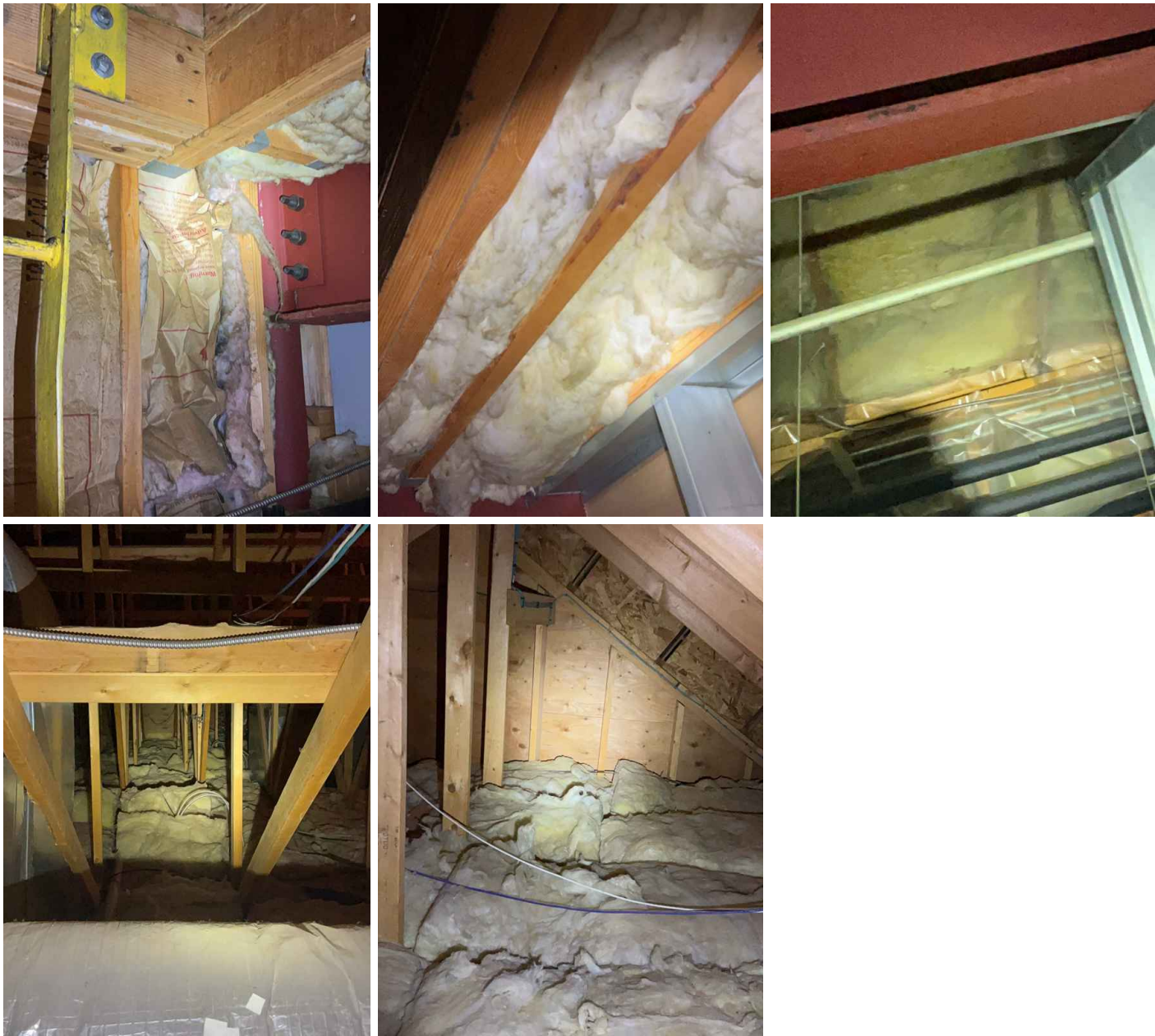
		IN	NI	NP	D
11.1	Insulation of Unfinished Spaces	X			
11.2	Ventilation	X			
11.3	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Dryer Power Source None	Dryer Vent None Found	Flooring Insulation Unknown
Insulation of Unfinished Spaces: R-value 30	Ventilation: Ventilation Type Gable Vents, Soffit Vents	Exhaust Systems: Exhaust Fans Fan Only

Insulation of Unfinished Spaces: Insulation Type
Fiberglass



12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
12.1	Doors	X			
12.2	Windows	X			
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X			
12.6	Steps, Stairways & Railings			X	
12.7	Occupant Door (From garage to inside of property)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Windows: Window Manufacturer
Unknown

Ceilings: Ceiling Material
Drywall, Ceiling Tiles

Doors: Doors



Kitchen



Bathroom



Bathroom



Bathroom



Bathroom

Windows: Window Type
Casement



Dining Room



Dining Room



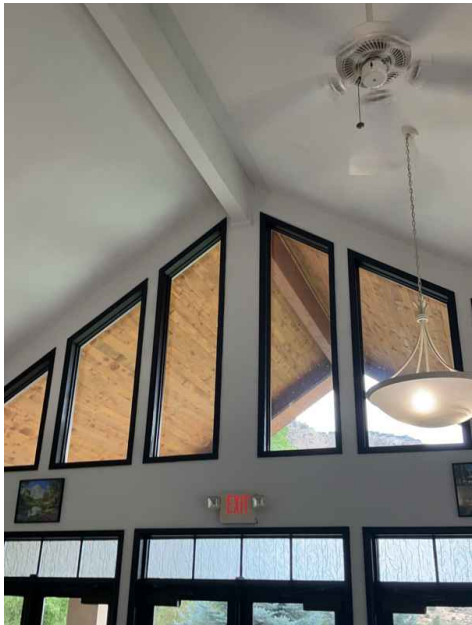
Dining Room



Dining Room



Dining Room





Kitchen



Office



Office



Office



Pro shop



Pro shop



Garage



Garage



Garage



Garage



Garage



Garage

Floors: Floor Coverings
Carpet, Tile, Linoleum



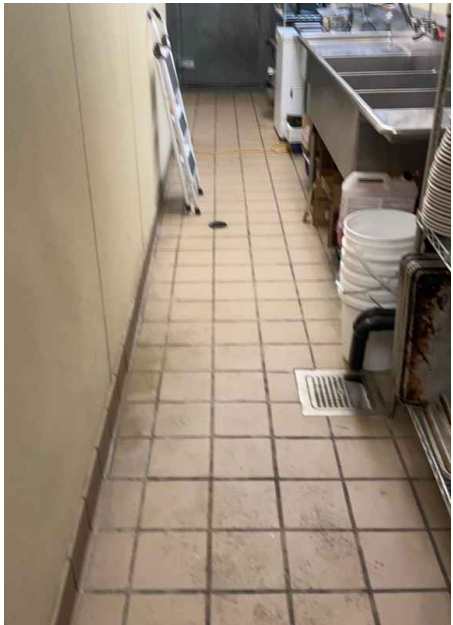
Dining Room



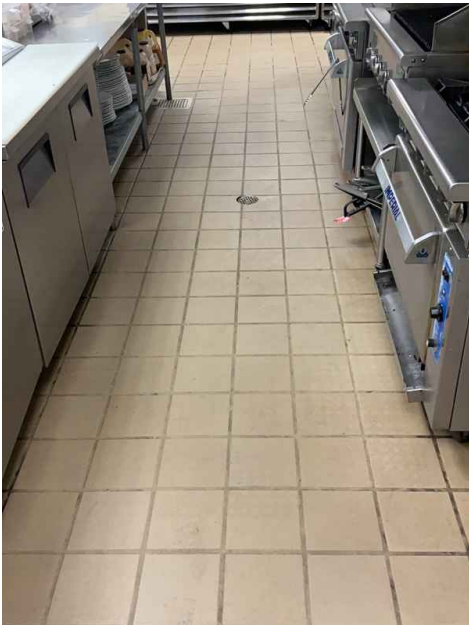
Dining Room



Dining Room



Kitchen



Kitchen





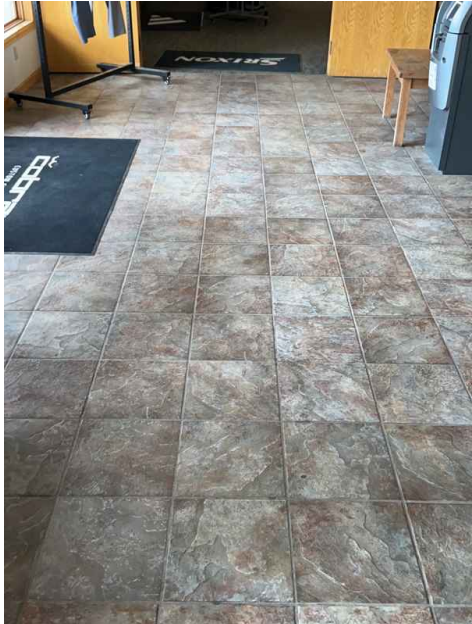
Storage



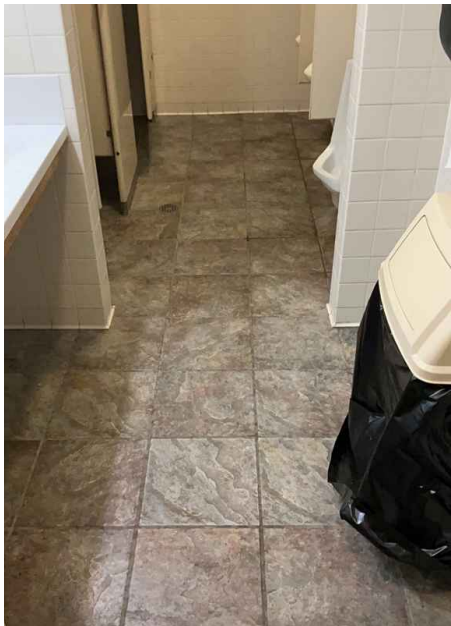
Office



Bar



Foyer



Bathroom



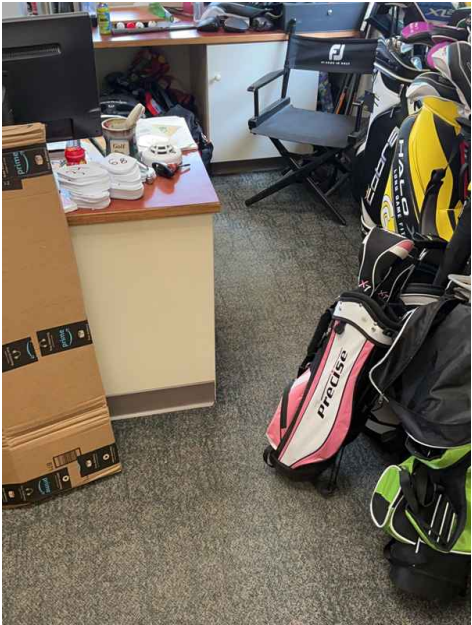
Bathroom



Pro Shop



Storage



Office



Locker room



Locker room



Bathroom



Bathroom



Garage

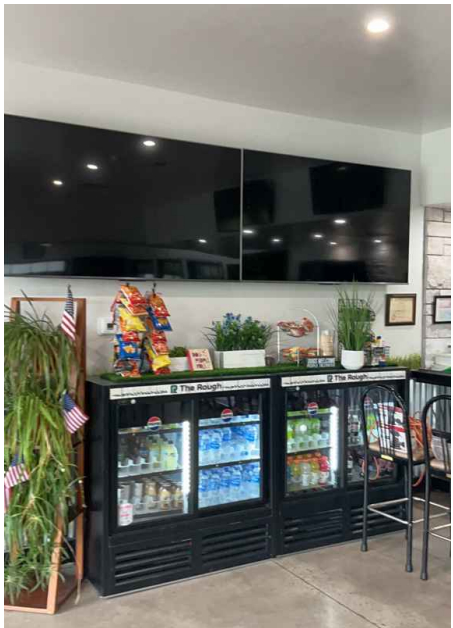


Garage



Garage

Walls: Wall Material
Unfinished, Drywall



Dining Room



Dining Room



Office



Office



Office



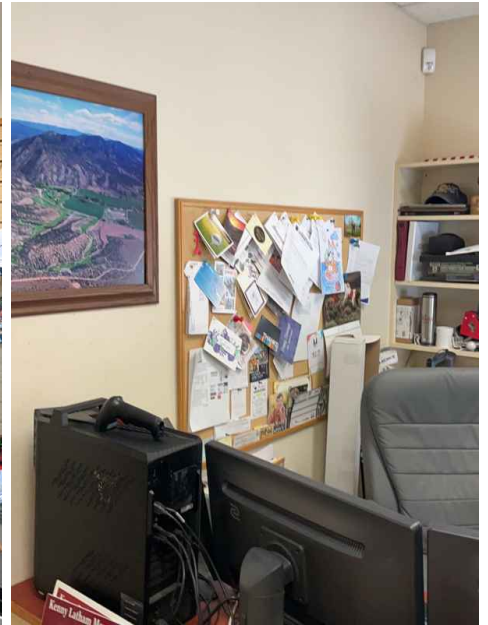
Foyer



Pro shop



Pro shop



Office



Storage



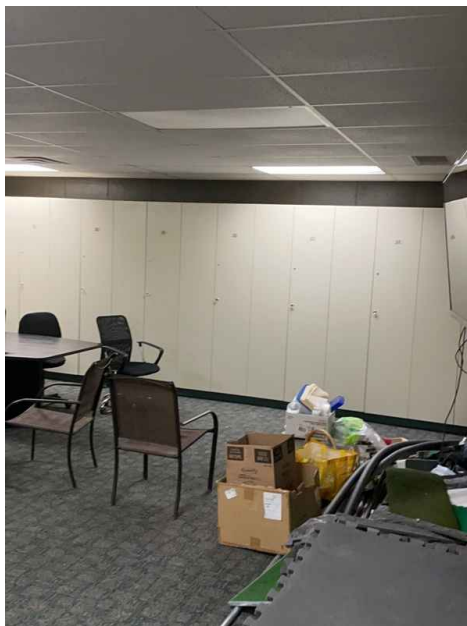
Storage



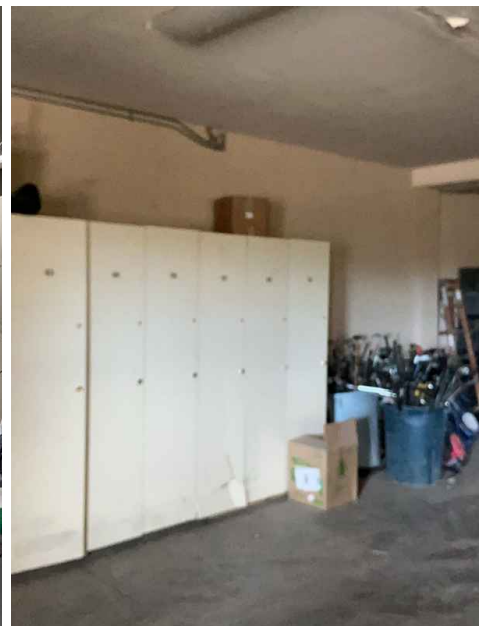
Locker room



Locker room



Locker room



Garage



Garage

Observations

12.4.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



12.4.2 Walls

DAMAGED

Drywall damage. Recommend repair by qualified drywall contractor.

Recommendation

Contact a qualified professional.



Mechanical



Kitchen



Kitchen entry

12.4.3 Walls

TRIM DAMAGE

Trim damage noted. Recommend repair by qualified carpenter.

Recommendation

Contact a qualified professional.



Storage

12.4.4 Walls

REPAIRS NOTED

Minor wall repairs noted. Recommend painting.



Bathroom

12.5.1 Ceilings

POSSIBLE MOLD

 Safety Hazard

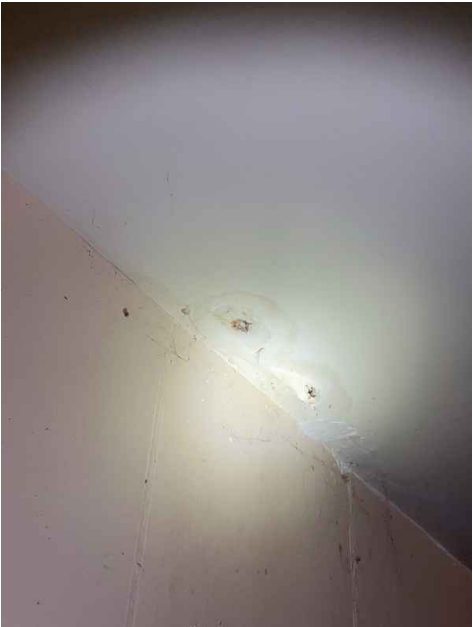
There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified mold inspection professional.



Garage



Garage

12.5.2 Ceilings

CEILING DAMAGE

Ceiling damage in multiple locations. Recommend further evaluation and repair by qualified dry wall professional.



Garage



Garage



Garage



Garage



Garage



Garage



Garage



Garage

13: LIFE SAFETY

		IN	NI	NP	D
13.1	Fire Access Roads			X	
13.2	Fire Hydrant Clearance			X	
13.3	Hinged Shower Doors			X	
13.4	Storage of Flammable and Combustable Materials			X	
13.5	No Smoking Signs				
13.6	Fire Alarm Systems			X	
13.7	Portable Fire Extinguishers	X			
13.8	Sprinkler System	X			
13.9	Emergency Lighting Systems			X	
13.10	Exit Signs, Doors, Stairwells and Handrails	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

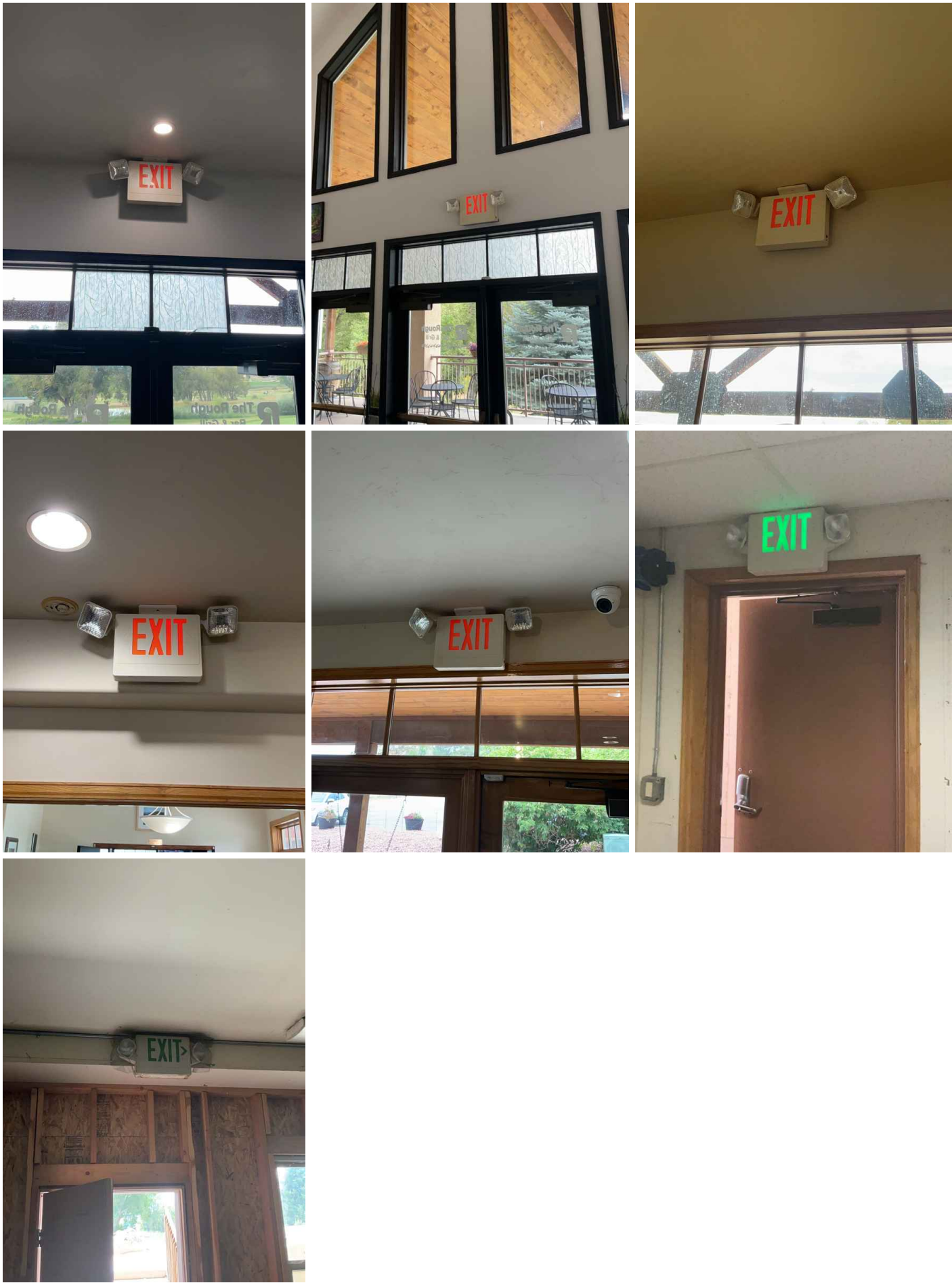
Sprinkler System: Fire
Suppression System



Portable Fire Extinguishers: Fire Extinguishers



Exit Signs, Doors, Stairwells and Handrails: Exit Signage



14: COOKING AREA

		IN	NI	NP	D
14.1	Cooking Equipment	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Exhaust System Present

Hood Material
Steel

Cooking Equipment: Refrigerator

Refrigerator(s) functioned properly at time of inspection.



Cooking Equipment: Stove/Oven



ADA AUDIT FOR COMPLIANCE CITY OF RIFLE, COLORADO

RIFLE CREEK GOLF COURSE

3004 Highway 325
Rifle, CO 81650



For: City of Rifle, Colorado
202 Railroad Ave.
Rifle, CO 81650

ADA Compliance by Whiteley Consulting, LLC
7242 S. Allison Way
Littleton, CO 80128
Donald E. (Leo) Whiteley, P.E., Assoc. AIA, LEED AP

September 2, 2025



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EXECUTIVE SUMMARY

This ADA Audit for Compliance is in response to a request from Keith Gray to undertake Due Diligence ADA Audits of the city facilities located in Rifle, Colorado. This ADA Audit summarizes the review of potential architectural barriers that were observed surrounding and within the Rifle Creek Golf Course.

BACKGROUND

On August 28, 2025, a representative of ADA COMPLIANCE by Whiteley Consulting undertook an ADA Audit for Compliance of the common areas surrounding and within the city facilities located in Rifle, Colorado. Photographs and measurements were taken of potential architectural barriers per the 2010 ADA Standards for Accessible Design Guidelines (2010 ADA Standards)¹.

ITEMS NOT IN COMPLIANCE

Based on the field measurements and the review of the 2010 ADA Standards for Accessible Design Guidelines (2010 ADA Standards)¹, a number of items were found to pose potential architectural barriers per the 2010 ADA Standards. These items are summarized under the heading “OBSERVED FINDINGS FROM THE 2010 ADA STANDARDS” section below.

ESTIMATED CONSTRUCTION COSTS

Based on current construction industry standards, and the latest labor rates^{3,4}, the estimated construction costs to remedy the potential architectural barriers surrounding and within the Rifle Creek Golf Course would be **\$16,265.00**, not including service charges, Consultant’s fees, mobilization fees, and Contractors General Conditions.

INTRODUCTION

ADA COMPLIANCE

The Department of Justice (DOJ) published revised regulations for Title II of the Americans with Disabilities Act of 1990 “ADA” on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the “2010 ADA Standards for Accessible Design.”¹ The 2010 ADA Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered state and local government facilities to be readily accessible to and usable by individuals with disabilities.

EXISTING FACILITIES

Adoption of the 2010 ADA Standards also establishes a revised reference point for Title II entities that choose to make structural changes to existing facilities to meet their program accessibility requirements; and it establishes a similar reference for Title III entities undertaking readily achievable barrier removal. Per the “Checklist for Existing Facilities²” the definition of readily achievable “is easily accomplished and able to be carried out without much difficulty or expense.”²

EXCLUSIONS

Only the common areas of the property that are accessible to the general public were reviewed for this ADA Audit Compliance report. The common areas included accessible routes, public toilet rooms, public dining areas, and parking surrounding and within the local government facility.

OBSERVED FINDING FROM THE 2010 ADA STANDARDS

Accessible Parking Spaces

Findings: Two (2) accessible parking spaces have been identified within the gravel parking lot.

Findings: No accessible parking spaces or access aisle have been striped on the gravel surface.

Findings: The gravel parking lot in front of the accessible parking signs has a measured slope up to 8.5%.

Findings: A manhole cover is located in the middle of the accessible parking spaces.

Findings: The measured distance to the bottom of the two (2) accessible parking signs is 49 inches above the ground.

Recommendation: A concrete pad should be poured at the corner of the gravel parking lot to provide two (2) striped 8-foot wide accessible parking spaces with an 8-foot access aisle between them. The accessible parking signs should be installed on new posts at least 60 inches above the ground and a new "Van Accessible" sign should be installed in front of the left hand accessible parking space.



Estimated Construction Cost: The estimated material cost to construct the concrete pad, stripe the accessible parking spaces and access aisle, and to re-install the accessible parking signs is \$4,500.00. The labor to construct the concrete pad, stripe the accessible parking spaces and access aisle, and to re-install the accessible parking signs is estimated to be 36 hours³ at \$90.00 per hour⁴ for a labor cost of \$3,240.00. Therefore, the material and labor estimated construction cost would be \$7,740.00.

Referenced 2010 ADA Section:

208 Parking Spaces

208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with 208.

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Table 208.2 Parking Spaces

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

208.2.4 Van Parking Spaces. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.

208.3 location. Parking facilities shall comply with 208.3

208.3.1 General. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. Where parking serves more than one accessible entrance, parking spaces complying with

502 shall be dispersed and located on the shortest accessible route to the accessible entrances.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be from the centerline of the markings.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches wide minimum and van parking spaces shall be 132 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

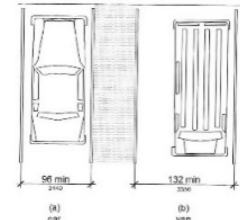
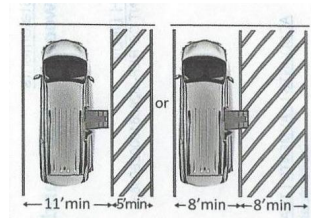


Figure 502.2
Vehicle Parking Spaces

EXCEPTION: Van parking spaces shall be permitted to be 96 inches wide minimum where the access aisle is 96 inches wide minimum.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.



502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way.

Access aisles shall be permitted to be placed on either side of the parking space...

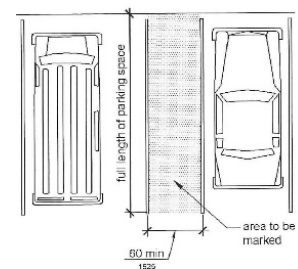
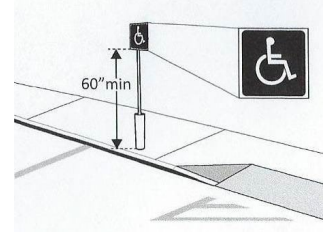


Figure 502.3
Parking Space Access Aisle

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation “van accessible.” Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

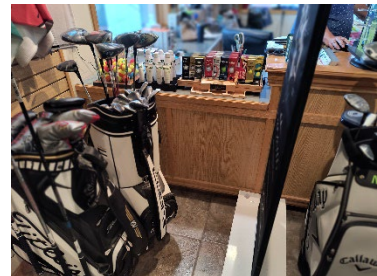


Service Counter

Findings: An ADA compliant service counter with a measured height of 32 inches and 46 inches in length has been provided at the end of the service counter.



Findings: The ADA compliant service counter is blocked by the display of golfing equipment and has merchandise placed on top of the counter.



Recommendation: The golf equipment and merchandise should be relocated to allow for clear maneuverability in front of the ADA service counter.

Estimated Construction Cost: The labor to relocate the golf equipment and merchandise is estimated to be ½ hour at \$90.00 per hour⁴ for a labor cost of \$45.00.

Referenced 2010 ADA Section:

904 Check-Out Aisles and Sales and Service Counters

904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch minimum length of the counter.

Dining Areas

Findings: The restaurant has numerous tables, none of which appear to be ADA compliant.



Findings: The measured top of the bar is 45 inches above the floor.



Findings: The outdoor patio seating does not appear to have ADA compliant tables.



Recommendation: ADA compliant tables should be provided in the restaurant dining area and in the outdoor patio seating area. A 60 inch wide section of the bar should be renovated to provide for a counter top height of 34 inches or less.

Estimated Construction Cost: The estimated cost of two (2) ADA compliant tables and two (2) shorter bar stools is \$500.00 each for a total cost of \$2,000.00. The estimated material cost to lower a section of the bar is \$1,100.00. The labor to lower the section of the bar is estimated to be 10 hours³ at \$90.00 per hour⁴ for a labor cost of \$900.00. Therefore, the material and labor estimated construction cost would be \$4,000.00.

Referenced 2010 ADA Section:

226 Dining Surfaces and Work Surfaces

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902.

226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

902.2 Clear Floor or Ground Space. A clear floor space complying with 306 positioned for a forward approach shall be provide. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

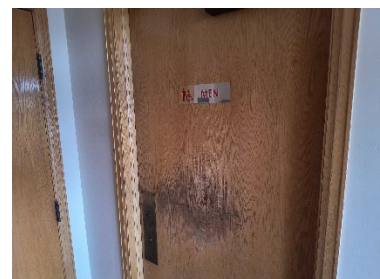
Toilet Rooms

Upper Level Men's Toilet Room

Item #1: Sign

Findings: *The Men's room sign is located on the door.*

Recommendation: *A new sign with the International Symbol of Accessibility, braille, and raised tactile characters should be installed on the latch side of the door.*



Estimated Construction Cost: *The estimated material cost for a new ADA compliant sign is \$75.00. The labor to install the new sign is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$120.00.*

Referenced 2010 ADA Section:

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

216.2 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptions complying with 703.2 and 703.5.

703 Signs

703.1 General. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

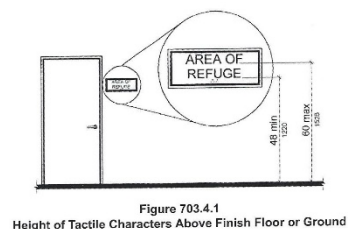
703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground.

Tactile characters on signs shall be located 48 inches minimum above the finish floor, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor, measured from the baseline of the highest tactile character.



703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open.

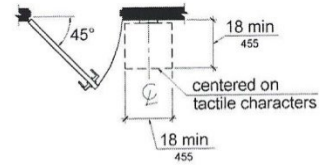


Figure 703.4.2
Location of Tactile Signs at Doors

Item #2 Toilet Room

Findings: The water supply and drain pipes under the sink are exposed.

Recommendation: The water supply and drain pipes beneath the sink should be covered.

Estimated Construction Cost: The estimated material cost to cover both exposed pipes is \$30.00 each for a total of \$60.00. The labor to install the pipe covers is estimated to be 1/2 hour each at \$90.00 per hour⁴ for a labor cost of \$90.00. Therefore, the material and labor estimated construction cost would be \$150.00.



Referenced 2010 ADA Section:

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Item #3 Toilet Room

Findings: The flush control on the tank of the water closet is located on the closed (wall) side.



Recommendation: The tank on the water closet should be replaced with one that has a flush control on the open side.

Estimated Construction Cost: The estimated material cost for a new water closet tank is \$150.00. The labor to replace the water closet tank is estimated to be 1 hour at \$90.00 per hour⁴. Therefore, the material and labor estimated construction cost would be \$240.00.

Referenced 2010 ADA Section:

604 Water Closets and Toilet Compartments

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet...

Item #4 Toilet Room

Findings: The measured height to the coat hook on the back of the toilet door is 61 inches above the floor.

Recommendation: The coat hook should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the coat hook is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

603 Toilet and Bathing Rooms

603.4 Coat Hooks and Shelves. Coats hooks shall be located within one of the reach ranges specified in 308.

308 Reach Ranges

308.1 General. Reach ranges shall comply with 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

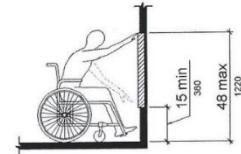


Figure 308.2.1
Unobstructed Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high reach shall be 48 inches maximum and the low side reach shall be 15 inches maximum above the finish floor or ground.

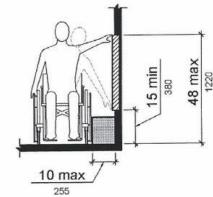


Figure 308.3.1
Unobstructed Side Reach

Item #5: Doors, Doorways, and Gates

Findings: The measured force to open the door is 6.21 pounds.

Recommendation: The door closing mechanism should be adjusted to allow the door to be opened with a force less than 5 pounds.

Estimated Construction Cost: The labor to adjust the door mechanism is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section

404 Doors, Doorways, and Gates

404.2 Manual Doors, Doorways, and Manual Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2

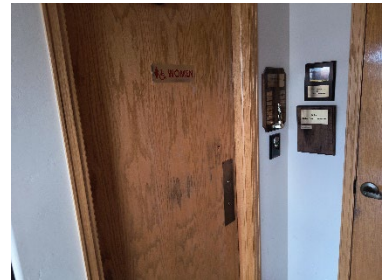
404.2.9 Door and Gate Opening Force. The force for pushing or pulling open an interior hinged doors and gates shall be 5 pounds maximum

Upper Level Women's Toilet Room

Item #1: Sign

Findings: *The Women's room sign is located on the door.*

Recommendation: *A new sign with the International Symbol of Accessibility, braille, and raised tactile characters should be installed on the latch side of the door.*



Estimated Construction Cost: *The estimated material cost for a new ADA compliant sign is \$75.00. The labor to install the new sign is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$120.00.*

Referenced 2010 ADA Section:

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

Item #2 Toilet Room

Findings: *The water supply and drain pipes under the sink are exposed.*

Recommendation: *The water supply and drain pipes beneath the sink should be covered.*

Estimated Construction Cost: *The estimated material cost to cover both exposed pipes is \$30.00 each for a total of \$60.00. The labor to install the pipe covers is estimated to be 1/2 hour each at \$90.00 per hour⁴ for a labor cost of \$90.00. Therefore, the material and labor estimated construction cost would be \$150.00.*



Referenced 2010 ADA Section:

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

Item #3: Toilet Room

Findings: The measured centerline of the water closet is 19 1/2 inches from the side wall.

Recommendation: The water closet should be relocated to be between 16 inches and 18 inches from the side wall.

Estimated Construction Cost: The labor to relocate the water closet is estimated to be 4 hours at \$90.00 per hour⁴ for a labor cost of \$360.00.



Referenced 2010 ADA Section:

604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition.

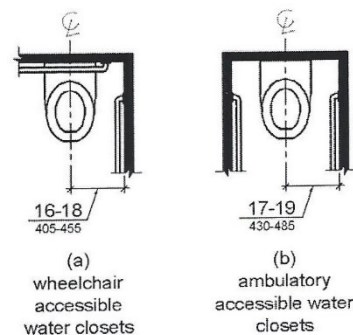


Figure 604.2
Water Closet Location

Item #4 Toilet Room

Findings: The measured height to the paper towel dispenser is 57 inches above the floor.

Recommendation: The paper towel dispenser should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the paper towel dispenser is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

308 Reach Ranges

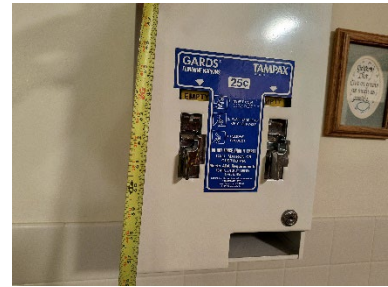
308.1 General. Reach ranges shall comply with 308.

Item #5 Toilet Room

Findings: The measured height to the feminine product dispenser is 62 inches above the floor.

Recommendation: The feminine product dispenser should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the feminine product dispenser is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

308 Reach Ranges

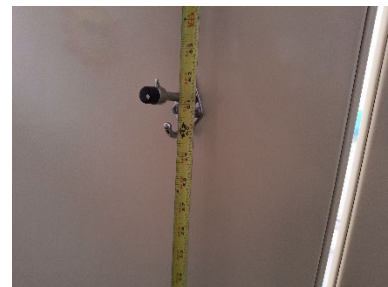
308.1 General. Reach ranges shall comply with 308.

Item #6 Toilet Room

Findings: The measured height to the coat hook on the back of the toilet door is 61 inches above the floor.

Recommendation: The coat hook should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the coat hook is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

603 Toilet and Bathing Rooms

603.4 Coat Hooks and Shelves. Coats hooks shall be located within one of the reach ranges specified in 308.

Item #7: Doors, Doorways, and Gates

Findings: The measured force to open the door is 7.78 pounds.

Recommendation: The door closing mechanism should be adjusted to allow the door to be opened with a force less than 5 pounds.

Estimated Construction Cost: The labor to adjust the door mechanism is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section

404 Doors, Doorways, and Gates

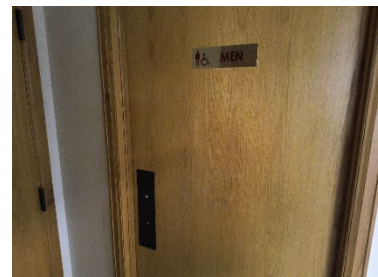
404.2.9 Door and Gate Opening Force. The force for pushing or pulling open an interior hinged doors and gates shall be 5 pounds maximum

Lower Level Men's Toilet Room

Item #1: Sign

Findings: The Men's room sign is located on the door.

Recommendation: A new sign with the International Symbol of Accessibility, braille, and raised tactile characters should be installed on the latch side of the door.



Estimated Construction Cost: The estimated material cost for a new ADA compliant sign is \$75.00. The labor to install the new sign is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$120.00.

Referenced 2010 ADA Section:

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

Item #2 Toilet Room

Findings: The water supply and drain pipes under the sink are exposed.

Recommendation: The water supply and drain pipes beneath the sink should be covered.

Estimated Construction Cost: The estimated material cost to cover the exposed pipes is \$30.00. The labor to install the pipe covers is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$75.00.



Referenced 2010 ADA Section:

606 Lavatories and Sinks

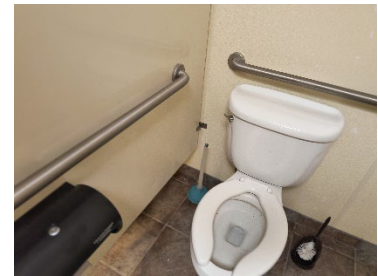
606.1 General. Lavatories and sinks shall comply with 606.

Item #3 Toilet Room

Findings: The flush control on the tank of the water closet is located on the closed (wall) side.

Recommendation: The tank on the water closet should be replaced with one that has a flush control on the open side.

Estimated Construction Cost: The estimated material cost for a new water closet tank is \$150.00. The labor to replace the water closet tank is estimated to be 1 hour at \$90.00 per hour⁴. Therefore, the material and labor estimated construction cost would be \$240.00.



Referenced 2010 ADA Section:

604 Water Closets and Toilet Compartments

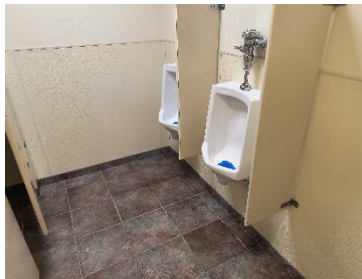
604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet...

Item #4: Toilet Room

Findings: Two urinals have been provided. Both urinals are located 25 inches above the floor.

Recommendation: One of the urinals should be relocated to have the top of the rim not more than 17 inches above the floor.

Estimated Construction Cost: The estimated material cost to relocate one of the urinals is \$1,000.00. The labor to relocate the urinal is estimated to be 14 hours³ at \$90.00 per hour⁴ for a labor cost of \$1,260.00. Therefore, the material and labor estimated construction cost would be \$2,260.00.



Referenced 2010 ADA Section:

605 Urinals

605.1 General. Urinals shall comply with 605.

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13 ½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture.

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

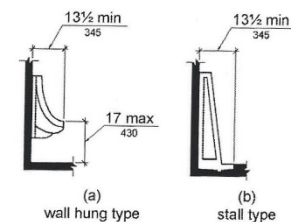


Figure 605.2
Height and Depth of Urinals

Item #5 Toilet Room

Findings: The measured height to the coat hook on the back of the toilet door is 61 inches above the floor.



Recommendation: The coat hook should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the coat hook is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.

Referenced 2010 ADA Section:

603 Toilet and Bathing Rooms

603.4 Coat Hooks and Shelves. Coats hooks shall be located within one of the reach ranges specified in 308.

Item #6: Doors, Doorways, and Gates

Findings: The measured force to open the door is 6.21 pounds.

Recommendation: The door closing mechanism should be adjusted to allow the door to be opened with a force less than 5 pounds.

Estimated Construction Cost: The labor to adjust the door mechanism is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section

404 Doors, Doorways, and Gates

404.2.9 Door and Gate Opening Force. The force for pushing or pulling open an interior hinged doors and gates shall be 5 pounds maximum

Lower Level Women's Toilet Room

Item #1: Sign

Findings: The Women's room sign is located on the door.

Recommendation: A new sign with the International Symbol of Accessibility, braille, and raised tactile characters should be installed on the latch side of the door.



Estimated Construction Cost: The estimated material cost for a new ADA compliant sign is \$75.00. The labor to install the new sign is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$120.00.

Referenced 2010 ADA Section:

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

Item #2 Toilet Room

Findings: The water supply and drain pipes under the sink are exposed.

Recommendation: The water supply and drain pipes beneath the sink should be covered.

Estimated Construction Cost: The estimated material cost to cover the exposed pipes is \$30.00. The labor to install the pipe covers is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$75.00.



Referenced 2010 ADA Section:

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

Item #3 Toilet Room

Findings: The measured height to the coat hook on the back of the toilet door is 61 inches above the floor.

Recommendation: The coat hook should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the coat hook is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

603 Toilet and Bathing Rooms

603.4 Coat Hooks and Shelves. Coats hooks shall be located within one of the reach ranges specified in 308.

Item #4: Doors, Doorways, and Gates

Findings: *The measured force to open the door is 6.3 pounds.*

Recommendation: *The door closing mechanism should be adjusted to allow the door to be opened with a force less than 5 pounds.*

Estimated Construction Cost: *The labor to adjust the door mechanism is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00.*



Referenced 2010 ADA Section

404 Doors, Doorways, and Gates

404.2.9 Door and Gate Opening Force. The force for pushing or pulling open an interior hinged doors and gates shall be 5 pounds maximum

Golf Facilities

Referenced 2010 ADA Section

238 Golf Facilities

238.1 General. Golf facilities shall comply with 238

238.2 Golf Courses. Golf Courses shall comply with 238.2.

238.2.1 Teeing Grounds. Where one teeing ground is provided for a hole, the teeing ground shall be designed and constructed so that a golf car can enter and exit the teeing ground. Where two teeing grounds are provided for a hole, the forward teeing ground shall be designed and constructed so that a golf car can enter and exit the teeing ground. Where three or more teeing grounds are provided for a hole, at least two teeing grounds, including the forward teeing ground, shall be designed and constructed so that a golf car can enter and exit each teeing ground.

EXCEPITON: In existing golf courses, the forward teeing ground shall not be required to be one of the teeing grounds on a hole designed and constructed so that a golf car can enter and exit the teeing ground where compliance is not feasible due to terrain.

Findings: *The tee grounds appear to be in compliance.*

Recommendation: *None*

Estimated Construction Cost: *None*

238.2.2 Putting Greens. Putting greens shall be designed and constructed so that a golf car can enter and exit the putting green

Findings: *The putting green appears to be in compliance.*

Recommendation: *None*

Estimated Construction Cost: *None*

238.2.3 Weather Shelters. Where provided, weather shelters shall be designed and constructed so that a golf car can enter and exit the weather shelter and shall comply with 1006.4.

Findings: *The two (2) weather shelters provided allow for golf cars to enter and exit.*

Recommendation: *None*

Estimated Construction Cost: *None*



238.2 Practice Putting Greens, Practice Teeing Grounds, and Teeing Stations at Driving Ranges. At least 5 percent, but no fewer than one, of the practice putting greens, practice teeing grounds, and teeing stations at driving ranges shall be designed and constructed so that a golf car can enter and exit the practice putting greens, practice teeing grounds, and teeing stations at driving ranges.

Findings: *It appears that at least 5 percent of the practice putting greens, practice teeing grounds, and teeing stations at driving ranges allow for the entry and exit of golf cars.*

Recommendation: *None*

Estimated Construction Cost: *None*

1006 Golf Facilities

1006.1 General. Golf facilities shall comply with 1006.

1006.2 Accessible Routes. Accessible routes serving teeing grounds, practice teeing grounds, putting greens, practice putting greens, teeing stations at driving ranges, course weather shelters, golf car rental areas, bag drop areas, and course toilet rooms shall comply with Chapter 4 and shall be 48 inches wide minimum.

Findings: *It appears that accessible routes have been provided.*

Recommendation: *None*

Estimated Construction Cost: *None*



1006.3 Golf Car Passages. Golf car passages shall comply with 1006.3.

1006.3.1 Clear Width. The clear width of golf car passages shall be 48 inches minimum.

Findings: *The golf car passages that are paved appear to exceed 48 inches in width.*

Recommendation: *None*

Estimated Construction Cost: *None*

1006.3.2 Barriers. Where curbs or other constructed barriers prevent golf cars from entering a fairway, openings 60 inches wide minimum shall be provided at intervals not to exceed 75 yards.

Findings: *No curbs or other constructed barriers were observed.*

Recommendation: *None*

Estimated Construction Cost: *None*

1006.4 Weather Shelters. A clear floor or ground space 60 inches minimum by 96 inches minimum shall be provided within weather shelters.

Findings: *Clear floor space has been provided within the weather shelters.*

Recommendation: *None*

Estimated Construction Cost: *None*



REFERENCES

1. *2010 ADA Standards for Accessible Design*, September 15, 2010, Department of Justice.
2. *Checklist for Existing Facilities*, copyright 1995 by Adaptive Environments Center, Inc. & Barrier Free Environments, Inc.
3. *Means ADA Compliance Pricing Guide, 2nd Edition*, copyright 2004 by RSMeans, 700 Longwater Drive, Norwell, MA 02061.
4. *Construction Worker Salaries in Missouri*, copyright 2025 by INDEED Job Search website. (Base rate = \$30.00/hour with overhead multiplication rate of 3.0; billing rate = \$90.00/hour.)



October 7, 2025

Rifle Gap Land Company, Board of Directors
c/o Dean Fliss
3004 HWY 325
Rifle CO 81650

RE: Rifle Creek Golf Course – Water Rights Summary

Board of Directors,

Colorado River Engineering has completed a review of water rights associated with the Rifle Creek Golf Course. The review was completed at a reconnaissance type investigation. Our research has been summarized in this letter report.

Overview

The water supply for the golf course is provided by numerous water rights that have been developed through the years as the golf course has grown. The water rights have evolved to meet the change in size of the course with the expansion to 18-holes and with increased commercial uses at the clubhouse. A review of the course water rights was completed by reviewing water right decrees available from the Colorado Division of Water Resources. The attached Table summarizes the numerous water rights identified in the court cases. Legal opinions of water rights ownership were not available and ownership was assumed to match the amounts in the water court documents. The water rights were developed to support irrigation, domestic, commercial, municipal, fire supply, storage, and augmentation uses.

IRRIGATION SUPPLY

The course has numerous irrigation water rights that provide a firm yield supply to meet irrigation demands. The diversions come from Rifle Creek and are carried in the West Lateral of the Rifle Creek Canon Ditch. The most senior water rights are 0.89 cubic feet per second (cfs) of Priority 39 (appropriation date April 15th, 1885), and 1.00-cfs Priority 54 (appropriation date April 15th 1885) in the West Lateral of the Rifle Creek Canon Ditch. These rights are very senior in priority and have not been curtailed in extreme drought periods. As an indicator of seniority, Priority Number 82 (or higher) on Rifle Creek are typically the water rights that are shut off or curtailed during periods of drought or in late summer months. The golf course also owns additional irrigation rights of 1.945-cfs Priority 107 and 2.0-cfs in Priority 119, both in the West lateral of the Rifle Creek Canon Ditch. Water rights leased from the City of Rifle are allowed to be used by the course as a supplemental supply to support the back nine irrigation system.

The irrigation water rights consist of numerous former ditches with multiple priorities. All of these rights have been changed from other places of use to the golf course. Each water court decree has numerous conditions and terms. It appears that Case No. 92CW33 consolidated numerous limitations that control water use amounts at the golf course. These limits were established to provide protection against injury to other water rights on Rifle Creek and include a limit of 69 acres of irrigated area (35-acres on the front 9 & 34-acres on the Back 9) and volumetric limits of water used on the Back 9 holes. Inspection of satellite images has shown the golf course is in compliance with the acreage limit totals. We believe that with the junior Priority rights there could be additional areas irrigated at the golf course when the rights are in priority, which occurs in most years in the early summer months. Absent a new court decree to confirm the irrigated area limits at the golf course, we recommend that the current irrigated areas be maintained. The more junior priorities provide higher flow amounts and are still advantageous to the course. The higher flow rates provide flow through water back to the creek (impacting aesthetics) and allow more manageable and flexible options for staff when operating the irrigation systems.

In summary, the senior Priority rights No. 39 and No. 54 provide a reliable firm supply even in drought years. The past change cases for these water rights have an irrigated area that covers the current 69-acre limit imposed in Case No. 92CW33. Leased water from the city provides increased diversion allowance, which provides more flexibility in irrigation water management for the Superintendent.

Commercial, Municipal, Domestic, and Augmentation uses

In 1974, court Case W2317 changed 2.0-cfs of the Priority 107 water rights to include domestic and municipal uses. We understand these rights were developed to support the commercial and residential development at the site. The decree also allowed diversions to storage in a tank and pond.

A well has historically supplied the clubhouse and two residences along Hwy 325. The uses exceeded the exempt permit for the well and a water right was developed for the Rifle Creek Golf Course Well No. 1 and a plan for augmentation in Case No. 01CW213. This court decree moved a portion (0.055 -cfs) of the Priority 107 water right to the well. Depletions from the well were originally estimated to be 0.38 acre-feet per year and are small compared to the 87.88 acre-feet of consumptive use credits from the Priority 107 water right. The augmentation plan utilizes storage releases to offset depletions when Priority 107 is curtailed in drought occurrences. The court case granted junior water rights for the well, tank, and pond. Portions of the rights have not been perfected and remain as conditional. An alternative source of augmentation to the golf course and two homes was developed in 2020 with a contract through the West Divide Water

Conservancy District (WDWCD). The shared well is currently registered with the Colorado Division of Water Resources under Permit No. 85081-F.

WATER RIGHT VALUATION DISCUSSION

We understand that the golf course is exploring refinancing the property and the water rights summary could be used as part of the portfolio review of the property. Chris Manera, P.E., of Colorado River Engineering, is a member of the golf course and therefore will not be able to provide a formal opinion on valuation of the water rights. However, for comparison purposes, the order of magnitude of the value is discussed to aid the golf course in making a decision if pursuit of a valuation is warranted. The discussion is based on accepted practices for past valuations for water right values along the main stem of the Colorado River.

Colorado River Water Right Lease Values

Although numerous senior rights exist along the Colorado River, the value of water in the market has been fairly constant due to the supply from several large state and federal water storage projects. These projects allow for water users to acquire supplies through long term lease contracts. Lease rates by water districts, who oversee water supply programs, vary by type of use. Basalt Water Conservancy District rates range from \$249 per acre foot for domestic and municipal uses up to \$410 for industrial uses. WDCWD rates range from \$245 per acre-foot on the mainstem for subdivisions to \$275 per acre-foot for commercial and industrial uses. WDWCD has developed local augmentation supplies on Rifle Creek that have an annual lease rate of up to \$535 per acre foot for subdivisions.

The present value of the lease rate of \$245/annually/acre-foot from West Divide Water Conservancy District on the main stem of the Colorado River is appropriate for valuations given the lack of large-scale new water demands on Rifle Creek. The calculated value using the annual lease amount with the one-time application fee is equivalent to a present value of **\$6290 acre-foot** assuming a 4% rate of return after inflation.

The valuation costs recognize the district lease programs have the advantage of being able to match demand schedules because of the timing flexibility available from reservoirs. Disadvantages with the lease programs include reliance on firm yield supplies from the more junior water storage rights, future state compact calls, and potential federal permitting constraints. The advantage with senior irrigation rights is primarily the greater reliability in the priority system. Their disadvantage is they do have limits on the magnitude and timing that water is available.

When comparing water rights value, it is common to convert the water right into consumptive use volume amounts. The golf course rights have had numerous analyses to calculate consumptive use. Multiple water rights overlap, for comparison purposes the 69-acre limit of irrigated area can be used to calculate consumptive use. Using the decreed irrigation unit amount of 1.6 ft the total Consumptive Use totals **110 acre-feet** (69 ac x 1.6-ft). The value of the golf course "Irrigation" water rights in the main stem market would be in the range of **±\$692,000** (110 ac-ft x \$6290/ac-ft).

All numbers used in this estimate were conservatively low. Water right valuations typically increase for supplies on side tributaries where less water is physically available and water right supply alternatives are limited. Also available to the main stem market would be the 88 acre-feet of Consumptive Use credits attributable to Priority 107 (Case No. 01CW213). This right does not provide a full water supply in drought years, which would likely reduce its value. The Priority 107 rights would likely range in value from 30% to 70% of the firm yield rights. At 50% value the rights would be in the range of **±\$277,000** (88 ac-ft x \$6290/ac-ft x 50%).

The value of the physical improvements associated with the water supply (ponds, pumps, pipelines, sprinklers, etc.) are outside the scope of this discussion.

If you have any questions, please do not hesitate to call me at 970-625-4933.

Sincerely,



Christopher Manera, P.E.

Water Rights Table
Rifle Creek Golf Course - Rifle Gap Land Company

Water Right Name	Appropriation Date	Adjudication Date	Admin Number	Priority Number	Water Right Amount	Golf Course Amount	Water Court Case	Uses	Notes
West Lateral Rifle Creek Canon Ditch	4-15-1885	5-11-1889	13285.00000	39	2.000 cfs	0.890 cfs	CA 103, 91CW161	Irrigation, Domestic, fire	Changed from Hibschiele, Paris Mann Ditch, to be used at Golf Course
West Lateral Rifle Creek Canon Ditch	2-15-1886	5-11-1889	12122.00000	54	4.000 cfs	1.000 cfs	CA 103, W2317, 90CW140, 92CW33	Irrigation	Changed from Rifle Creek Canon Ditch Case No. W-2317, limits established 92CW33
West Lateral Rifle Creek Canon Ditch	4-25-1887	5-11-1889	13629.00000	107	7.000 cfs	1.945 cfs	CA 103, W2317, 01CW213	Irrigation, Domestic, & Municipal, storage, augmentation	changed From Raynard Ditch Case No. W-2317, 01CW231 changed 0.055 to Golf Course well No 1, also identified previously changed uses to ponds & augmentation
West Lateral Rifle Creek Canon Ditch	7-18-1887	5-11-1889	13713.00000	119	3.400 cfs	2.000 cfs	CA 103, W2317	Irrigation	changed Raynard Ditch 1st Enlgmnt Case No. W-2317, Limits established 92CW33
Rifle Creek Golf Well No. 1	4-25-1887	5-11-1889	13629.00000	107	7.000 cfs	0.055 cfs	01CW213 CA 103, W2317	Municipal & Domestic	Changed from West Lateral formerly Raynard Ditch, 1.64 ac-ft year
Rifle Creek Golf Well No. 1	8-26-1996	12-31-2001	55152.53564	--	0.066 cfs	0.066 cfs	01CW213	Irrigation, Municipal, Commercial Domestic	0.033 ac-ft absolute, 1.31 ac-ft conditional, Supplies 2 domestic units
Rifle Creek Golf Course Storage Tank	6-1-2001	6-9-2004	55304.00000	--	2.610 ac-ft	2.610 ac-ft	01CW213	Irrigation, Municipal, Commercial Domestic	Source from Well No.1, conditional
Rifle Creek Golf Course Hole No. 2 Pond	6-1-2001	6-9-2004	56247.55304	--	3.000 ac-ft	3.000 ac-ft	01CW213	Augmentation	
Augmentation Plan		12-31-2001			1.582 ac-ft		01CW213	Augmentation	Augments Well No.1 and 1.2 ac-ft evap Hole No.2 Pond
Lease Water From City of Rifle									
Rifle Creek canon Ditch	5-16-1886	5-11-1889	13285.00000	73		0.050 cfs	CA 103, 90CW140	Irrigation	Alt Point of use moved to west Lateral Case No. 90CW0140, leased from city, city aug plan 83CW110
Rifle Creek canon Ditch	11-15-1886	5-11-1889	13285.00000	80	4.000 cfs	0.350 cfs	CA 103, 90CW140	Irrigation	Alt Pt to west Lateral Case No. 90CW0140, leased from city, city aug plan 83CW110

Water Rights ownership based on water rights applicant and claims identified in Water Court Decrees obtained from the Colorado Division of Water Resources

**WEST DIVIDE WATER CONSERVANCY DISTRICT
2025 WATER ALLOTMENT CONTRACT RATES**

FEES

Administration Fee (non-refundable application fee)	\$ 395.00
Administration Fee for Complex Applications or Amendments Requiring Additional District Services	to be determined based on actual costs.
Amend Contract.....	185.00
Assignment of Contract	185.00
Division and Assignment of Contract (per resulting contract)	185.00
Annexation Fee for 3 Lots or less (plus publication costs).....	245.00
Annexation Fee for more than 3 Lots (plus publication costs)	480.00
Recording Fee.....	30.00
Colorado River Augmentation Plan Assessment (per contract acre foot)	165.00
Fourmile Augmentation Plan Assessment (per contract acre foot)	275.00
Alsbury Augmentation Plan Assessment (per contract acre foot)	275.00
Silt Interconnect Augmentation Plan Assessment (per contract acre foot).....	275.00
Rifle and Elk Creeks Augmentation Plan Assessment (per contract acre foot).....	275.00
Failure to provide timely meter reading	1st yr. 85.00
.....	2nd yr. 320.00
.....	3rd yr. contract cancelled
Farmers Irrigation Annual Contract (1 st share).....	435.00
(Additional, per share, up to a total of 5).....	290.00

WATER COSTS PER ACRE FOOT

Annual Minimum of one acre foot per contract

Colorado River Augmentation Plan

Domestic	\$ 200.00
Subdivision	245.00
Commercial/Industrial	275.00
Direct Hauling (total diversion).....	645.00
Non-Federal Water.....	645.00

Contracts outside the WDWCD boundary ***additional, per acre foot 40.00***
(This surcharge is in lieu of taxes, or contractee may annex into the District)

Fourmile Augmentation Plan

Domestic	\$ 435.00
Subdivision	535.00
Commercial/Industrial	635.00
Direct Hauling (total diversion).....	1000.00
Non-Federal Water	1000.00

Silt Interconnect Augmentation Plan/Rifle & Elk Creeks Augmentation Plan

Domestic	\$ 435.00
Subdivision	535.00
Commercial/Industrial	635.00
Direct Hauling (total diversion).....	1000.00
Non-Federal Water (<i>Not Available on Rifle or Elk Creek</i>).....	1000.00

Alsbury Reservoir Augmentation Plan

Alsbury Direct Hauling (total diversion).....	1000.00
Commercial/Industrial	635.00
Alsbury Irrigation	75.00
Non-Federal Water.....	1000.00

Avalanche Canal & Siphon Irrigation (per contract acre foot) 35.00

Green Mountain Reservoir Irrigation—leased on an “as available” basis (per contract acre foot)50.00

Martin Reservoirs Direct Release (per contract acre foot) 1295.00

GENERAL PROVISIONS:

Administration fee: Applies to new contracts.

Cancellations: Once an applicant has received the required forms, submitted them and made payment to the District, there can be [no refund of the administration fee](#). If the contract has been approved there will be [no refund of water cost](#).

Homeowners Association: If a contract serves 3 or more parcels, application must be made under a homeowners/water users association.

Contracts 50 af or Greater: Water costs will be evaluated and negotiated on a case by case basis.

DEPARTMENT OF PARKS AND RECREATION

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6570



MEMORANDUM

TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager

FROM: Austin Rickstrew, Parks and Recreation Director

DATE: October 10, 2025

SUBJECT: Golf Course Discussion

Since the City Council workshop regarding the Rifle Creek Golf Course Board presentation and the future of the golf course, I have been actively evaluating what would be required for the City to acquire the property and continue operating it as a public golf course.

Following Council direction, we conducted a comprehensive review of the facility's condition, operational needs, and financial implications. This assessment identified several key infrastructure and facility deficiencies that would need to be addressed to ensure sustainable operations moving forward. Specifically, staff found that:

- The clubhouse building is in need of repairs. This building was built in 2002.
- Portions of the facility do not meet current ADA accessibility standards and will require improvements to achieve compliance.
- The irrigation system is failing and needs to be entirely replaced to support the course maintenance and long-term viability.
- The HVAC System serving the clubhouse is at the end of its useful life. This includes the replacement of two rooftop HVAC units and the existing swamp cooler, all of which are in a state beyond serviceable condition.
- The tee boxes on holes 14 and 16 need repair. Tee box 14 in particular will require evaluation and likely reconstruction of its retaining wall structure, while tee box 16 needs surface and slope repair. To determine an accurate cost estimate for these improvements, staff would need to contract with an engineer specializing in retaining wall design and repair.
- There are multiple retaining walls throughout the course that show signs of deterioration and structural fatigue. These walls will need to be repaired or replaced in the coming years to ensure slope stability, player safety, and the long-term integrity of the course.

DEPARTMENT OF PARKS AND RECREATION

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In addition to facility assessments, staff evaluated operational requirements and costs associated with City ownership. This included analyzing the staffing needs to operate the course effectively, which are estimated to require two full-time positions and 30 seasonal positions. A Golf Course General Manager and a Golf Course Superintendent would cost approximately \$215,759.00 annually, including salary and benefits. The City's employee benefits package averages roughly \$43,000 per employee, which is included in the total estimated costs.

The City's O&M crew completed a concrete audit of the facility. The audit identified approximately 1,677 square feet of concrete work that required repair throughout the property, as well as a set of stairs on the north side of the building leading to Tee Box 6 that require full replacement. The total estimated cost of materials is \$75,950. This estimate does not include labor rates or machine time, which would increase the total project cost once these factors are incorporated.

A new Rainbird "valve-in-head" system is currently averaging an estimated \$62,000 per irrigated acre to replace. With approximately 78 irrigated acres at Rifle Creek Golf Course, the total replacement cost is projected to be around \$4.8 million. In addition to system replacement, design costs are estimated at \$25,000, and pump system replacements are projected at \$200,000 per pump house, totaling approximately \$600,000.

For context, Battlement Mesa Golf Course completed a similar irrigation system upgrade in 2020-2021 and reports saving over 4 million gallons of water annually since the installation. A comparable upgrade at Rifle Creek is likely to result in substantial water and operational efficiencies. The installation of the new system would likely take 9-10 months and could be completed without disruption to play. Our staff has also begun working with Sustainable Strategies to explore funding opportunities that will help offset the significant costs associated with replacing the irrigation system.

According to the October 7, 2025, Water Rights Summary prepared by Colorado River Engineering, the Rifle Creek Golf Course holds multiple senior irrigation and domestic water rights. The course holds senior Priority 39 (0.89 cfs) and Priority 54 (1.00 cfs) on the West Lateral of the Rifle Creek Canon Ditch, both with appropriation dates of April 15, 1885. Additional irrigation rights include 1.945 cfs (Priority 107) and 2.0 cfs (Priority 119). Together, these rights cover approximately 69 acres of irrigated area (35 acres on the front nine and 34 acres on the back nine). The consumptive use for the irrigation rights totals approximately 110 acre-feet, valued at about \$6,290 per acre-foot, resulting in an estimated irrigation water rights value of \$692,000. Additionally, the 88 acre-feet of consumptive use credits from Priority 107 are valued from 30% to 70% of the firm yield rights. These rights do not provide a full water supply in drought

DEPARTMENT OF PARKS AND RECREATION

202 Railroad Avenue, Rifle, CO 81650

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years, which would likely reduce their value, at a 50% value, the rights would be in the range of \$277,000. The combined estimated value of water rights is approximately \$969,000.

The golf course currently leases its golf carts under a five-year lease with an option to upgrade after year three, which is now approaching. Iris and I reached out to Colorado Golf and Turf, a vendor that participates in cooperative purchasing agreements available for municipal procurement. To match the current fleet and operational needs, the course would require:

- 65 golf carts
- 1 driving range unit
- 2 beverage carts

Colorado Golf and Turf provides two leasing options:

- 60-Month True Lease:
 - 30 seasonal payments of approximately \$12,580.69 (May-October, 2026-2030)
 - Equipment is returned at the end of the lease term.
- 60-Month Lease/Purchase:
 - 30 seasonal payments of approximately \$17,855.47 (May-October, 2026-2030)
 - Upon completion of the final payment, the city would own the equipment

The City could purchase the equipment outright for approximately \$486,072.10. There is also the possibility of leasing "used" units (one year old or less) to reduce costs while maintaining similar functionality and reliability.

The equipment currently used to maintain the golf course, including mowers, utility vehicles, and maintenance implements, is nearing the end of its useful life. Some members of the fleet are experiencing reliability issues and require increased maintenance attention. To begin addressing these needs, two used mowers were recently purchased, each expected to provide 5-8 years of reliable service. While this helps stabilize short-term maintenance capabilities, a long-term replacement plan remains necessary.

It is estimated that the City will need to invest between \$150,000 and \$200,000 per year over the next 3 to 5 years to replace aging equipment, bring the maintenance fleet up to modern standards, and improve the reliability and efficiency of daily operations. Having a phased investment approach would help distribute costs over time while ensuring the course remains playable and well-maintained.

Alexis and I are currently working with CIRSA to obtain a quote for property and liability coverage for the golf course. We recently received a preliminary

DEPARTMENT OF PARKS AND RECREATION

202 Railroad Avenue, Rifle, CO 81650

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insurance quote. This initial quote does not include coverage for bridges or retaining walls. We are working with CIRSA to arrange for an appraisal company to visit the site to provide updated valuations and more refined replacement cost data. Once this appraisal is complete, CIRSA will provide an updated and more accurate insurance quote that reflects the full scope of assets and risk exposure at the golf course. During discussions with the City's CIRSA representative, it was noted that the information and estimates provided to date are consistent with those for other CIRSA-insured golf courses across the state, indicating that Rifle Creek's projected coverage levels and asset valuations are aligned with those of similar municipal golf facilities.

CIRSA evaluates and provides coverage based on several key property and operational components, including:

- Business income
- Bridges
- Fencing
- Golf carts and vehicles
- Greens, Tees, Fairways, and Rough (\$250,000 Max)
- Mobile equipment
- Outdoor Lighting
- Retaining Walls
- Signage
- Other miscellaneous property
- The clubhouse
- Maintenance Shed
- Pump Sheds

Please let me know if you have any questions or need additional clarification.

Respectfully,

Austin Rickstraw

RIFLE CREEK GOLF COURSE

FINANCIAL STATEMENT

AS OF DECEMBER 31, 2024

Rifle Creek Golf Course
Statement of Assets, Liabilities and Equity - Tax Basis
As of December 31, 2024

	Dec 31, 24	Dec 31, 23
ASSETS		
Current Assets		
Checking/Savings		
1000 · Petty Cash - Maintenance	250.00	250.00
1010 · Petty Cash - Cash Registers	404.00	404.00
1015 · Alpine - ATM	455.96	361.05
1040 · Wells Fargo Savings	0.00	501.49
1050 · Alpine Bank - Operating	44,271.78	89,207.15
Total Checking/Savings	45,381.74	90,723.69
Accounts Receivable		
1116 · Accounts Rec - Customers	4,205.40	3,086.15
Total Accounts Receivable	4,205.40	3,086.15
Other Current Assets		
1155 · Due From Greenside Grill	5,000.00	1,314.00
1220 · Inventory - Clubs	37,650.26	17,696.38
1230 · Inventory - Pro Shop	51,434.09	33,922.43
Total Other Current Assets	94,084.35	52,932.81
Total Current Assets	143,671.49	146,742.65
Fixed Assets		
1500 · Land	204,507.76	204,507.76
1510 · Land Improvements	456,651.35	456,651.35
1520 · Land Improvements - New Nine	741,974.19	741,974.19
1530 · Irrigation System	109,755.54	109,755.54
1550 · Equipment	672,980.03	599,245.03
1560 · Equipment - Club House	34,116.64	31,295.47
1570 · Equipment - Restaurant	36,049.60	23,799.51
1580 · Rental Equipment - Pro Shop	1,194.41	1,194.41
1590 · Furniture & Fixtures-Club House	58,307.58	58,307.58
1600 · Furniture & Fixtures - Pro Shop	6,907.27	6,907.27
1605 · Leasehold Imp - Restaurant	10,000.00	10,000.00
1610 · Building & Improvements	102,701.44	102,701.44
1620 · New Maintenance Building	119,158.10	119,158.10
16200 · Irrigation System - New Nine	95,357.07	95,357.07
1625 · Mechanical Room-Water Treatm...	16,489.29	16,489.29
1630 · New Club House	1,383,788.19	1,383,788.19
1640 · Capitalized Interest - New Club	86,862.60	86,862.60
1650 · Purchase Costs - Pro Shop	3,213.55	3,213.55
1660 · Loan Cost	7,500.00	7,500.00
1700 · Cart Bridges & Retaining Struc	15,129.98	15,129.98
1800 · Accumulated Depreciation	-1,984,469.88	-1,940,537.88
Total Fixed Assets	2,178,174.71	2,133,300.45
TOTAL ASSETS	2,321,846.20	2,280,043.10

Rifle Creek Golf Course
Statement of Assets, Liabilities and Equity - Tax Basis
As of December 31, 2024

	Dec 31, 24	Dec 31, 23
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	3,753.74	6,386.85
Total Accounts Payable	3,753.74	6,386.85
Other Current Liabilities		
2085 · Juniors Contributions	520.00	0.00
2090 · Gift Certificates	100.00	75.00
2290 · Payroll Liabilities		
2300 · FICA, Medicare & FWH P...	1,554.70	1,261.46
2310 · State WH Liability	666.00	461.00
2320 · Fed & State Unemployment...	777.38	376.96
2325 · Colorado Care	812.29	631.45
Total 2290 · Payroll Liabilities	3,810.37	2,730.87
2360 · Sales Tax Payable	188.93	53.07
2390-1 · Prepaid Dues	19,475.00	6,300.00
2393 · Maintenance Fund	150.00	150.00
2395 · Education Fund	2,120.00	2,120.00
Total Other Current Liabilities	26,364.30	11,428.94
Total Current Liabilities	30,118.04	17,815.79
Long Term Liabilities		
2535 · N/P White Knight	1,220,596.21	1,225,529.19
2590 · Member Accounts - Pro Shop	12,756.74	11,675.14
Total Long Term Liabilities	1,233,352.95	1,237,204.33
Total Liabilities	1,263,470.99	1,255,020.12
Equity		
2810 · Memberships Issued	180,510.00	180,510.00
2820 · Memberships Issued Post 12/86	259,000.00	259,000.00
2830 · Paid in Surplus	4,715.41	4,715.41
2840 · Treasury Stock	-17,950.00	-17,950.00
2970 · Retained Earnings	79,740.57	16,538.19
2980 · Accum Revenue Over Expenditure	519,007.00	519,007.00
Net Income	33,352.23	63,202.38
Total Equity	1,058,375.21	1,025,022.98
TOTAL LIABILITIES & EQUITY	2,321,846.20	2,280,043.10

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period December 31, 2024 and 2023

	Jan - Dec 24	Jan - Dec 23
Ordinary Income/Expense		
Income		
3010-1 · Annual Green Fees	111,093.29	97,585.00
3012-1 · Corporate Annual Membership	112,766.65	97,133.00
3013-1 · Annual Cart Fees	29,155.00	35,222.00
3020-1 · Daily Green Fees	435,210.97	375,565.98
3030-1 · Cart Rentals	164,294.40	162,516.75
3050-1 · Facility Rental	2,500.00	0.00
3060-1 · Locker Rental	200.00	90.00
3070-1 · Misc Income	265.00	0.00
3081-2 · Repairs - Grips	3,691.26	5,119.15
3090-2 · Lessons	0.00	1,410.00
3100-1 · Drivings Range	11,702.50	12,499.35
3100-2 · Flightscope	5,262.98	8,837.00
3111-2 · Rentals	4,129.00	1,505.00
3120-2 · Clubs	65,147.70	75,086.09
3130-2 · Pro Shop Sales	134,130.18	131,405.56
3140-1 · Tournaments	0.00	51,970.00
3150-1 · Tournament Expenses	0.00	-51,970.00
3200-2 · Rental Income	20,920.00	23,800.00
3210-1 · Credit Card Fees	6,885.41	0.00
Total Income	1,107,354.34	1,027,774.88
Cost of Goods Sold		
4010-2 · Cost - Flightscope	0.00	1,779.68
4020-2 · Cost - Clubs	55,655.05	75,894.72
4030-2 · Cost - Accessories	85,678.87	89,054.47
Total COGS	141,333.92	166,728.87
Gross Profit	966,020.42	861,046.01
Expense		
5000-1 · Accounting	8,226.25	7,772.50
5010-1 · Attorney Fees	1,487.50	0.00
5020-1 · Insurance - Liability	28,168.00	15,087.25
5030-1 · Insurance - D & O	3,821.75	2,993.50
5040-1 · Insurance-Employee Health	11,115.00	0.00
5050-1 · Insurance - Workmans Comp	3,776.80	2,895.00
5055-1 · Interest & Finance Charges	0.00	312.57
5065-1 · Interest - White Knight	49,067.02	49,126.12
5080-1 · Miscellaneous	0.00	0.00
5081-2 · Miscellaneous - Over/Short	84.22	-2.24
5085-1 · Taxes - Property	2,311.20	2,583.84
5110-1 · Postage	-315.32	134.41
5120-1 · Licenses and Fees	40.00	441.00
5140-1 · Bank & Credit Card Charges	19,707.12	26,902.46
5150-1 · Office Supplies	6,565.62	3,906.17
5155-1 · Dues & Subscriptions	4,086.39	2,479.15
5160-1 · Advertising-Golf	652.90	542.09
5170-1 · Annual Meeting Expense	654.42	0.00
5185-1 · Flightscope Expenses	3,666.66	0.00
5200-1 · Telephone - Golf	6,795.23	11,147.15
5281-1 · Training- Greens	6,393.85	6,234.17
5290-1 · Electrical - Irrigation	31,684.15	32,902.88
5295 · Course Repair & Maintenance	207.28	0.00
5300-1 · Fertilizer	16,288.33	18,579.08
5310-1 · Gas & Oil	21,559.59	18,007.00
5320-1 · Parts - Equipment	28,211.59	13,053.17
5330-1 · Parts - Irrigation	28,583.15	40,705.03
5340-1 · Pest & Herbicide	9,526.01	7,320.79
5350-1 · Repairs - Equipment	0.00	250.05
5351-2 · Repairs - Equipment - Pro Shop	0.00	703.91
5370-1 · Tools & Supplies	3,264.75	2,612.09
5380-1 · Trash, Toilet & Septic	18,114.73	8,541.76
5450-2 · Maintenance - Club House	2,650.79	3,462.31
5460-1 · Propane - Maintenance Shop	3,046.67	2,778.23
5470-1 · Electrical - Maintenance Shop	1,418.06	684.33

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period December 31, 2024 and 2023

	Jan - Dec 24	Jan - Dec 23
5490-1 · Equipment Lease	4,504.76	6,237.36
5500-1 · Parts - Cart Fleet	7,378.72	1,631.57
5535-1 · Maintenance Restaurant	870.12	0.00
5537-1 · Equipment Lease Purchase	488.54	0.00
5540-1 · Lease - Yamaha Carts	47,778.00	47,778.00
5550-1 · Property Taxes - Carts	4,579.44	7,057.92
5590-2 · Cleaning & Janitorial-Pro Shop	8,177.29	5,777.11
5595-01 · Restaurant Expenses	6,226.57	0.00
5610-2 · Maintenance - Pro Shop	4,093.56	5,527.97
5620-2 · Supplies - Pro Shop	1,807.14	6,893.00
5630-2 · Utilities - Pro Shop	48,026.41	28,735.47
5650-1 · Water Testing - CDOH	5,365.00	4,607.00
5660-1 · Water Rights	3,363.51	6,643.99
5710-1 · Sand & Gravel	2,257.69	0.00
5720-1 · Seed & Sod	3,737.50	387.00
5730-1 · Office Supplies - Greens	572.55	221.79
5740-1 · Golf Course Supplies	7,157.20	2,790.70
5750-1 · Oil & Lubricants	0.00	47.99
5780-1 · Miscellaneous - Greens	287.08	0.00
5790-1 · Outside Contractors	12,304.40	9,438.98
6560-1 · Payroll Expenses		
5090-1 · Payroll Taxes	36,854.82	29,332.53
5210-1 · Wages - Director of Golf	65,800.00	72,824.26
5220-1 · Wages - Pro Shop Staff	57,237.73	40,115.04
5390-1 · Wages - Greens Superintendent	70,000.06	100,961.58
5400-1 · Wages - Asst. Greens/Mech	36,194.34	0.00
5430-1 · Wages - Seasonal	84,678.32	50,739.17
5530-1 · Wages - Cart Service	60,175.80	60,161.06
6560-1 · Payroll Expenses - Other	0.00	0.00
Total 6560-1 · Payroll Expenses	410,941.07	354,133.64
Total Expense	900,776.26	770,065.26
Net Ordinary Income	65,244.16	90,980.75
Other Income/Expense		
Other Income		
3440-1 · Advertising Income	11,000.00	11,400.00
6010-1 · Interest Earned	0.00	14.91
6040 · Collection of Bad Debts	163.87	196.35
6080 · Member Accounts Adjustments	0.00	3,796.06
6090-1 · Gasoline Tax Refund	624.58	657.98
6160-1 · Workmans Comp Refund	0.00	114.00
6170-2 · Sales Tax Commissions	232.78	350.13
Total Other Income	12,021.23	16,529.43
Other Expense		
6030-1 · Interest Expenses	10.34	0.00
6120-1 · Theft Loss	-29.18	0.00
6200-1 · Depreciation	43,932.00	44,307.80
Total Other Expense	43,913.16	44,307.80
Net Other Income	-31,891.93	-27,778.37
Net Income	33,352.23	63,202.38

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End December 31, 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010-1 · Annual Green Fees	111,093.29	95,000.00	16,093.29	116.9%
3011-1 · New Members Annual	0.00	10,000.00	-10,000.00	0.0%
3012-1 · Corporate Annual Members...	112,766.65	100,000.00	12,766.65	112.8%
3013-1 · Annual Cart Fees	29,155.00	35,000.00	-5,845.00	83.3%
3020-1 · Daily Green Fees	435,210.97	375,000.00	60,210.97	116.1%
3030-1 · Cart Rentals	164,294.40	165,000.00	-705.60	99.6%
3050-1 · Facility Rental	2,500.00	0.00	2,500.00	100.0%
3060-1 · Locker Rental	200.00	500.00	-300.00	40.0%
3070-1 · Misc Income	265.00			
3080-1 · Golf Packages	0.00	1,000.00	-1,000.00	0.0%
3081-2 · Repairs - Grips	3,691.26	7,000.00	-3,308.74	52.7%
3090-2 · Lessons	0.00	1,000.00	-1,000.00	0.0%
3100-1 · Drivings Range	11,702.50	13,000.00	-1,297.50	90.0%
3100-2 · Flightscope	5,262.98	8,000.00	-2,737.02	65.8%
3111-2 · Rentals	4,129.00	3,000.00	1,129.00	137.6%
3120-2 · Clubs	65,147.70	70,000.00	-4,852.30	93.1%
3130-2 · Pro Shop Sales	134,130.18	130,000.00	4,130.18	103.2%
3140-1 · Tournaments	0.00	60,000.00	-60,000.00	0.0%
3150-1 · Tournament Expenses	0.00	-60,000.00	60,000.00	0.0%
3200-2 · Rental Income	20,920.00	30,600.00	-9,680.00	68.4%
3210-1 · Credit Card Fees	6,885.41	26,000.00	-19,114.59	26.5%
Total Income	1,107,354.34	1,070,100.00	37,254.34	103.5%
Cost of Goods Sold				
4020-2 · Cost - Clubs	55,655.05	60,000.00	-4,344.95	92.8%
4030-2 · Cost - Accessories	85,678.87	75,000.00	10,678.87	114.2%
Total COGS	141,333.92	135,000.00	6,333.92	104.7%
Gross Profit	966,020.42	935,100.00	30,920.42	103.3%
Expense				
5000-1 · Accounting	8,226.25	9,000.00	-773.75	91.4%
5010-1 · Attorney Fees	1,487.50	0.00	1,487.50	100.0%
5020-1 · Insurance - Liability	28,168.00	14,000.00	14,168.00	201.2%
5030-1 · Insurance - D & O	3,821.75	2,000.00	1,821.75	191.1%
5040-1 · Insurance-Employee Health	11,115.00	10,000.00	1,115.00	111.2%
5050-1 · Insurance - Workmans Comp	3,776.80	3,000.00	776.80	125.9%
5055-1 · Interest & Finance Charges	0.00	500.00	-500.00	0.0%
5065-1 · Interest - White Knight	49,067.02	48,000.00	1,067.02	102.2%
5081-2 · Miscellaneous - Over/Short	84.22	0.00	84.22	100.0%
5085-1 · Taxes - Property	2,311.20	3,000.00	-688.80	77.0%
5110-1 · Postage	-315.32	300.00	-615.32	-105.1%
5120-1 · Licenses and Fees	40.00	350.00	-310.00	11.4%
5140-1 · Bank & Credit Card Charges	19,707.12	27,000.00	-7,292.88	73.0%
5150-1 · Office Supplies	6,565.62	3,500.00	3,065.62	187.6%
5155-1 · Dues & Subscriptions	4,086.39	2,500.00	1,586.39	163.5%
5160-1 · Advertising-Golf	652.90	2,000.00	-1,347.10	32.6%
5170-1 · Annual Meeting Expense	654.42	500.00	154.42	130.9%
5180-1 · Driving Range Expenses	0.00	1,000.00	-1,000.00	0.0%
5185-1 · Flightscope Expenses	3,666.66	4,000.00	-333.34	91.7%
5200-1 · Telephone - Golf	6,795.23	10,500.00	-3,704.77	64.7%
5281-1 · Training- Greens	6,393.85	6,000.00	393.85	106.6%
5290-1 · Electrical - Irrigation	31,684.15	35,000.00	-3,315.85	90.5%
5295 · Course Repair & Maintenance	207.28	0.00	207.28	100.0%
5300-1 · Fertilizer	16,288.33	18,000.00	-1,711.67	90.5%
5310-1 · Gas & Oil	21,559.59	20,000.00	1,559.59	107.8%
5320-1 · Parts - Equipment	28,211.59	20,000.00	8,211.59	141.1%
5330-1 · Parts - Irrigation	28,583.15	15,000.00	13,583.15	190.6%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End December 31, 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
5340-1 · Pest & Herbicide	9,526.01	10,000.00	-473.99	95.3%
5351-2 · Repairs - Equipment - Pro S...	0.00	700.00	-700.00	0.0%
5370-1 · Tools & Supplies	3,264.75	1,500.00	1,764.75	217.7%
5380-1 · Trash, Toilet & Septic	18,114.73	10,000.00	8,114.73	181.1%
5450-2 · Maintenance - Club House	2,650.79	3,500.00	-849.21	75.7%
5460-1 · Propane - Maintenance Shop	3,046.67	2,000.00	1,046.67	152.3%
5470-1 · Electrical - Maintenance Shop	1,418.06	1,000.00	418.06	141.8%
5480-1 · Equipment Rental	0.00	2,000.00	-2,000.00	0.0%
5490-1 · Equipment Lease	4,504.76	10,000.00	-5,495.24	45.0%
5500-1 · Parts - Cart Fleet	7,378.72	1,500.00	5,878.72	491.9%
5535-1 · Maintenance Restaurant	870.12	0.00	870.12	100.0%
5537-1 · Equipment Lease Purchase	488.54	0.00	488.54	100.0%
5540-1 · Lease - Yamaha Carts	47,778.00	47,778.00	0.00	100.0%
5550-1 · Property Taxes - Carts	4,579.44	8,000.00	-3,420.56	57.2%
5590-2 · Cleaning & Janitorial-Pro S...	8,177.29	6,000.00	2,177.29	136.3%
5595-01 · Restaurant Expenses	6,226.57			
5610-2 · Maintenance - Pro Shop	4,093.56	5,000.00	-906.44	81.9%
5620-2 · Supplies - Pro Shop	1,807.14	6,000.00	-4,192.86	30.1%
5630-2 · Utilities - Pro Shop	48,026.41	30,000.00	18,026.41	160.1%
5650-1 · Water Testing - CDOH	5,365.00	4,500.00	865.00	119.2%
5660-1 · Water Rights	3,363.51	7,000.00	-3,636.49	48.1%
5710-1 · Sand & Gravel	2,257.69	6,000.00	-3,742.31	37.6%
5720-1 · Seed & Sod	3,737.50	800.00	2,937.50	467.2%
5730-1 · Office Supplies - Greens	572.55	200.00	372.55	286.3%
5740-1 · Golf Course Supplies	7,157.20	4,000.00	3,157.20	178.9%
5750-1 · Oil & Lubricants	0.00	100.00	-100.00	0.0%
5780-1 · Miscellaneous - Greens	287.08	0.00	287.08	100.0%
5790-1 · Outside Contractors	12,304.40	15,000.00	-2,695.60	82.0%
6560-1 · Payroll Expenses				
5090-1 · Payroll Taxes	36,854.82	30,000.00	6,854.82	122.8%
5210-1 · Wages - Director of Golf	65,800.00	65,000.00	800.00	101.2%
5220-1 · Wages - Pro Shop Staff	57,237.73	35,000.00	22,237.73	163.5%
5390-1 · Wages - Greens Superinte...	70,000.06	70,000.00	0.06	100.0%
5400-1 · Wages - Asst. Greens/Mech	36,194.34	60,000.00	-23,805.66	60.3%
5430-1 · Wages - Seasonal	84,678.32	40,000.00	44,678.32	211.7%
5530-1 · Wages - Cart Service	60,175.80	50,000.00	10,175.80	120.4%
Total 6560-1 · Payroll Expenses	410,941.07	350,000.00	60,941.07	117.4%
Total Expense	900,776.26	787,728.00	113,048.26	114.4%
Net Ordinary Income	65,244.16	147,372.00	-82,127.84	44.3%
Other Income/Expense				
Other Income				
3440-1 · Advertising Income	11,000.00	20,000.00	-9,000.00	55.0%
6040 · Collection of Bad Debts	163.87	0.00	163.87	100.0%
6090-1 · Gasoline Tax Refund	624.58	400.00	224.58	156.1%
6160-1 · Workmans Comp Refund	0.00	400.00	-400.00	0.0%
6170-2 · Sales Tax Commissions	232.78	300.00	-67.22	77.6%
Total Other Income	12,021.23	21,100.00	-9,078.77	57.0%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End December 31, 2024

	<u>Jan - Dec 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Expense				
6030-1 · Interest Expenses	10.34			
6120-1 · Theft Loss	-29.18			
6200-1 · Depreciation	43,932.00	45,000.00	-1,068.00	97.6%
Total Other Expense	43,913.16	45,000.00	-1,086.84	97.6%
Net Other Income	-31,891.93	-23,900.00	-7,991.93	133.4%
Net Income	<u>33,352.23</u>	<u>123,472.00</u>	<u>-90,119.77</u>	<u>27.0%</u>

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period December 31, 2024 and 2023

	Dec 24	Dec 23	Jan - Dec 24
Ordinary Income/Expense			
Income			
3010-1 · Annual Green Fees	0.00	0.00	111,093.29
3012-1 · Corporate Annual Membership	0.00	0.00	112,766.65
3013-1 · Annual Cart Fees	0.00	0.00	29,155.00
3020-1 · Daily Green Fees	150.00	989.00	435,210.97
3030-1 · Cart Rentals	0.00	0.00	164,294.40
3050-1 · Facility Rental	0.00	0.00	2,500.00
3060-1 · Locker Rental	0.00	0.00	200.00
3070-1 · Misc Income	0.00	0.00	265.00
3081-2 · Repairs - Grips	0.00	0.00	3,691.26
3100-1 · Drivings Range	0.00	724.35	11,702.50
3100-2 · Flightscope	0.00	1,000.00	5,262.98
3111-2 · Rentals	0.00	0.00	4,129.00
3120-2 · Clubs	4,749.95	2,132.99	65,147.70
3130-2 · Pro Shop Sales	555.92	1,757.05	134,130.18
3200-2 · Rental Income	2,080.00	0.00	20,920.00
3210-1 · Credit Card Fees	0.00	0.00	6,885.41
Total Income	7,535.87	6,603.39	1,107,354.34
Cost of Goods Sold			
4010-2 · Cost - Flightscope	0.00	1,779.68	0.00
4020-2 · Cost - Clubs	3,383.02	11,647.54	55,655.05
4030-2 · Cost - Accessories	1,163.46	7,781.33	85,678.87
Total COGS	4,546.48	21,208.55	141,333.92
Gross Profit	2,989.39	-14,605.16	966,020.42
Expense			
5000-1 · Accounting	488.75	425.00	8,226.25
5010-1 · Attorney Fees	0.00	0.00	1,487.50
5020-1 · Insurance - Liability	0.00	1,287.00	28,168.00
5030-1 · Insurance - D & O	0.00	882.75	3,821.75
5040-1 · Insurance-Employee Health	949.00	0.00	11,115.00
5050-1 · Insurance - Workmans Comp	558.00	0.00	3,776.80
5065-1 · Interest - White Knight	4,014.51	4,114.79	49,067.02
5081-2 · Miscellaneous - Over/Short	0.00	0.00	84.22
5085-1 · Taxes - Property	0.00	0.00	2,311.20
5110-1 · Postage	139.80	-44.98	-315.32
5120-1 · Licenses and Fees	0.00	150.00	40.00
5140-1 · Bank & Credit Card Charges	262.34	183.29	19,707.12
5150-1 · Office Supplies	1,114.97	447.25	6,565.62
5155-1 · Dues & Subscriptions	258.96	519.00	4,086.39
5160-1 · Advertising-Golf	0.00	0.00	652.90
5170-1 · Annual Meeting Expense	0.00	0.00	654.42
5185-1 · Flightscope Expenses	0.00	0.00	3,666.66
5200-1 · Telephone - Golf	363.45	765.58	6,795.23
5281-1 · Training- Greens	141.48	0.00	6,393.85
5290-1 · Electrical - Irrigation	995.42	756.26	31,684.15
5295 · Course Repair & Maintenance	0.00	0.00	207.28
5300-1 · Fertilizer	272.91	0.00	16,288.33
5310-1 · Gas & Oil	0.00	0.00	21,559.59
5320-1 · Parts - Equipment	0.00	0.00	28,211.59
5330-1 · Parts - Irrigation	0.00	0.00	28,583.15
5340-1 · Pest & Herbicide	0.00	0.00	9,526.01
5370-1 · Tools & Supplies	0.00	0.00	3,264.75
5380-1 · Trash, Toilet & Septic	655.19	34.44	18,114.73
5450-2 · Maintenance - Club House	0.00	45.00	2,650.79
5460-1 · Propane - Maintenance Shop	760.16	0.00	3,046.67
5470-1 · Electrical - Maintenance Shop	33.59	34.59	1,418.06
5490-1 · Equipment Lease	0.00	0.00	4,504.76
5500-1 · Parts - Cart Fleet	0.00	0.00	7,378.72
5535-1 · Maintenance Restaurant	0.00	0.00	870.12
5537-1 · Equipment Lease Purchase	0.00	0.00	488.54
5540-1 · Lease - Yamaha Carts	3,981.50	3,981.50	47,778.00
5550-1 · Property Taxes - Carts	0.00	0.00	4,579.44
5590-2 · Cleaning & Janitorial-Pro Shop	0.00	258.00	8,177.29

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period December 31, 2024 and 2023

	Dec 24	Dec 23	Jan - Dec 24
5595-01 · Restaurant Expenses	0.00	0.00	6,226.57
5610-2 · Maintenance - Pro Shop	0.00	635.77	4,093.56
5620-2 · Supplies - Pro Shop	0.00	284.95	1,807.14
5630-2 · Utilities - Pro Shop	2,956.32	2,362.46	48,026.41
5650-1 · Water Testing - CDOH	350.00	377.00	5,365.00
5660-1 · Water Rights	0.00	0.00	3,363.51
5710-1 · Sand & Gravel	0.00	0.00	2,257.69
5720-1 · Seed & Sod	0.00	0.00	3,737.50
5730-1 · Office Supplies - Greens	0.00	0.00	572.55
5740-1 · Golf Course Supplies	0.00	0.00	7,157.20
5780-1 · Miscellaneous - Greens	0.00	0.00	287.08
5790-1 · Outside Contractors	0.00	1,955.42	12,304.40
6560-1 · Payroll Expenses			
5090-1 · Payroll Taxes	1,458.77	1,308.56	36,854.82
5210-1 · Wages - Director of Golf	5,000.00	5,466.66	65,800.00
5220-1 · Wages - Pro Shop Staff	307.70	877.70	57,237.73
5390-1 · Wages - Greens Superintendent	5,384.62	5,000.00	70,000.06
5400-1 · Wages - Asst. Greens/Mech	3,490.76	0.00	36,194.34
5430-1 · Wages - Seasonal	1,950.00	3,500.00	84,678.32
5530-1 · Wages - Cart Service	0.00	120.00	60,175.80
6560-1 · Payroll Expenses - Other	0.00	0.00	0.00
Total 6560-1 · Payroll Expenses	17,591.85	16,272.92	410,941.07
Total Expense	35,888.20	35,727.99	900,776.26
Net Ordinary Income	-32,898.81	-50,333.15	65,244.16
Other Income/Expense			
Other Income			
3440-1 · Advertising Income	0.00	0.00	11,000.00
6010-1 · Interest Earned	0.00	14.91	0.00
6040 · Collection of Bad Debts	0.00	0.00	163.87
6080 · Member Accounts Adjustments	0.00	0.00	0.00
6090-1 · Gasoline Tax Refund	0.00	239.14	624.58
6170-2 · Sales Tax Commissions	1.48	36.15	232.78
Total Other Income	1.48	290.20	12,021.23
Other Expense			
6030-1 · Interest Expenses	0.00	0.00	10.34
6120-1 · Theft Loss	0.00	0.00	-29.18
6200-1 · Depreciation	3,661.00	3,126.00	43,932.00
Total Other Expense	3,661.00	3,126.00	43,913.16
Net Other Income	-3,659.52	-2,835.80	-31,891.93
Net Income	-36,558.33	-53,168.95	33,352.23

RIFLE CREEK GOLF COURSE

FINANCIAL STATEMENT

AUGUST 31, 2025

Rifle Creek Golf Course
Statement of Assets, Liabilities and Equity - Tax Basis
As of August 31, 2025

	<u>Aug 31, 25</u>	<u>Aug 31, 24</u>
ASSETS		
Current Assets		
Checking/Savings		
1000 · Petty Cash - Maintenance	250.00	250.00
1010 · Petty Cash - Cash Registers	404.00	404.00
1015 · Alpine - ATM	980.96	68.38
1050 · Alpine Bank - Operating	145,018.16	184,289.85
Total Checking/Savings	146,653.12	185,012.23
Accounts Receivable		
1116 · Accounts Rec - Customers	9,536.79	10,218.05
Total Accounts Receivable	9,536.79	10,218.05
Other Current Assets		
1155 · Due From Greenside Grill	2,684.37	5,000.00
1220 · Inventory - Clubs	50,403.21	46,125.52
1225 · Inventory - Special Orders	3,355.44	0.00
1230 · Inventory - Pro Shop	85,181.20	73,058.97
Total Other Current Assets	141,624.22	124,184.49
Total Current Assets	297,814.13	319,414.77
Fixed Assets		
1500 · Land	204,507.76	204,507.76
1510 · Land Improvements	456,651.35	456,651.35
1520 · Land Improvements - New Nine	741,974.19	741,974.19
1530 · Irrigation System	109,755.54	109,755.54
1550 · Equipment	672,980.03	672,980.03
1560 · Equipment - Club House	34,116.64	34,116.64
1570 · Equipment - Restaurant	36,049.60	36,049.60
1580 · Rental Equipment - Pro Shop	1,194.41	1,194.41
1590 · Furniture & Fixtures-Club House	58,307.58	58,307.58
1600 · Furniture & Fixtures - Pro Shop	6,907.27	6,907.27
1605 · Leasehold Imp - Restaurant	10,000.00	10,000.00
1610 · Building & Improvements	102,701.44	102,701.44
1620 · New Maintenance Building	119,158.10	119,158.10
16200 · Irrigation System - New Nine	95,357.07	95,357.07
1625 · Mechanical Room-Water Treatment	16,489.29	16,489.29
1630 · New Club House	1,383,788.19	1,383,788.19
1640 · Capitalized Interest - New Club	86,862.60	86,862.60
1650 · Purchase Costs - Pro Shop	3,213.55	3,213.55
1660 · Loan Cost	7,500.00	7,500.00
1700 · Cart Bridges & Retaining Struc	15,129.98	15,129.98
1800 · Accumulated Depreciation	-1,972,520.88	-1,969,825.88
Total Fixed Assets	2,190,123.71	2,192,818.71
TOTAL ASSETS	<u><u>2,487,937.84</u></u>	<u><u>2,512,233.48</u></u>

Rifle Creek Golf Course
Statement of Assets, Liabilities and Equity - Tax Basis
As of August 31, 2025

	Aug 31, 25	Aug 31, 24
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	18,946.74	52,000.55
Total Accounts Payable	18,946.74	52,000.55
Other Current Liabilities		
2085 · Juniors Contributions	780.00	520.00
2095 · Tournament Food	0.00	1,674.00
2290 · Payroll Liabilities		
2310 · State WH Liability	1,439.00	1,426.00
2320 · Fed & State Unemployment Liab	1,556.94	1,260.28
2325 · Colorado Care	708.68	533.82
Total 2290 · Payroll Liabilities	3,704.62	3,220.10
2360 · Sales Tax Payable	863.13	885.80
2393 · Maintenance Fund	150.00	150.00
2395 · Education Fund	2,120.00	2,120.00
2815 · Tournament Payouts - Collected	2,800.00	17,048.40
Total Other Current Liabilities	10,417.75	25,618.30
Total Current Liabilities	29,364.49	77,618.85
Long Term Liabilities		
2535 · N/P White Knight	1,217,059.03	1,222,262.59
2590 · Member Accounts - Pro Shop	33,473.76	19,348.89
Total Long Term Liabilities	1,250,532.79	1,241,611.48
Total Liabilities	1,279,897.28	1,319,230.33
Equity		
2810 · Memberships Issued	180,510.00	180,510.00
2820 · Memberships Issued Post 12/86	259,000.00	259,000.00
2830 · Paid in Surplus	4,715.41	4,715.41
2840 · Treasury Stock	-17,950.00	-17,950.00
2970 · Retained Earnings	157,605.80	79,740.57
2980 · Accum Revenue Over Expenditure	519,007.00	519,007.00
Net Income	105,152.35	167,980.17
Total Equity	1,208,040.56	1,193,003.15
TOTAL LIABILITIES & EQUITY	2,487,937.84	2,512,233.48

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Jan - Aug 25	Jan - Aug 24
Ordinary Income/Expense		
Income		
3010-1 · Annual Memberships		
3010-11 · Corporate Memberships	118,416.68	53,650.00
3010-12 · Riding Memberships	103,505.40	21,960.00
3010-13 · Walking Memberships	42,372.50	0.00
3010-1 · Annual Memberships - Other	0.00	110,193.29
Total 3010-1 · Annual Memberships	264,294.58	185,803.29
3012-1 · Corporate Annual Membership	0.00	59,116.65
3013-1 · Annual Cart Fees	0.00	7,195.00
3030 · Public Golf		
3020-1 · Green Fees	253,763.35	343,405.57
3030-1 · Cart Fees	120,482.47	125,201.40
Total 3030 · Public Golf	374,245.82	468,606.97
3040-1 · Tournaments		
3040-11 · Tournament Green Fees	49,544.00	0.00
3040-12 · Tournament Cart Fees	1,360.00	0.00
3040-13 · Tournament Payouts Collected	50,737.49	0.00
3040-14 · Tournament Payouts Distributed	-48,529.55	0.00
3040-15 · Tournament Food Collected	11,735.00	0.00
3040-16 · Tournament Food Distributed	-10,625.78	0.00
Total 3040-1 · Tournaments	54,221.16	0.00
3050-1 · Facility Rental	0.00	2,500.00
3051-1 · Services		
3050-12 · Regripping	9.00	0.00
3081-2 · Grips	322.68	2,640.60
Total 3051-1 · Services	331.68	2,640.60
3060-1 · Locker Rental	200.00	200.00
3070-1 · Misc Income	0.00	265.00
3090-2 · Lessons & Fittings	160.00	0.00
3100-1 · Drivings Range	9,734.00	9,234.50
3100-2 · Simulator	0.00	5,262.98
3111-2 · Club Rentals	2,667.50	2,804.00
3120-2 · Clubs	21,446.75	36,450.02
3130-2 · Pro Shop Sales	85,158.42	90,843.27
3140-1 · Special Orders	13,893.42	0.00
3200-2 · Restaurant Lease Income	19,160.00	12,600.00
3210-1 · Credit Card Fees	7,179.31	6,885.41
Total Income	852,692.64	890,407.69
Cost of Goods Sold		
4020-2 · Cost - Clubs	15,189.43	28,761.08
4030-2 · Cost - Pro Shop Sales	53,557.38	55,309.44
4030-3 · Cost - Special Orders	6,170.84	0.00
4030-5 · Cost - Services	14.28	0.00
Total COGS	74,931.93	84,070.52
Gross Profit	777,760.71	806,337.17

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Jan - Aug 25	Jan - Aug 24
Expense		
5000 · Expenses - Pro Shop		
5005-1 · Professional Fees - Accounting	6,433.75	5,888.75
5010-1 · Attorney Fees	50.00	1,487.50
5020-1 · Insurance - Liability	29,513.00	28,168.00
5030-1 · Insurance - D & O	802.00	1,062.75
5040-1 · Insurance-Employee Health	8,170.82	6,844.50
5050-1 · Insurance - Workmans Comp	2,415.00	1,544.80
5055-1 · Interest & Finance Charges	270.00	0.00
5065-1 · Interest - White Knight	32,462.82	32,733.40
5081-2 · Miscellaneous - Over/Short	-12.08	88.69
5085-1 · Taxes - Property	2,730.12	2,311.20
5110-1 · Postage	138.40	-80.71
5120-1 · Licenses and Fees	85.00	40.00
5140-1 · Bank & Credit Card Charges	13,071.18	17,294.87
5150-1 · Office Supplies	3,401.55	2,845.12
5155-1 · Dues & Subscriptions	10,147.17	2,714.91
5160-1 · Advertising-Golf	0.00	223.49
5170-1 · Annual Meeting Expense	0.00	235.51
5185-1 · Flightscope Expenses	0.00	3,666.66
5200-1 · Telephone	4,402.56	5,341.43
5200-2 · Internet	1,405.24	0.00
5351-2 · Repairs - Equipment - Pro Shop	332.26	0.00
5380-1 · Trash	8,593.27	10,279.52
5450-2 · Maintenance - Club House	3,307.18	1,074.96
5500-1 · Parts - Cart Fleet	2,625.61	4,377.42
5535-1 · Maintenance Restaurant	12,162.39	870.12
5540-1 · Lease - Yamaha Carts	31,852.00	31,852.00
5550-1 · Property Taxes - Carts	4,147.00	4,579.44
5590-2 · Cleaning & Janitorial-Pro Shop	5,783.21	5,961.59
5595-01 · Restaurant Expenses	11,054.89	1,727.30
5610-2 · Maintenance - Pro Shop	767.45	4,093.56
5620-2 · Supplies - Pro Shop	4,446.83	4,008.92
5630-2 · Utilities - Pro Shop		
5630-3 · Propane - Pro Shop	10,047.41	0.00
5630-4 · Electric - Pro Shop	12,647.85	0.00
5630-2 · Utilities - Pro Shop - Other	94.70	33,102.20
Total 5630-2 · Utilities - Pro Shop	22,789.96	33,102.20
5650-1 · Water Testing - CDOH	2,709.00	3,965.00
5660-1 · Water Rights	435.00	0.00
6560-1 · Payroll Expenses		
5090-1 · Payroll Taxes	28,029.93	24,451.96
5210-1 · Wages - Director of Golf	44,738.80	43,300.00
5220-1 · Wages - Pro Shop Staff	40,569.05	37,626.69
5530-1 · Wages - Cart Service	39,656.19	43,762.43
6560-1 · Payroll Expenses - Other	0.00	0.00
Total 6560-1 · Payroll Expenses	152,993.97	149,141.08
Total 5000 · Expenses - Pro Shop	379,486.55	367,443.98
5995-1 · Grease Removal	200.00	0.00
7000 · Expense - Maintenance		
5281-1 · Training- Greens		
5281-2 · Continuing Education	600.88	0.00
5282-3 · Professional Fees	944.00	0.00
5282-4 · Subscriptions/Pediodicals - Tur	5,442.63	0.00
5281-1 · Training- Greens - Other	0.00	3,452.86
Total 5281-1 · Training- Greens	6,987.51	3,452.86
5290-1 · Electrical - Irrigation	26,333.27	21,757.78
5295 · Course Repair & Maintenance		
5295-1 · R&M Cart Paths,Bridges & Steps	1,357.37	0.00
5295 · Course Repair & Maintenance - Other	0.00	207.28
Total 5295 · Course Repair & Maintenance	1,357.37	207.28

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Jan - Aug 25	Jan - Aug 24
5300-1 · Fertilizer		
5300-11 · Fertilizer - Granular	10,578.76	0.00
5300-12 · Fertilizer - Soluble & Liquid	2,929.84	0.00
5300-13 · Soil Amendments	2,626.33	0.00
5300-14 · Fungicides	2,161.98	0.00
5300-15 · Herbicides	3,772.11	0.00
5300-16 · Other Chemicals	0.00	5,490.90
5300-1 · Fertilizer - Other	0.00	12,821.65
Total 5300-1 · Fertilizer	22,069.02	18,312.55
5310-1 · Gas & Oil	13,434.54	16,423.84
5320-1 · Equipment R&M	9,881.82	24,740.48
5330-1 · Irrigation R&M	25,995.21	24,710.78
5370-1 · Tools & Supplies		
5370-11 · Golf Course Accessories	6,176.40	0.00
5370-12 · Golf Course Signage & Supplies	986.10	0.00
5370-13 · Landscape Small Tools	1,813.53	0.00
5370-14 · Shop Tools	1,364.48	0.00
5370-1 · Tools & Supplies - Other	0.00	6,713.86
Total 5370-1 · Tools & Supplies	10,340.51	6,713.86
5460-1 · Propane - Maintenance Shop	1,168.76	1,169.07
5470-1 · Electrical - Maintenance Shop	1,299.41	1,104.05
5490-1 · Equipment Lease	4,699.84	3,118.68
5537-1 · Equipment Lease Purchase	0.00	488.54
5710-1 · Sand & Gravel		
5710-11 · Top Dress - Greens Mix	2,254.17	0.00
5710-2 · Bunker Sand	1,804.14	0.00
5710-3 · Roadbase	51.10	0.00
5710-1 · Sand & Gravel - Other	0.00	2,257.69
Total 5710-1 · Sand & Gravel	4,109.41	2,257.69
5720-1 · Seed & Sod	0.00	3,737.50
5730-1 · Office Supplies - Greens	259.87	572.55
5780-1 · Miscellaneous - Greens	0.00	287.08
5790-1 · Outside Contractors		
5790-11 · Contract Agronomic Services	2,461.30	0.00
5790-1 · Outside Contractors - Other	0.00	4,549.40
Total 5790-1 · Outside Contractors	2,461.30	4,549.40
5801-1 · Employee Appreciation/Food	126.84	0.00
5802-1 · Mileage	543.07	0.00
5803-1 · Pump R&M	5,551.78	0.00
5804-1 · Turf Center - Building R&M	1,429.81	0.00
6900 · Payroll - Maintenance		
5390-1 · Wages - Greens Superintendent	46,923.07	45,769.27
5400-1 · Wages - Asst. Greens/Mech	7,866.00	19,976.32
5420 · Wages - Irrigation Technician	39,134.36	0.00
5430-1 · Wages - Seasonal	43,756.34	53,677.06
Total 6900 · Payroll - Maintenance	137,679.77	119,422.65
Total 7000 · Expense - Maintenance	275,729.11	253,026.64
Total Expense	655,415.66	620,470.62
Net Ordinary Income	122,345.05	185,866.55

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Jan - Aug 25	Jan - Aug 24
Other Income/Expense		
Other Income		
3440-1 · Advertising Income	14,650.00	11,000.00
6010-1 · Interest Earned	0.90	0.00
6040 · Collection of Bad Debts	0.00	163.87
6080 · Member Accounts Adjustments	0.00	0.00
6090-1 · Gasoline Tax Refund	331.10	71.06
6160-1 · Workmans Comp Refund	210.00	0.00
6170-2 · Sales Tax Commissions	179.30	147.85
Total Other Income	15,371.30	11,382.78
Other Expense		
6030-1 · Interest Expenses	0.00	10.34
6120-1 · Theft Loss	0.00	-29.18
6200-1 · Depreciation	32,564.00	29,288.00
Total Other Expense	32,564.00	29,269.16
Net Other Income	-17,192.70	-17,886.38
Net Income	105,152.35	167,980.17

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Aug 25	Aug 24	Jan - Aug 25
Ordinary Income/Expense			
Income			
3010-1 · Annual Memberships			
3010-11 · Corporate Memberships	0.00	0.00	118,416.68
3010-12 · Riding Memberships	942.00	0.00	103,505.40
3010-13 · Walking Memberships	750.00	0.00	42,372.50
Total 3010-1 · Annual Memberships	1,692.00	0.00	264,294.58
3030 · Public Golf			
3020-1 · Green Fees	44,125.90	71,528.90	253,763.35
3030-1 · Cart Fees	19,921.62	24,644.50	120,482.47
Total 3030 · Public Golf	64,047.52	96,173.40	374,245.82
3040-1 · Tournaments			
3040-11 · Tournament Green Fees	19,339.00	0.00	49,544.00
3040-12 · Tournament Cart Fees	0.00	0.00	1,360.00
3040-13 · Tournament Payouts Collected	11,215.12	0.00	50,737.49
3040-14 · Tournament Payouts Distribut...	-9,292.46	0.00	-48,529.55
3040-15 · Tournament Food Collected	1,725.00	0.00	11,735.00
3040-16 · Tounament Food Distributed	0.00	0.00	-10,625.78
Total 3040-1 · Tournaments	22,986.66	0.00	54,221.16
3051-1 · Services			
3050-12 · Regripping	9.00	0.00	9.00
3081-2 · Grips	0.00	0.00	322.68
Total 3051-1 · Services	9.00	0.00	331.68
3060-1 · Locker Rental	0.00	0.00	200.00
3070-1 · Misc Income	0.00	265.00	0.00
3090-2 · Lessons & Fittings	0.00	0.00	160.00
3100-1 · Drivings Range	1,428.50	1,265.00	9,734.00
3111-2 · Club Rentals	750.00	475.00	2,667.50
3120-2 · Clubs	7,493.35	7,956.50	21,446.75
3130-2 · Pro Shop Sales	13,860.09	15,105.91	85,158.42
3140-1 · Special Orders	1,658.84	0.00	13,893.42
3200-2 · Restaurant Lease Income	2,500.00	2,080.00	19,160.00
3210-1 · Credit Card Fees	1,514.50	0.00	7,179.31
Total Income	117,940.46	123,320.81	852,692.64
Cost of Goods Sold			
4020-2 · Cost - Clubs	4,729.81	5,929.67	15,189.43
4030-2 · Cost - Pro Shop Sales	9,259.35	9,937.80	53,557.38
4030-3 · Cost - Special Orders	643.31	0.00	6,170.84
4030-5 · Cost - Services	0.00	0.00	14.28
Total COGS	14,632.47	15,867.47	74,931.93
Gross Profit	103,307.99	107,453.34	777,760.71
Expense			
5000 · Expenses - Pro Shop			
5005-1 · Professional Fees - Accounting	765.00	765.00	6,433.75
5010-1 · Attorney Fees	0.00	0.00	50.00
5020-1 · Insurance - Liability	800.00	0.00	29,513.00
5030-1 · Insurance - D & O	802.00	0.00	802.00
5040-1 · Insurance-Employee Health	971.28	949.00	8,170.82
5050-1 · Insurance - Workmans Comp	676.00	558.00	2,415.00
5055-1 · Interest & Finance Charges	0.00	0.00	270.00
5065-1 · Interest - White Knight	4,135.90	4,153.52	32,462.82
5081-2 · Miscellaneous - Over/Short	0.00	0.00	-12.08
5085-1 · Taxes - Property	0.00	0.00	2,730.12
5110-1 · Postage	-63.00	-50.00	138.40
5120-1 · Licenses and Fees	0.00	0.00	85.00
5140-1 · Bank & Credit Card Charges	1,999.32	1,548.86	13,071.18
5150-1 · Office Supplies	414.92	83.69	3,401.55

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Aug 25	Aug 24	Jan - Aug 25
5155-1 · Dues & Subscriptions	179.39	28.49	10,147.17
5160-1 · Advertising-Golf	0.00	183.49	0.00
5170-1 · Annual Meeting Expense	0.00	235.51	0.00
5200-1 · Telephone	722.05	363.45	4,402.56
5200-2 · Internet	532.00	0.00	1,405.24
5351-2 · Repairs - Equipment - Pro Shop	0.00	0.00	332.26
5380-1 · Trash	1,280.80	616.45	8,593.27
5450-2 · Maintenance - Club House	0.00	13.61	3,307.18
5500-1 · Parts - Cart Fleet	1,157.34	0.00	2,625.61
5535-1 · Maintenance Restaurant	0.00	0.00	12,162.39
5540-1 · Lease - Yamaha Carts	3,981.50	3,981.50	31,852.00
5550-1 · Property Taxes - Carts	0.00	0.00	4,147.00
5590-2 · Cleaning & Janitorial-Pro Shop	768.33	1,178.12	5,783.21
5595-01 · Restaurant Expenses	1,256.13	0.00	11,054.89
5610-2 · Maintenance - Pro Shop	0.00	0.00	767.45
5620-2 · Supplies - Pro Shop	0.00	123.80	4,446.83
5630-2 · Utilities - Pro Shop			
5630-3 · Propane - Pro Shop	947.88	0.00	10,047.41
5630-4 · Electric - Pro Shop	2,275.28	0.00	12,647.85
5630-2 · Utilities - Pro Shop - Other	11.22	3,884.77	94.70
Total 5630-2 · Utilities - Pro Shop	3,234.38	3,884.77	22,789.96
5650-1 · Water Testing - CDOH	0.00	500.00	2,709.00
5660-1 · Water Rights	0.00	0.00	435.00
6560-1 · Payroll Expenses			
5090-1 · Payroll Taxes	4,079.19	4,127.06	28,029.93
5210-1 · Wages - Director of Golf	5,153.84	5,000.00	44,738.80
5220-1 · Wages - Pro Shop Staff	7,335.62	6,512.34	40,569.05
5530-1 · Wages - Cart Service	8,081.87	8,204.23	39,656.19
Total 6560-1 · Payroll Expenses	24,650.52	23,843.63	152,993.97
Total 5000 · Expenses - Pro Shop	48,263.86	42,960.89	379,486.55
5995-1 · Grease Removal	0.00	0.00	200.00
7000 · Expense - Maintenance			
5281-1 · Training- Greens			
5281-2 · Continuing Education	0.00	0.00	600.88
5282-3 · Professional Fees	0.00	0.00	944.00
5282-4 · Subscriptions/Pediodicals - T...	184.00	0.00	5,442.63
5281-1 · Training- Greens - Other	0.00	975.06	0.00
Total 5281-1 · Training- Greens	184.00	975.06	6,987.51
5290-1 · Electrical - Irrigation	4,277.55	4,149.96	26,333.27
5295 · Course Repair & Maintenance			
5295-1 · R&M Cart Paths,Bridges & ...	0.00	0.00	1,357.37
Total 5295 · Course Repair & Maintena...	0.00	0.00	1,357.37
5300-1 · Fertilizer			
5300-11 · Fertilizer - Grandular	0.00	0.00	10,578.76
5300-12 · Fertilizer - Soluble & Liquid	189.29	0.00	2,929.84
5300-13 · Soil Amendments	0.00	0.00	2,626.33
5300-14 · Fungicides	0.00	0.00	2,161.98
5300-15 · Herbicides	0.00	0.00	3,772.11
5300-1 · Fertilizer - Other	0.00	3,341.44	0.00
Total 5300-1 · Fertilizer	189.29	3,341.44	22,069.02
5310-1 · Gas & Oil	1,972.36	3,700.25	13,434.54
5320-1 · Equipment R&M	233.70	1,216.36	9,881.82
5330-1 · Irrigation R&M	-904.79	7,630.13	25,995.21

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Aug 25	Aug 24	Jan - Aug 25
5370-1 · Tools & Supplies			
5370-11 · Golf Course Accessories	0.00	0.00	6,176.40
5370-12 · Golf Course Signage & Sup...	0.00	0.00	986.10
5370-13 · Landscape Small Tools	209.30	0.00	1,813.53
5370-14 · Shop Tools	170.25	0.00	1,364.48
Total 5370-1 · Tools & Supplies	379.55	0.00	10,340.51
5460-1 · Propane - Maintenance Shop	0.00	0.00	1,168.76
5470-1 · Electrical - Maintenance Shop	202.75	671.30	1,299.41
5490-1 · Equipment Lease	1,001.70	693.04	4,699.84
5710-1 · Sand & Gravel			
5710-11 · Top Dress - Greens Mix	0.00	0.00	2,254.17
5710-2 · Bunker Sand	0.00	0.00	1,804.14
5710-3 · Roadbase	0.00	0.00	51.10
Total 5710-1 · Sand & Gravel	0.00	0.00	4,109.41
5730-1 · Office Supplies - Greens	0.00	0.00	259.87
5790-1 · Outside Contractors			
5790-11 · Contract Agronomic Services	0.00	0.00	2,461.30
5790-1 · Outside Contractors - Other	0.00	1,962.10	0.00
Total 5790-1 · Outside Contractors	0.00	1,962.10	2,461.30
5801-1 · Employee Appreciation/Food	0.00	0.00	126.84
5802-1 · Mileage	294.30	0.00	543.07
5803-1 · Pump R&M	38.03	0.00	5,551.78
5804-1 · Turf Center - Building R&M	0.00	0.00	1,429.81
6900 · Payroll - Maintenance			
5390-1 · Wages - Greens Superintende...	5,538.46	5,384.62	46,923.07
5400-1 · Wages - Asst. Greens/Mech	1,805.00	3,567.20	7,866.00
5420 · Wages - Irrigation Technician	4,566.16	0.00	39,134.36
5430-1 · Wages - Seasonal	7,730.13	13,873.01	43,756.34
Total 6900 · Payroll - Maintenance	19,639.75	22,824.83	137,679.77
Total 7000 · Expense - Maintenance	27,508.19	47,164.47	275,729.11
Total Expense	75,772.05	90,125.36	655,415.66
Net Ordinary Income	27,535.94	17,327.98	122,345.05
Other Income/Expense			
Other Income			
3440-1 · Advertising Income	0.00	0.00	14,650.00
6010-1 · Interest Earned	0.90	0.00	0.90
6090-1 · Gasoline Tax Refund	192.94	0.00	331.10
6160-1 · Workmans Comp Refund	0.00	0.00	210.00
6170-2 · Sales Tax Commissions	63.69	71.86	179.30
Total Other Income	257.53	71.86	15,371.30
Other Expense			
6200-1 · Depreciation	3,661.00	3,661.00	32,564.00
Total Other Expense	3,661.00	3,661.00	32,564.00
Net Other Income	-3,403.47	-3,589.14	-17,192.70
Net Income	24,132.47	13,738.84	105,152.35

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End August 31, 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010-1 · Annual Memberships				
3010-11 · Corporate Memberships	118,416.68	115,000.00	3,416.68	103.0%
3010-12 · Riding Memberships	103,505.40	100,000.00	3,505.40	103.5%
3010-13 · Walking Memberships	42,372.50	25,000.00	17,372.50	169.5%
Total 3010-1 · Annual Memberships	264,294.58	240,000.00	24,294.58	110.1%
3030 · Public Golf				
3020-1 · Green Fees	253,763.35	380,000.00	-126,236.65	66.8%
3030-1 · Cart Fees	120,482.47	153,000.00	-32,517.53	78.7%
Total 3030 · Public Golf	374,245.82	533,000.00	-158,754.18	70.2%
3040-1 · Tournaments				
3040-11 · Tournament Green Fees	49,544.00	40,000.00	9,544.00	123.9%
3040-12 · Tournament Cart Fees	1,360.00	12,000.00	-10,640.00	11.3%
3040-13 · Tournament Payouts Collected	50,737.49	60,000.00	-9,262.51	84.6%
3040-14 · Tournament Payouts Distributed	-48,529.55	-60,000.00	11,470.45	80.9%
3040-15 · Tournament Food Collected	11,735.00	16,000.00	-4,265.00	73.3%
3040-16 · Tournament Food Distributed	-10,625.78	-16,000.00	5,374.22	66.4%
Total 3040-1 · Tournaments	54,221.16	52,000.00	2,221.16	104.3%
3050-1 · Facility Rental	0.00	2,500.00	-2,500.00	0.0%
3051-1 · Services				
3050-11 · Club Modification Fee	0.00	400.00	-400.00	0.0%
3050-12 · Regripping	9.00	600.00	-591.00	1.5%
3081-2 · Grips	322.68	4,000.00	-3,677.32	8.1%
Total 3051-1 · Services	331.68	5,000.00	-4,668.32	6.6%
3060-1 · Locker Rental	200.00	1,000.00	-800.00	20.0%
3080-1 · Golf Packages	0.00	1,000.00	-1,000.00	0.0%
3090-2 · Lessons & Fittings	160.00			
3100-1 · Drivings Range	9,734.00	13,000.00	-3,266.00	74.9%
3111-2 · Club Rentals	2,667.50	5,000.00	-2,332.50	53.4%
3120-2 · Clubs	21,446.75	40,000.00	-18,553.25	53.6%
3130-2 · Pro Shop Sales	85,158.42	115,000.00	-29,841.58	74.1%
3140-1 · Special Orders	13,893.42	50,000.00	-36,106.58	27.8%
3200-2 · Restaurant Lease Income	19,160.00	24,960.00	-5,800.00	76.8%
3210-1 · Credit Card Fees	7,179.31	12,000.00	-4,820.69	59.8%
3211-1 · Damage Fees	0.00	2,000.00	-2,000.00	0.0%
Total Income	852,692.64	1,096,460.00	-243,767.36	77.8%
Cost of Goods Sold				
4020-2 · Cost - Clubs	15,189.43	37,000.00	-21,810.57	41.1%
4030-2 · Cost - Pro Shop Sales	53,557.38	69,500.00	-15,942.62	77.1%
4030-3 · Cost - Special Orders	6,170.84	28,000.00	-21,829.16	22.0%
4030-5 · Cost - Services	14.28	3,000.00	-2,985.72	0.5%
Total COGS	74,931.93	137,500.00	-62,568.07	54.5%
Gross Profit	777,760.71	958,960.00	-181,199.29	81.1%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End August 31, 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Expense				
5000 · Expenses - Pro Shop				
5005-1 · Professional Fees - Accounting	6,433.75	9,000.00	-2,566.25	71.5%
5010-1 · Attorney Fees	50.00	1,000.00	-950.00	5.0%
5020-1 · Insurance - Liability	29,513.00	28,350.00	1,163.00	104.1%
5030-1 · Insurance - D & O	802.00	2,750.00	-1,948.00	29.2%
5040-1 · Insurance-Employee Health	8,170.82	12,000.00	-3,829.18	68.1%
5050-1 · Insurance - Workmans Comp	2,415.00	3,500.00	-1,085.00	69.0%
5055-1 · Interest & Finance Charges	270.00	0.00	270.00	100.0%
5065-1 · Interest - White Knight	32,462.82	49,000.00	-16,537.18	66.3%
5081-2 · Miscellaneous - Over/Short	-12.08	100.00	-112.08	-12.1%
5085-1 · Taxes - Property	2,730.12	3,000.00	-269.88	91.0%
5110-1 · Postage	138.40	300.00	-161.60	46.1%
5120-1 · Licenses and Fees	85.00	350.00	-265.00	24.3%
5140-1 · Bank & Credit Card Charges	13,071.18	19,000.00	-5,928.82	68.8%
5150-1 · Office Supplies	3,401.55	5,000.00	-1,598.45	68.0%
5155-1 · Dues & Subscriptions	10,147.17	4,000.00	6,147.17	253.7%
5160-1 · Advertising-Golf	0.00	1,000.00	-1,000.00	0.0%
5170-1 · Annual Meeting Expense	0.00	700.00	-700.00	0.0%
5180-1 · Driving Range Expenses	0.00	3,000.00	-3,000.00	0.0%
5200-1 · Telephone	4,402.56	408.00	3,994.56	1,079.1%
5200-2 · Internet	1,405.24	4,362.00	-2,956.76	32.2%
5351-2 · Repairs - Equipment - Pro Shop	332.26	2,000.00	-1,667.74	16.6%
5380-1 · Trash	8,593.27	9,000.00	-406.73	95.5%
5380-2 · Toilet & Septic	0.00	8,500.00	-8,500.00	0.0%
5450-2 · Maintenance - Club House	3,307.18	3,500.00	-192.82	94.5%
5500-1 · Parts - Cart Fleet	2,625.61	5,000.00	-2,374.39	52.5%
5535-1 · Maintenance Restaurant	12,162.39	2,000.00	10,162.39	608.1%
5540-1 · Lease - Yamaha Carts	31,852.00	47,778.00	-15,926.00	66.7%
5550-1 · Property Taxes - Carts	4,147.00	4,600.00	-453.00	90.2%
5590-2 · Cleaning & Janitorial-Pro Shop	5,783.21	7,000.00	-1,216.79	82.6%
5595-01 · Restaurant Expenses	11,054.89	10,000.00	1,054.89	110.5%
5610-2 · Maintenance - Pro Shop	767.45	7,000.00	-6,232.55	11.0%
5620-2 · Supplies - Pro Shop	4,446.83	2,000.00	2,446.83	222.3%
5630-2 · Utilities - Pro Shop				
5630-3 · Propane - Pro Shop	10,047.41	19,000.00	-8,952.59	52.9%
5630-4 · Electric - Pro Shop	12,647.85	26,000.00	-13,352.15	48.6%
5630-2 · Utilities - Pro Shop - Other	94.70			
Total 5630-2 · Utilities - Pro Shop	22,789.96	45,000.00	-22,210.04	50.6%
5650-1 · Water Testing - CDOH	2,709.00	5,500.00	-2,791.00	49.3%
5660-1 · Water Rights	435.00	4,000.00	-3,565.00	10.9%
6560-1 · Payroll Expenses				
5090-1 · Payroll Taxes	28,029.93	34,000.00	-5,970.07	82.4%
5210-1 · Wages - Director of Golf	44,738.80	65,000.00	-20,261.20	68.8%
5220-1 · Wages - Pro Shop Staff	40,569.05	45,000.00	-4,430.95	90.2%
5530-1 · Wages - Cart Service	39,656.19	55,000.00	-15,343.81	72.1%
Total 6560-1 · Payroll Expenses	152,993.97	199,000.00	-46,006.03	76.9%
Total 5000 · Expenses - Pro Shop	379,486.55	508,698.00	-129,211.45	74.6%
5995-1 · Grease Removal	200.00			
7000 · Expense - Maintenance				
5281-1 · Training- Greens				
5281-2 · Continuing Education	600.88	1,000.00	-399.12	60.1%
5282-3 · Professional Fees	944.00	700.00	244.00	134.9%
5282-4 · Subscriptions/Pediodicals - Tur	5,442.63	3,500.00	1,942.63	155.5%
Total 5281-1 · Training- Greens	6,987.51	5,200.00	1,787.51	134.4%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End August 31, 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
5290-1 · Electrical - Irrigation	26,333.27	35,000.00	-8,666.73	75.2%
5295 · Course Repair & Maintenance				
5295-1 · R&M Cart Paths,Bridges & Steps	1,357.37	2,500.00	-1,142.63	54.3%
Total 5295 · Course Repair & Maintenance	1,357.37	2,500.00	-1,142.63	54.3%
5300-1 · Fertilizer				
5300-11 · Fertilizer - Grandular	10,578.76	10,000.00	578.76	105.8%
5300-12 · Fertilizer - Soluble & Liquid	2,929.84	4,200.00	-1,270.16	69.8%
5300-13 · Soil Amendments	2,626.33	3,000.00	-373.67	87.5%
5300-14 · Fungicides	2,161.98	3,000.00	-838.02	72.1%
5300-15 · Herbicides	3,772.11	7,000.00	-3,227.89	53.9%
Total 5300-1 · Fertilizer	22,069.02	27,200.00	-5,130.98	81.1%
5310-1 · Gas & Oil	13,434.54	25,000.00	-11,565.46	53.7%
5320-1 · Equipment R&M	9,881.82	20,000.00	-10,118.18	49.4%
5330-1 · Irrigation R&M	25,995.21	20,000.00	5,995.21	130.0%
5370-1 · Tools & Supplies				
5370-11 · Golf Course Accessories	6,176.40	5,000.00	1,176.40	123.5%
5370-12 · Golf Course Signage & Supplies	986.10	1,000.00	-13.90	98.6%
5370-13 · Landscape Small Tools	1,813.53	1,000.00	813.53	181.4%
5370-14 · Shop Tools	1,364.48	2,000.00	-635.52	68.2%
Total 5370-1 · Tools & Supplies	10,340.51	9,000.00	1,340.51	114.9%
5460-1 · Propane - Maintenance Shop	1,168.76	2,000.00	-831.24	58.4%
5470-1 · Electrical - Maintenance Shop	1,299.41	1,500.00	-200.59	86.6%
5481-1 · Equipment Rental	0.00	3,000.00	-3,000.00	0.0%
5490-1 · Equipment Lease	4,699.84	0.00	4,699.84	100.0%
5710-1 · Sand & Gravel				
5710-11 · Top Dress - Greens Mix	2,254.17	6,000.00	-3,745.83	37.6%
5710-2 · Bunker Sand	1,804.14	1,000.00	804.14	180.4%
5710-3 · Roadbase	51.10	0.00	51.10	100.0%
Total 5710-1 · Sand & Gravel	4,109.41	7,000.00	-2,890.59	58.7%
5730-1 · Office Supplies - Greens	259.87	200.00	59.87	129.9%
5790-1 · Outside Contractors				
5790-11 · Contract Agronomic Services	2,461.30	5,000.00	-2,538.70	49.2%
5790-12 · Irrigation Services	0.00	5,000.00	-5,000.00	0.0%
Total 5790-1 · Outside Contractors	2,461.30	10,000.00	-7,538.70	24.6%
5801-1 · Employee Appreciation/Food	126.84	500.00	-373.16	25.4%
5802-1 · Mileage	543.07	1,000.00	-456.93	54.3%
5803-1 · Pump R&M	5,551.78	8,000.00	-2,448.22	69.4%
5804-1 · Turf Center - Building R&M	1,429.81	1,000.00	429.81	143.0%
5805-1 · Uniforms	0.00	500.00	-500.00	0.0%
6900 · Payroll - Maintenance				
5390-1 · Wages - Greens Superintendent	46,923.07	70,000.00	-23,076.93	67.0%
5400-1 · Wages - Asst. Greens/Mech	7,866.00	50,000.00	-42,134.00	15.7%
5420 · Wages - Irrigation Technician	39,134.36	25,000.00	14,134.36	156.5%
5430-1 · Wages - Seasonal	43,756.34	50,000.00	-6,243.66	87.5%
Total 6900 · Payroll - Maintenance	137,679.77	195,000.00	-57,320.23	70.6%
Total 7000 · Expense - Maintenance	275,729.11	373,600.00	-97,870.89	73.8%
Total Expense	655,415.66	882,298.00	-226,882.34	74.3%
Net Ordinary Income	122,345.05	76,662.00	45,683.05	159.6%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End August 31, 2025

	<u>Jan - Aug 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
3440-1 · Advertising Income	14,650.00	15,000.00	-350.00	97.7%
6010-1 · Interest Earned	0.90			
6090-1 · Gasoline Tax Refund	331.10	600.00	-268.90	55.2%
6160-1 · Workmans Comp Refund	210.00	0.00	210.00	100.0%
6170-2 · Sales Tax Commissions	179.30	300.00	-120.70	59.8%
Total Other Income	<u>15,371.30</u>	<u>15,900.00</u>	<u>-528.70</u>	<u>96.7%</u>
Other Expense				
6200-1 · Depreciation	<u>32,564.00</u>	<u>45,000.00</u>	<u>-12,436.00</u>	<u>72.4%</u>
Total Other Expense	<u>32,564.00</u>	<u>45,000.00</u>	<u>-12,436.00</u>	<u>72.4%</u>
Net Other Income	<u>-17,192.70</u>	<u>-29,100.00</u>	<u>11,907.30</u>	<u>59.1%</u>
Net Income	<u><u>105,152.35</u></u>	<u><u>47,562.00</u></u>	<u><u>57,590.35</u></u>	<u><u>221.1%</u></u>



Agenda Item #5.a.

Agenda Item Name:

Consider Letter of Support for BLM Grant Application to Colorado Parks and Wildlife Good Management Grant for Off Highway Vehicle Crew

Presenter:

Patrick Waller, City Manager

Item Description:

Letter of support for external agency

Recommended Action:

Move to approve letter of support for CPW OHV Crew Application

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

N/A

Executive Summary:

The BLM OHV Crew has been a longstanding program serving public lands in the Rifle area. Each season the OHV Crew installs hundreds of wayfinding and trail designation signs on trails on the Roan Plateau, which overlooks the City of Rifle and the Hubbard Mesa OHV area which is only a few minutes northwest of the city. The BLM OHV Crew performs several clean ups each season to maintain trailheads around Hubbard Mesa. This letter of support will be included in the BLM's submittal to the CPW OHV Good Management Grant.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Letter of Support - CPW BLM Grant

October 15, 2025

OHV Grant Committee
Colorado Parks and Wildlife
13787 South Hwy 85 N.
Littleton, CO 80125



Dear CPW OHV Grant Committee,

The City of Rifle supports the Bureau of Land Management (BLM) Colorado River Valley Field Office's application for a CPW OHV Good Management Grant for 2025-2026. The City of Rifle and BLM work together to plan recreation amenities on BLM lands that surround the City of Rifle. The City of Rifle attracts many outdoor enthusiasts to the area including OHV users and hunters.

The BLM OHV Crew has been a longstanding program serving public lands in the Rifle area. Each season the OHV Crew installs hundreds of wayfinding and trail designation signs on trails on the Roan Plateau, which overlooks the City of Rifle and the Hubbard Mesa OHV area which is only a few minutes northwest of the city. The BLM OHV Crew performs several clean ups each season to maintain trailheads around Hubbard Mesa.

Thank you for considering the OHV Good Management Grant submitted by the BLM CRVFO.

Sincerely,

Sean Strode
Mayor
City of Rifle



Agenda Item #5.b.

Agenda Item Name:

Consider Amending Appendix A to the Rifle Municipal Code Enacting a Refuse Collection Fee for Contaminated Recycling Bins - Ordinance No. 10, Series of 2025 - 2nd Reading

Presenter:

Jared Emmert, Utilities Director

Item Description:

Consider approving Ordinance No. 10, Series of 2025 - Amendment of RMC Appendix A enacting a refuse collection fee for contaminated recycling bins.

Recommended Action:

Move to approve Ordinance No. 10, Series of 2025 on second reading.

Fiscal Impact:

Mountain Waste and Recycling will begin assessing the city \$12 per occurrence of recycling bins being rejected due to contamination. This amendment to Appendix A will allow the city to recoup the cost from the associated customers.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Some Rifle Utilities customers contaminate their recycling bins with prohibited items, causing the bins to be rejected. This is becoming a more problematic occurrence each week. The city's contracted refuse hauler, Mountain Waste and Recycling, has proposed a \$12 fee be assessed to customers who cause the recycling bin to be rejected. The fee offsets the extra time spent handling the rejected bins and is also a deterrent to using the bins to dispose of prohibited items. Mountain Waste and Recycling will begin assessing the fee to the city, and this amendment to Appendix A will allow the city to recoup the cost from the associated customer.

Executive Summary:

The amendment to RMC Appendix A will allow the city to assess a \$12 fee to customers who cause recycling bins to be rejected due to contamination by prohibited items.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Ordinance No. 10-Sanitation Rates Recycling Contamination Fee

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 10
SERIES OF 2025**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
APPENDIX A TO THE RIFLE MUNICIPAL CODE ENACTING A REFUSE
COLLECTION FEE FOR CONTAMINATED RECYCLING BINS.

WHEREAS, the City of Rifle is experiencing problems with its refuse collection with customers not following the guidelines for recyclables leading to contamination of the recycling bin causing the entire bin to be rejected by the recycling company; and

WHEREAS, the City Council finds and determines that it is in the best interests of the citizens of Rifle to enact a fee charged to customers who contaminate their recycling bin in Section 6-7-60 at Appendix A of the Rifle Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The following contaminated recycling bin fee referenced in the Code at Appendix A, for RMC Section 6-7-60, is hereby enacted **effective November 1, 2025:**

6-7-60	Refuse Collection Rates and Charges	
	Single-family residential, multi-family:	
	***	***
	Contaminated Recycling Bin Fee	\$12.00/occurrence

INTRODUCED, on October 1, 2025, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on October 15, 2025, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By _____
Mayor

City of Rifle, Colorado
Ordinance No. 10, Series of 2025
Page 2 of 2

ATTEST:

City Clerk



Agenda Item #7.a.

Agenda Item Name:

Western Colorado Alliance - Transit Survey Presentation

Presenter:

Patrick Waller, City Manager

Item Description:

Presentation

Recommended Action:

No recommended action on presentation item.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Western Colorado Alliance has completed a survey of public transit in western Garfield County. Members of the organization will be presenting the results to City Council.

Notification Requirements:

N/A

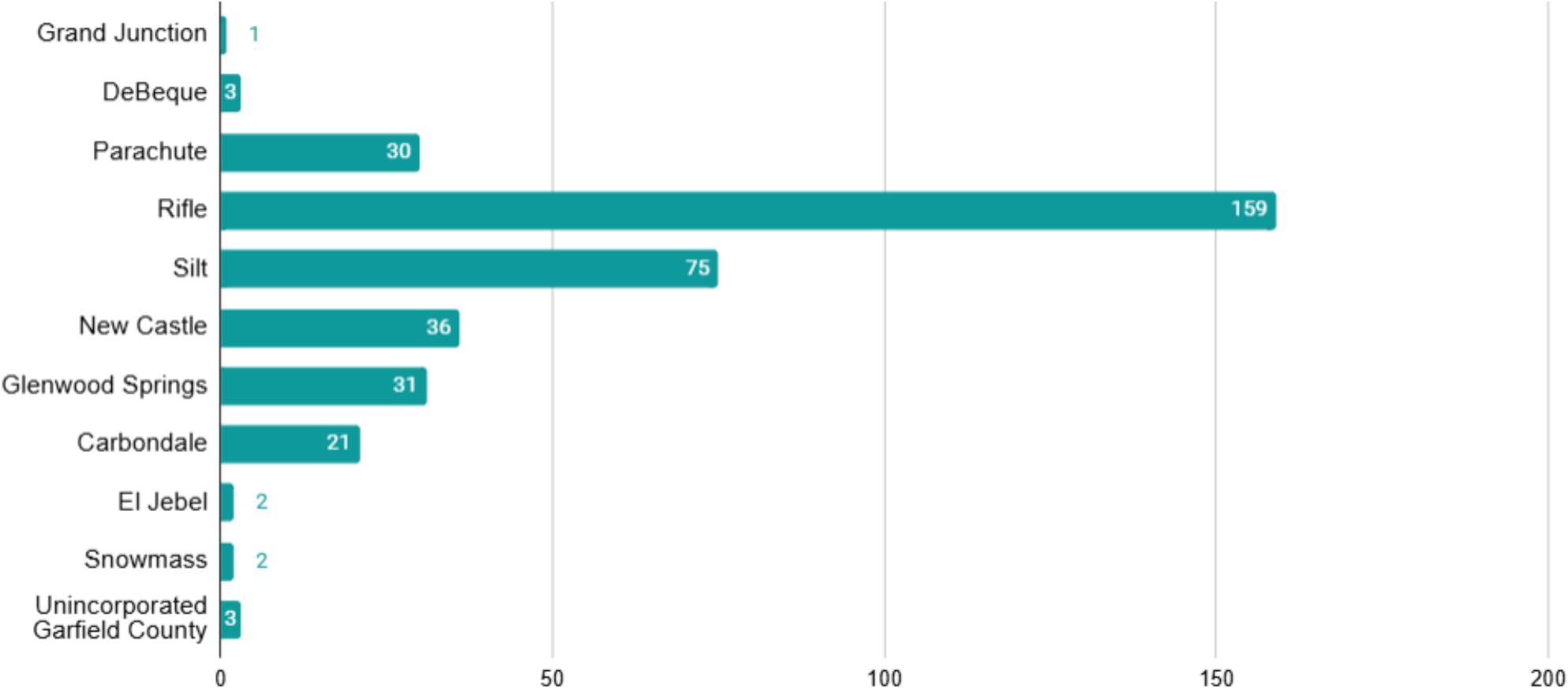
Prepared By:

Patrick Waller, City Manager

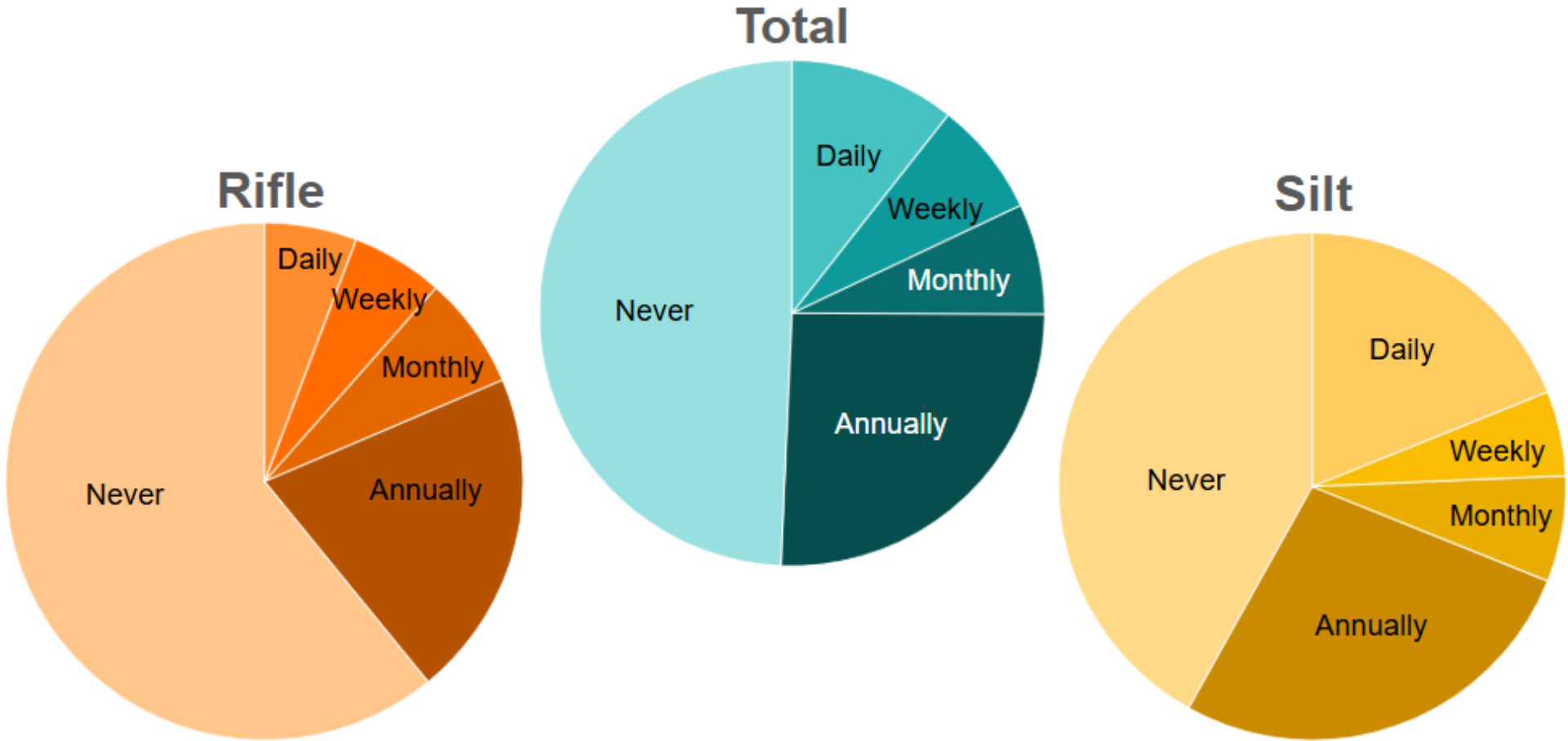
Attachments:

1. Transportation Presentation Slides 2025
2. CRV Community Transportation Needs Assessment 2025

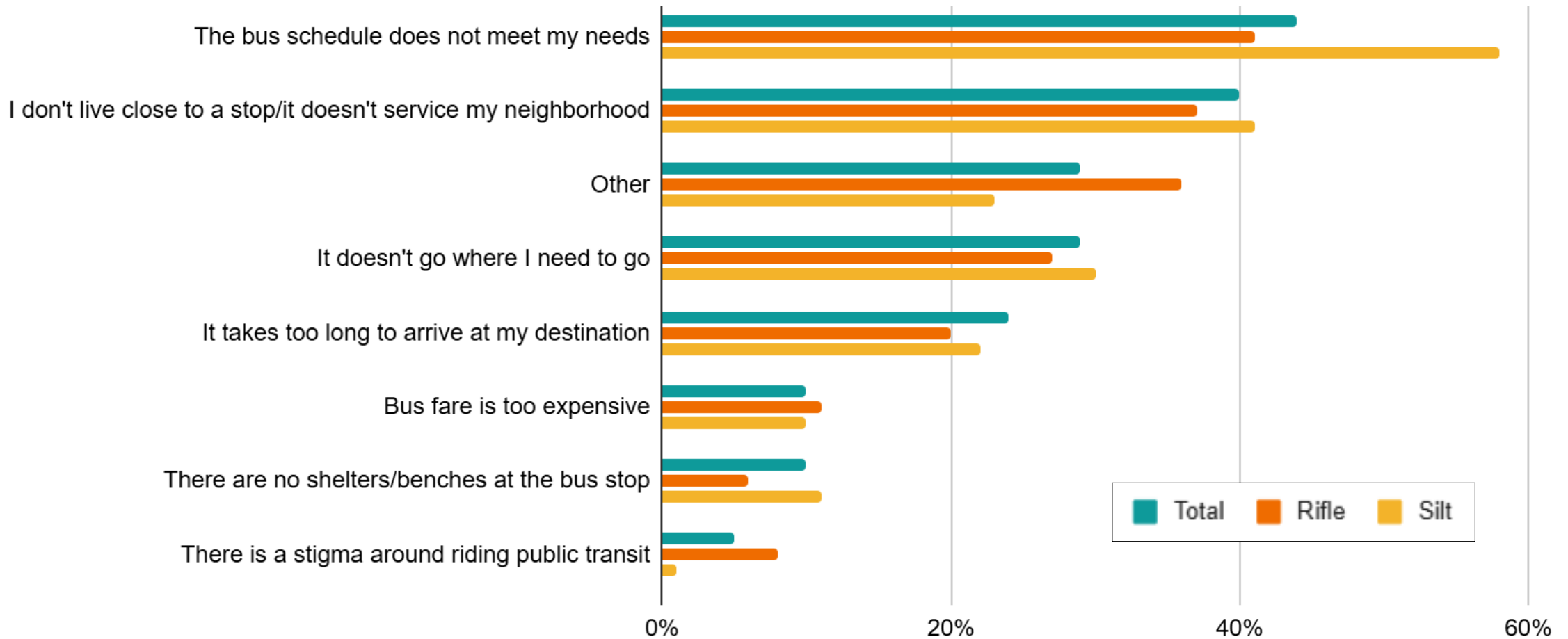
Who took the bus survey?



How often do you ride the bus?



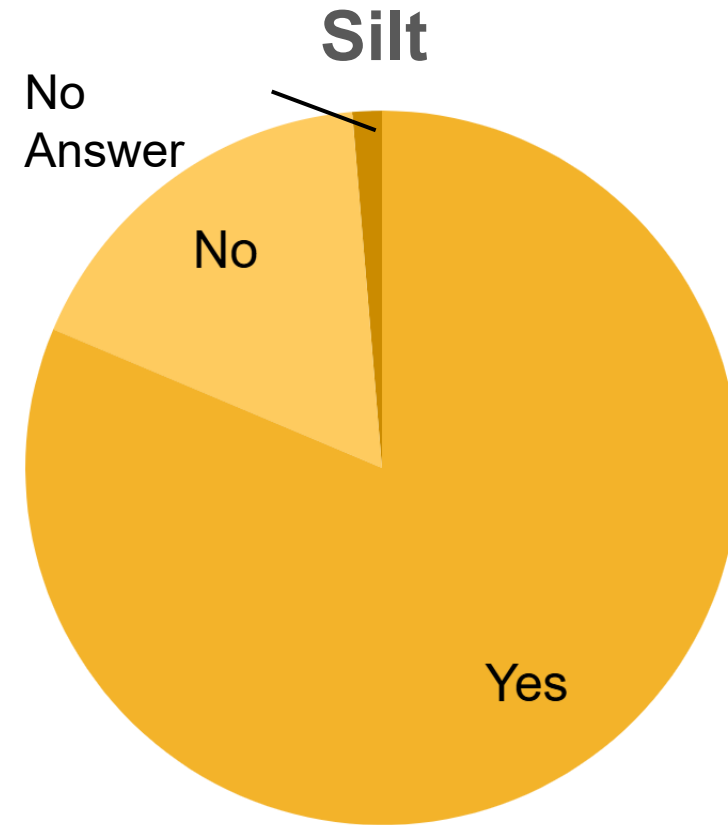
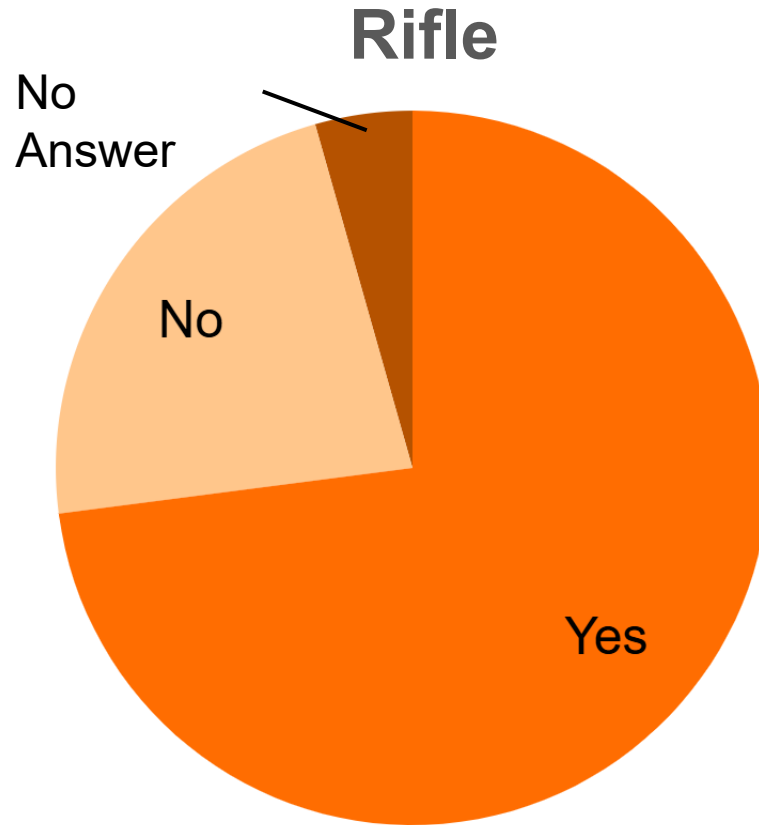
Which barriers to riding the bus apply to you?



Where do people want to go?

Libraries
Local Restaurants
Healthcare
CMC Rifle
Theaters
Rifle Metro Pool
Small Businesses
Breweries
Government Offices
Shopping
Grocery Stores
Community Events
Grand River Health
Recreation Centers

increase to fund increased bus service in your area?



Colorado River Valley Community Transportation Needs Assessment 2025



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Executive Summary

Transportation is a key community issue that intersects with widely felt problems like lack of affordable housing and limited access to healthcare, but is not always prioritized when addressing pressing community needs. This report was prepared to be used as a tool when decisions are being made regarding public transit in western Garfield County. Western Colorado Alliance of Garfield County, a community-based nonprofit led primarily by local volunteers, spent 12 months engaging residents of Garfield County in conversation and circulated a bus survey through community events and door knocking. The group strove to engage people from all walks of life to get a representative snapshot of people's experiences. Survey responses were collected from every town in Garfield County, with the majority of responses coming from Rifle and Silt residents. And while demographic data was not collected, 25% of survey takers speak Spanish, 17% are retired, and 46% self-identified as commuters. Western Colorado Alliance of Garfield County feels confident that the findings are representative of the whole community.

This survey revealed that people view public transit favorably. They primarily want it to be more practical and convenient. Bus fares and stigma are negligible problems. Ridership is not strongly influenced by fares or the conditions of shelters at bus stops. Changes that would encourage people to ride the bus are more bus stops near residences, expanded route options and destinations, and increased bus frequency. People also pointed out the need for safe sidewalks and lighting so they can walk or bike to their nearest bus stop. Finding ways to increase bus service and improve infrastructure will remove the primary barriers to utilizing mass transit. And people are willing to pay for it. A decisive 73% of Rifle residents and 81% of Silt residents surveyed said they would support a tax increase if it meant better public transportation service.

Community engagement also countered the perception that transportation is dominantly a commuter issue. In fact, people consistently indicated that they want public transit to access basic needs and leisure activities. Access to medical services, grocery shopping, and supporting local businesses are community priorities. Dependable, affordable transportation to these things would greatly improve quality of life, and doing so via public transit would save riders money on the maintenance and operation of personal vehicles while potentially reducing traffic burdens without unnecessary expansion of surface streets. At the same time, it would benefit local economies to have more of the local population patronizing businesses. Colorado River Valley residents want access to local resources to make their lives easier and to be more involved in their community.

Introduction

Transportation is a basic societal need and impacts everyday quality of life. Addressing this issue fits into the broader context of Western Colorado Alliance of Garfield County’s mission to “...ensure that a good quality of life is accessible to everyone in Garfield County”. Since 2024, the Alliance has supported a community-led grassroots organizing effort to improve and expand transportation options downvalley. The Alliance firmly believes that the best solutions to problems come from the people who are directly impacted by those problems. Lived experience is vital to understanding the complexity and details of problems that need to be addressed. Accordingly, part of this organizing effort has been to collect quantitative and qualitative data from residents of the Colorado River Valley that can be used to guide decision making around this issue. This report presents the results of a year-long bus survey conducted by local member leaders and information and stories gathered from conversations throughout the community.

Background

Western Colorado Alliance is a nonprofit organization that supports leadership development and grassroots organizing by local residents as a means of ensuring West Slope communities are healthy, just, and resilient. Organizing projects and initiatives are selected and led by community members, while staff organizers, who are also local, operate in supportive roles. To ensure these organizing projects are authentically community-centered, Western Colorado Alliance has a series of autonomous affiliate groups based in counties across the West Slope region. Affiliate groups are made up of community members who lead local campaigns and donate time, money, and/or skills to achieve their organizing goals with the help of one full-time local community organizer. Garfield County's affiliate group, Western Colorado Alliance of Garfield County, was formed in 2024 and selected improving and expanding downvalley transportation as the group's first issue campaign.

Throughout 2022 and 2023, Western Colorado Alliance facilitated a community-led issue identification process in Garfield County. The process included door-to-door deep listening, small community meetings to discuss the intersection of various issues and peoples' lived experiences, and convening a diverse Organizing Committee who analyzed all the data, stories, and organizing strategy. Key issues that arose during the deep listening process included struggles with the increasing cost of living, lack of affordable housing, limited access to physical and mental healthcare, lack of affordable childcare, and limited transportation options. The Organizing Committee reflected not only on which issues were lifted up by community members most often, but also considered where efforts to address these issues were already being made by local government and other nonprofit organizations - to avoid redundancy, as well as the magnitude of the impact of each issue on the whole community.

The Organizing Committee concluded that addressing the lack of transportation options in western Garfield County was critical to quality of life in the community, but transportation was singularly not being prioritized by any other major community entities. Improving transportation is one piece of the puzzle to address intersecting problems in the region, including job access, workforce development, affordable housing, healthcare and childcare access, and environmental health. The next steps in addressing this issue were to conduct more in depth research on the specific challenges people faced concerning transportation and to understand what locals viewed as viable solutions.

Methods

Qualitative and quantitative data from local residents was compiled to understand the transportation needs of the downvalley communities. The stories and lived experiences of people living and working in the area were recorded and a survey that focused on bus services was circulated. Throughout the process, a concerted effort was made to connect with a broad cross-section of the community rather than focus on a specific demographic.

Individual Conversations

Members of Western Colorado Alliance of Garfield County spoke with people living and working in the downvalley area to hear their stories. Conversations took place organically in casual public spaces, intentionally at community events, and in facilitated small group meetings. These conversations allowed community members the opportunity to share their lived experience and the unique conditions that led to their personal opinions on transportation.

Small Group Meetings

Western Colorado Alliance of Garfield County hosted two small group meetings with a facilitated discussion of existing transportation systems and activities to envision an ideal transportation network. The first meeting, held in Silt, was attended by 10 people. The diverse set of attendees represented residents from Parachute to New Castle, parents and grandparents, immigrants, workforce and retirees. The second meeting was held at the Rifle Senior Center and was attended by four people who live in senior housing and/or frequent the Senior Center. Attendees at both meetings were invited to share their experience with currently available transit options, note what's working for them and what's not, and map out the bus routes and destinations that would serve them best in an idealized scenario.

Bus Survey

A bus survey was distributed in English and Spanish to gauge the usage and accessibility of existing bus services, barriers to ridership, ways to encourage ridership, and potential support for a sales tax increase that would fund expanded bus service in Rifle and Silt. While not stated on the survey, the question regarding support for a ½ cent municipal sales tax increase to fund increased bus service was intended to be a proxy for Roaring Fork Transit Authority (RFTA) membership based on dedicated taxes of current members. Surveys also served as a mechanism to invite people to get involved in the community effort with an option for individual follow up.

When collecting survey responses, steps were taken to avoid introducing confirmation bias. Survey collection methods included: tabling public events at multiple towns in Garfield County (e.g. Hispanic Heritage Day, BikeThere, etc.), posting on social media accounts, sending the survey to the Alliance’s full Garfield County email list, canvassing door-to-door, distribution at locations with a high concentration of people who are most likely to need public transportation (e.g. Rifle Senior Center, CMC Rifle Campus, and lower income neighborhoods/apartment buildings), posting flyers with QR codes on public message boards from Parachute to New Castle, using autotexting software to text registered voters from Parachute to New Castle, and using paid promotion on social media (Facebook and Instagram) targeting residents of the Colorado River Valley.

Results

Survey respondent information

There were 376 responses to the bus survey. Demographic information from respondents was not collected. However, based on respondents identifying where they live and work, the language the survey was completed in, and knowledge about where particular batches of surveys were collected, a snapshot of who the survey results represent can be developed.

As intended, respondents dominantly live in Garfield County with over 60% of respondents residing in either Rifle or Silt (Figure 1). Residents of these two municipalities were specifically targeted because they currently have the most limited public transit service in the county. Responses from the remaining four municipalities in Garfield County were similar in quantity - approximately 30 each. And 11 responses came from residents of unincorporated Garfield County or Pitkin or Mesa counties. These responses were included in the final dataset because the survey takers work in towns within Garfield County.

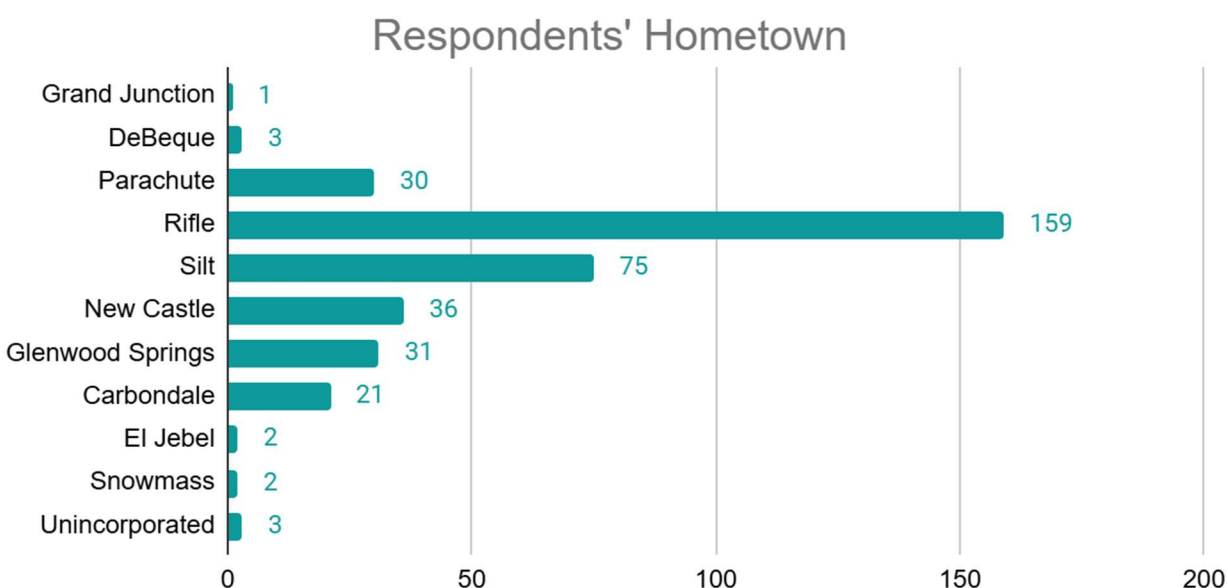


Figure 1- Number of bus survey responses by respondents' hometown.

The commuting habits of the residents of the Colorado River Valley have been well documented. About 50% of trips through Glenwood Springs to CO 82 originate in western Garfield County¹. To lend commuting habit context to the survey responses, respondents were asked in which town they work. Figure 2 shows the respondents' place of work. Respondents living in Rifle and Silt have been highlighted to illuminate how many people begin their commutes from those towns in particular. Glenwood Springs is the top

destination for commuters, drawing a significant number of Rifle and Silt residents. Rifle and Silt themselves employ a large number of their own residents. It should be noted that this data is likely weighted towards showing high employment in Rifle and Silt because a higher proportion of residents from those towns participated in the survey. Aspen and Carbondale also draw a large number of commuters. Workers in Rifle and Silt are commuting as far as Aspen and Eagle County. Overall, 43% of respondents commute. A visual of towns in which survey takers work vs where they live is presented in Figure 3.

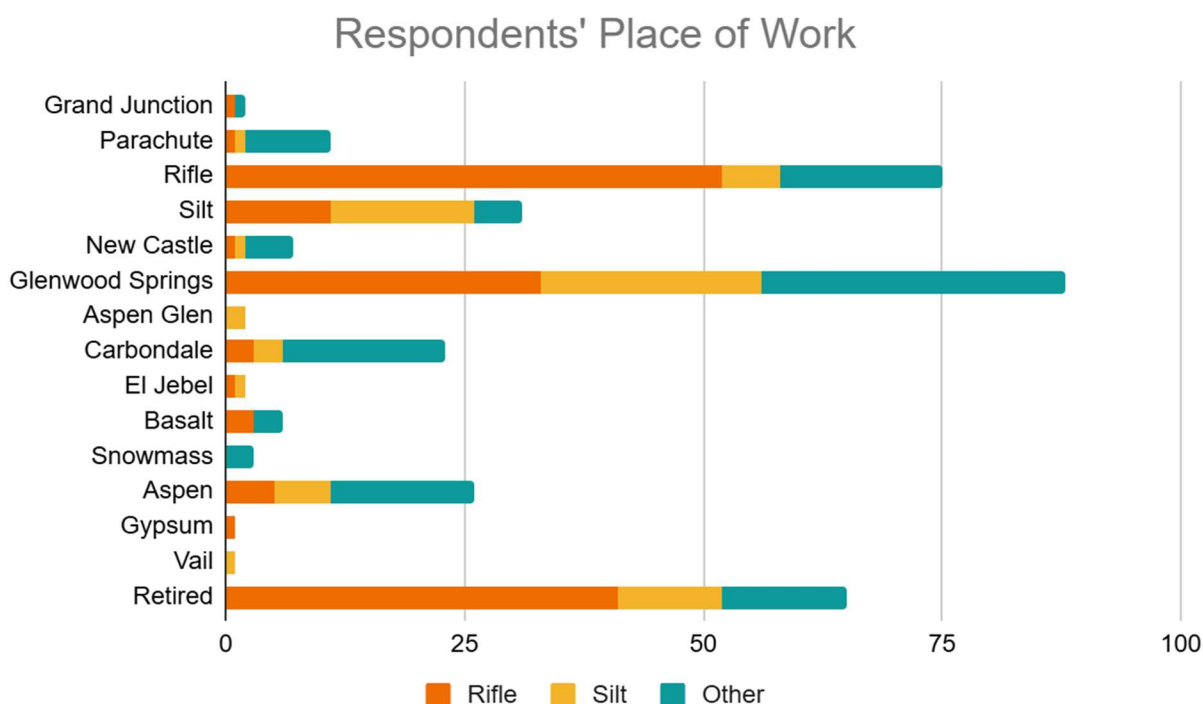


Figure 2- Respondents' place of work with their hometown indicated by color, illustrating the origin and destination of commutes. Orange represents residents of Rifle, yellow represents residents of Silt, and teal represents residents of all other places.

Retired people represent 17% of survey takers. Capturing input from the retired community was important because they are one of the populations most likely to be mobility-limited and dependent on transit services.

Parachute/Battlement Mesa	52%
Rifle	39%
Silt	63%
New Castle	73%
Glenwood Springs	55%
Carbondale	30%

Figure 3 - Percentage of respondents that indicated they work in a town other than the town in which they live, by town of residence

Members of the Latino community are also more likely to rely on local public transit services (50-60% of RFTA's ridership was Latino per the Rifle Transit Circulator Feasibility Study conducted in 2011²). While this survey did not ask about race or ethnicity, it was distributed in English and Spanish, which allows for some inference into the ethnicity of survey takers. Acknowledging that this does not account for bilingual survey takers, the percentage of responses in Spanish can represent a rough estimate of the minimum percentage of Latino respondents. Spanish responses account for 25% of surveys completed.

Youth also tend to be disproportionately impacted by access to transportation. Local youth may be too young to drive, may not have access to reliable vehicles or unable to afford to drive, or be less experienced drivers who limit the destinations they drive to accordingly. While quantitative data is not available on the number of youth who participated in the survey, efforts were made to engage them. Surveys were distributed at CMC Rifle as students arrived for classes and offered to participants in a local youth intern program.

Pulse check - Opinions on current transit service

Respondents were asked how often they ride their local bus (Figure 4) and how they would rate it (Figure 5). The survey did not specify a transit service provider, allowing respondents to fill in the gap with the transit service that is most relevant to them (e.g. RFTA, PATS, or the Traveler).

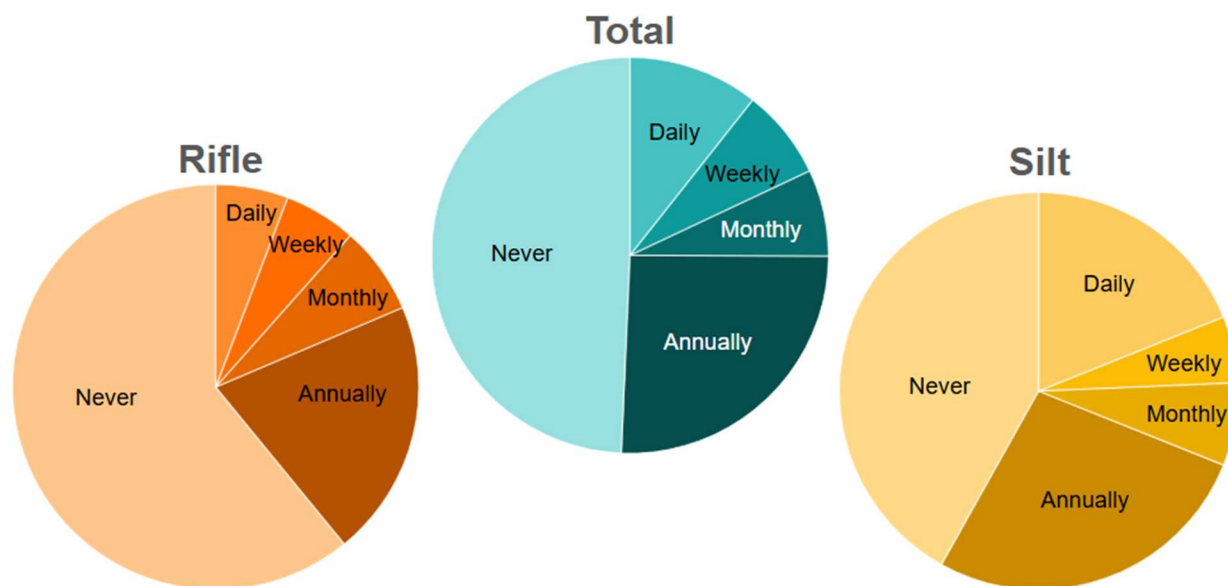


Figure 4 - Ridership Frequency by residents of Rifle, Silt, and total respondents. Respondents were not asked to specify which bus system(s) (RFTA, PATS, Traveler, or Bustang) they ride.

Regarding ridership, the largest proportion of people have never ridden a local bus. This trend held at the county and municipal level. Around a quarter of people ride the bus just a few times a year. The remaining proportion of people were split between average riderships of monthly, weekly, or daily rides. Relative to the county average, Rifle residents were less likely to utilize bus services. In Rifle, 61% of people indicated they never ride the bus, and a combined total of just 19% of people indicated they ride daily, weekly, or monthly. Meanwhile, Silt residents were more likely than average to be bus riders, with the majority (58%) stating they ride at least annually. Daily ridership had a higher occurrence in Silt as well at 19%. It is notable that Silt has the most limited bus service of any municipality in Garfield County, yet residents still utilize it at a relatively higher rate.

Overall bus system ratings were favorable and stayed relatively consistent at county and municipal levels. The majority of respondents viewed their bus system as “fair” or “good”. The survey results do reflect the opinions of both people who are very familiar with bus operations and those who have no direct experience and based their answer on their general perception. When bus ratings were broken out by ridership frequency category, daily riders were most likely to rate bus service as “poor”. Periodic riders were most likely to rate bus service as “good” and people who have never ridden the bus were most likely to rate service as “fair”.

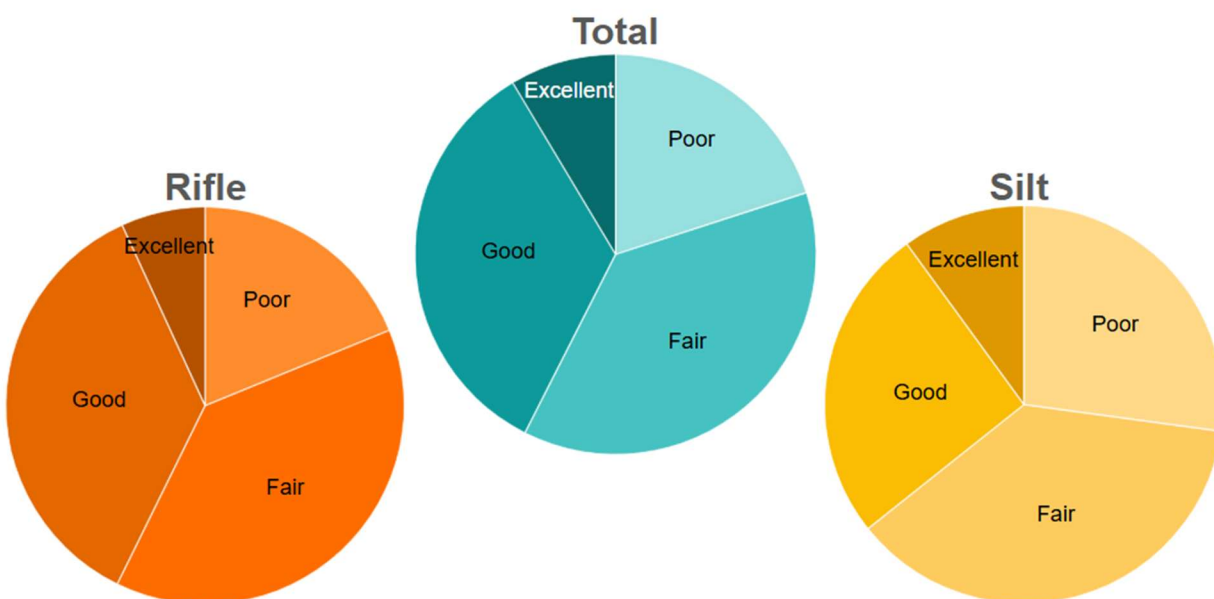


Figure 5 - Local bus system rating by residents of Rifle, Silt, and total respondents. Respondents were not asked to specify which bus system (RFTA, PATS, Traveler, or Bustang) they were rating.

Taking a closer look at daily bus riders, 37% of whom rated bus service as “poor”, they consistently indicated that bus service would be improved by the addition of more bus stops, more routes, and increased trip frequency. Within this subset of responses, there were no complaints about the condition of buses or performance of drivers. Only three daily riders indicated that the bus fare was too high. For those who use it the most, the most meaningful improvements would focus on expansion of existing services.

[Barriers to ridership](#)

When asked what barriers they faced to using public transit, the majority of people indicated that service limitations were the main factor. Bus schedules that did not meet people’s needs were the most common barriers. More specifically, people often elaborated that the buses do not come frequently enough for usage to be feasible, especially for those living in Silt. Living too far from bus stops was another top concern. This problem is compounded by seasonal weather fluctuations, steep terrain, and inadequate infrastructure. People also indicated the bus does not go where they need to be. Sometimes this was in reference to workplaces, but shopping centers, medical offices, and schools were also brought up frequently. These trends were seen at the county and municipal level (Figure 6).

A significant number of survey respondents also chose “Other” and wrote in a response. Of the write-ins, about 40% simply noted they have no need to ride public transit currently and an additional 15% listed a barrier that fell into one of the multiple choice categories. Notable new barriers include: limited westbound service along I-70 (including people in Glenwood who need to travel downvalley for work), concerns about safety and infrastructure (mostly from Silt residents who lack sidewalks and lighting), specific issues with the Traveler service (mostly Rifle residents who do not want to give up their driver’s license or struggle with the 48-hour notice for scheduling a ride), and finally people who are simply not comfortable taking the bus due to a lack of understanding how to ride it or being uncomfortable around some of the other riders. Additional barriers identified in lesser amounts include the needs to transport children, animals, and/or cargo, language barriers, mobility issues, need for bike parking at bus stops, difficulty dealing with the weather, and concerns that the existing bus service is not reliable enough.

Barriers to Riding the Bus

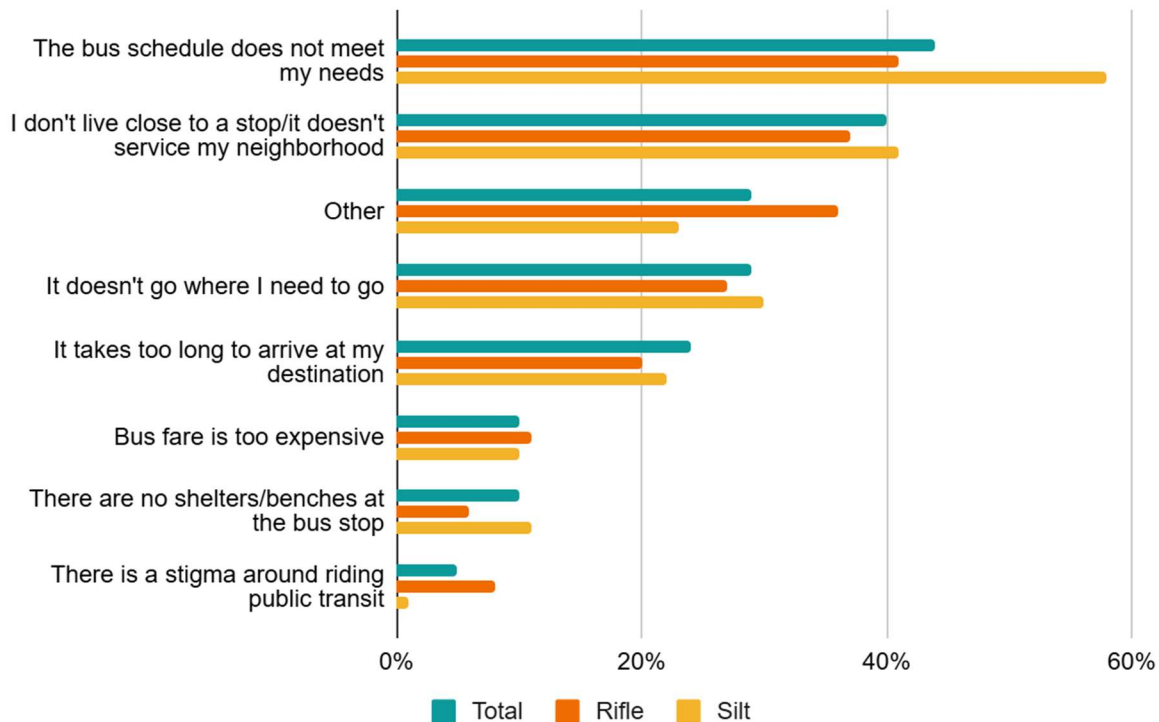


Figure 6 – Percentage of respondents impacted by various barriers to riding the bus. Orange represents residents of Rifle, yellow represents residents of Silt, and teal represents total respondents.

The least reported barriers to ridership were bus fare, lack of shelters or benches at bus stops, and a perceived stigma to riding public transit. On average, residents of Silt were more likely to view lack of bus shelters as a problem, and Rifle residents were more inclined to feel a stigma attached to public transit. While the solutions to fare and bus shelters are straightforward, changing public perception is a more ambiguous problem with a less obvious solution. With this in mind, it is fortunate that stigma is not a substantial barrier locally.

Residents of Rifle focused on the challenge of connectivity to south Rifle, where residential and commerce areas are expanding. People living in south Rifle expressed the need for a safe way to get to the Rifle Park and Ride to access RFTA and Bustang. People living in north Rifle described the need to travel to Walmart as well as the need for more time to shop there if they arrived by bus and were relying on a bus to take them home again. Both residents of Rifle and Parachute described the challenges of navigating the transfer between PATS and RFTA.

South Rifle is also the location of the CMC Rifle campus, the downvalley region's only higher-education provider. Residents of Rifle, Parachute, and even DeBeque highlighted the need for options to access the campus. The only road to the campus does not have a dedicated bike lane or sidewalk. It supports heavy truck traffic and driver visibility is reduced by the curvature and grade of the road. The only other access option is an unpaved and unlit trail.

Residents of Silt uniquely focused on ways to improve overall safety as an incentive to ride the bus. As mentioned above, more dedicated sidewalks and street lighting would make people more comfortable walking to bus stops. This need was identified by people who live on the south side of Silt and cannot walk across the I-70 overpass as well as those living on the north side of Silt but are not comfortable walking in the street or the shoulder in order to get around town. Additionally, the lack of crosswalks on Highway 6 through Silt was identified as a major problem, especially for those in the disabled or retired communities who may not be able to walk quickly. Respondents also pointed out that the location of Coal Ridge High School makes it dangerous to access by means other than a personal vehicle and that school buses are not always options for functions that take place outside of traditional school hours.

People in and near New Castle focused on the difficulty of walking to the bus stops along Highway 6. For example, residents of Lakota Ridge Senior Apartments described the steep hill between their homes and the nearest bus stop. They also pointed out that City Market, a common destination, is at the base of this same hill and even for those physically able to carry their groceries uphill, it's difficult. Meanwhile, residents of Apple Tree lifted up the need for lighting along the path that connects their neighborhood to the New Castle overpass.

[A more functional transportation system](#)

This research focused heavily on understanding what residents of the Colorado River Valley would envision as an idealized functional transit system, both through survey responses and individual conversations. The most common desires for transportation echoed the findings of the barriers section. A more functional bus schedule with higher frequency trips was the top need. This was followed by an expansion of route destinations and more bus stops closer to residential areas.

Digging deeper into what people needed in terms of destinations, several themes came up repeatedly. Downvalley residents insisted that they need to be able to get to Glenwood Springs more often and with greater flexibility, but not necessarily to work. Many noted that they relied on services in Glenwood that are not available elsewhere, like access to the DMV, social security office, courthouse, and recurring medical appointments, like physical

therapy. The limited hours of these services made access to them more challenging, and people face a choice between becoming stranded in Glenwood Springs all day to attend an appointment or relying on an acquaintance to drive them roundtrip.

Similarly, people noted they travel to Rifle for required services like medical appointments and shopping. This need dominantly came from residents of Silt, where there are no standard grocery stores or full-service medical establishments. Locations like CMC Rifle, Walmart, City Market, Third Street, the Rifle Branch Library, the County Building complex, and courthouse were identified as top destinations in Rifle. CMC Rifle in particular drew a lot of attention from residents of Rifle, Parachute, and DeBeque. Students are determined to pursue their education, but the location of the campus and the lack of a paved access path or bus service is a serious obstacle that not everyone can overcome. Community members broadly agreed that there are a wide variety of community services available in Rifle, but accessing them can be prohibitively difficult, resulting in people with travel barriers missing out and potentially impacting the success of the programming if attendance goals are not met. People shared stories of students walking to CMC Rifle, taking one-way bus trips to South Rifle and spending hours walking back home, and feeling isolated in their neighborhoods when they could not find a ride to community events and classes.

Leisure activities were also lifted up by many community members. People pointed out their preference for enjoying their time closer to home and desire to support small businesses. For example, multiple residents of senior housing in Rifle stated they would love to attend more shows at the Ute Theater, but can't walk the steep hill to get there and back and cannot utilize the Traveler for that destination. Similarly, people expressed an interest in local restaurants in downtown Rifle, but due to the steep grade of nearby roads, didn't feel comfortable biking or walking. And there were many people who stated they would like to travel between towns along I-70 for fun, like visiting breweries and festivals, and not have to deal with parking and/or have the option to use a bus to get home safely if they chose to drink.

The economic benefits of bus riding and biking were also notable. To be clear, this wasn't in reference to the cost of a bus fare, but to the appeal of saving money on operating a personal vehicle. As costs of goods and services continue to rise, people are keenly aware of the mounting costs of fuel, vehicle maintenance, and auto insurance. Transportation is a top household cost and many people would welcome alternative transportation options so they could allocate more of their personal budgets to housing and food.

Community members are not solely focused on buses as a means of transportation. Strong support for biking infrastructure was also noted in conversations with community members. In some instances, people elevated the idea that bikes and buses compliment each other. The desire for more secure bike parking at bus stops was pointed out as one solution to first/last mile trips. Quite a few residents who are unable to drive are able to bike and described the independence it gives them. And the region does have a fairly robust recreational bike culture. Many people expressed the desire for paved paths connecting the downvalley towns, especially between Rifle and Silt.

Would you support a ½ cent sales tax increase to fund increased bus service in your area?

Rifle residents: 73% Yes

Silt residents: 81% Yes

Community support for transportation

Historically, funding has been an insurmountable obstacle when it comes to expanding transportation options in the downvalley region. For context, current members of RFTA all have dedicated tax revenue to support membership, which was approved by voters. Similar ballot measures in Silt and Rifle have failed in the past, most recently during the 2008 and 2006 elections, respectively. To gain insight on how current residents in these two municipalities feel about funding, survey takers were asked directly if they would support a ½ cent sales tax to improve transportation. Respondents decisively supported the hypothetical tax scenario (Figure 7). The data was further distilled to identify the percentage of retirees in each town that would support a dedicated tax, as the age group who has the highest voter turnout nationwide. The majority of retirees in both municipalities supported a sales tax (66% in Rifle and 64% in Silt).

Overall community support for the improvement and expansion of transportation options is strong, regardless of the funding mechanism. While efforts were made to connect with people across all walks of life, no substantial opposition to the concept of expanded public transit was encountered. If anything, a portion of the local population is indifferent. But most people recognized the benefits to themselves and the broader community. People who are able to drive a personal vehicle still reflected on the importance of transportation in order to make their neighbors' lives easier. And several people noted that they won't be able to drive forever. Looking ahead, many valued the goal of expanding transit now so a better system is in place should they need it eventually. Community members were also well aware that the downvalley population is growing rapidly³. To ensure downvalley towns can accommodate new residents, maintain traffic levels that are tolerable, and remain competitive for economic development opportunities, a robust transportation system is a priority.

Conclusions

The idea of improving and expanding transportation has broad support and demonstrable benefits to many facets of the community. Public transportation allows seniors to maintain independence and youth to safely access enriching activities, it removes some economic burden from low-income residents, and provides an attractive option for community members who would use it periodically. Investing in transportation also opens doors for more residents to patronize local business and take advantage of the wide array of amenities already available in the Colorado River Valley.

When honing in on what "improving and expanding" means to local residents, people were clear that they want practical tangible improvements like higher frequency bus service and expanded route options. They can't take the bus if there is no bus to take. The community would like to see more frequent all-day connection between towns along I-70, express lines between Rifle and Glenwood Springs, and ways to get around town and to the main bus stops. Suggestions to address the latter included new circulators, on-demand rides, more parking available at existing bus stops, and more bus stops in general.

The general population is unaware of the reasons for disparate transit service across the county and is not particularly interested in historical efforts to introduce more service or past friction between influential entities. They simply want improved service and don't understand why it's available elsewhere. Based on the findings of this community engagement process, it is our conclusion that people want access to local resources and are willing to fund it. The community is at a point where they would likely be supportive of several different options to move the issue forward.

References

¹City of Rifle and Roaring Fork Transit Authority, Transit Circulator Feasibility Study, 2011

²City of Glenwood Springs, Origin and Destination Data Analysis, 2022

³Colorado Mesa University, Garfield County Economic Update, August 2025

Appendix A - Copy of the bus survey



Which town do you live in?

Which town do you work in?

How often do you ride the bus?

- ☐ Daily
- ☐ Once per week
- ☐ Once per month
- ☐ A couple times a year
- ☐ Never

How would you rate the local bus system?

- ☐ Poor
- ☐ Fair
- ☐ Good
- ☐ Excellent

Which barriers to riding the bus apply to you?

- ☐ I don't live close to a stop/it doesn't service my neighborhood
- ☐ It doesn't go where I need to go
- ☐ There are no shelters/benches at the bus stop
- ☐ There is a stigma around riding public transit
- ☐ It takes too long to arrive at my destination
- ☐ The bus schedule does not meet my needs
- ☐ Bus fare is too expensive
- ☐ Other (please specify)

How far from your home is the nearest bus stop?

- ☐ 1 block or less
- ☐ 2 - 4 blocks
- ☐ 1/2 a mile
- ☐ 1 mile or more
- ☐ I don't know

What would encourage you to ride the bus?

Silt and Rifle residents: Would you support a ½ cent sales tax increase to fund increased bus service in your area? (circle one) Yes No

Are you interested in becoming involved in our campaign to improve and expand public transportation? (circle one) Yes No

If yes, please provide your name and contact information below. Thank you!



¿En qué ciudad vive?

¿En qué ciudad trabaja?

¿Con qué frecuencia viaja en autobús?

- ☐ A diario
- ☐ Una vez por semana
- ☐ Una vez al mes
- ☐ Un par de veces al año
- ☐ Nunca

¿Cómo calificaría el sistema local de autobuses?

- ☐ Pobre
- ☐ Regular
- ☐ Bien
- ☐ Excelente

¿Qué barreras le impiden utilizar el autobús?

- ☐ No vivo cerca de una parada/No da servicio a mi vecindario
- ☐ No va a donde tengo que ir
- ☐ No hay marquesinas ni bancos en algunas paradas del autobús
- ☐ Existe un estigma en viajar en transporte público
- ☐ Tarda demasiado en llegar a mi destino
- ☐ El horario del autobús no se ajusta a mis necesidades
- ☐ El billete de autobús es demasiado caro
- ☐ Otros (por favor descríbalos)

¿A qué distancia de su casa está la parada de autobús más cercana?

- ☐ 1 cuadra o menos
- ☐ 2 - 4 cuadras
- ☐ 1/2 milla
- ☐ 1 milla o más
- ☐ No lo sé

¿Qué le motivaría a usar el autobús público?

Residentes de Silt y Rifle ¿Apoyaría un aumento de ½ céntimo del impuesto sobre las ventas para financiar un mayor servicio de autobús en su zona? (marque con un círculo) Sí No

¿Está interesado en participar en nuestra campaña para mejorar y ampliar el servicio de transporte público? (marque con un círculo) Sí No

En caso afirmativo, facilite a continuación su nombre é información de contacto. ¡Gracias!



Agenda Item #7.b.

Agenda Item Name:

Parachute Area Transit System - Update and Funding Presentation

Presenter:

Patrick Waller, City Manager

Item Description:

Budget Increase Request

Recommended Action:

No recommended action on Presentation item - the budget increase request will be considered as part of other transportation funding discussions.

Fiscal Impact:

The City has historically budgeted \$40,000 to support the Parachute Area Transit System. PATS is asking for an increase to maintain current service levels, and potentially to add an on-demand service vehicle in Rifle. PATS has also seen a decrease in funding from Garfield County. In 2024, the County budgeted \$250,000 to support the service. The 2026 Garfield County Budget, while still in draft form, has \$200,000 allocated to the service.

Operational Impact:

City Staff has attended the advisory board for PATS. The bulk of the operational impact is carried by the Town of Parachute.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

See attached memo.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, City Manager

Attachments:

1. 2026 PATS Budget Summary

2. 10 09 2025 City of Rifle PATS Update and 2026 financial request

PATS FUND SUMMARY									
2026 DRAFT									
LINE NO.	G/L NUMBER	ACCOUNT NAME	2023 ACTUALS	2024 ACTUALS	2025 BUDGET	2025 PROJECTED	2026 BUDGET	% OF BUDGET	LINE NO.
1	REVENUE								1
2	530-310-31420	Interest Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	2
3	530-310-31440	Miscellaneous Reveune	5,357	1,462	-	-	-	0.00%	3
4	530-310-31530	Interfund Transfer In	100,000	75,000	75,000	75,000	75,000	12.93%	4
5	530-310-33100	Federal Government Grants	-	-	-	-	-	0.00%	5
6	530-310-33700	State Grants	-	-	-	-	247,752	42.72%	6
7	530-310-33800	County Grants	250,000	250,000	250,000	225,000	200,000	34.49%	7
8	530-310-33900	Other Grants	-	-	40,000	40,000	40,000	6.90%	8
9	530-310-36130	Transportation Fares	13,235	17,480	17,200	12,514	17,200	2.97%	9
10	TOTAL REVENUE		\$ 368,591	\$ 343,941	\$ 382,200	\$ 352,514	\$ 579,952	100.00%	10
11	EXPENSES								11
12	530-310-51110	Salaries & Wages	\$ 149,359	\$ 173,142	\$ 159,530	\$ 181,800	\$ 164,050	23.26%	12
13	530-310-51130	Overtime Wages	\$ 893	\$ 2,480	\$ 2,400	\$ 2,702	\$ 2,900	0.41%	13
14	530-310-51150	Merit Increase	\$ -	\$ -	\$ 4,770	\$ -	\$ 3,760	0.53%	14
15	530-310-52210	Insurance Benefit	\$ 64,249	\$ 59,800	\$ 63,730	\$ 63,335	\$ 67,060	9.51%	15
16	530-310-52220	Social Security and Medicare	\$ 11,269	\$ 12,244	\$ 12,690	\$ 13,320	\$ 12,540	1.78%	16
17	530-310-52230	Retirement Contributions	\$ 7,334	\$ 7,519	\$ 7,970	\$ 8,287	\$ 8,190	1.16%	17
18	530-310-52250	Colorado Unemployment	\$ 296	\$ 321	\$ -	\$ 349	\$ 490	0.07%	18
19	530-310-52260	Workers Compensation	\$ 3,937	\$ 5,468	\$ 5,870	\$ 7,128	\$ 6,870	0.97%	19
20	530-310-52270	Disability	\$ 1,547	\$ 1,280	\$ 1,380	\$ 1,497	\$ 1,470	0.21%	20
21	530-310-52280	HRA Reimbursement	\$ 4,247	\$ 3,985	\$ 22,810	\$ 11,986	\$ 21,960	3.11%	21
22	530-310-53310	Professional Services	\$ -	\$ -	\$ 750	\$ -	\$ 5,000	0.71%	22
23	530-310-53320	Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	23
24	530-310-53330	Contracted Services	\$ 400	\$ 463	\$ 10,000	\$ 10,000	\$ 10,000	1.42%	24
25	530-310-53340	Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	25
26	530-310-53350	IT Support	\$ 2,500	\$ 2,229	\$ 3,000	\$ 2,400	\$ 3,000	0.43%	26
27	530-310-54410	Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	27
28	530-310-54430	Repair and Maintenance	\$ 734	\$ -	\$ -	\$ 31	\$ -	0.00%	28
29	530-310-54431	Vehicle Repair and Maintenance	\$ 4,524	\$ 9,091	\$ 16,500	\$ 7,199	\$ 16,500	2.34%	29
30	530-310-55510	Other Purchased Services	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	30
31	530-310-55520	Insurance	\$ 1,598	\$ 4,760	\$ 5,210	\$ 5,210	\$ 5,492	0.78%	31
32	530-310-55530	Telephone	\$ 1,236	\$ 1,181	\$ 1,350	\$ 1,032	\$ 1,350	0.19%	32
33	530-310-55540	Advertising	\$ 2,675	\$ 1,056	\$ 5,300	\$ 3,860	\$ 6,000	0.85%	33
34	530-310-55550	Printing and Binding	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	34
35	530-310-55580	Travel and Training	\$ -	\$ 121	\$ 5,000	\$ 99	\$ 2,500	0.35%	35
36	530-310-55590	Public Notices	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	36
37	530-310-56600	Supplies	\$ 1,187	\$ 280	\$ 750	\$ 379	\$ 750	0.11%	37
38	530-310-56610	Operating Supplies	\$ 39	\$ 221	\$ 1,000	\$ 299	\$ 1,000	0.14%	38
39	530-310-56620	Uniforms	\$ 139	\$ 308	\$ 500	\$ 417	\$ 500	0.07%	39
40	530-310-56630	Fuel and Motor Oil	\$ 38,701	\$ 26,338	\$ 40,000	\$ 28,291	\$ 40,000	5.67%	40
41	530-310-56640	Fees and Dues	\$ 291	\$ 364	\$ 400	\$ 607	\$ 550	0.08%	41
42	530-310-56650	Safety Equipment	\$ -	\$ 239	\$ 1,500	\$ 250	\$ -	0.00%	42
43	530-310-57710	Land	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	43
44	530-310-57720	Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	44
45	530-310-57730	Improvements other than Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	45
46	530-310-57740	Machinery	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	46
47	530-310-57741	Vehicles	\$ -	\$ -	\$ 310,000	\$ -	\$ 315,000	44.65%	47
48	530-310-57742	Furniture and Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	48
49	530-310-57743	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	49
50	530-310-57744	Software and Computers	\$ -	\$ -	\$ -	\$ -	\$ 8,500	1.20%	50
51	530-310-57750	Capital Construction	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ -	0.00%	51
52	530-310-57760	Capital Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	52
53	530-310-57770	Depreciation Expense			\$ -	\$ -	\$ -	0.00%	53
54	530-310-58810	Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	54
55	530-310-58820	Lease Payments	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	55
56	530-310-58850	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	56
57	530-310-58880	Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	57
58	TOTAL EXPENSES		\$ 297,153	\$ 312,893	\$ 722,410	\$ 390,478	\$ 705,432	100.00%	58
59	PARACHUTE AREA TRANSIT SYSTEM FUND REVENUE / EXPENDITURE COMPARISON								59
60		Beginning Fund Balance	\$ 188,605	\$ 284,590		\$ 315,638	\$ 277,674		60
61		TOTAL REVENUES	\$ 368,592	\$ 343,941		\$ 352,514	\$ 579,952		61
62		TOTAL EXPENDITURES	\$ 297,153	\$ 312,893		\$ 390,478	\$ 705,432		62
63		Annual Net	\$ 71,440	\$ 31,048		\$ (37,964)	\$ (125,480)		63
64		Ending Available Fund Balance	\$ 260,045	\$ 315,638		\$ 277,674	\$ 152,194		64
65		Restricted Ending Fund Balance	\$ -	\$ -		\$ -	\$ 97,608		65
66		Available Ending Fund Balance	\$ 260,045	\$ 315,638		\$ 277,674	\$ 54,586		66



TRAVIS ELLIOTT
TOWN MANAGER

Integrity • Respect • Teamwork • Pride • Innovation • Diversity

222 GRAND VALLEY WAY • PARACHUTE, CO 81635 • (970) 285-7630

TO: Mayor and City Council, City of Rifle

FROM: Travis Elliott, Parachute Town Manager
Vinnie Tomasulo, Community & Economic Development Director

MEMO DATE: October 9, 2025

RE: 2025 PATS TRANSIT SYSTEM UPDATES AND 2026
CONTRIBUTION REQUEST FROM THE CITY OF RIFLE

Executive Summary:

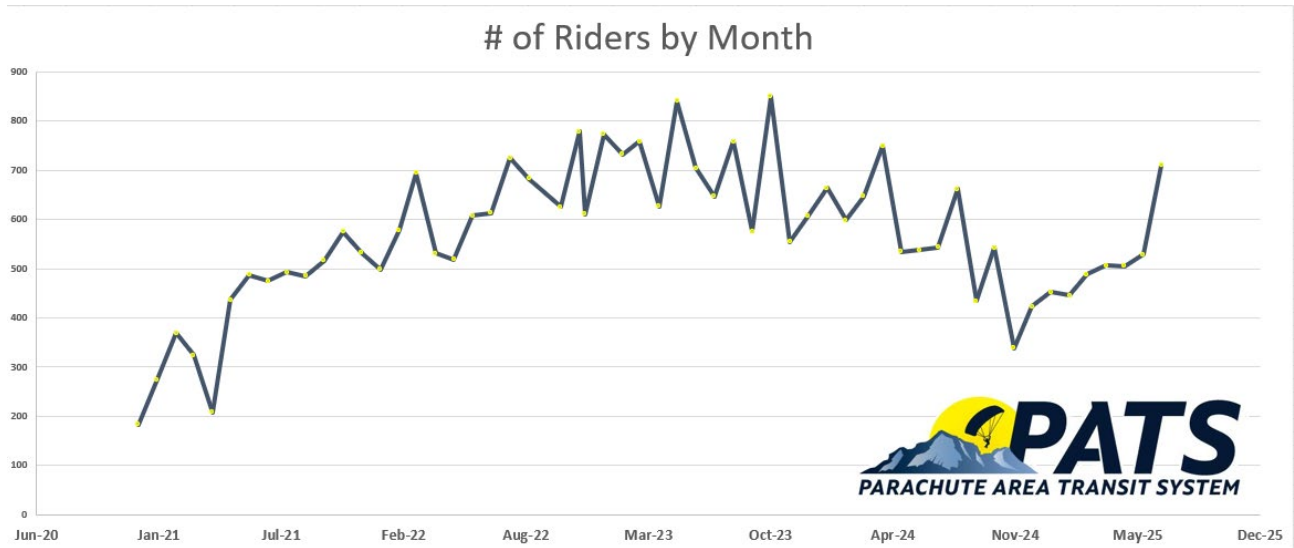
The Town of Parachute and the Parachute Area Transit System (PATS) sincerely appreciate the City of Rifle's ongoing partnership and financial contributions that help sustain public transit in our region. With your support, PATS continues to provide safe, reliable, and accessible service to residents, seniors, students, workers, and those with limited mobility.

At the upcoming City Council meeting, Parachute Town staff will be providing updates on the PATS system, announcing proposed changes for 2026, and respectfully requesting increased funding in 2026 from the City of Rifle from \$40,000 to \$75,000.

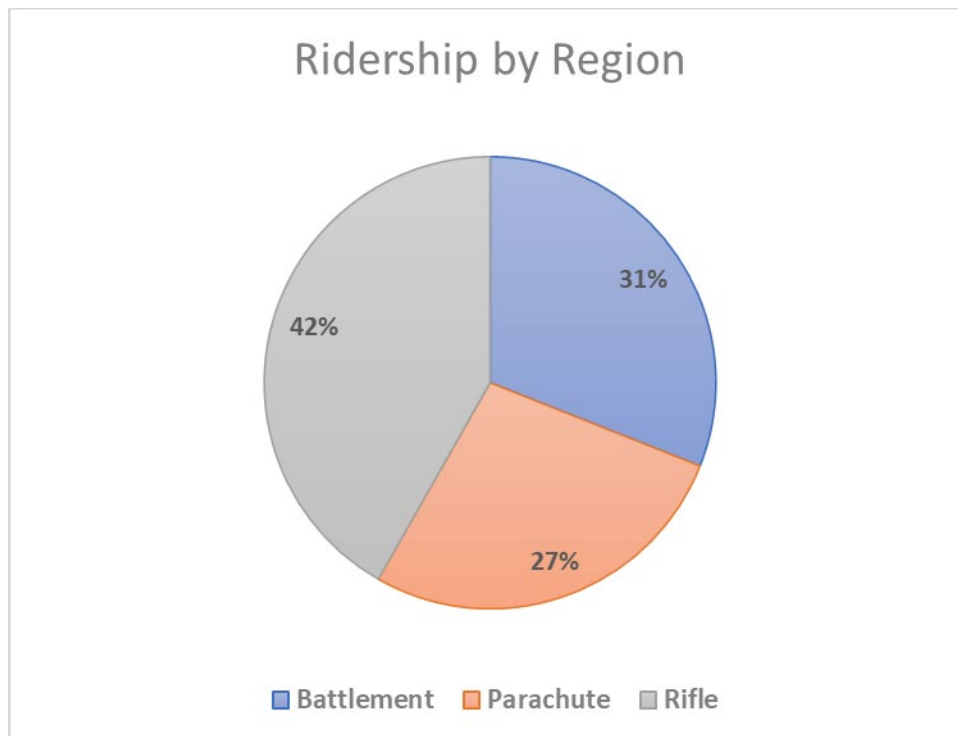
2025 Highlights & Updates:

2025 marks the fifth full year of operations for PATS. The transit system has continued to provide reliable and accessible transportation services across the Parachute, Rifle, and surrounding areas, benefiting the many regional commuters that are connecting to the RFTA transit system, senior citizens, students, and those with limited mobility. The following is a summary of the key developments and updates from the past year.

Ridership: After experiencing steady growth in the total number of rides provided in 2022 and 2023, ridership has leveled off in 2024 and 2025. In 2024, PATS provided 6,673 rides. We project 6,000 rides in 2025, reflecting consistent demand. The chart below shows the total number of rides given, by month, through the second quarter of 2025. Community requests for expanded service continue to grow.



Usage: Usage of PATS also continues to be distributed throughout the region, with most activity occurring at Rifle bus stops. The chart below summarizes the ridership by region in 2025 YTD.



The most frequently used stops remain those that serve as key connections within the regional commuter network - such as the Rifle Park-n-Ride, the RFTA Metro Park bus stop, and high-density residential areas like the Cottonwood Apartments in Parachute and the Rainbow Trail subdivision in Battlement Mesa. The chart below highlights total ridership by stop, with a breakdown of both origin and destination counts.



Advisory Board: In 2025, PATS established its first-ever Advisory Board, with representation from the City of Rifle, the Town of Parachute, and Garfield County. This Board creates a structured forum for dialogue among partners and stakeholders, ensuring that those contributing to the system help guide its direction. The Board will begin considering feedback and requests for expanded service in 2026, including possible adjustments to routes, schedules, and fares.

Major Grant Successes:

- **FASTER Grant Award:** \$247,752 awarded through CDOT's FASTER program to cover ~80% of the cost of two replacement vehicles. The order has been placed, with delivery expected spring 2026.
- **FTA 5311 Formula Funding:** A first-time award of \$106,655 in operating funds for 2026 has been awarded, and another grant application has been submitted for the following fiscal year. These funds remain unsecured and have not been included in any the draft 2026 budget at this time.
- **CTE SB24-230 Application:** We have submitted an application for \$60,000 annually to expand service and pilot an on-demand option through a potential new partnership with the Downtowner and PATS. The Rifle City Council and Garfield County Board of County Commissioners provided letters of support for this application.

Policy Development: In 2025, PATS developed and adopted new Title VI and ADA policies. These updates ensure compliance with federal standards, protect riders' rights, and promote equitable access. Policies take effect in 2026.

Regional Collaboration: PATS has participated in ongoing regional conversations in western Garfield County to expand public transit services. There is ongoing demand and unmet needs among various stakeholders in the region, and conversations are underway for potential solutions.

2026 Budget Summary:

The preparation of the draft 2026 budget is currently underway, with final adoption tentatively scheduled for November 20, 2025. The following is an overview of the changes and challenges facing the PATS system in 2025.

A summary of the system's operations expenses, capital costs, and revenues are shown in the chart below, and a complete copy of the draft PATS 2026 Budget is attached to this memo for your review. Please note, these numbers are preliminary estimates only, and the 2026 budget is subject to change before it is finalized and adopted. In addition, the draft budget has been prepared assuming the status quo service levels are maintained in 2026. None of the expanded service options through the Downtowner are included in the draft 2026 budget at this time.

PATS BUDGET SUMMARY			
2026 DRAFT			
	2024 ACTUAL	2025 Est.	2026 BUDGET
Revenues			
Transit Fares	\$ 17,480	\$ 12,514	\$ 17,200
Grants			
FTA 5311			\$ -
FASTER			\$ 247,752
Contributions			
Garfield County	\$ 250,000	\$ 225,000	\$ 200,000
Town of Parachute	\$ 75,000	\$ 75,000	\$ 75,000
City of Rifle	\$ 40,000	\$ 40,000	\$ 40,000
TOTAL REVENUE	\$ 382,480	\$ 352,514	\$ 579,952
Expenditures			
Operational Expenditures	\$ 312,893	\$ 350,478	\$ 390,432
Capital Costs	\$ -	\$ 40,000	\$ 315,000
TOTAL EXPENDITURE	\$ 312,893	\$ 390,478	\$ 705,432
Net Revenue / Exp.	\$ 69,587	\$ (37,964)	\$ (125,480)
Restricted Reserve	\$ 78,223	\$ 87,620	\$ 97,608
Available Fund Balance	\$ 237,415	\$ 190,055	\$ 54,586

Capital Projects & 2026 Fleet Replacements: The anticipated bus replacements that did not occur in 2025 will carry forward into the 2026 budget. The current vehicles have surpassed 250,000 miles and are well beyond the Federal Transit Administration’s recommended useful life. The total replacement costs of \$315,000 is included in the draft budget, but this is mostly offset by the anticipated FASTER Grant of \$247,752. The remaining balance and required cash match will be covered through reserves.

A capital project to create a new bus storage facility in 2025 is underway. The Town was awarded a GCFMLD Grant to cover some of this expenditure, and only approximately 15% (\$40,000) of the costs for the project are being allocated towards the PATS fund. This \$40,000 expenditure is shown in the 2025 Projected column and will require partial funding through existing cash reserves in 2025.

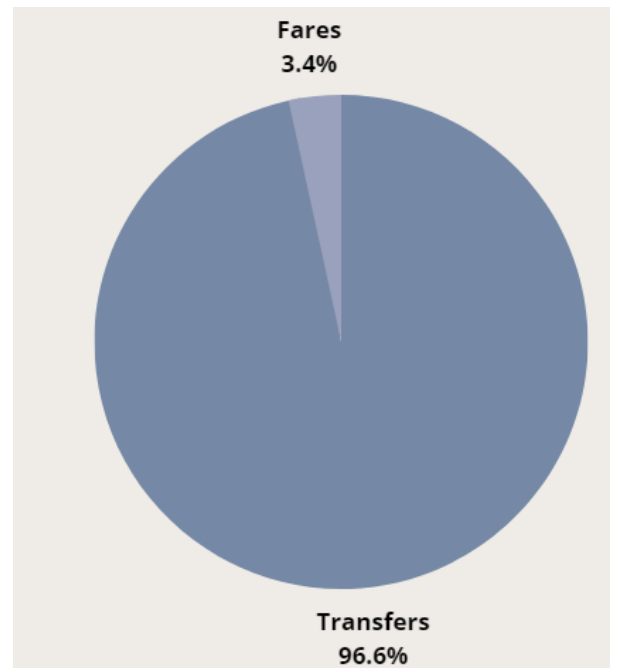
Additional PATS capital expenses are in the CIP for future years, including the construction of PATS bus shelters.

Operational Expenses: As reflected in the budget summary, operational expenses to maintain the current level of PATS services are continuing to rise. A 4.7% increase is projected for 2026 compared to the 2025 budget, driven largely by a 13.5% increase in healthcare premiums through CEBT. Additionally, the budget includes a 3.25% merit increase for staff wages.

Revenues: Grants and contributions continue to make up most of the revenue for PATS operations. Transit fares only make up approximately 3.4% of the total revenue for the system.

The fare costs for riders are kept to a minimum and are shown in the table below. Discounted rates are available through monthly passes and are also offered to all veterans and seniors.

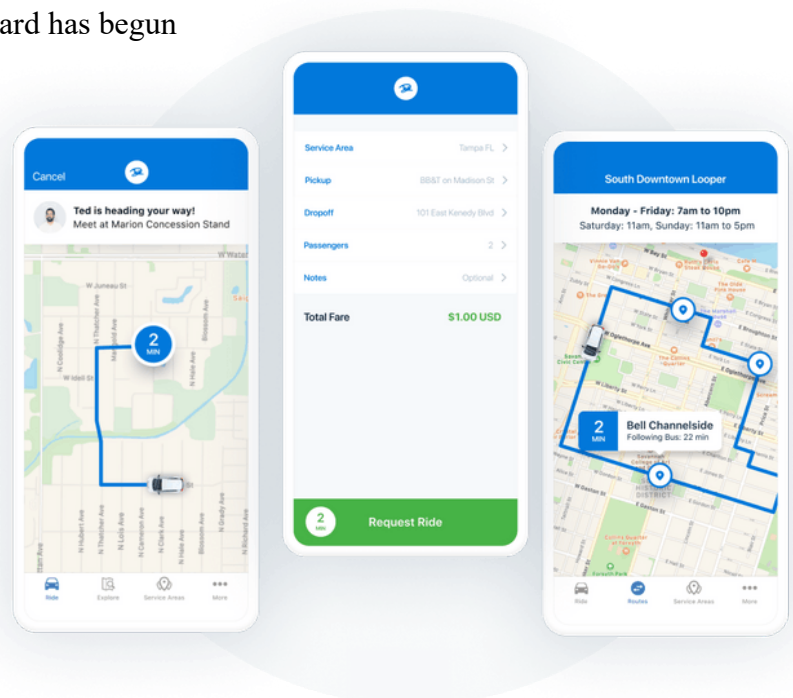
	Battlement Mesa	TOP	Rifle
Battlement Mesa	\$1.00	\$2.00	\$4.00
TOP	\$2.00	\$1.00	\$3.00
Rifle	\$4.00	\$3.00	\$2.00



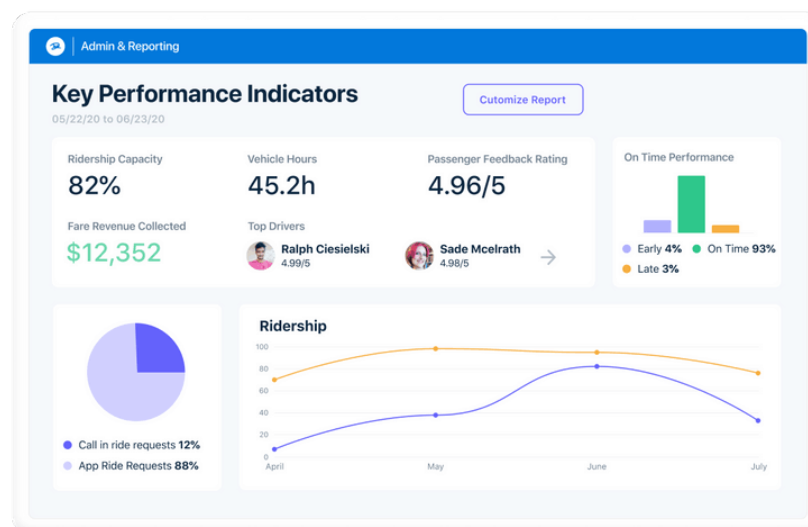
The low amount of fare revenue underscores the importance and reliance upon our community partnerships and contributions from entities like the City of Rifle and Garfield County.

2026 On Demand Expansion:

The newly formed PATS Advisory Board has begun exploring opportunities to expand and modernize transit service in the coming years. As part of these discussions, the Board has received presentations and information to partner with the Downtowner to operate PATS and introduce an on-demand, app-based ride-hailing service beginning in 2026. This concept is being considered as a pilot program to supplement current operations by providing flexible, on-demand rides during periods of lower fixed-route demand. On-demand service offers several benefits, including increased convenience for riders, reduced wait times, and the ability to reach areas not easily served by fixed routes, while still maintaining the same level of traditional fixed-route service currently in place for commuters.



These conversations remain preliminary but have been made possible through new Clean Transit Enterprise CTE grant funds and retail delivery fees, which would cover the majority of the added costs. Accordingly, any decision to pursue this service expansion will be contingent on securing these grant funds. The financial summary below outlines the projected impacts of each scenario, including all potential grant revenues being received in 2026 and contributions from the City of Rifle staying flat.



PATS Scenario Summary		
Operations & Maintenance Only		
DRAFT (preliminary only)		
1	Status Quo	2026 Budget
	Revenues	\$ 332,200
	Expenditures	\$ 390,432
	Net	\$ (58,232)
2	Downtowner Partnership	
	Revenues	\$ 438,855
	Expenditures	\$ 487,808
	Net	\$ (48,953)
3	Expanded Service + On Demand	
	Revenues	\$ 499,607
	Expenditures	\$ 584,619
	Net	\$ (85,012)

1. Status Quo – this scenario assumes no changes to the current service levels and operations of PATS in 2026 and the current contribution levels and revenues remain the same.
2. Downtowner – this scenario maintains the current service levels and fixed route map, but would transition operations to the Downtowner to utilize their expertise and software in the system. It includes the new FTA 5311 grant award revenues. In addition, PATS would continue to receive all fare revenue.
3. Downtowner On-Demand Service – this scenario expands current service levels to include an additional vehicle and “on demand” service in the Parachute / Battlement Mesa area and an additional vehicle to offer “on demand” service in the Rifle area. It also includes the additional revenues from the CTE SB240 Grant.

Conclusion:

The Town appreciates our partnership in PATS and public transit. We respectfully request that the City of Rifle increase its annual contribution to \$75,000 beginning in 2026. This enhanced support will help maintain current service levels, leverage state and federal grant opportunities, add an on-demand service vehicle within Rifle, and position PATS to meet the region’s future transportation needs. We sincerely appreciate the City’s past and ongoing partnership and look forward to continuing our collaboration to provide safe, reliable, and accessible transit



Agenda Item #8.a.

Agenda Item Name:

Consider the 7-Party Memorandum of Understanding with Garfield County - Older Adult Programs for 2026

Presenter:

Tami Sours, Senior Center Director

Item Description:

7 Party MOU for Older Adult Programs including transportation and senior meals.

Recommended Action:

Move to approve the 7-Party MOU with Garfield County - Older Adult Programs for 2026

Fiscal Impact:

The 7 Party MOU for Older Adult Programs for 2026 is a total request of \$238,444.00, showing \$79,376.00 for senior congregate meals and \$159,068.00 for Traveler transportation.

Operational Impact:

N/A

Prior Board Motions:

Council has approved our MOU with the county in the past to continue serving our senior population with meals and transportation.

Background Information:

The City of Rifle has been a partner in the 7-Party MOU with Garfield County since 2009. The 7 parties consist of Garfield County, Town of Carbondale, City of Glenwood Springs, Town of New Castle, Town of Silt, City of Rifle and RFTA. This partnership has worked well over the years, providing congregate meal sites, transportation, and well and wise programs for older adults throughout the county. The 2026 MOU reflects an increase of 8.6% for a total increase of \$25,615.51 from 2025. Senior congregate meals increased by \$18,386.00, with Rifle meal counts going from 5,545 in 2025 to 7,189 for 2026. Transportation costs show an increase of \$7,230.33 from 2025 with ridership going from 4,409 in 2025 to 5,140 in 2026. Figures are based on the usage period of July 2024 through June 2025.

Executive Summary:

The 2026 MOU reflects a total program cost of \$1,226,092.00. After grants and program income, Garfield County contributes 40% to nutrition, 50% to transportation, and 100% to the well and wise programs. These figures are shown in Attachment A, B, and C of the MOU. After the contributions, the City of Rifle pays 42.05% of nutrition expenses and 29.2% of transportation expenses based on city usage. Total expense for the older adult programs for Rifle is \$238,444.00 for 2026 for an overall increase of 8.6% from 2025.

After reviewing surveys from the seniors, the Garfield County Senior Board of Directors has made

recomendations to the Board of County Commissioners for Traveler qualifications. The first change has been in effect for a few months by removing the hurdle that if a senior had a valid driver's license or owned a car, they would not have qualified to access the Traveler. This barrier prevented seniors from using the Traveler in times of medical needs or bad weather when they were not comfortable driving. The other recomendations will take effect in 2026; any person 70 plus in age will automatically qualify for the Traveler, and they will no longer have to apply and go through the assessment process. The second change is removing the 48-hour notice for a ride request to a 24-hour notice. The board felt these changes would enhance what the Traveler offers to increase ridership. The goal is to have the Traveler buses doing trips with multiple riders to bring the cost per ride down and to become more cost-effective.

Notification Requirements:

N/A

Prepared By:

Tami Sours, Senior Center Director

Attachments:

1. DRAFT_2026 7 Party MOU_09192025
2. MOU Senior Programs Multi Year Cost Comparison

**7-PARTY MEMORANDUM OF UNDERSTANDING
REGARDING GARFIELD COUNTY OLDER ADULT PROGRAMS
FOR 2026**

This Memorandum of Understanding is entered into between:

The Garfield County Board of County Commissioners, ("BOCC")

The City of Rifle, Colorado,

The City of Glenwood Springs, Colorado,

The Town of Carbondale, Colorado,

The Town of New Castle, Colorado,

The Town of Silt, Colorado,

Roaring Fork Transportation Authority, ("RFTA")

(collectively, the "7-Parties") in order to set forth the terms and conditions of their cooperative provision, administration, and funding of a county-wide meal and transportation services for the Garfield County Older Adult Programs for calendar year 2026 (the "MOU"). This MOU is effective as of January 1, 2026, regardless of the dates on which it is signed.

BACKGROUND

- A. Each of the 7-Parties is authorized to make the most efficient and effective use of their governmental powers, responsibilities, and monies by cooperating and contracting with other governments. Colo. Const. art. XIV §§ 18(2)(a) and (2)(b); Colorado Revised Statutes § 29-1-201.
- B. In 2009, 9-Parties entered into an Intergovernmental Agreement to set forth the terms and conditions of their cooperative provision, administration, and funding of meal and transportation services to senior and disabled citizens of Garfield County ("the 9-Party MOU"). This 9-Party MOU is recorded in records of the Garfield County Clerk and Recorder at Reception No. 776142.
- C. In accordance with the 9-Party MOU, in 2009 and each consecutive year thereafter, the now 7 parties have also entered into a Memorandum of Understanding that sets forth each party's annual commitment to share the administrative and operational costs of the Older Adult Programs meal and transportation services and determines the methodology by which those costs will be allocated among them (the "MOU").
- D. In 2016, The Town of Parachute withdrew from membership and opted not to participate in the services provided by Garfield County Older Adult Programs in 2017. In 2017, it was determined that Colorado Mountain College no longer needs to be part of the MOU beginning 2019.

- E. Each of the remaining Parties desires to continue to provide meal and transportation services to eligible Garfield County senior citizens in 2026 in accordance with the original 9-Party MOU.

NOW, THEREFORE, for and in consideration of mutual covenants and agreements set forth below, the 7-Parties agree as follows:

AGREEMENT

1. Incorporation of Recitals. The foregoing Recitals are incorporated as if set forth in full.
2. Purpose of this Agreement. The purpose of this MOU is to define the terms and conditions by which the 7-Parties will collectively provide, administer and fund county-wide meal and transportation services for the Garfield County Older Adult Programs for calendar year 2026.
3. Term of Agreement. This Agreement shall have an Effective Date of January 1, 2026, regardless of the dates signed and shall terminate on December 31, 2026.
4. Senior Services to be Provided. The BOCC, through its Department of Human Services Older Adult Programs, will organize and administer the congregate meal and transportation services described in this MOU for eligible senior and disabled citizens of Garfield County on behalf of Rifle, Glenwood Springs, Carbondale, New Castle, Silt (collectively, the "Municipalities"). In exchange, the Municipalities will reimburse the BOCC for their proportionate shares of the cost of such services as calculated in accordance with the Cost Methodologies defined in this Agreement.
5. Congregate Meal Services. The BOCC and Municipalities agree that Older Adult Program meals will be provided at seven (7) locations throughout Garfield County on the days and times, and further agree that the costs to provide such services will be allocated among them as follows:
 - a. Cost Methodology - Nutrition: The BOCC agrees to pay forty percent (40%) of total budgeted cost to provide Congregate Meal Services in 2026.
 - b. The Municipalities each agree to pay a proportionate share of the remaining balance, less all anticipated grant and program funding income, based upon the percentage of total meals served between July 2024 and June 2025 to the residents of each Municipality. The BOCC agrees to be responsible for all meals served to residents of unaffiliated Garfield County and Battlement Mesa as well as any shortfall in grant and program funding income.

- c. Application of Cost Methodology to the 2026 Budget: As illustrated in **Attachment A**, which is incorporated here for all purposes, the total budgeted cost to provide Congregate Meal Services in 2026 is **\$646,892.00**. The BOCC's 40% share of that amount equals **\$258,757.00**. Anticipated grant and program funding income for 2026 is **\$199,374.00**. The remaining balance is **\$188,761.00**.

Municipality	Number of Meals	Percent of Total	Amount Due
Carbondale	1,658	9.70%	\$18,306
Glenwood Springs	5,539	32.40%	\$61,157
New Castle	1,029	6.02%	\$11,361
Silt	1,681	9.83%	\$18,560
Rifle	7,189	42.05%	\$79,376
TOTAL	17,096	100.00%	\$188,761

6. Transportation Services. The BOCC, RFTA and Municipalities agree that Senior and Disabled transportation services funded by this Agreement are wheelchair accessible, curb to curb, driver assisted transportation services to assessed Garfield County residents who have difficulty utilizing public transportation and have an assessed functional disability affecting the ability to use public transportation. The Traveler provides transportation to destinations throughout Garfield County. In order to achieve the stated purpose, the BOCC specifically grants RFTA the authority to operate outside RFTA's boundaries and within the unincorporated boundaries of Garfield County, consistent with the provisions of C.R.S. § 43-4-605(1)(f) as required to comply with this IGA. Riders must make reservations ~~48 hours in advance~~ by 3:00 pm the previous business day. ~~Reservations are a first-come, first-served system.~~ The cost to provide these transportation services will be shared by the BOCC, RFTA, and the Municipalities in accordance with the following Cost Methodology.

7. Definitions:

- a. Initial Pickup Location: The initial pickup location for cost allocation purposes is the Municipality in which the first leg of a passenger's trip occurs, whether it is a round trip, a one-way trip, or a multi-legged trip. For example, if a passenger is picked up in municipality A to be transported to Municipality B and is later picked up in Municipality B for a return ride to Municipality A, the initial pickup location for cost allocation purposes is Municipality A for both trip legs.
- b. One-Way Passenger Trips: This represents vehicles transporting passengers one way from their origins to their destinations on any leg of their trips. This does not mean round trips or vehicle trips, since more than one passenger can be riding on a vehicle at the same time resulting in "X" number of one-way passenger trips.

- c. Loaded Miles: Loaded miles are the total distance driven while a passenger is in the vehicle.
- d. Loaded Minutes: Loaded minutes are the total duration of time while a passenger is in the vehicle.

8. Cost Methodology – Transportation

- a. The BOCC agrees to be responsible for fifty percent (50%) of the total budgeted net County and RFTA expenses to provide Traveler Services in 2026. The remaining fifty percent is paid for by grant and program funding, a refund of 2021 excess revenue and allocated payments from the Municipalities based upon the fully allocated cost of providing services. Costs will be allocated to the Parties based on the total number of trips provided in each Jurisdiction, and total estimated Loaded Miles, and total estimated Loaded Minutes consumed by each Jurisdiction/Municipality. Costs will be considered allocable to a Jurisdiction/Municipality based upon the Initial Pickup Location as defined in Paragraph 7.a. herein, regardless of the number of trip legs or Jurisdictions/Municipalities visited by the passenger.
- b. RFTA agrees to be responsible for the fully allocated net cost of the Traveler transportation services provided to the three Municipalities that are current RFTA members: the Town of Carbondale, the City of Glenwood Springs, and the Town of New Castle.
- c. The remaining non-RFTA member Municipalities, the City of Rifle and the Town of Silt agree to pay the fully allocated net cost of Traveler transportation services allocable to their municipalities.
- d. The BOCC agrees to be responsible for any remaining Traveler transportation service costs, including any shortfalls in anticipated grant and program funding income.

9. 2026 Budgeted Contributions: As illustrated in Attachment B, the total budgeted cost to provide Senior and Disabled Transportation Services in 2026 is **\$848,074.00**. This cost represents the costs to the BOCC and to RFTA to provide such services in the amounts of **\$20,651.00** and **\$857,423.00**, respectively. This cost less the amount of **\$30,000.00** received by RFTA from other sources who utilize the Traveler bus system pursuant to a contractual agreement that is unrelated to this MOU, equals the net total County and RFTA expense for the Traveler transportation services in 2026 of **\$848,074.00**.

The BOCC's 50% share of this amount equals **\$424,037.00**. Anticipated grant and program funding income for 2026 is **\$69,500.00**. The total amount of the contribution from the County, including grants, program income is **\$493,537.00**. Subject to the recommendation of the Senior Advisory Board and the approval of the BOCC, any year-end excess budget funds in **2022** may also be applied to the County's contribution in 2026 for the Senior and Disabled Transportation Services budget. However, pursuant to the provisions of paragraph 13. Annual Reconciliation and True-Up, below, after 2023 there should not be any significant excess budget revenue to apply as a refund to a subsequent year's County contribution.

10. Allocation of County Contribution and Grant and Program Income: The County's contribution, inclusive of its 50% commitment and anticipated grant and program income, shall be allocated first to the cost of rides originating in unincorporated Garfield County. Any remaining balance shall be allocated on a pro rata basis relative to each other party's fully allocated cost.

11. Estimated Contributions: On the Chart below, the following estimates are offered to aid the Municipalities in planning and budgeting for their portion of the 2026 Traveler transportation services costs. The amounts shown are based on the 2026 budgeted amounts identified above and a forecast of ridership and services levels for 2026.

Jurisdiction	Est. One-Way Passenger Trips	Est. Loaded Miles	Est. Loaded Minutes	Est. Fully Allocated Cost	Est. Allocation of County Contribution, Grants & Program Income	Est. Net Responsibility for Each Municipality
Carbondale*	180	2,520	5,640	\$19,993	\$9,504	\$10,489
Glenwood Springs*	4,055	10,275	59,400	\$233,866	\$111,174	\$122,692
New Castle*	805	13,125	34,095	\$110,736	\$52,641	\$58,095
Silt	115	675	2,035	\$7,992	\$3,799	\$4,193
Rifle	5,140	15,515	76,565	\$303,205	\$144,136	\$159,069
Garfield County	2,000	18,135	46,405	\$172,283	\$172,283	-
Total	12,295	60,245	224,140	\$848,074	\$493,537	\$354,537

12. Monthly Billing: RFTA will pay directly for the fully allocated net costs attributable to its member jurisdictions and each of the remaining Parties will pay the County the amount shown on their respective lines in the Chart above.

13. Annual Reconciliation & True-up: No later than February 16, 2026 RFTA will publish a reconciliation statement. Actual expenditures for the year will be allocated based on the actual trips, and estimated loaded miles and loaded minutes provided to the Parties in 2026. If the total fully allocated net costs calculated for any Party during the preceding year exceeds the amount paid by the Party during the preceding year, a reconciliation credit or debit in the amount of the difference will be made for each such Party by the County. If a credit is due, RFTA will pay back to the County the amount it has been overpaid by the County for any Party or Parties within 30-days of the reconciliation statement. If a debit is owed, the Party or Parties owing the debit will pay the County the amount owed within 30 days of the reconciliation statement, and the County will remit any additional payments received and owed to RFTA within 30 days of receipt of the Party or Party's debit payment(s) to the County.

14. County Payments to RFTA for the Traveler Program. The amount to be paid by the BOCC to RFTA in 2026 for the provision of the Traveler Transportation Services contemplated by this Agreement is **Six Hundred Thirty-six Thousand, One Hundred Forty-eight Dollars (\$636,148.00)**. This amount is based upon RFTA's estimated cost to provide the services in 2026

(\$857,423.00) less amounts received by RFTA from other sources who utilize the Traveler bus system (\$30,000.00) and less the cost to provide such services to the Town of Carbondale (\$10,489.00), the City of Glenwood Springs (\$122,692.00), and the Town of New Castle (\$58,095.00), each of which is a member of RFTA. Amounts are projected and should the actual cost exceed the budgeted costs, those funds will be paid through the Restricted Fund Balance/The Traveler and reimbursed at year end by following the Annual Reconciliation and True-Up procedures described in Paragraph 13., above.

- a. RFTA's Estimated Cost: The Parties recognize that RFTA's estimate of its costs to provide Traveler services is solely RFTA's responsibility; the BOCC is not responsible in any way for verifying or assuring the accuracy of RFTA's calculation. For 2026, RFTA estimates that its cost to provide these services is **\$857,423.00**.
- b. Other Traveler Services: The Parties recognize that RFTA's operation of the Traveler by means of this MOU does not include funding for ADA complementary paratransit services in the City of Glenwood Springs. Funding for this complementary paratransit service is provided by a separate contract between the City of Glenwood Springs and RFTA, which RFTA represents to be **\$30,000.00** for 2026.
- c. Payment: The BOCC and RFTA have entered into a separate intergovernmental agreement pursuant to which the BOCC agrees to pay RFTA the total amount of **\$636,148.00** in eight (8) monthly payments of **\$53,012.33** and four (4) monthly payments of **\$ 53,012.34** for Senior and Disabled Transportation Services (the "Traveler IGA"). This amount represents RFTA's estimated cost to provide such services in 2026, less amounts received by RFTA from other sources and less the cost to provide such services to the RFTA Member Municipalities identified with an asterisk above. The non-RFTA member Municipalities agree to pay the respective amounts set forth above upon receipt of an invoice from the BOCC.
- d. Appropriation: This MOU is expressly contingent upon appropriation and budgeting for the costs required herein. If any Municipality, including RFTA on behalf of its member jurisdiction Municipalities, fails to appropriate or have available sufficient funds to pay for the costs of the obligations set forth in this MOU, services to residents of the failing Municipality shall end. The attached budget was adopted by the RFTA Board on **December 12, 2024** and is considered final. If the actual cost of the Traveler program exceeds the amount set forth in this MOU, the additional cost will be covered through the Restricted Fund Balance/The Traveler, which would then be reimbursed at year end by following the Annual Reconciliation and True-Up Procedures described in Paragraph 13., above.

e. ~~COVID-19~~ Public Health Emergency Accommodations. Traveler services will be adjusted because of Governor orders or Public Health recommendations.

15. Combined Costs: The combined cost for 2026 Congregate Meal, Well and Wise, and Traveler Transportation Service are set forth on Attachment C.

16. Whole Agreement: This MOU sets forth the whole agreement of the Parties. No representation, either verbal or written, shall be considered binding to the extent it is not set forth herein.

17. Amendment and Assignment. This MOU may be amended, altered, or modified solely through a written agreement executed with equal formality. This MOU may not be assigned by any Party without the written agreement of all.

18. Facsimiles and Counterparts. This MOU and all documents required for performance may be signed in counterparts. Facsimile signatures may be substituted for originals on such documents.

19. Authority. Each person signing this MOU represents and warrants that said person is fully authorized to enter into and execute this document and bind the Party represented.

20. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this MOU. Venue for any action instituted pursuant to this MOU shall lie in Garfield County.

21. Notice. Notices to be provided under this MOU shall be given in writing either by hand delivery or by certified return receipt requested United States mail, to the following:

Carbondale:

Ryan Hyland, Town Manager
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623
970-510-1207
rhyland@Carbondaleco.net

Garfield County:

Sharon Longhurst-Pritt, Director
Garfield County Department of Human Services
195 West 14th Street, Building B
Rifle, CO 81650
(970) 625-8282 ext. 3265
spritt@garfield-county.com

Glenwood Springs:

Steve Boyd, City Manager
City of Glenwood Springs
101 W. 8th Street
Glenwood Springs, CO 81601
(970) 384-6522

steve.boyd@cogs.us

New Castle:

Dave Reynolds, Town Administrator
New Castle Town Hall
450 West Main Street,
PO Box 90
New Castle, CO 81647
(970) 984-2311
dreynolds@newcastlecolorado.org

RFTA:

Kurt Ravenschlag, Chief Executive Officer
Roaring Fork Transportation Authority
2307 Wulfsohn Road
Glenwood Springs, CO 81601
(970) 384-4981
kravenschlag@rfta.com

Rifle:

Patrick Waller, City Manager
City of Rifle
202 Railroad Ave
P. O. Box 1980
Rifle, CO 81650
(970) 625-6266
pwaller@rifleco.org

Silt:

Jim Mann, Town Administrator
Town of Silt
231 N. 7th Street, PO BOX 70
Silt, CO 81652
(970) 876-2353, ext. 813
jmann@townofsilt.org

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IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2026.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS OF
GARFIELD COUNTY, COLORADO, and
BOARD OF SOCIAL SERVICES**

Clerk to the Board

By: _____
Tom Jankovsky, Chairman

DATED: _____

DRAFT

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2026.

ATTEST:

CITY OF GLENWOOD SPRINGS, COLORADO

City Clerk

By: _____
Marco Dehm, Mayor

DATED: _____

DRAFT

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2026.

ATTEST:

**ROARING FORK TRANSPORTATION
AUTHORITY**

Clerk to the Bd. Of Directors

By: _____
Kurt Ravenschlag, Chair

DATED: _____

DRAFT

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2026.

ATTEST:

TOWN OF CARBONDALE, COLORADO

Town Clerk

By: _____
Ben Bohmfalk, Mayor

DATED: _____

DRAFT

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2026.

ATTEST:

TOWN OF SILT, COLORADO

Town Clerk

By: _____
Keith Richel, Mayor

DATED: _____

DRAFT

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2026.

ATTEST: **TOWN OF NEW CASTLE, COLORADO**

Town Clerk

By: _____
Art Riddile, Mayor

DATED: _____

DRAFT

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2026.

ATTEST:

CITY OF RIFLE , COLORADO

City Clerk

By: _____
Sean Strode, Mayor

DATED: _____

DRAFT

ATTACHMENTS TO MEMORANDUM OF UNDERSTANDING
RE: OLDER ADULT PROGRAMS

ATTACHMENT A: 2026 CONGREGATE MEAL BUDGET AND COST METHODOLOGY

ATTACHMENT B: 2026 TRANSPORTATION BUDGET AND COST METHODOLOGY

ATTACHMENT C: 2026 CONGREGATE MEAL, WELL AND WISE, AND TRAVELER
TRANSPORTATION SERVICE

DRAFT

ATTACHMENT A

2026 CONGREGATE MEAL BUDGET AND COST METHODOLOGY

Nutrition Budget	Annual
Wages	\$ 191,033
Employee Benefits	\$ 107,904
Professional Services	\$ 7,000
Professional - Other	\$ 310,780
Technical Services	\$ 100
Repair and maintenance	\$ -
Rental of Land & Buildings	\$ 1,000
Communications	\$ 1,200
Printing and Binding	\$ 150
DHS - Destruction of Records	\$ 125
Travel	\$ 300
Motor Pool Charges	\$ 11,500
Professional Affiliations	\$ -
Training	\$ 600
Office Supplies	\$ 500
Operating Supplies	\$ 10,000
Freight, postage, Delivery	\$ 2,000
Other Supplies	\$ 200
Other Supplies-NSIP	\$ 250
Copy Machine Usage	\$ 1,250
Food - non travel related	\$ 1,000
Computers & computer equipment	\$ -
Total 12 Month Budget	\$ 646,892
Less AAA funding	\$ 164,374
Less NSIP Incentives	\$ 10,000
Less Program Income	\$ 25,000
Grant & Program Income Total	\$ 199,374
40% County Share of Total Expenses	\$ 258,757
Garfield County Share	\$ 258,757
Projected Income/County Share	\$ 458,131
Income less expenses	\$ 188,761
Municipal Budget Share for Distribution	\$ 188,761

NUTRITION BREAKDOWN SUMMARY FOR MUNICIPALITIES				2025		2024		2023	
2026	# of Meals	Percent	Municipal						
Jurisdiction	Served	of Total	Contribution	# Meals	Contributions	# Meals	Contributions	# Meals	Contributions
Carbondale	1,658	9.70%	\$ 18,306	2,114	\$ 23,252.03	2,126	\$ 19,287.15	1,284	\$ 10,920.06
Glenwood Springs	5,539	32.40%	\$ 61,157	6,221	\$ 68,425.19	6,509	\$ 59,049.89	6,195	\$ 52,686.76
New Castle	1,029	6.02%	\$ 11,361	996	\$ 10,955.07	1,019	\$ 9,244.41	695	\$ 5,910.78
Silt	1,681	9.83%	\$ 18,560	2,052	\$ 22,570.08	2,225	\$ 20,185.28	1,761	\$ 14,976.82
Rifle	7,189	42.05%	\$ 79,376	5,545	\$ 60,989.82	5,465	\$ 49,578.68	5,924	\$ 50,381.98
Municipal Total	17,096	100.00%	\$ 188,761	17,344	\$ 186,192.20	17,344	\$ 157,345.40	15,859	\$ 134,876.40
Garfield County	4,431			5,798		5,798		5,073	
Grand Total	21,527			23,142		23,142		20,932	
Based on July 2024 - June 2025 Usage				Based on July 2023 - June 2024		Based on July 2022 - June 2023		Based on July 2021 - June 2022	

ATTACHMENT B

2026 TRANSPORTATION BUDGET AND COST METHODOLOGY

Transportation Budget	Annual
Wages	\$ 13,372
Employee Benefits	\$ 6,914
Communication	\$ 100
DHS - Destruction of Records	\$ 5
Office Supplies	\$ 100
Freight, Postage, Delivery	\$ 100
Copy Machine Usage	\$ 60
Total County Expenses	\$ 20,651
RFTA	\$ 857,423
MINUS GWS Paratransit	\$ 30,000
Total RFTA Expenses	\$ 827,423
Total Expenses	\$ 848,074
Less Program Income	\$ 5,500
Less CSBG	\$ 64,000
Total G/P Income	\$ 69,500
Less County Share	\$ 424,037
Total 50% County Share	\$ 424,037
Total Revenue	\$ 493,537
Total Expenses	\$ 848,074
Income less expenses	\$ 354,537
Municipal Budget Share for Distribution	\$ 354,537

2026 Traveler Forecast Service And Cost Data

A	B	C	D	E	F	G
Jurisdiction	Est. One-Way Passenger Trips	Est. Loaded Miles	Est. Loaded Minutes	Est. Fully Allocated Cost	Est. Allocation of County Contribution, Grants & Program Income	Est. Net Responsibility for Each Municipality
Carbondale	180	2,520	5,640	\$ 19,993	\$ 9,504	\$ 10,489
Glenwood Springs	4,055	10,275	59,400	\$ 233,866	\$ 111,174	\$ 122,692
New Castle	805	13,125	34,095	\$ 110,736	\$ 52,641	\$ 58,095
Silt	115	675	2,035	\$ 7,992	\$ 3,799	\$ 4,193
Rifle	5,140	15,515	76,565	\$ 303,205	\$ 144,136	\$ 159,069
Garfield County	2,000	18,135	46,405	\$ 172,283	\$ 172,283	\$ -
Total	12,295	60,245	224,140	\$ 848,074	\$ 493,537	\$ 354,537

ATTACHMENT C:

2026 CONGREGATE MEAL, WELL AND WISE, AND TRAVELER TRANSPORTATION SERVICE

COMBINED CONTRIBUTION BREAKDOWN

<i>Jurisdiction</i>	2026 Nutrition <i>Contribution</i>	2026 Transportation <i>Contribution</i>	2026 Well & Wise <i>Contribution</i>	2026 Total <i>Contributions</i>	<i>RFTA</i> Transportation <i>Contribution</i>	2026 Nutrition <i>Contribution</i>	2026 Transportation <i>Contribution</i>	2026 Well & Wise <i>Contribution</i>	2026 Net Adjusted Total
Carbondale	\$ 18,306	\$ 10,489	\$ -	\$ 28,795	\$ 10,489	\$ 18,306	\$ -	\$ -	\$ 18,306
Glenwood Springs	\$ 61,157	\$ 122,692	\$ -	\$ 183,849	\$ 122,692	\$ 61,157	\$ -	\$ -	\$ 61,157
New Castle	\$ 11,361	\$ 58,095	\$ -	\$ 69,456	\$ 58,095	\$ 11,361	\$ -	\$ -	\$ 11,361
Silt	\$ 18,560	\$ 4,193	\$ -	\$ 22,753		\$ 18,560	\$ 4,193	\$ -	\$ 22,753
Rifle	\$ 79,376	\$ 159,069	\$ -	\$ 238,444		\$ 79,376	\$ 159,069	\$ -	\$ 238,444
Garfield County	\$ 258,757	\$ 424,037	\$ -	\$ 682,794		\$ 258,757	\$ 424,037	\$ -	\$ 682,794
Totals	\$ 447,518	\$ 778,574	\$ -	\$ 1,226,092	\$ 191,275	\$ 447,518	\$ 587,299	\$ -	\$ 1,034,817

CITY OF RIFLE SENIOR PROGRAMS- MEALS / TRANSPORTATION HISTORY

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Projected 2026
Transporta	112,018.96	109,557.99	108,986.17	118,021.85	110,418.65	121,745.00	87,863.62	131,374.00	146,258.00	151,838.67	159,069.00
Nutrition	3,665.67	0.00	3,260.59	9,739.00	0.00	0.00	57,305.78	50,381.98	49,578.68	60,989.82	76,379.00
Well & Wis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
# Meals	10,491	2,435	8,301	7,918	7,157	6,420	7,529	5,465	5,924	5,545	7,189
# Rides	5,075	4,333	3,765	3,865	4,302	4,090	4,371	4,079	4,760	4,409	5,140
TOTAL	115,684.63	109,557.99	112,246.76	127,760.85	110,418.65	121,745.00	145,169.40	181,755.98	195,836.68	212,828.49	235,448.00



Agenda Item #9.a.

Agenda Item Name:

Report to City Manager

Presenter:

Patrick Waller, City Manager

Item Description:

Staff report on notable tasks completed within the individual departments.

Recommended Action:

No action necessary

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Work Report to City Manager
10/10/2025

Notification Requirements:

None

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. PD Report to City Manager Oct 15
2. 10.15. 2025 Report to City Manager

WORK REPORT TO CITY MANAGER (10-15-2025)

POLICE

- RPD officers issued a total of 148 citations in September. Of those citations, officers initiated 174 traffic contacts yielding 89 traffic citations.
- Officers responded to 1264 calls for service in September, yielding 77 cases requiring follow-up and additional investigation.
- Officers made 47 arrests in September.

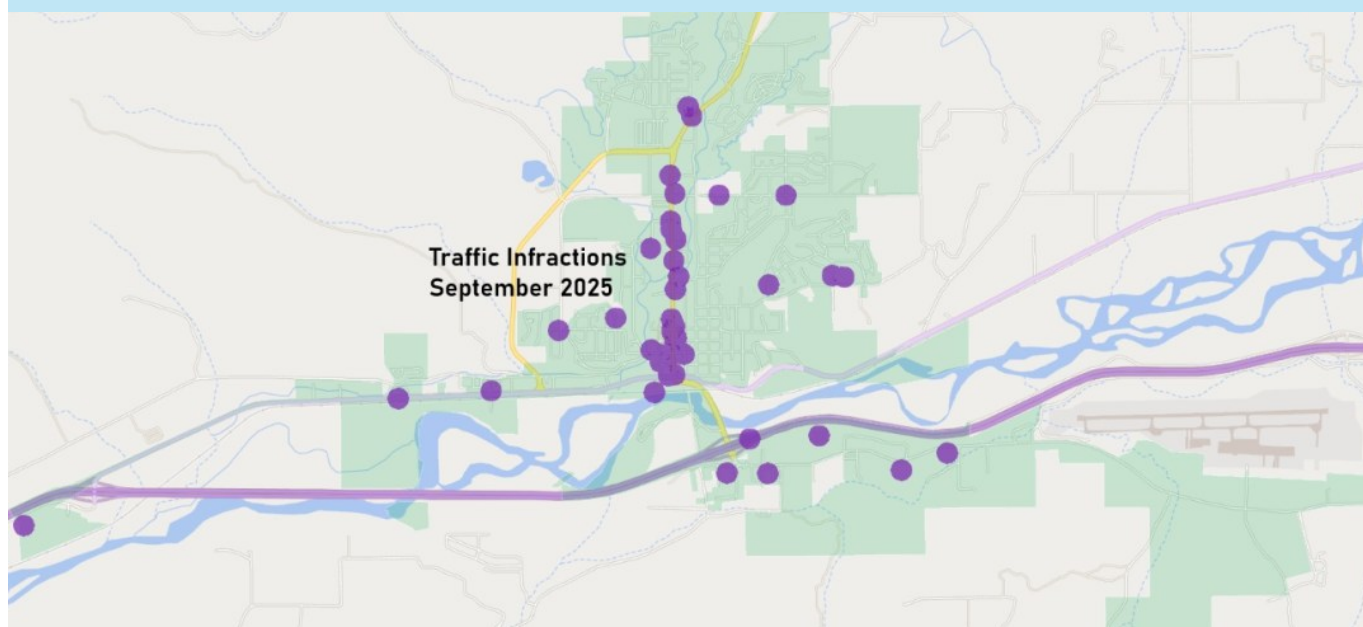
Comparison

Activity	Sep-25	Aug 25	Diff.	Sep-24	Diff.
Cases	77	57	20	59	18
Incidents	1264	1269	-5	1360	-96
Tickets	148	159	-11	128	20
Traffic Stops	174	124	50	194	-20
Traffic Violations	89	81	8	80	9
Arrests	47	44	3	49	-2

This is an overview of the types of traffic citations in September.

Cited Traffic Offenses	Count
Accident involving damage - duty	1
Careless Driving	6
Careless Driving - Bodily injury - Misdemeanor	1
Certain Vehicles Must Stop at Railroad Grade Crossings	1
Compulsory Insurance (not in possession)	1
Display/possess/sell invalid plate/sticker/title knowing such is fictitious, stolen, etc	1
Displayed expired number plates	2
DRIVING AFTER REVOCATION PROHIBITED (HTO (TRAF)	2
Driving on Roadways Laned for Traffic (Unsafe lane change, weaving)	2
Driving without Current Driver's License	1
Drove vehicle while license under restraint (suspended/revoked/denied)	2
Drove vehicle while under the influence of alcohol or drugs	4
Drove vehicle with excessive alcohol content	1
Drove vehicle without proper class of license	1
Drove vehicle without valid drivers license (Resident more than 30 days)	3
DUR Muni for non-etoH reasons	5
Duty to Report Accident	1
Duty to report accidents - failed to notify police	2
Duty upon striking unattended vehicle or property	1
Expired License Plates	1

Failed to Display Lamps when Required	1
Failed to display valid registration	1
Failed to drive in single lane (weaving)/changed lanes when unsafe	1
Failed to obey stop sign	6
Failed to obey traffic control signal	1
Failed to Present Evidence of Insurance upon Request	10
Failed to provide proof of insurance	4
Failed to stop/yield at stop sign	1
Following Too Closely	1
Head Lamps on Motor Vehicles (Motor vehicle Improper headlights)	1
Limitations on backing - upon controlled access highway	1
Limitations on Backing (unsafe backing public or private property)	2
Operator's license required	12
Reckless driving	1
Speeding	2
Traffic Control Signal Legend (red light violation)	1
Violated child restraint provisions	1
Violated restrictions on temporary instruction permit	2
Windows Unobstructed - certain materials prohibited (windows obstructed, dark tinted, other requirements)	1
Grand Total	89



Records & Evidence

Evidence

What are some types of evidence we are processing?

Fleet Camera: in-car cameras, one front and one interior in each patrol officer's vehicle

Community Request: Link sent to citizen to send us their relevant photos/videos relating to an incident or case

Capture: Axon app on officer's phone, so they can take photos, audio, etc. and it's uploaded directly to Axon

User Upload: Officer uploaded media to Axon, not through Capture application

Other: Clips/Extractions created by Records from original videos

EVIDENCE	
Source	Count
Body-Worn Camera	1842
Fleet Camera	737
Community Request	156
Capture	1176
User Upload	95
Other	3
	4009

File Type	Count
Video	2658
Audio	37
Document	5
Image	1309
Total	4009

Who is requesting records?

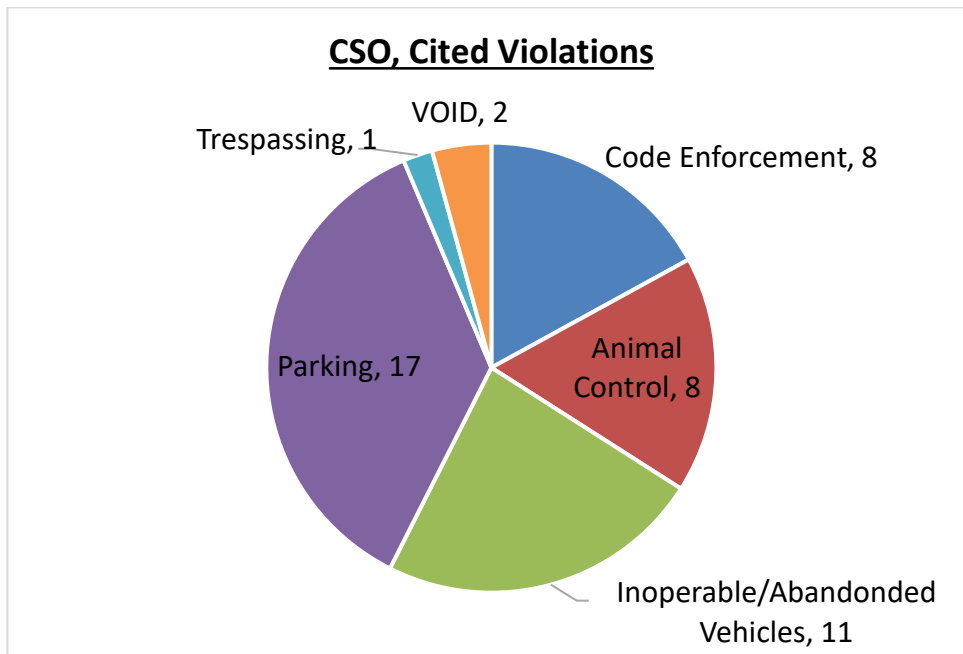


RECORDS	
Requestor	Count
DA's Office	37
City Prosecutor	2
Citizen	22
Other LE Agency	4
DHS	2
CBI	0
Insurance	8
Total	75

Code Compliance

Code Compliance continues to work hard to provide great services to the City of Rifle. These are code compliance statistics for September.

- CSOs responded to 174 calls for service and wrote 47 citations in September.
- These are the types of calls our CSOs issued citations for:



WORK REPORT TO CITY MANAGER

10.15.2025

COMMUNICATIONS

- PIO attended Amplify: Mastering Public Communication in the AI Age put on by InnovateUS and 3CMA zoom welcome meeting.

Social Media Overview

- The September 2025 Facebook statistics are in. While overall view numbers are down from August, we've seen notable increases in reach, video views, and unique viewers. This suggests that although engagement has normalized after the summer spike, the quality and retention of our audience remains strong.
- Over the past 122 days, we've gained 642 new followers on Facebook and retained 387 of those — showing a solid retention rate. Continued engagement and informative content have played a critical role in keeping both new and longtime followers connected.

Key Insights:

- Engagement remains strong post-late summer events (Lee Fire and Rifle Mountain Park closure), which drove a major spike in August.
- August views were up 77.8% over July, marking our most significant monthly increase to date.
- As we move into the fall and winter months, we'll continue monitoring metrics to understand what the new "normal" is for our channels.
- With consistent content and community-focused updates, we anticipate stabilizing at or above 200,000 views per month across platforms.

Facebook Performance (Monthly Views)

Month	Views	% Change from Month Previous
September	261.6k	▼ 31.1%
August	391.1k	▲ 77.8%
July	219.9k	▲ 33.7%
June	164.4k	▲ 362%
May	36.3k	▼ 61.2%
April	79.4k	▲ 7.8%
March	73.9k	▲ 108%
February	34.9k	▼ 34.9k
January	55.1k	▼ 42.3k

Communication Highlights (September)

- Birch Avenue Project
 - Our updates on Birch Avenue progress have been especially well received.
 - Positive comments and interactions on all related posts in the last week of the month.
 - The community has expressed excitement and relief at the road's reopening.

Social Media Activity (September)

- 34 total posts across social channels this week.

Top Performing Posts

Rank	Post Title	Views	Interactions	New Followers
1	Birch Avenue Opens	7,651	58	2
2	Third Thursday - Save the Date	7,318	60	3
3	Birch Avenue Paving Update	3,486	39	0

Looking Ahead

- We'll continue to focus on:
 - Timely community updates
 - Visual storytelling
 - Promoting local events
 - Responding to community feedback
- With consistent strategy and active engagement, we are on track to grow our digital presence and keep our residents informed and involved.

COURT

- Handled 71 adult and 17 juvenile cases on October 1 court day. Held 5 phone hearings with inmates in jail.
- Attended CAMCA roundtable discussing the benefits of municipal courts in anticipation of the next legislative session. We would like to be prepared to enlighten our lawmakers on the realities of proposed legal changes and how things work “in real life”. Things that sound great on paper don't always have the intended effect or have unintended consequences.

PUBLIC WORKS

Admin

- Revision of Rifle Standard Specifications Manual: standard figure revisions in progress. Manual text revisions: 90% complete; Figure revisions: 15% complete
- Veteran's Memorial Renovation Design-Construction Drawings: currently in process. Completion: 10%

Fleet

- Normal fleet maintenance operations.
- Parks Maintenance trailers: bearing re-pack and replacement, as necessary, includes brake, electrical and general maintenance work.
- Unit 0117 – Caterpillar Road Grader: Phase 2 repairs to mold board hydraulic leaks and hydraulic functions for various cylinders and hoses; LTJ Fabrication completed re-build of cylinders. Re-assembling: 70% complete
- Fleet Administrator & Manager revising and completing a city vehicle policy.
- Unit 1701 (bucket truck) in shop starting Thursday (9/11) for brake and ABS maintenance; complete.
- Coordinating Depart Fleet Replacement Reports

Operations & Maintenance

- Sinkhole between Colorado River bridge and railroad bridge repair – median area – investigation and repair; delayed due to scheduling problem with pump contractor; repair, equipment, and materials have been scheduled for October 15, 2025 at 0900.
- Storm drain and adjoining swales at Centennial Pkwy & Railroad Ave: cleaning and removing debris; will complete October 16th to coincide with Third Thursday.
- All O&M personnel involved in Fall Cleanup; complete. Developing final report.
- Asphalt reclaimer Operation & Maintenance – received.
- Completing pothole repair at various locations in the city, e.g. Jays & Dogwood, seam repair on north end of Railroad (in front of Nachos), etc.
- Wamsley Elementary School Zone flashing units in place

SENIOR CENTER

- Landscaping on the east side of the building was completed.
- Our non-profit volunteer committee will be hosting their Winter Craft Fair and Lunch on Saturday November 8th 9:00-2:00
- The County Senior Advisory Board is diligently working on loosening restrictions for Traveler assessments. Changes should happen in early 2026.
- We will have numerous outside vendors coming for educational topics over the next few months. Topics will include protecting older adults from scams, fraud and cyber threats; home health care benefits; Medicare Enrollment.

UTE THEATER

- Glitter in the Air “Pink” was a well-attended concert with young girls to older adults attending. The show was entertaining and had a lot of positive feedback.
- October is looking busy with Ricky Bobby on 10/16, the after show for third Thursday on Third, Symphony in the Vally will be performing An Evening at the Opera on 10/17; VOICES Theater Group out of Aspen will be holding their rehearsals and performance the week on 10/20; and the evening of Halloween the Ute staff is hosting a free Ghouls and Goblins Gala at the Ute starting at 8:00 pm.