



RIFLE CITY COUNCIL
REGULAR MEETING

December 3, 2025
7:00 p.m.
202 Railroad Avenue Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by City Clerk Alexis Ramirez.

OATHS OF OFFICE

City Clerk Alexis Ramirez administered Oaths of Office to newly elected Councilors Jonathan Rice, Clint Hostettler, Scott Marsh, Alicia Gresley and Michael Clancy.

Present at Roll Call:

Councilor Chris Bornholdt, Councilor Scott Marsh, Councilor Michael Clancy, Councilor Clint Hostettler, Councilor Jonathan Rice, Councilor Karen Roberts and Councilor Alicia Gresley.

Roll Call: Yes - Chris Bornholdt, Scott Marsh, Michael Clancy, Clint Hostettler, Jonathan Rice, Karen Roberts and Alicia Gresley.

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Parks & Recreation Director Austin Rickstrew, Chief of Police Debra Funston, Procurement & Grant Manager Iris Trevisano, IT Network & Systems Administrator Jake Statler, Community Development Director Zach Higgins, Finance Director Scott Rust, Communication & Engagement Specialist Kyle Mills, Main Street Manager Kim Burner, Post Independent Reporter Katherine Tomanek, Angela Marsh, Mary Ann Carter, Emily Heisel, Journey Home Animal Care Center Executive Director Heather Grant, Journey Home Animal Care Center Shelter Operations Director Morgan Woolard, John Savage and Alyx Bartels.

ELECTION OF MAYOR

Nominations were opened.

Councilor Alicia Gresley nominated Councilor Clint Hostettler to serve as Mayor, Councilor Clint Hostettler presented self-nomination, Councilor Chris Bornholdt presented self-nomination, Councilor Jonathan Rice presented self-nomination. No other nominations were made.

Nominations were closed.

Councilor Alicia Gresley nominated Councilor Clint Hostettler to serve as Mayor; seconded by Councilor Karen Roberts.

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

No – Jonathan Rice, Chris Bornholdt, and Scott Marsh.

APPOINTMENT OF MAYOR PRO TEM

Mayor Clint Hostettler appointed Karen Roberts as Mayor Pro Tem.

BOARD APPOINTMENT/ COUNCIL REPRESENTATIVE

<u>BOARDS</u>	<u>REPRESENATIVE</u>	<u>ALTERNATE</u>
A.G.N.C. – Associated Governments of Northwest Colorado	Michael Clancy	Karen Roberts
CLUB 20	Jonathan Rice	Scott March
DDA - Downtown Development Authority	Clint Hostettler	Karen Roberts
Garfield County Liaison	Chris Bornholdt	Scott Marsh
GCECA – Garfield County Emergency Communications Authority	Chris Bornholdt	
Garfield Clean Energy	Scott Marsh	Alicia Gresley
Garfield County Energy Advisory Board	Michael Clancy	Chris Bornholdt

G.R.I.T. – Greater Rifle Improvement Team	Karen Roberts	Michael Clancy
PRAB – Parks & Recreation Advisory Board	Chris Bornholdt	Scott Marsh
Rifle Area Chamber of Commerce	Clint Hostettler	Alicia Gresley
Rifle Community Foundation	Clint Hostettler	Michael Clancy
Rifle Heritage Center Board	Karen Roberts	Jonathan Rice
Rifle Housing Authority	Clint Hostettler	Scott Marsh
Rifle Regional Economic Development Corporation	Alicia Gresley	Clint Hostettler
Senior Center Advisory Board	Alicia Gresley	Jonathan Rice
RFTA – Roaring Fork Transportation Authority	Alicia Gresley	
CML Policy Committee	Jonathan Rice	Karen Roberts

Councilor Alicia Gresley moved to approve the discussed board appointments and council representatives as presented in workshop for 2 years; seconded by Councilor Jonathan Rice.
 Roll Call: Yes - Michael Clancy, Jonathan Rice, Alicia Gresley, Chris Bornholdt, Karen Roberts Scott Marsh and Clint Hostettler.
 No – None.

PUBLIC COMMENT
 Public comment was heard from Emily Heisel.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:
 A. Consider Minutes of the November 5, 2025 Regular Meeting.
 B. Consider Minutes of the November 19, 2025 Regular Meeting.

Councilor Alicia Gresley moved to approve Consent Agenda Items A and B; seconded by Councilor Michael Clancy.
 Roll Call: Yes - Karen Roberts, Jonathan Rice, Alicia Gresley, Chris Bornholdt, Michael Clancy, Scott Marsh, and Clint Hostettler.
 No – None.

REGULAR AGENDA

Consider Approval of Contract for Animal Services with Journey Home for 2026
 City Manager Patrick Waller gave a brief description on the current and updated contract with Journey Home Animal Care Center. The contract was aligned with current market rates and included a minor change to the contract language to clarify emergency service provisions. The goal is for the City of Rifle to pay equitable share for animal control services originating from Rifle versus other county areas. Journey Home Animal Care Center Executive Director Heather Grant and Shelter Operations Director Morgan Woolard reported successful collaboration with the Rifle Police Department, for accurate documentation and record-keeping. Journey Home continues to serve as a vital community resource, focused on strengthening the human-animal bond through adoption, education and outreach. Activity levels show an increasing service demand with Rifle Police Department animal intakes rising from 23 in 2024 to 92 in 2025, a steady number of strays and surrenders. Veterinary medical expenses decreased significantly from \$10,000 in 2024 to \$5,467(excluding spay/ natured and vaccines) in 2025, reflecting the improved efficiency and care management. Journey Home is sustained and supported by diverse income streams, led by program fees, grants and donations, demonstrating strong community impact thought successful animal rescue cases, expanded education outreach and essential community services; such as humane education, youth programs, dog bite prevention, along with a regional pet food pantry distributing 3,624 pounds of food this year; with 95% of recipients coming from the Rifle community.

Journey Home Animal Care Center Executive Director Heather Grant and Shelter Operations Director Morgan Woolard answered questions for Council.

Comments were heard from Councilor Jonathan Rice, Councilor Michael Clancy, Councilor Alicia Gresley and Mayor Clint Hostettler.

Councilor Michael Clancy moved to approve the 2026 domestic animal shelter and impoundment services contract between the City of Rifle and the Journey Home Animal Care Center, Inc.; seconded by Councilor Karen Roberts.
 Roll Call: Yes- Scott Marsh, Karen Roberts, Michael Clancy, Chris Bornholdt, Alicia Gresley

Jonathan Rice and Clint Hostettler.
No – None.

Consider Approving Final Subdivision Plan and Final Subdivision Plat for Vetter Filing No.2 Subdivision - Ordinance No. 15, Series of 2025 (1st Reading)

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A
FINAL SUBDIVISION PLAN AND FINAL SUBDIVISION PLAT FOR
VETTER FILING NO. 2 SUBDIVISION.**

Community Development Director Zach Higgins and Applicant John W. Savage presented the Final Subdivision Plan and Final Subdivision for Vetter Filing. The “Better Two Subdivision” proposes the division of two parcels into six estate-style single-family lots on approximately 9.4 acres located near 16th Avenue and east-west of Grand Mesa Avenue. The subject properties are located within the City’s Tier One Development Area, indicating they are appropriate for near-term development due to their location and planned growth context. Proposed parcels are currently zoned for estate use, while the Comprehensive Plan envisions moderate-density residential development in the broader area. Access to the subdivision will be provided primarily through a private drive, Gallo Drive, with individual lot access varying by lot. Engineering and infrastructure improvements include approvals for irrigation ditch piping, sanitary service connections, hygiene system installation, and construction of public improvements associated with the project. The applicant has agreed to construct interim street improvements along 16th Street, with the understanding that full upgrades to current standards, including curb, gutter, and sidewalks, will occur in coordination with future adjacent subdivision development. Reviewing agencies provided comments, with utility and engineering reviews completed fire protection addressing driveway lengths and turnaround requirements. The Planning and Zoning Commission has provided an initial recommendation; the project has advanced to the sketch plan approval stage on December 17th, 2025 pending final approvals of related subdivision improvement and annexation agreements.

Community Development Director Zach Higgins, Applicant John W. Savage, City Attorney Jim Neu, and City Manager Patrick Waller answered questions for Council

Comments were heard from Councilor Alicia Gresley, Councilor Jonathan Rice, and Mayor Clint Hostettler

Councilor Karen Roberts moved to approve the amendment to the Farm Annexation Agreement and Ordinance No.15, Series of 2025 on first reading and order it be published as required by Charter; seconded by Councilor Michael Clancy.

Roll Call: Yes- Alicia Gresley, Chris Bornholdt, Michael Clancy, Jonathan Rice, Karen Roberts, Scott Marsh, and Clint Hostettler
No – None.

Consider Purchase of Scale Computing Hyperconverged Infrastructure and Resolution No. 26, Series of 2025

**A RESOLUTION OF THE OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, APPROVING A MULTI-YEAR CONTRACT WITH SCALE COMPUTING
PURSUANT TO RIFLE MUNICIPAL CODE SECTION 4-3-275**

Procurement & Grant Manager Iris Trevisano and IT Network & Systems Administrator Jake Statler presented the request to replace its aging storage and server infrastructure and purchase a modern scale computing hyperconverged system to improve performance, security, and long-term reliability. The current system, built in 2018–2019 and based on mechanical spinning drives, will reach its end-of-support in 2026 and licensing expiration in 2027, creating a strategic window to complete a full infrastructure rebuild in 2026 before critical failures occur. The proposed solution migrates the city from a three-node system to a more efficient two-node architecture and upgrades storage to Non-Volatile Memory Express (NVMe) solid-state technology, delivering approximately 20% faster read/write speeds and noticeably improved system responsiveness for all staff. This project also provides an opportunity to completely rebuild the back-end infrastructure, elimination of technical debt, and implementation of modern security standards. The purchase is being made through the National Association of State Budget Officers (NASBO) cooperative purchasing agreement, providing pre-negotiated pricing and significant cost savings through a six-year licensing structure (five paid years plus one free year).

Because standard procurement rules limit contracts to five years, approval of Resolution No.26, Series of 2025 is required to authorize the six-year term. If approved in December of 2025, with the purchase order issued in January, 2026 all funds will be encumbered and paid for in 2026. The full system deployment and infrastructure rebuild will occur throughout 2026 with no ongoing payments after that year. Staff recommends approval of request as the upgrade ensures improved performance, stronger security, and a stable, modern technology foundation for the city over the next decade.

Procurement & Grant Manager Iris Trevisano and IT Network & Systems Administrator Jake Statler answered questions for Council.

Comments were heard from Councilor Alicia Gresley, and Councilor Karen Roberts

Councilor Jonathan Rice moved to approve Resolution No. 26, Series of 2025 and purchase of two (2) scale computing 3-node cluster for a cost not to exceed \$200,000; seconded by Councilor Scott Marsh.

Roll Call: Yes- Scott Marsh, Chris Bornholdt, Karen Roberts, Michael Clancy, Alicia Gresley, Jonathan Rice and Clint Hostettler.

No – None.

Consider 2025 Mill Levy Certification for the 2026 Fiscal Year - Resolution No. 25, Series of 2025

**A RESOLUTION OF THE CITY OF RIFLE, COLORADO LEVYING GENERAL
PROPERTY TAXES TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE CITY
OF RIFLE FOR THE 2025 BUDGET YEAR**

Finance Director Scott Rust presented the Mill Levy Certification for the 2026 fiscal year requesting approval for Resolution No. 25, Series of 2025. The proposed resolution sets the Mill Levy's for both the City of Rifle and Downtown Development Authority. The mill levy is applied to the assess valuations provided by Garfield County to determine the property tax revenue. The property tax revenue collected is a critical revenue source that allows each municipal entity to provide services to Citizens. The City of Rifle will certify and assess \$5.26 million to the General Fund, which is projected to generate about \$904,400 and the Downtown Development Authority (DDA) will certify and assess \$3.774 million estimating to guarantee around \$59,976.00. These figures are slightly above budgeted expectations due to higher assessed values from Garfield County.

Finance Director Scott Rust and City Attorney Jim Neu answered questions for Council.

Comments were heard from Councilor Alicia Gresley.

Councilor Michael Clancy moved to approve Resolution No. 25, Series of 2025 to certify the 2025 City of Rifle and DDA Mill Levy for the 2026 fiscal year to Garfield County; seconded by Councilor Alicia Gresley.

Roll Call: Yes- Karen Roberts, Chris Bornholdt, Michael Clancy, Scott Marsh, Alicia Gresley, Jonathan Rice and Clint Hostettler.

No – None.

Consider Approving the Street Facade Grant Application for 101 East 3rd St.

Main Street Manager Kim Burner presented request to consider approving the street façade grant application for 101 East 3rd St. The Greater Rifle Improvement Team (GRIT) launched a new facade grant program in 2025, funded by lodging tax, with a total budget of \$40,000 to support commercial building improvements within city limits. The program formally opened in August, with applications accepted during September and October. During the first application round, 12 pre-application meetings were conducted, but only one project was submitted from the Midland Arts Building at 101 East 3rd Street. The request focused on replacing an aging mural on the west-facing wall due to the visual impact of a newer, larger mural commissioned nearby. The total project bid was \$1,790.00, and the applicant provided the required 25% match. The grant award request total is \$1,342.50. Low participation was attributed to higher-than-expected project costs and difficulty obtaining the required two contractor bids. To improve participation in 2026, the GRIT Advisory Board approved program adjustments, including adding two application cycles per year and modifying bid and documentation requirements. The program allows grants of up to

\$40,000 per project, with property owners with the ability to exceed the required 25% match. Unused funds will be retained in GRIT reserves. Additional support is available through the Main Street program, which provides architectural assistance and renderings for buildings within the downtown core, while the facade grant remains available to all commercial properties citywide. Projects are evaluated based on project scope, building age, and compatibility with surrounding structures.

Main Street Manager Kim Burner answered questions for Council.

Comments were heard from Councilor Alicia Gresley, Councilor Jonathan Rice, Councilor Karen Roberts and Mayor Clint Hostettler

Councilor Scott Marsh moved to approve the Street Facade Grant Award for 101 East 3rd Street in the amount of \$1,342.50 seconded by Councilor Jonathan Rice.

Roll Call: Yes- Chris Bornholdt, Karen Roberts, Scott Marsh, Jonathan Rice, Michael Clancy, Alicia Gresley and Clint Hostettler.

No – None.

Consider Approving the Greater Rifle Improvement Team Advisory Board (GRIT) Grant Application for the New Ute Theater Society (NUTS)

Main Street Manager Kim Burner presented grant application request for the New Ute Theater Society (NUTS) to council for approval. The Greater Rifle Improvement Team (GRIT) Advisory Board has received a grant request from the New Utes Theater Society (NUTS) in the amount of \$3,200 to support the Symphony in the Valley performance that is a key part of the community's Hometown Holidays celebration. GRIT typically awards grants during the January and June funding cycles; however, this request is being considered outside the normal cycle due to the unexpected nature of this funding request. Historically, NUTS has funded the cost of the Ute Theater Events Center for the Symphony in the Valley performance at an annual cost of \$3,200. This year, the Symphony requested a total of \$8,000 from NUTS to cover both theater costs and additional dancer expenses. NUTS was unable to absorb the full increase and submitted this grant application to GRIT to bridge the funding gap.

The GRIT Advisory Board supports this request as a one-time exception and has recommended that future requests be submitted directly by the Symphony in the Valley rather than through intermediary organizations. Funding is available within the Special Events budget and is recommended for approval due to the show's importance to Hometown Holidays.

Main Street Manager Kim Burner answered questions for Council.

Comments were heard from Councilor Karen Roberts, Councilor Jonathan Rice, Councilor Alicia Gresley and Mayor Clint Hostettler

Councilor Karen Roberts moved to approve the GRIT grant application for the New Ute Theater Society in the amount of \$3,200.00; seconded by Councilor Scott Marsh.

Roll Call: Yes - Michael Clancy, Scott Marsh, Chris Bornholdt, Jonathan Rice, Alicia Gresley Karen Roberts and Clint Hostettler.

No – None.

Consider Approval of Purchase of a John Deer 35 P-Tier Compact Excavator for Cemetery Procurement & Grant Manager Iris Trevisano and Parks & Recreation Director Austin Rickstrew presented request to consider approval to purchase a John Deer 35 P-Tier compact excavator for \$68,581.60 from 4Rivers Equipment, to be included in the 2026 budget. The compact excavator features a closed cab with HVAC, improving operator safety and comfort during winter cemetery operations. It replaces a 2006 Mini-X Excavator that has significant wear and tear after it's long operational life. The primary use of the equipment will be grave excavation at the cemetery, with limited secondary use by the Parks & Recreation Department for major hard-to-access repairs. Funding will come from the Perpetual Care (Cemetery Operations) Fund as the purchase is directly tied to essential cemetery operations. The request aligns with the 2026 budget and represents a cost-effective investment in staff safety, operational efficiency, and long-term equipment reliability.

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Manager Iris Trevisano

answered questions for Council.

Comments were heard from Councilor Alicia Gresley and Mayor Clint Hostettler

Councilor Jonathan Rice moved to approve the purchase of a John Deere 35 P-Tier Compact Excavator in the amount of \$68,581.60 from 4Rivers Equipment; seconded by Councilor Alicia Gresley.

Roll Call: Yes- Karen Roberts, Jonathan Rice, Michael Clancy, Alicia Gresley, Chris Bornholdt, Scott Marsh and Clint Hostettler.

No – None

Report to City Manager

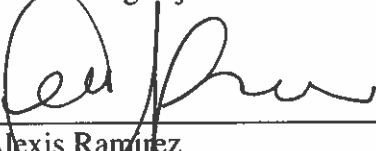
Reports were heard from City Manager Patrick Waller, City Clerk Alexis Ramirez, IT Network & Systems Administrator Jake Statler, Finance Director Scott Rust, Main Street Manager Kim Burner, Procurement & Grant Manager Iris Trevisano, Parks & Recreation Director Austin Rickstrew, and Chief of Police Debra Funston.

Comments from Mayor and Council

Comments were heard from Councilor Karen Roberts, Councilor Michael Clancy, Councilor Alicia Gresley, Councilor Scott Marsh, Councilor Chris Bornholdt, Councilor Jonathan Rice and Mayor Clint Hostettler.

Adjournment

Meeting adjourned at 9:00 p.m.



Alexis Ramirez
City Clerk





Clint Hostettler
Mayor