



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

February 4, 2026

7:00 PM

202 Railroad Avenue, Rifle, CO 81650

6:00 PM - Workshop Meeting

Discussion and Review

- a. Update and Discussion — Rifle Activity Center/Fieldhouse Feasibility Study
- b. Update and Discussion - City-Wide Follow-Up Survey Results
- c. Update and Discussion - Transportation Discussion from Mayor's Meeting

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 Minutes of the January 21, 2026 Regular Meeting
 - 5.b. Consider Liquor License Renewal for Tapatios 2, LLC dba Tapatios
 - 5.c. Consider Liquor License Renewal for Kum & Go, LC dba Maverik 5011
 - 5.d. Consider Liquor License Renewal for Nachos Mexican Dining, LLC dba Nachos Mexican Dining
 - 5.e. Consider Liquor License Renewal for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors
 - 5.f. Consider Letter of Support for Garfield Clean Energy - Colorado Energy's Office IMPACT Accelerator Grant

5.g. Consider Creating the Rifle Creek Golf Course Fund — Ordinance No. 2, Series of 2026 (2nd Reading)

5.h. Consider Rezoning the Arnold Subdivision, Now Known As the Two Creeks Subdivision, from LDR/PUD and MDR/PUD to Medium Density Residential (MDR) - Ordinance No.1, Series of 2026 (2nd Reading)

6. Action, if any, on Workshop Items

7. Regular Agenda

7.a. Consider Purchase of 2026 F550 4X4 SuperCab and Snowplow

7.b. Consider Approving Garfield County FMLD Grant Application for City of Rifle Whiteriver Avenue 9th Street to 16th Street Rehabilitation Project - Resolution No. 5, Series of 2026

7.c. Consider Department of Local Affairs Grant Application for the Completion of the Rifle Business Incubator Project - Resolution No. 4, Series of 2026

8. Administrative Reports

8.a. Report to City Manager

9. Comments from Mayor and Council

10. 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 Ramirez 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 and Discussion — Rifle Activity Center/Fieldhouse Feasibility Study

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

City Staff will provide an update on progress related to the Activity Center/Fieldhouse Feasibility Study.

Recommended Action:

No Action Required

Fiscal Impact:

N/A

Operational Impact:

City Staff have been supporting Collab Architecture during the feasibility study process. We have held two community meetings, and the staff have toured the sites to better understand the available options.

Prior Board Motions:

N/A

Background Information:

Staff will provide an update and review the layout concept for a potential facility in Rifle. In the presentation packet, Collab Architecture has provided estimated costs for the two floor plans attached. Staff is seeking council feedback as we move into the final stages of the feasibility study.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. Updated Rifle Presentation Package



RIFLE ACTIVITY CENTER FEASIBILITY STUDY

Updated Project Information

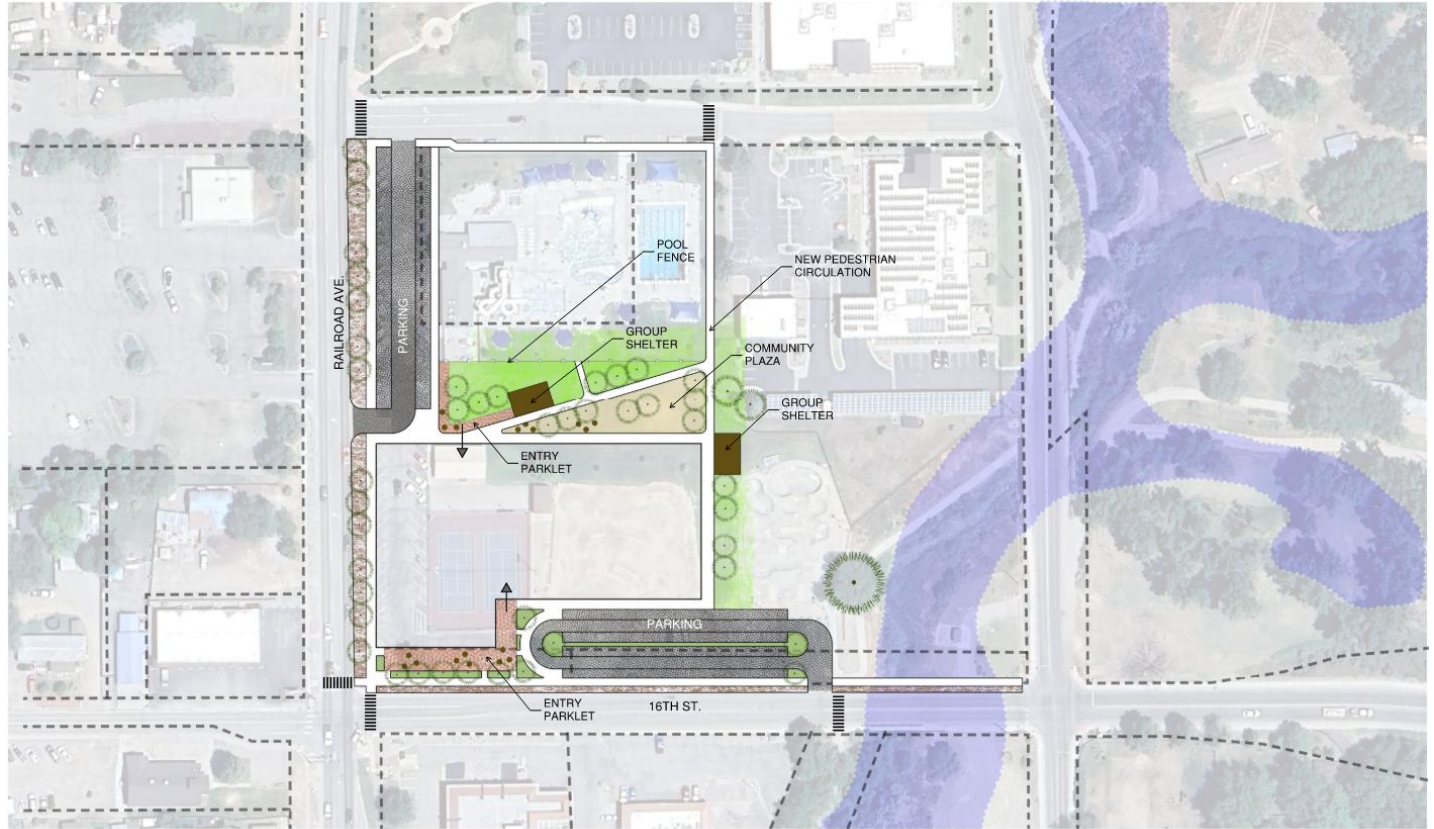


January 27, 2026

Rifle Activity Center Site Plan

Design Considerations

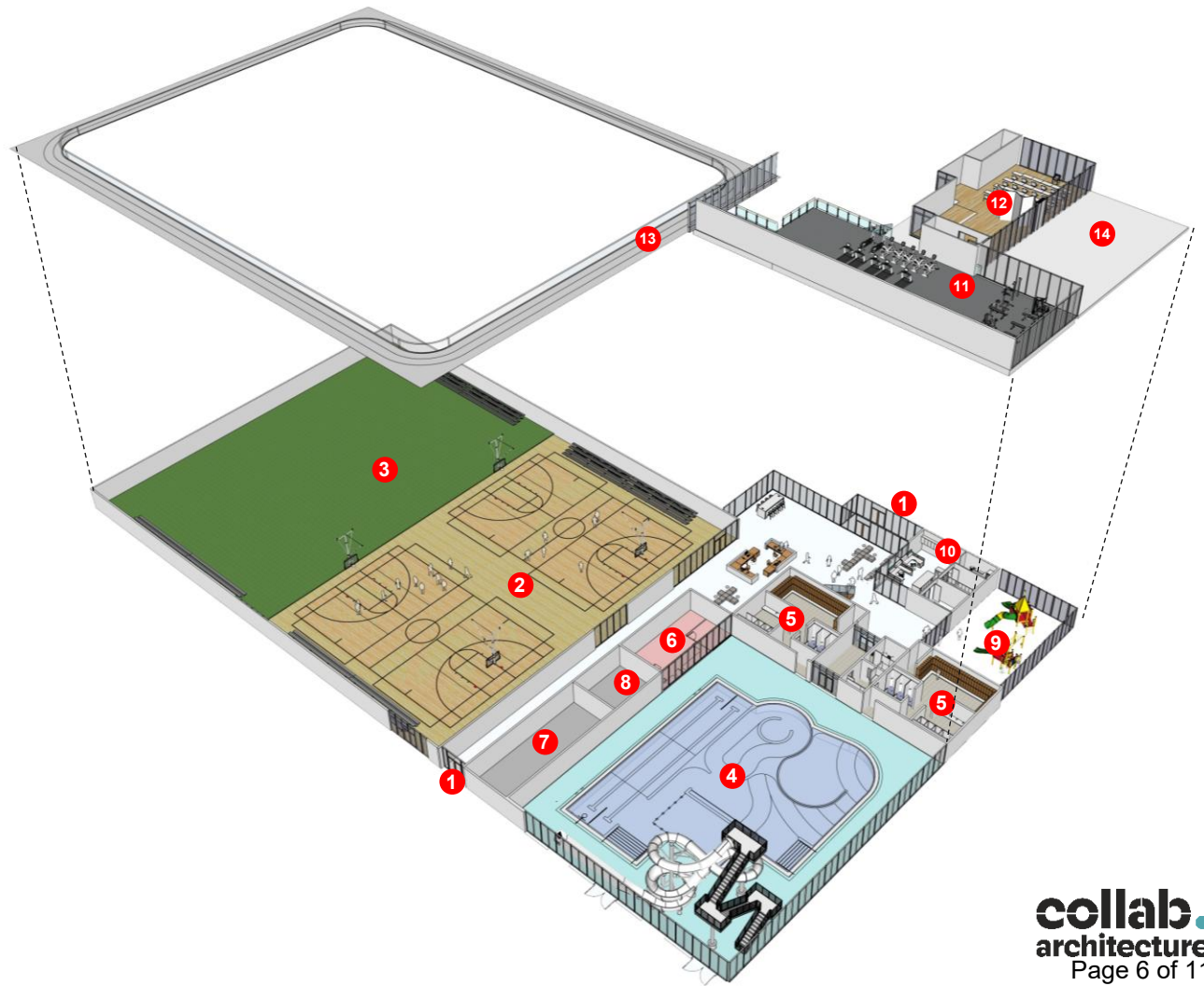
- Establishing the New Urban Fabric with building location.
- Creating parking and main entry opportunities on the South Side
- Creating a flexible Community plaza for a variety of uses
- Convenience use and connectivity to the existing outdoor pool



Rifle Activity Center Concept Plan

KEY

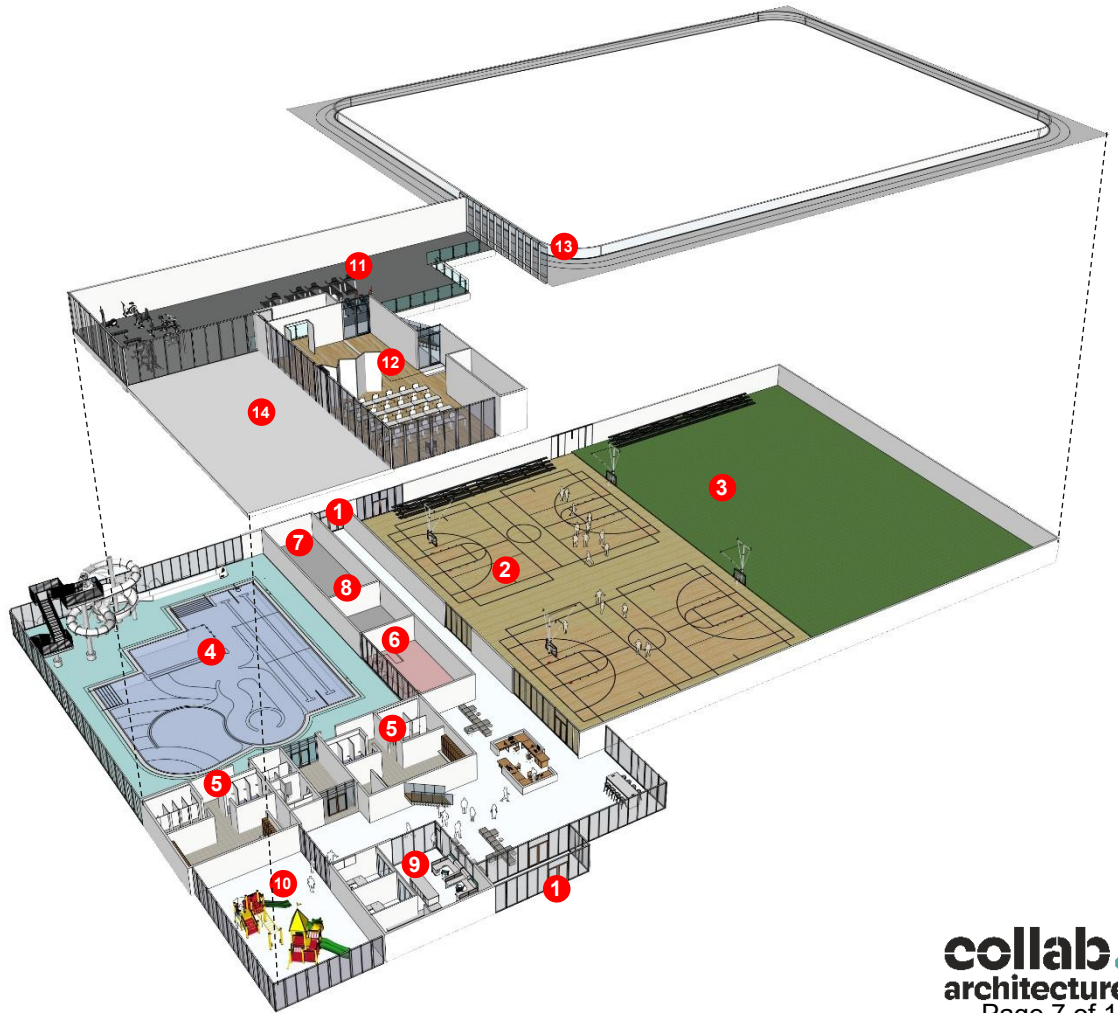
1. Entry Points
2. Court Gymnasium
3. Turf Fieldhouse
4. Indoor Leisure/Lap Pool
5. Locker Rooms
6. Pool Offices
7. Pool Mech/Storage
8. Gym Storage
9. Staff Offices
10. Indoor Playground
11. Fitness Center
12. Multi-Use Studios (2)
13. Walking/Jogging Track
14. Fitness Roof Deck



Rifle Activity Center Concept Plan

KEY

1. Entry Points
2. Court Gymnasium
3. Turf Fieldhouse
4. Indoor Leisure/Lap Pool
5. Locker Rooms
6. Pool Offices
7. Pool Mech/Storage
8. Gym Storage
9. Staff Offices
10. Indoor Playground
11. Fitness Center
12. Multi-Use Studios (2)
13. Walking/Jogging Track
14. Fitness Roof Deck



Rifle Activity Center Cost Analysis

Opinion of Probable Cost Option A: Activity Center without Pool

Base Site Development	\$ 1,806,000.00
Base Support (Lobby, Locker Rooms, Staff)	\$ 2,702,500.00
Tournament Gymnasium/Turf Space	\$ 13,219,200.00
Suspended Walking/Jogging Track	\$ 1,750,000.00
Multi-Use Fitness Space	\$ 1,136,000.00
Open Fitness Studio	\$ 1,700,000.00
<u>Indoor Playground</u>	<u>\$ 1,282,500.00</u>
Estimated Construction Cost	\$ 23,596,200.00
<u>Estimated Non-Construction Costs (28%)*</u>	<u>\$ 6,606,936.00</u>
Total Project Estimated Cost	\$ 30,203,136.00

Non-Construction Estimate includes: Design & Engineering, Fixtures, Furnishings & Equipment, Surveys, Testing & Inspection, Development Fees, Owner Contingencies.

Rifle Activity Center Cost Analysis

Opinion of Probable Cost Option B: Activity Center with Pool

Base Site Development	\$ 1,806,000.00
Base Support (Lobby, Locker Rooms, Staff)	\$ 2,702,500.00
Tournament Gymnasium/Turf Space	\$ 13,219,200.00
Suspended Walking/Jogging Track	\$ 1,750,000.00
Multi-Use Fitness Space	\$ 1,136,000.00
Open Fitness Studio	\$ 1,700,000.00
Indoor Playground	\$ 1,282,500.00
<u>Indoor Aquatic Center</u>	<u>\$ 12,820,000.00</u>
Estimated Construction Cost	\$ 36,415,700.00
<u>Estimated Non-Construction Costs (28%)*</u>	<u>\$ 10,196,536.00</u>
Total Project Estimated Cost	\$ 46,612,096.00

Non-Construction Estimate includes: Design & Engineering, Fixtures, Furnishings & Equipment, Surveys, Testing & Inspection, Development Fees, Owner Contingencies.



Agenda Item #b.

Agenda Item Name:

Update and Discussion - City-Wide Follow-Up Survey Results

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Receive an update on the results of the follow-up survey.

Recommended Action:

Discussion only, no action on workshop items.

Fiscal Impact:

City Council and Staff will use these results to guide planning efforts and city initiatives in the coming years.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Historically, the city has conducted a community survey every 5 years. The most recent community survey was completed at the end of 2025, and ETC Institute conducted a follow-up survey to help the City Council and staff better understand issues related to traffic and code enforcement. We received 443 completed surveys. The results are technically statistically significant based on that number, but we cannot determine whether they are representative across all other demographic features.

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

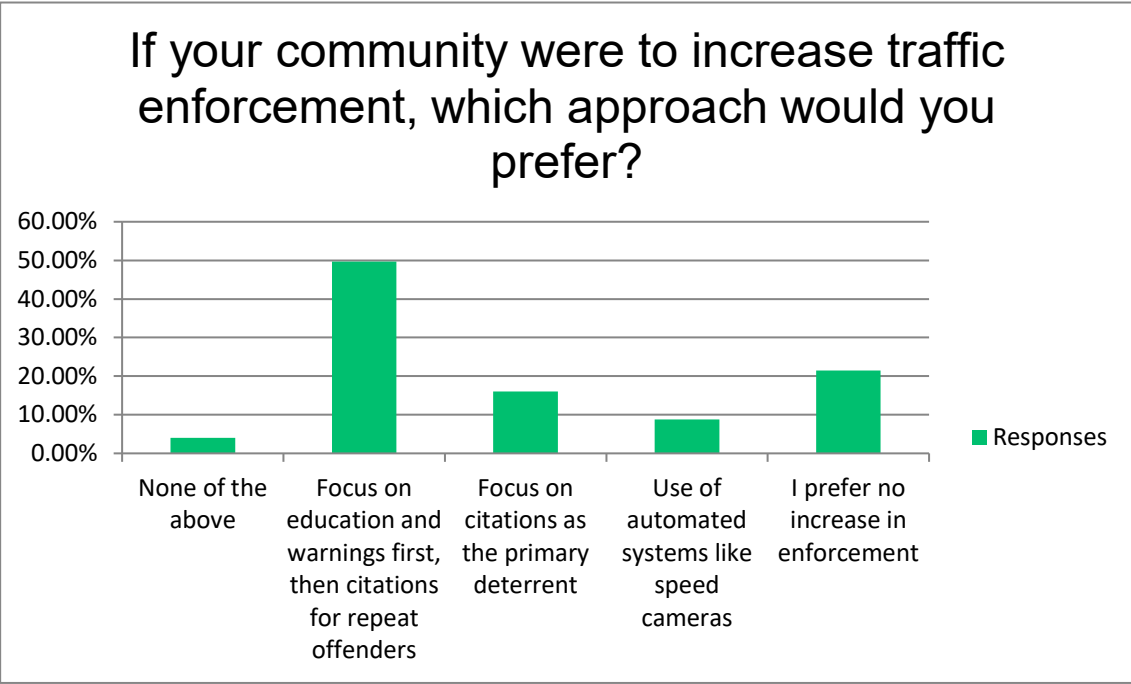
Attachments:

1. 2026 City of Rifle Follow-Up Survey

2026 City of Rifle Follow-Up Survey

If your community were to increase traffic enforcement, which approach would you prefer?

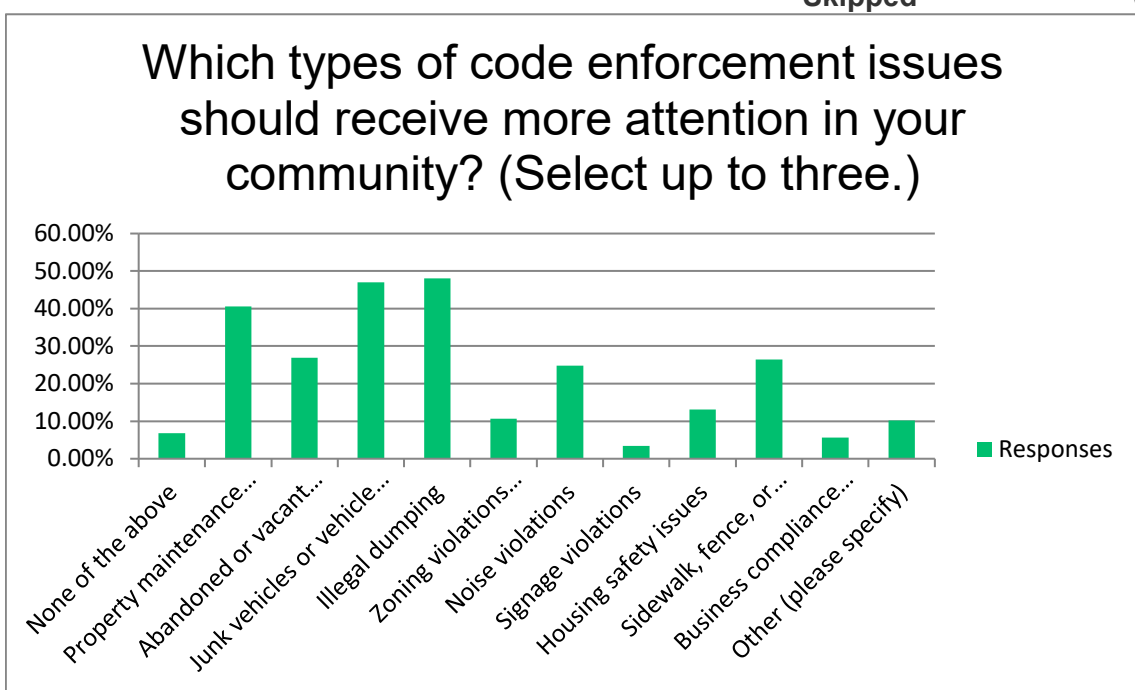
Answer Choices	Responses	
None of the above	4.06%	18
Focus on education and warnings first, then citations for repeat offenc	49.66%	220
Focus on citations as the primary deterrent	16.03%	71
Use of automated systems like speed cameras	8.80%	39
I prefer no increase in enforcement	21.44%	95
	Answered	443
	Skipped	0



2026 City of Rifle Follow-Up Survey

Which types of code enforcement issues should receive more attention in your community? (Select up to three.)

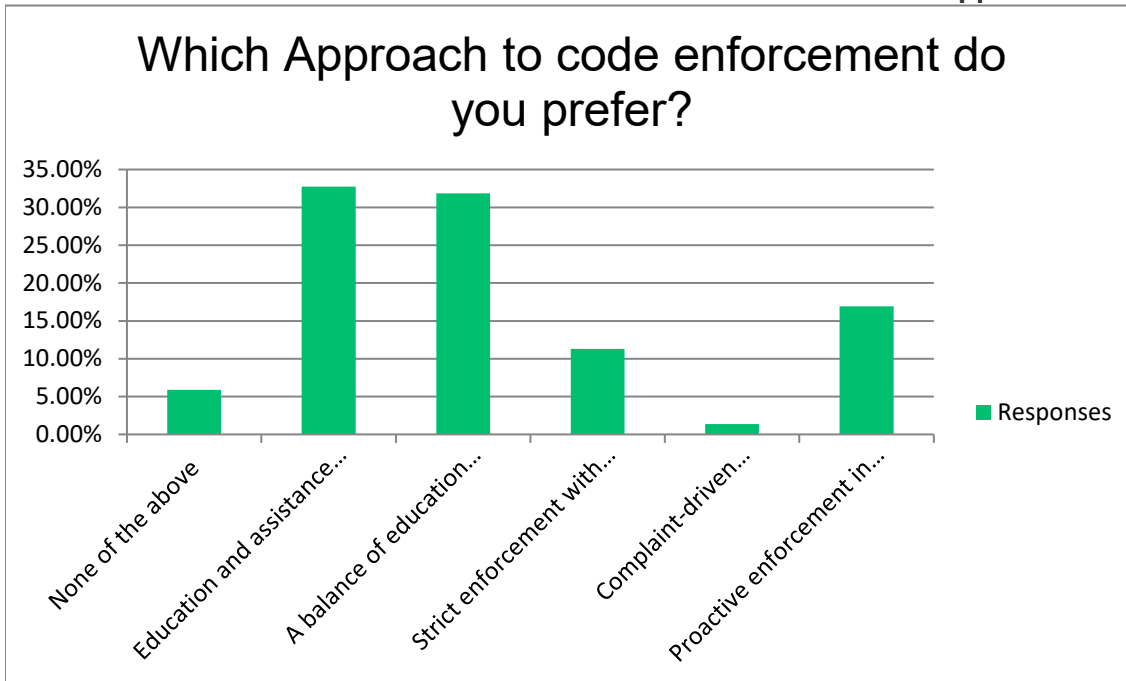
Answer Choices	Responses	
None of the above	6.77%	30
Property maintenance (overgrown lawns, debris, trash)	40.63%	180
Abandoned or vacant properties	26.86%	119
Junk vehicles or vehicle storage	46.95%	208
Illegal dumping	48.08%	213
Zoning violations (incompatible land uses	10.61%	47
Noise violations	24.83%	110
Signage violations	3.39%	15
Housing safety issues	13.09%	58
Sidewalk, fence, or right-of-way obstructions	26.41%	117
Business compliance issues	5.64%	25
Other (please specify)	10.16%	45
	Answered	443
	Skipped	0



2026 City of Rifle Follow-Up Survey

Which Approach to code enforcement do you prefer?

Answer Choices	Responses	
None of the above	5.87%	26
Education and assistance first, enforcement only if issues persist	32.73%	145
A balance of education and enforcement	31.83%	141
Strict enforcement with penalties for non-compliance	11.29%	50
Complaint-driven enforcement only	1.35%	6
Proactive enforcement in high-problem areas	16.93%	75
	Answered	443
	Skipped	0





Agenda Item #c.

Agenda Item Name:

Update and Discussion - Transportation Discussion from Mayor's Meeting

Presenter:

Patrick Waller, City Manager

Item Description:

Workshop Item

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:

City Manager will update Council on transportation discussion at Mayor's Meeting

Notification Requirements:

No additional notice required

Prepared By:

Patrick Waller, City Manager

Attachments:

None



Agenda Item #5.a.

Agenda Item Name:

Consider Minutes of the January 21, 2026 Regular Meeting

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Consider Minutes of the January 21, 2026 Regular Meeting

Recommended Action:

Move to approve the minutes of the January 21, 2026, City Council Regular Meeting

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Minutes of the January 21, 2026, Regular Meeting

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. 01.21.2026 REVISED DRAFT Minutes



RIFLE CITY COUNCIL

REGULAR MEETING

January 21, 2026
7:00 p.m.
202 Railroad Avenue Rifle, CO

CALL TO ORDER & ROLL CALL

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Clint Hostettler.

Present at Roll Call:

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

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, City Attorney Wilton Anderson, Parks & Recreation Director Austin Rickstrew, Chief of Police Debra Funston, Community Development Director Zach Higgins, Senior Planner Geir Sverdrup, Lieutenant Mike Kuper, Procurement and Grant Reporting Manager Iris Trevisano, IT Network & System Administrator Jake Statler, Finance Director Scott Rust, Utilities Director Jared Emmert, Main Street Manager Kim Burner, Rifle Creekside Estates Manager Wayne Pollard, Post Independent Reporter Katherine Tomanek, Rebecca Delia, Nick Delia, Larry Anderson, Cristina Anderson, Dean Filiss, Tim Roe, John A Getty, Leslie J Getty, Tood Varamat, Joe Varonni, JB, Norman Bue, Elizabeth A Powers, Snyder Camacho, Jeremy West, Laura West, Mindy Delia, Kate Collins, Richard Delia, Justin Kochevar, Tayte Brown, JM Laurechea, April Laurechea, Matthew Starr, Cathy Vrbn, Dave Church, Joe Delia, Kerry Delia, Headwaters Housing Partners Grady Lakin & Adam Roy, JV DeSousa LLC Architecture & Planning Aaron Lander and JV DeSousa LLC Architecture & Planning Founder JV DeSousa.

PUBLIC COMMENT

No public comment was heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the January 7, 2026 Regular Meeting.
- B. Consider Liquor License Renewal for Capitol Deli, LLC dba Capitol
- C. Consider Approval of Purchase Order for Colorado River Valley Economic Development Partnership (CRVEDP)
- D. Consider Amending Rifle Municipal Code Section 10-2-20 Obstruction of Government Operations - Ordinance No.16, Series of 2025 (2nd Reading)
- E. Consider Approving Final Subdivision Plan and Final Subdivision Plat for Vetter Filing No. 3 Subdivision - Ordinance No.15, Series of 2025 (2nd Reading)

Rifle City Council Meeting January 21, 2026

- F. Consider Letter of Support for Colorado River Valley Chamber of Commerce Grant Application to Support a Regional Visitor Center.

Councilor Karen Roberts moved to approve Consent Agenda Items A, B, C, D, E and F; seconded by Councilor Scott Marsh.

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

No – None.

Recused - Alicia Gresley from 5C.

PUBLIC HEARING

Consider Appeal Request for the Two Creeks Sketch Plan, Arnold Annexation Agreement Amendment, and Rezoning

Mayor Clint Hostettler opened the public hearing.

Community Development Director Zach Higgins, applicants Headwaters Housing Partners Representatives Grady Lakin and Adam Roy, JV DeSousa LLC Architecture and Planning Aaron Lander & JV DeSousa LLC Architecture & Planning Founder JV DeSousa and Wayne Pollard presented appeal request for the “Two Creeks” project (also known as Arnold Subdivision) that includes approximately 21 acres of vacant land east of Whiteriver Avenue. The project includes a preliminary sketch plan for 202 dwelling units, an amendment to the existing annexation agreement originally executed in 2002, and a request to rezone the property from Low Density Residential Planned (LDR PD) and Medium Density Residential Planned (MDR PD) to Medium Density Residential (MDR). The site is identified in the City’s Comprehensive Plan as a Tier One development area and is one of the few properties specifically designated for high-density residential development. The Housing Needs Assessment identifies a projected need for between 1,819 and 2,219 additional housing units by 2044, with a significant portion of that demand in middle and higher density housing categories. The proposed development includes 202 housing units at an overall density of approximately 9.6 dwelling units per acre, which is lower than the Comprehensive Plan’s high-density residential range of 12 to 30 units per acre. The project incorporates a mix of housing types, including apartments, townhomes, duplexes, triplexes, fourplexes, condominiums, and single-family homes. Building types are distributed to provide higher density near the White River and lower density adjacent to existing single-family neighborhoods. The annexation agreement amendment modernizes the original agreement by removing outdated PUD requirements, updating fee language to current standards, and adding new elements such as park improvements and trail connections. The rezone to MDR would align the site’s zoning with current city regulations and the preliminary proposed sketch plan. The property is served by existing water and sewer infrastructure adjacent to the site on two sides. Transportation improvements include the planned Acacia Avenue extension and bridge connection to Whiteriver Avenue, which has been included in the City’s transportation planning documents for more than two decades. The project also includes enhanced trail connectivity linking the Raynard Ditch Trail, Rifle Creek Trail, and an on-site park, improving pedestrian access to nearby parks, transit, and commercial services. The proposal was denied by the Planning & Zoning Commission on December 9, 2025, by a 4–3 vote. The Planning & Zoning Commission recommended denial of the sketch plan and MDR rezoning, citing concerns related to potential future development under MDR zoning, housing tenure (rental versus ownership), project scale, and traffic impacts

associated with the Acacia Avenue connection. Following the denial, the applicant filed an appeal pursuant to Municipal Code Section 16-5-300, asserting that the proposal meets the City's guiding documents and adopted policies. Staff recommends approval of the annexation agreement amendment, rezoning to Medium Density Residential, and the sketch plan appeal, subject to the conditions outlined in the staff report. The recommendation is based on the project's consistency with the Comprehensive Plan, Housing Needs Assessment, existing infrastructure capacity, and the City's goals for housing diversity, connectivity, and efficient growth.

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

Public Comment was heard from Nick Delia, Larry Anderson, Elizabeth Powers, John Gretty, Snyder Camamcho, Richard Delia, Jeremy West, Tate Brown, Rick Steffen, Rebecca Delia, Cristina Anderson and Joe Delia.

Mayor Clint Hostettler closed the public hearing.

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

Councilor Alicia Gresley moved to approve Two Creeks Sketch Plan appeal of Planning Commission decision and approve amendment to the Arnold Annexation Agreement as presented; seconded by Councilor Michael Clancy.

Roll Call: Yes - Scott Marsh, Karen Roberts, Alicia Gresley, Jonathan Rice, and Mayor Clint Hostettler.

No – Michael Clancy and Chris Bornholdt.

ORDINANCE NO. 1, SERIES OF 2026

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING THE ARNOLD SUBDIVISION, NKA THE TWO CREEKS SUBDIVISION, FROM LDR/PUD AND MDR/PUD TO MEDIUM DENSITY RESIDENTIAL (MDR).

Councilor Jonathan Rice moved to approve rezoning the Arnold Subdivision, now known as the Two Creek Subdivision, from LDR/PUD and MDR/PUD to Medium Density Residential (MDR)- Ordinance No. 1, Series of 2026 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Alicia Gresley.

Roll Call: Yes - Karen Roberts, Alicia Gresley, Jonathan Rice, Scott Marsh, and Mayor Clint Hostettler.

No – Michael Clancy and Chris Bornholdt.

Mayor Hostettler called for a brief recess at 9:22 PM.

The meeting returned to regular session at 9:32 PM.

REGULAR AGENDA

Consider Purchase Approval for the Rifle Creek Golf Course — Resolution No. 3, Series of 2026

RESOLUTION NO. 3, SERIES OF 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO PURCHASE THE RIFLE CREEK GOLF COURSE

Parks & Recreation Director Austin Rickstrew presented request to consider authorizing the City Manager to take all necessary actions to complete the purchase of the Rifle Creek Golf Course – Resolution No. 3, Series of 2026. This action represents the final council approval of the transaction, contingent upon no material changes to the negotiated agreements. The purchase is structured through a Real Estate Purchase Agreement and an Asset Purchase Agreement, collectively covering more than 280 acres of land with associated water rights, golf course infrastructure and equipment, restaurant and retail fixtures, inventory, and related business intellectual property. City staff has conducted extensive review of the property and business operations, with remaining due diligence focused on title and water rights verification. The total proposed purchase price is \$1,246,479.75, funded approximately 70% from the Water Fund and 30% from the Capital Fund, with no Parks & Recreation funding proposed. The transaction limits the City’s assumption of existing liabilities, with only limited, defined exceptions. The target closing date is March 31, 2026, and staff anticipates completion of remaining due diligence within the established timeline. The city views this purchase as a significant, long-term community asset that provides benefits beyond just golf, including access to additional acreage and vital water resources.

Parks & Recreation Director Austin Rickstrew, City Manager Patrick Waller, City Attorney Jim Neu and City Attorney Wilton Anderson answered questions for Council.

Comments were heard from Councilor Karen Roberts, Councilor Alicia Gresley and Councilor Jonathan Rice.

Councilor Alicia Gresley moved to approve Resolution No. 3, Series of 2026, authorizing the City Manager to take all action necessary to purchase the Rifle Creek Golf Course; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Creating the Rifle Creek Golf Course Fund — Ordinance No. 2, Series of 2026 (1st Reading)

ORDINANCE NO. 2, SERIES OF 2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO ADOPTING A NEW SECTION 4-1-160 OF THE RIFLE MUNICIPAL CODE CREATING THE RIFLE CREEK GOLF COURSE FUND

Rifle City Council Meeting January 21, 2026

Parks & Recreation Director Austin Rickstrew and Finance Director Scott Rust presented request to consider the creation of the Rifle Creek Golf Course fund as a new enterprise fund, to be operated in compliance with Government Accounting Standards Board (GASB) requirements and TABOR standards. The purpose of the ordinance is to formally create a distinct fund entity for the golf course and provide a clear legal and financial framework prior to acquisition and operation. The Creek Golf Course Fund is intended to function as a self-sustaining enterprise, with revenues and expenditures fully segregated from the City's General Fund and other operations. Establishing the fund resolves prior questions regarding the use of Rifle Parks & Recreation tax revenues by clearly separating golf course finances from Parks & Recreation funding. Parks & Recreation tax funds will not be used to support golf course operations, and no commingling of revenues will occur. Initial startup costs and capital expenditures associated with acquisition and setup will be addressed through a future supplemental budget process, which will include a public hearing. While the golf course may require subsidies in some form, any such support will not come from Parks & Recreation tax revenues. Operationally, the golf course will be managed by the Parks & Recreation Department; however, financial responsibility will remain within the newly created enterprise fund. Authority over the fund will be delegated by the City Manager. When staff work across multiple funds, salaries and costs will be allocated proportionally to accurately reflect work performed. Overall, creation of the Rifle Creek Golf Course Fund provides financial independence, accountability, and transparency, while ensuring compliance with accounting standards and protecting dedicated tax revenues.

Parks & Recreation Director Austin Rickstrew, Finance Director Scott Rust and City Manager Patrick Waller answered questions for Council.

Comments were heard from Councilor Chris Bornholdt and Councilor Alicia Gresley.

Councilor Scott Marsh moved to approve Ordinance No. 2, Series of 2026 creating the Rifle Creek Golf Course fund on the first reading as presented and order it to 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 Mayor Clint Hostettler.

No – None.

Consider Approval of the Rifle Information Center Facility Lease Agreement

Parks & Recreation Director Austin Rickstrew presented request to consider extending its long-standing lease agreement with CDOT (Colorado Department of Transportation) for the Rifle Information Center facility. The original lease began in 2002 and included two optional 10-year renewals. The City is now entering the second 10-year renewal term (February 1, 2022 through January 31, 2032) with a payment of \$250 to CDOT. Under the current CDOT lease, the city must operate an information center that provides pamphlets and brochures promoting activities in Rifle and the Middle Colorado Watershed area. These requirements continue to be met through an agreement with the Middle Colorado Watershed Council. The Middle Colorado Watershed Council (MCWC) currently occupies and operates the facility, known as the Rifle Information Center and branded as “the River Stop.” Staff recommends waiving lease payments as MCWC provides the required visitor and informational services on behalf of the City, ensuring compliance with CDOT lease terms. The MCWC is responsible for all building maintenance, while the City functions solely as a pass-through entity. The facility use agreement allows the city to remain

compliant with CDOT requirements at a minimal cost while supporting a community-serving facility operated by a partner organization.

Parks & Recreation Director Austin Rickstrew answered questions for Council.

Comments were heard from Councilor Scott Marsh, Councilor Alicia Gresley, Councilor Chris Bornholdt and Mayor Clint Hostettler.

Councilor Scott Marsh moved to approve the lease agreement with the Middle Colorado Watershed Council for the use of the Rifle Information Center; seconded by Councilor Karen Roberts.

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

No – None.

Consider Approving DOLA Energy and Mineral Impact Fund (EIAF) Grant for Rifle's South Lift Station Replacement — Resolution No. 2, Series of 2026

RESOLUTION NO. 2, SERIES OF 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, SUPPORTING THE APPLICATION FOR A GRANT FROM THE DEPARTMENT OF LOCAL AFFAIRS ENERGY AND MINERAL IMPACT ASSISTANCE FUND FOR THE COMPLETION OF RIFLE'S SOUTH LIFT STATION REPLACEMENT PROJECT

Procurement and Grant Reporting Manager Iris Trevisano and Utilities Director Jared Emmert presented request to consider authorizing staff to apply for a \$1 million grant from the Colorado Department of Local Affairs (DOLA) Energy and Mineral Impact Fund (EIAF) to support the replacement of the South Lift Station, a critical component of the city's wastewater infrastructure. The total project cost is \$2.32 million, requiring a local match of \$1.32 million. The proposed project includes a comprehensive replacement of the aging lift station structure and all control and instrumentation systems, while retaining the existing pumps. The new facility will be upsized to meet a 20-year projected buildout, reflecting increasing residential development in what has historically been a predominantly commercial area south of the river. Engineering analyses and load calculations have been completed to ensure the system is appropriately sized for anticipated growth. While the existing force main bored beneath the Colorado River will not be upsized as part of this project, the system is being designed to accommodate future expansion, with force main improvements to be addressed separately when warranted. Approval of Resolution No. 2, Series of 2026, authorizes staff to submit the EIAF grant application and proceed with securing funding for this essential infrastructure replacement project.

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

Comments were heard from Councilor Jonathan Rice and Councilor Alicia Gresley.

Councilor Michael Clancy moved to approve Resolution No. 2, Series of 2026, to allow the City Manager to submit the grant application to EIAF, sign the grant agreement and to expend the funds necessary to meet the terms of the grant not to exceed \$1,000,000; seconded by Councilor Jonathan Rice.

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

No – None.

Consider Award to Johnson Construction for the Construction of Park Ave Phase 2 and Phase 3

Civil Engineer Craig Spaulding and Procurement and Grant Reporting Manager Iris Trevisano presented request to consider award approval to Johnson Construction for the Construction of Park Ave. Phase 2 and Phase 3. The Park Avenue Phases Two and Three project advances a long-planned infrastructure improvement that supports downtown development by providing an additional access point and alleviating traffic on key arterial and collector roads. Funded primarily through a \$4 million Department of Local Affairs (DOLA) grant, targeted to support infrastructure for affordable housing and will be supplemented by a \$500,000 Garfield County Federal Mineral Lease District grant. The project builds on Phase One’s completion of water and road infrastructure earlier this year. Phases Two and Three include bridge construction, extension of streets, water, sewer, storm infrastructure, and full intersection improvements at Park and Third Avenue. Following a competitive bidding process, Johnson Construction was recommended for award with a contract amount of \$4,764,958. The project remains under budget while maintaining full scope.

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

Comments were heard from Councilor Alicia Gresley and Councilor Jonathan Rice.

Councilor Scott Marsh moved to approve award to Johnson Construction for Park Avenue Extension Phase 2 and 3 in the Amount of \$4,764,958.00; seconded by Councilor Chris Bornholdt. Roll Call: Yes - Chris Bornholdt, Karen Roberts, Scott Marsh, Jonathan Rice, Michael Clancy, Alicia Gresley and Mayor Clint Hostettler.

No – None.

Consider Approving Agreement to Acquire Parcel 5 for the Development of a Park & Ride and Rifle Depot Subdivision

Civil Engineer Craig Spaulding presented request to consider approving agreement to acquire Parcel 5 for the Development of a Park&Ride and Rifle Depot Subdivision. The Park & Ride and Rifle Depot subdivision project is a grant-funded infrastructure initiative designed to relocate the City’s existing Park & Ride facility, to improve land use efficiency and unlock a key development opportunity at the community’s main entry corridor. The current Park & Ride is located at the corner of Railroad Avenue and Centennial Parkway on property owned by the Colorado Department of Transportation (CDOT). As part of a 2014 highway devolution agreement, CDOT retained ownership of the site with the understanding that once an alternative Park & Ride facility was constructed, ownership of the existing parking lot would be transferred to the city. This project implements that agreement through a coordinated land swap. A private property owner will convey

Parcel Five, located behind the existing corner lot closer to the railroad tracks, to the city. The City will develop a new, expanded Park & Ride facility on Parcel Five using federal grant funds. Upon completion, CDOT will transfer the current corner lot parking property to the City, which will then convey that property to the private developer. This process removes surface parking from the primary entry into town and enables higher-value private development on the corner parcel. The project is primarily funded through a federal RAISE (formerly BUILD) grant, providing approximately \$2.7 million in funding, with an estimated City match of \$800,000. Grant and local funds will be used to construct the new Park & Ride facility and associated infrastructure. Strategically, the project increases Park & Ride capacity, improves the visual and functional quality of the town's main entry, and supports long-term downtown and gateway development goals by relocating parking areas away from prime frontage areas. An intent document outlining the land swap has already been signed by both the city and the private developer. The immediate next step is securing CDOT right-of-way clearances based on this documented intent. Once clearance is obtained, the city may proceed toward bidding and construction of the project.

Civil Engineer Craig Spaulding answered questions for Council.

Comments were heard from Councilor Karen Roberts and Mayor Clint Hostettler.

Councilor Alicia Gresley moved to approve the agreement to acquire parcel 5 for the development of a Park & Ride and Rifle Depot Subdivision; seconded by Councilor Jonathan Rice.

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

No – None.

Consider Award to JVA for the Design of the 2026 Water System Improvements

Civil Engineer Craig Spaulding and Procurement and Grant Reporting Manager Iris Trevisano presented request to consider award approval to JVA for the Design of the 2026 Water System Improvements. The 2026 Water System Improvements project, aligns with the 2020 Utility Master Plan's goal of replacing infrastructure as it fails, involves the design for replacing approximately three-quarters of a mile of water lines. Key lines to be replaced include a critical, frequently breaking ductile iron pipe on Prefontaine, antiquated pipes on 5th and 4th Street (some undersized), and the South Rifle transmission line to improve reliability and redundancy for Rifle Village South. Staff recommends JVA for the design contract for \$235,472, which is under budget due to high consultant interest.

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

Comments were heard from Councilor Alicia Gresley.

Councilor Jonathan Rice moved to approve award to JVA for the design of the 2026 Water System Improvement in the amount of \$235,472.00; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Nomination of Colorado River Valley Economic Development Partnership Member Representative

City Manager Patrick Waller presented request to consider nominating a council representative to serve on the Colorado River Valley Economic Development Partnership Board (CRBEDP). City Manager Patrick Waller previously served as the representative of the partnership, providing context to Council.

Councilor Karen Robers expressed interest in serving on the Colorado River Valley Economic Development Partnership Board as the City of Rifle council member representative.

Councilor Michael Clancy moved to nominate Councilor Karen Roberts as the City of Rifle representative on the Colorado River Valley Economic Development Partnership Board; seconded by Councilor Scott Marsh.

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

No – None.

Recused - Alicia Gresley.

Report to City Manager

Reports were heard from City Manager Patrick Waller, Finance Director Scott Rust City Attorney Jim Neu and City Attorney Wilton Anderson.

Comments from Mayor and Council

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

Adjournment

Meeting adjourned at 10:19 p.m.

Alexis Ramirez
City Clerk

Clint Hostettler
Mayor



Agenda Item #5.b.

Agenda Item Name:

Consider Liquor License Renewal for Tapatios 2, LLC dba Tapatios

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Consider Liquor License Renewal for Tapatios 2, LLC dba Tapatios

Recommended Action:

Move to approve the Liquor License Renewal for Tapatios 2, LLC dba Tapatios

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Tapatios 2, LLC dba Tapatios located at 120 East 3rd Street, Rifle, CO has submitted a Hotel & Restaurant Liquor License Renewal Application.

The application is complete, and the appropriate fees have been paid.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. REDACTED Tapatios 2026 Liquor License Renewal

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

TAPATIOS
120 EAST 3RD STREET
Rifle CO 81650

Fees Due		11.00
Annual Renewal Application Fee		\$
Renewal Fee		750.00
Storage Permit \$100 X _____		\$
Sidewalk Service Area \$75.00		\$ 75. ⁰⁰
Additional Optional Premise Hotel & Restaurant \$100 X _____		\$
Related Facility - Campus Liquor Complex \$160.00 per facility		\$
Amount Due/Paid		\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

RECEIVED
JAN 19 2025
City Clerk
City of Rifle

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

- Paid by check
- Paid Online

Uploaded to Movelt on Date

Licensee Name

TAPATIOS 2 LLC

Doing Business As Name (DBA)

TAPATIOS

Liquor License Number

License Type

Hotel & Restaurant (city)

Sales Tax License Number

Expiration Date

Due Date

Business Address

Street Address

120 EAST 3RD STREET

Phone Number

City, State, ZIP Code

Rifle CO 81650

Mailing Address

Street Address

120 EAST 3RD STREET

City, State, ZIP Code

Rifle CO 81650

Email

Operating Manager

Date of Birth

Home Address

Street Address		Phone Number
City	State	ZIP Code
	CO	

1. Do you have legal possession of the premises at the street address? Yes No

Are the premises owned or rented? Owned

*If rented, expiration date of lease

Rented*

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If

selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

[Empty text box for Name]

Title

[Empty text box for Title]

Signature

Date (MM/DD/YY)

[Empty text box for Signature]

[Empty text box for Date]

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

[Empty text box for Authority Name]

Title

Attest

[Empty text box for Authority Title]

[Empty text box for Attest]

Signature

Date (MM/DD/YY)

[Empty text box for Authority Signature]

[Empty text box for Attest Date]

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I,

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Tapatio 2 LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Tapatios

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

Street Address

City

Rifle

State

CO

ZIP Code

81635

Printed name of person signing on behalf of the Applicant/Licensee

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

(This page intentionally left blank)



Agenda Item #5.c.

Agenda Item Name:

Consider Liquor License Renewal for Kum & Go, LC dba Maverik 5011

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Fermented Malt Beverage & Wine Liquor License Renewal for Kum & Go, LC dba Maverik 5011

Recommended Action:

I move to approve the Liquor License Renewal application for Kum & Go, LC dba Maverik 5011

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

Kum & Go, LC dba Maverik 5011 located at 120 East 1st Street, Rifle, CO has submitted a Fermented Malt Beverage & Wine Liquor License Renewal Application.

The application is complete and the appropriate fees have been paid.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. REDACTED- Maverik 5011-2026 Liquor License Renewal

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

MAVERIK 5011
1150 LOCUST STREET
SUITE 301
Des Moines IA 50309

RECEIVED

JAN 12 2025

City Clerk
 City of Rifle

Fees Due		
Annual Renewal Application Fee		\$
Renewal Fee		346.25
Storage Permit \$100 X _____		\$
Sidewalk Service Area \$75.00		\$
Additional Optional Premise Hotel & Restaurant \$100 X _____		\$
Related Facility - Campus Liquor Complex \$160.00 per facility		\$
Amount Due/Paid		\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

- Paid by check
 Paid Online

Uploaded to Movelt on Date

Licensee Name

KUM & GO LC

Doing Business As Name (DBA)

MAVERIK 5011

Liquor License Number

License Type

Fermented Malt Beverage and Wine (city)

Sales Tax License Number

Expiration Date

Due Date

Business Address

Street Address

Phone Number

120 EAST 1ST STREET

City, State, ZIP Code

Rifle CO 81650

Mailing Address

Street Address

City, State, ZIP Code

Email

licensing@maverik.com

Operating Manager

Date of Birth

Home Address

Street Address		Phone Number
City	State	ZIP Code
	CO	

1. Do you have legal possession of the premises at the street address?..... Yes No

Are the premises owned or rented? Owned

*If rented, expiration date of lease

Rented*

02/20/2033

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? Yes No

If yes, attach a detailed explanation. SEE ATTACHED VIOLATION LIST

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? Yes No

If yes, attach a detailed explanation. SEE ATTACHED LOCATIONS

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

[Empty text box for Name]

Title

Licensing Coordinator

Signature

[Handwritten signature]

Date (MM/DD/YY)

[Empty date box]

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

[Empty text box for Authority Name]

Title

[Empty text box for Title]

Attest

[Empty text box for Attest]

Signature

[Empty text box for Signature]

Date (MM/DD/YY)

[Empty text box for Date]

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I,

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter

“Waiver”) on behalf of

(the “Applicant/Licensee”)

Kum & Go LC / Maverik 5011

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee’s liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. (“Liquor Code”), and the Colorado Liquor Rules, 1 CCR 203-2 (“Liquor Rules”), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant’s/Licensee’s duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Kum & Go LC / Maverik 5011

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

Street Address

120 East 1st Street

City

Rifle

State

ZIP Code

CO

Printed name of person signing on behalf of the Applicant/Licensee

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



Agenda Item #5.d.

Agenda Item Name:

Consider Liquor License Renewal for Nachos Mexican Dining, LLC dba Nachos Mexican Dining

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Consider Liquor License Renewal for Nachos Mexican Dining, LLC dba Nachos Mexican Dining

Recommended Action:

Move to approve the Liquor License Renewal for Nachos Mexican Dining, LLC dba Nachos Mexican Dining

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Nachos Mexican Dining, LLC dba Nachos Mexican Dining located at 2000 Railroad Avenue, Rifle, CO has submitted a Hotel & Restaurant Liquor License Renewal Application.

The application is complete, and the appropriate fees have been paid.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. REDACTED Nachos Mexican Dining 2026 Liquor License Renewal

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

**NACHO'S MEXICAN
 DINING LLC
 2000 RAILROAD AVENUE
 Rifle CO 81650**

RECEIVED
 JAN 29 2025
 City Clerk
 City of Rifle

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check
 Paid Online

Uploaded to MoveIt on Date

Licensee Name

NACHO'S MEXICAN DINING LLC

Doing Business As Name (DBA)

NACHO'S MEXICAN DINING LLC

Liquor License Number

License Type

	Hotel & Restaurant (city)
--	---------------------------

Sales Tax License Number

Expiration Date

Due Date

--	--	--

Business Address

Street Address

Phone Number

2000 RAILROAD AVENUE	
----------------------	--

City, State, ZIP Code

Rifle CO 81650

Mailing Address

Street Address

City, State, ZIP Code

Email

Operating Manager

Date of Birth

--	--

Home Address

Street Address		Phone Number
2000 Railroad Ave		
City	State	ZIP Code
RIFLE	CO	81650

1. Do you have legal possession of the premises at the street address?..... Yes No

Are the premises owned or rented? Owned Rented*

*If rented, expiration date of lease

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

[Empty text box for Name]

Title

[Empty text box for Title]

Signature

Date (MM/DD/YY)

[Empty text box for Signature]

[Empty text box for Date]

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

[Empty text box for Authority Name]

Title

Attest

[Empty text box for Title]

[Empty text box for Attest]

Signature

Date (MM/DD/YY)

[Empty text box for Signature]

[Empty text box for Date]

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I,

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Nachos Mexican dining LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

NACHOS Mexican Dining LLC

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

Street Address

2000 Railroad Ave

City

RIFLE

State

ZIP Code

CO

81650

Printed name of person signing on behalf of the Applicant/Licensee

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

(This page intentionally left blank)



Agenda Item #5.e.

Agenda Item Name:

Consider Liquor License Renewal for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Liquor Store License Renewal for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors

Recommended Action:

Move to approve the Liquor Store License Renewal application for Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Rocky Mountain Liquors, Inc. dba Rocky Mountain Liquors located at 1735 Railroad Avenue, Rifle, CO has submitted a Liquor Store Liquor License Renewal Application.

The application is complete and the appropriate fees have been paid.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. REDACTED 2026 Rocky Mountain Liquors - Liquor License Renewal

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

ROCKY MOUNTAIN
LIQUORS
1735 RAILROAD AVENUE
Rifle CO 81650

RECEIVED

JAN 19 2025

City Clerk
City of Rifle

Fees Due		
Annual Renewal Application Fee		\$
Renewal Fee		477.50
Storage Permit	\$100 X _____	\$
Sidewalk Service Area	\$75.00	\$
Additional Optional Premise Hotel & Restaurant	\$100 X _____	\$
Related Facility - Campus Liquor Complex	\$160.00 per facility	\$
Amount Due/Paid		\$477.50

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

 Paid by check
 Paid Online

Uploaded to MoveIt on Date

[Empty box for upload date]

Licensee Name

ROCKY MOUNTAIN LIQUORS INC

Doing Business As Name (DBA)

ROCKY MOUNTAIN LIQUORS

Liquor License Number

License Type

Retail Liquor Store (city)

Sales Tax License Number

Expiration Date

Due Date

Business Address

Street Address

1735 RAILROAD AVENUE

Phone Number

City, State, ZIP Code

Rifle CO 81650

Mailing Address

Street Address

City, State, ZIP Code

Rifle CO 81650

Email

Operating Manager

Date of Birth

Home Address

Street Address		Phone Number
[]		[]
City	State	ZIP Code
[]	CO	[]

1. Do you have legal possession of the premises at the street address? Yes No

Are the premises owned or rented? Owned Rented*

*If rented, expiration date of lease []

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If

selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

[Empty text box for name]

Title

owner

Signature

[Handwritten signature]

Date (MM/DD/YY)

[Empty date box]

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

[Empty text box for authority name]

Title

[Empty title box]

Attest

[Empty attest box]

Signature

[Empty signature box]

Date (MM/DD/YY)

[Empty date box]

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I,

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Rocky Mountain Liquors

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Rocky Mt Liquor

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

Street Address

City

State ZIP Code

CO

Printed name of person signing on behalf of the Applicant/Licensee

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

(This page intentionally left blank)



Agenda Item #5.f.

Agenda Item Name:

Consider Letter of Support for Garfield Clean Energy - Colorado Energy's Office IMPACT Accelerator Grant

Presenter:

Patrick Waller, City Manager

Item Description:

Letter of Support

Recommended Action:

Move to approve the letter of support for Colorado Energy's Office IMPACT Accelerator Grant.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Garfield Clean Energy is requesting a letter of support for a grant application that would provide energy bill rebates to residential and commercial properties in the GCE service territory. This includes the City of Rifle.

Notification Requirements:

No additional notice required.

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. IMPACT Accelerator grant LOS City of Rifle



To the Colorado Energy Office's grant review team,

The City of Rifle strongly supports the application of the Garfield Clean Energy cohort to receive policy and project funding from the Colorado Energy Office's IMPACT Accelerator grant program. As a member of the Garfield Clean Energy Collaborative (GCE), Rifle will be a partner in ensuring the grant benefits the residents, businesses, and local governments in the County.

Garfield Clean Energy is a government collaborative formalized through an intergovernmental agreement, founded in 2012. Our membership consists of every municipality in Garfield County, Garfield County government, Colorado Mountain College, and the Roaring Fork Transportation Authority. Garfield County Libraries and Holy Cross Energy are affiliate members.

If awarded, this project funding will provide valuable resources directly to community members who need it most to save money on their energy bills, make their homes and businesses more comfortable and safer, and grow and diversify the economy. The region's high cost of living means that many residents in our area do not have the funds on their own to install energy efficiency measures, but would not qualify for other state and federal programs.

Grant funds will also help GCE member governments strengthen building resilience by advancing the design and planning of solar and storage projects, beneficial electrification, thermal energy networks, ground-source heat pumps, and other decarbonization strategies. The funding will support organized procurement and the engagement of building efficiency and design consultant teams. It will also convene a coordinated working group of local governments to ensure projects are actively advanced and moved to implementation.

Garfield County communities, including the City of Rifle who is covered entirely by Xcel Energy as their electricity and natural gas provider, do not have the same access to funding as other entities in our region to make clean energy improvements. This project provides a significant opportunity to address this gap. Development of policies to provide sustained local funding mechanisms will also create needed resources for clean energy programs into the future.

We support the collaboration between GCE members to leverage the IMPACT Accelerator grant's funding in providing significant benefits to community members.

Sincerely,

Clint Hostettler – Mayor
Rifle City Council



Agenda Item #5.g.

Agenda Item Name:

Consider Creating the Rifle Creek Golf Course Fund — Ordinance No. 2, Series of 2026 (2nd Reading)

Presenter:

Scott Rust, Finance Director

Item Description:

Consider the creation of the Rifle Creek Golf Course Enterprise Fund

Recommended Action:

Move to approve Ordinance No. 2, Series of 2026 creating the Rifle Creek Golf Course fund on second reading.

Fiscal Impact:

By passing this ordinance, it allows the creation of an enterprise fund to be used to account for the operation of the Rifle Creek Golf Course.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

The creation of this fund is necessary to allow the Rifle Creek Golf Course to be operated as an enterprise fund. Establishing this fund as part of the purchase of the Rifle Creek Golf Course will ensure that all revenues and expenditures associated with golf course operations are accounted for separately from the City's other funds. This structure supports financial transparency, enables the golf course to operate as a self-sustaining enterprise, and aligns with accounting best practices.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Ordinance No. 02-Golf Course Enterprise Fund

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 02
SERIES OF 2026**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO ADOPTING A NEW SECTION 4-1-160 OF THE RIFLE
MUNICIPAL CODE CREATING THE RIFLE CREEK GOLF COURSE FUND.

WHEREAS, by Resolution No. 02, Series of 2026, the Rifle City Council approved a real estate contract and asset purchase agreement for the City to purchase the Rifle Creek Golf Course and all assets appurtenant to its operation; and

WHEREAS, the City Council desires to operate the golf course as a separate enterprise and fund within the City; and

WHEREAS, in order to recognize the existence of the Rifle Creek Golf Course Fund, the City Council desires to adopt a new Section 4-1-160 of the Rifle Municipal Code.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

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

Section 2. Chapter 4, Article I of the RMC is hereby amended by the adoption of a new Section 4-1-160, "Rifle Creek Golf Course Fund created," to read as follows:

4-1-160. Rifle Creek Golf Course Fund created.

There is hereby created a special fund, to be known as the Rifle Creek Golf Course Fund, and the funds therein shall be used only for the purposes allowed by law.

INTRODUCED on January 21, 2026, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on February 4, 2026, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this _____ day of _____, 2026.

CITY OF RIFLE, COLORADO

By: _____
Mayor

ATTEST:

City Clerk



Agenda Item #5.h.

Agenda Item Name:

Consider Rezoning the Arnold Subdivision, Now Known As the Two Creeks Subdivision, from LDR/PUD and MDR/PUD to Medium Density Residential (MDR) - Ordinance No.1, Series of 2026 (2nd Reading)

Presenter:

Zach Higgins, Planning Director

Item Description:

Consideration of Ordinance No.1 Series of 2026, AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING THE ARNOLD SUBDIVISION, NKA THE TWO CREEKS SUBDIVISION, FROM LDR/PU AND MDR/PUD TO MEDIUM DENSITY RESIDENTIAL (MDR).

Recommended Action:

Move to approve Rezoning the Arnold Subdivision, NKA the Two Creeks Subdivision, from LDR/PUD and MDR/PUD to Medium Density Residential (MDR) - Ordinance No.1 Series of 2026 on second reading.

Fiscal Impact:

None at this time.

Operational Impact:

None at this time.

Prior Board Motions:

City of Rifle Planning and Zoning Commission recommended denial of the Two Creeks rezone to MDR as part of a larger motion to also deny the Sketch Plan with a vote of 4-3 at their December 09, 2025 meeting.

Background Information:

Public Hearing was conducted on January 21, 2026

Executive Summary:

Council approved the ordinance with a 5-2 vote at the January 21 Council meeting.

Notification Requirements:

Notice requirements met.

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Ordinance No. 01-Two Creeks Rezoning

CITY OF RIFLE, COLORADO
ORDINANCE NO. 01
SERIES OF 2026

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING THE
ARNOLD SUBDIVISION, NKA THE TWO CREEKS SUBDIVISION, FROM
LDR/PUD AND MDR/PUD TO MEDIUM DENSITY RESIDENTIAL (MDR).

WHEREAS, by Ordinance No. 6, Series of 2001 the City of Rifle zoned certain property then known as the Arnold Annexation or the Arnold Subdivision described on Exhibit A attached hereto and incorporated herein by this reference (the “Property”) LDR/PUD and MDR/PUD; and

WHEREAS, the Property has not been developed pursuant to its PUD zoning and the owner desires to revise the development plan for the Property and applied to rezone the Property from LDR/PUD and MDR/PUD to Medium Density Residential (MDR) Zone District; and

WHEREAS, on December 9, 2025, the City of Rifle Planning and Zoning Commission considered the rezoning application for the Property and recommended denial of the application; and

WHEREAS, the City Council reviewed the rezoning application at its January 21, 2026 meeting and desires to approve the rezoning application; and

WHEREAS, the City of Rifle Planning and Zoning Commission and the Rifle City Council have held duly noticed public hearings as required by the Rifle Municipal Code (“RMC”) and now wish to rezone the Property to Medium Density Residential (MDR) Zone District.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

Section 1. The aforementioned recitals are hereby fully incorporated herein.

Section 2. The Property described on Exhibit A, now known as Two Creeks Subdivision, is hereby zoned Medium Density Residential (MDR) Zone District.

Section 3. Within thirty (30) days after the effective date of this Ordinance, the City Clerk shall incorporate the terms of this Ordinance into the Geographical Information System described in RMC §16-3-20 and shall cause a printed copy of the amendment to the City Zone District Map to be made, which shall be dated and signed by the Mayor and attested to by the City Clerk and which shall bear the seal of the City. The amended Map shall include the number of this Ordinance. The signed original printed copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Garfield County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Rifle Land Use Regulations, RMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED on January 21, 2026, read by title, passed on first reading, and ordered

published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on February 4, 2026, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this _____ day of _____, 2026.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk

Exhibit A

Property Legal Description



Agenda Item #7.a.

Agenda Item Name:

Consider Purchase of 2026 F550 4X4 SuperCab and Snowplow

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager
Brian Prunty, Public Works Director

Item Description:

Vehicle Purchase

Recommended Action:

Move to approve the purchase of a 2026 F550 4X4 SUPERCAB and Snowplow for \$86,149 from Phil Long Ford of Denver.

Fiscal Impact:

This truck was budgeted for 2026 for \$85,000. The \$86,149 includes both the truck, flatbed and Boss 9'-2". Which caused an overage of \$1,149

Operational Impact:

This vehicle shall provide several positive operational impacts: it replaces the Operations & Maintenance vehicle, provides a platform for snowplowing and the sander.

Prior Board Motions:

N/A

Background Information:

The Operations & Maintenance Department is requesting to replace one of its aging fleet vehicles, which will be used for daily operations. Through Sec. 4-3-50 — Cooperative purchasing with Colorado State Contract #202632 with Phil Long Ford of Denver, we have sourced a new 2026 F550 4X4 SUPERCAB and Boss 9'-2" Snow Plow. This 2026 truck is scheduled to be built the first week for March, with an estimated delivery to the City of Rifle in April.

Executive Summary:

The Operations & Maintenance department has budgeted this vehicle for replacement. The truck price includes a flatbed with headache rack. We have also sourced a 9'-2" plow for \$13,294.80

Staff recommends approval of the purchase of a New 2026 F550 4X4 SUPERCAB and Snowplow from Phil Long Ford for a total \$ \$86,149

Notification Requirements:

N/A

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. 2026 F-550 Super Cab and Plow
2. Operations and Maintenance Supervisor F-550 flatbed memo
3. MEMO for Purchase 2026 F-550 Super Cab and Plow
4. Purchase Request 2026 F-550 Super Cab and Plow



Quote	C26GX5H
Date	January 28, 2026

TO City of Rifle
 Attn: Iris Trevisano
 CO State Contract: 202632

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	2026 F550 4x4 SuperCab 168"WheelBase, XL Trim, 7.3L V8 Engine, 4.88 Limited Slip Axle, Oxford White Aluminum Flatbed, OEM Camera, Labor and Installation *Includes Transport.	75,025.00	\$72,855.00
Additional Information: For payment inquiries, please contact Becky Christensen, bchristensen@phillong.com, 303.933.5765 or Cole Green, chgreen@phillong.com 303.904.5403			72,855.00
			\$72,855.00

Remit Payment to:
Phil Long Ford of Denver
 7887 W. Tufts Ave, Littleton, CO 80123
chgreen@phillong.com

OU FOR YOUR BUSINESS!



Preview Order C29G - X5H 4x4 Super Chas Cab DRW : Order Summary Time of Preview: 01/28/2026
 13:40:32 Receipt: 1/20/2026

Dealership Name : Phil Long Ford of Denver, LLC

Sales Code : F56002

Dealer Rep.	Colleen Green	Type	Fleet	Vehicle Line	Superduty	Order Code	C29G
Customer Name	City of rifle	Priority Code	C3	Model Year	2026	Price Level	635

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F550 4X4 SUPERCAB CHAS CAB/168	\$61730	50 STATE EMISSIONS	\$0
168 INCH WHEELBASE	\$0	PRO POWER ONBOARD - 400W	\$225
TOTAL BASE VEHICLE	\$61730	SNOW PLOW PREP PACKAGE	\$350
OXFORD WHITE	\$0	SPARE TIRE AND WHEEL	\$350
CLOTH 40/20/40 SEAT	\$100	TRAILER BRAKE CONTROLLER	\$300
MEDIUM DARK SLATE	\$0	JACK	\$0
PREFERRED EQUIPMENT PKG.660A	\$0	40 GAL AFT OF AXLE FUEL TNK	\$0
.XL TRIM	\$0	410 AMP DUAL ALTERNATOR	\$215
.AIR CONDITIONING -- CFC FREE	\$0	DUAL BATTERY	\$0
.AM/FM STEREO MP3/CLK	\$0	REAR VIEW CAMERA & PREP KIT	\$515
.7.3L DEVCT NA PFI V8 ENGINE	\$0	CONN PKG: 1 YR INCL W/FORD APP	\$0
10-SPEED AUTO TORQSHIFT	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
225/70R19.5G BSW ALL POSITION	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
4.88 RATIO LIMITED SLIP AXLE	\$395	FUEL CHARGE	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
FRONT LICENSE PLATE BRACKET	\$0	PRICED DORA	\$0
18000# GVWR PACKAGE	\$0	ADVERTISING ASSESSMENT	\$0
		DESTINATION & DELIVERY	\$2595
		MSRP	
TOTAL BASE AND OPTIONS			\$66775
DISCOUNTS			NA
TOTAL			\$66775

This is not an invoice.



Vogel Sales Inc

7080 Eudora Dr
Commerce City, CO 80022-1814

(303) 287-5732
sales@vsitrucks.com

Dealer # 41249

Quote
24522
January 23, 2026

2025 FORD F-550

Phil Long Ford of Denver
7887 W Tufts Ave
Denver, CO 80123-2412
(303) 881-0875
chgreen@phillong.com

Notes

Cole Green

City of Rifle

2025 / 2026 F-550, Gasser, Super Cab

Name	QTY/HRS	Price
BOSS 9'-2" V-DXT		
BOSSMSC18092 BLADE CRATE (SNOWPLOW),9-2,STEEL V-DXT		
BOSSMSC15002B PLOW BOX, RT3-V, SH2 8-2/9-2,DXT,SL3		
BOSSLTA10200 UC/RT3,FORD F250/350/450/550,17+		
BOSSMSC09601 CONTROL-HANDHELD,V-BLADE,12V		
BOSSMSC25012 KIT-WIRING,RT3 SH2,12V,FORD F250-600,23+		
BOSSMSC25275 ADAPTER-LIGHT,FORD F25-600 LED 23+,13PIN	1	\$13,294.80 Part

Parts	\$13,294.80
Labor	\$0.00
Sales Tax (0%)	\$0.00
Shop Supply (0%)	\$0.00

Total **\$13,294.80**

DUE UPON RECEIPT

Any warranty on the item(s) sold hereby are those made by the manufacturer. The seller hereby expressly disclaims all warranties, either express or implied, including any implied warranty of merchant-ability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability. Buyer shall not be entitled to recover from the selling dealer any consequential damages, damages to property, damages for loss of use, loss of time, loss of profits or income, or any other incidental damages.

No parts or labor warranty when used parts are installed.

Customer Signature

Quote



TO: IRIS TREVISANO, PROCUREMENT AND GRANT REPORTING MANAGER

FROM: COLTON SECARY, OPERATIONS AND MAINTENANCE

CC: PATRICK WALLER, CITY MANAGER & BRIAN PRUNTY, PUBLIC WORKS DIRECTOR

DATE: 1/30/26

RE: 550-FLATBED PURCHASE

For the replacement of two trucks sent to auction, I recommend one F-550 flatbed with a plow. One truck that was sold was a large, air-braked, single axle, snowplow that required a CDL, the other, a ¾-ton with a small Western plow. With the rising cost of equipment and the declining snow levels of the last few years, a basic truck that can carry a spreader already in our possession makes the most fiscal sense. Our last large Freightliner cost over a quarter of a million dollars. This set up can be had for under a third of the price. I still have a couple large trucks to handle big snows on the hills and major arteries. The F-550 is rated to carry the load, will have four-wheel drive, and can be utilized in the summer for hauling heavy pallets, equipment and trailers.



Procurement and Grant Reporting

City of Rifle

202 Railroad Avenue, Rifle, CO 8165

970-665-6412

MEMORANDUM



TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager and Brian Prunty Public Works
Director

FROM: Iris Trevisano, Procurement and Grant Reporting

DATE: February 4, 2026

SUBJECT: 2026 F550 4X4 SUPERCAB and Snow Plow for O&M

Background

The Operations & Management Field truck was included in the 2026 budget. This purchase will include the flatbed with headache rack and a Boss 9'-2" snowplow. The funds budgeted was \$85,000 for the purchase of a new truck. The 2026 F550 4X4 SuperCab with snowplow from Phil Long Ford for \$86,149.80

Procurement

Under Sec. 4-3-50. - Cooperative purchasing agreement with Colorado State Contract #202632 with Phil Long Ford Denver. The contracted price of a new 2026 F550 4X4 Super Cab for \$72,855 and Boss Snowplow 9'-2" V-DXT for \$13,294.80

Truck Specifications

- 2026 F550 4x4 SuperCab
- 168" WheelBase
- XL Trim
- 7.3L V8 Engine
- 4.88 Limited Slip Axle
- Oxford White
- Flatbed
- OEM Camera
- Labor and Installation

- Boss 9'-2" V-DXT

Snowplow Specifications

This truck is currently on preview order with Ford and is scheduled for production in the first week of March. Delivery to the city is expected in April.

Staff Recommendation

Staff recommends the approval of the purchase of a New 2026 2026 F550 4X4 SUPERCAB and Snow Plow for O&M from Phil Long Ford

Thank you,

Iris Trevisano

Procurement and Grant Reporting Manger



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached <input type="checkbox"/>

2.	Vendor Address

3.	For the Purchase of (description)

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.

5.	Dept. Name	General Ledger Acct #

6.	Type of Purchase
Capital Construction	
Capital Construction – Change Order	
Capital Equipment	
Plant Equipment	
Materials, supplies, non-profession/technical services (includes computer/software maint.)	
Professional Services	
Utilities (includes equipment installation and ongoing contracts)	
Land, easements, ROW	

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
		Cooperative Purchasing:	Sec 4-3-50
		Emergency Procurement	Sec. 4-3-235
		Small Purchases	Sec. 4-3-225
		Request for Proposal:	Sec. 4-3-220(b) (attach bid tab)
		Competitive Sealed Bid:	Sec.4-3-215 (attach bid tab & advertisement)
		Miscellaneous Exemptions	Sec. 4-2-230 (attach memo)

8.	Authorization Required	
City Manager		
City Council		

9.	Signatures		
		Position	Signature
		Department Director	
		City Manager	
		City Council Approval (meeting date)	

10.	Purchase Order # assigned by Finance

TABLE 1 - IS A PURCHASE ORDER NECESSARY

<u>Amount of Purchase</u>	<u>Is Purchase Order Needed</u>	<u>Method of Source Selection</u>
\$0.01 - \$10,000	No – Dept Head Approval	No special sourcing
\$10,000.01 - \$25,000	Yes – City Manager Approval	Yes – see table 2 below
\$25,000.01 or Greater	Yes – Council Approval	Yes – see table 2 below

TABLE 2 - METHODS OF SOURCE SELECTION

<u>Methods of source selection</u>	<u>Contract limits</u>
Competitive sealed bidding	Greater than \$50,000.00
Competitive sealed proposals	Greater than \$10,000.00 and less than \$50,000.00.
**Greater than \$50,000 allowed for Construction Manager/General Contractor proposals, or similar type proposal.	
Small purchases	Less than \$10,000.00 - DEPARTMENT HEAD DISCRETION

TABLE 3 - LOCAL VENDOR PREFERENCE

Contract Amount	Primary Preference In City Limits	Secondary Preference In County Out of City
Less than \$1,000	10% discount	5% discount
\$1,001 to \$5,000	8% discount	4% discount
\$5,001 to \$25,000	6% discount	3% discount
\$25,001 to \$100,000	5% discount	2% discount
\$100,000 to \$200,000	4% discount	2.5% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount



Agenda Item #7.b.

Agenda Item Name:

Consider Approving Garfield County FMLD Grant Application for City of Rifle Whiteriver Avenue 9th Street to 16th Street Rehabilitation Project - Resolution No. 5, Series of 2026

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager
Craig Spaulding, Civil Engineer

Item Description:

Consider Approving Resolution No. 5, Series of 2026 - Garfield County FMLD Traditional Grant

Recommended Action:

Move to approve Resolution No. 5, Series of 2026, to allow the City Manager to submit the grant application to Garfield County Federal Mineral Lease District, sign the grant agreement and to expend the funds necessary to meet the terms of the grant not to exceed \$1,000,000.

Fiscal Impact:

The construction will be put out to bid following standard Rifle Municipal Code procurement procedure. It has been budgeted for \$615,000 from Water Fund and \$1,272,000.00 from Street Fund

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

The waterline on Whiteriver was installed in 1973 and has broke multiple times. These breaks close Whiteriver unexpectedly and put users out of water without notice. The roadway has also deteriorated and has bank failures on the steeper locations. This project will repair the banks and replace the waterline and roadway.

Executive Summary:

This is a budgeted project accounting for grant revenues from GCFMLD. These grants are what allow the City to keep up with capital road and utility replacemetns.

Notification Requirements:

None

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. Resolution No, 5 GCFMLD Spring 2026

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 5
SERIES OF 2026**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, SUPPORTING A TRADITIONAL GRANT APPLICATION TO
THE GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT FOR
THE COMPLETION OF WHITERIVER AVENUE 9TH STREET TO 16TH
STREET REHABILITATION PROJECT.

WHEREAS, the City of Rifle is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Garfield County Federal Mineral Lease District (GCFMLD); and

WHEREAS, the City of Rifle is submitting a Grant Application for Whiteriver Avenue 9th Street to 16th Street Rehabilitation Project (the Project) requesting a total award of \$1,000,000; and

WHEREAS, the City of Rifle supports the completion of the Project if a grant is awarded by GCFMLD.

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

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The City Council of the City of Rifle strongly supports the Grant Application, and the City Manager is hereby authorized to submit the Grant Application for a traditional grant with the GCFMLD for the completion of the Project.
3. The Project site is owned by the City of Rifle and will be owned by the City of Rifle for the next 25 years. The City of Rifle will continue to maintain the Project in a high-quality condition and will appropriate funds for operation and maintenance.
4. If a grant is awarded, the City of Rifle hereby authorizes the City Manager to sign a Grant Agreement with the GCFMLD and authorizes the expenditure of funds necessary to meet the terms and obligations of the Grant Agreement.
5. If a grant is awarded, the City Council of the City of Rifle hereby authorizes the City Manager to sign a Grant Agreement with GCFMLD.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 4th day of February 2026 and is effective immediately.

CITY OF RIFLE, COLORADO

Mayor

ATTEST:

City Clerk



Agenda Item #7.c.

Agenda Item Name:

Consider Department of Local Affairs Grant Application for the Completion of the Rifle Business Incubator Project - Resolution No. 4, Series of 2026

Presenter:

Zach Higgins, Planning Director
Iris Trevisano, Procurement and Grant Reporting Manager

Item Description:

Consider Grant Application for the Completion of the Rifle Business Incubator Project - Resolution No. 4, Series of 2026

Recommended Action:

Move to approve submission of the Local Affairs Rural Economic Development grant application for the completion of the Rifle Business Incubator project - Resolution No. 4, Series of 2026.

Fiscal Impact:

The Grant request is up to \$150,000 with an anticipated 20% match or \$30,000. Additionally, the City has budgeted \$35,000 for a PT Event Planner position within Community Development that can be utilized as the Business Incubator Center Specialist over the life of the grant (two years). The employee who held the PT Event Planner position has since been employed by Parks and Recreation as a FT position, organizing and running events for both Parks and GRIT. At the end of the grant period, the City will need to decide what to do with the created BIC as well as the PT employee, but will have collected data to support a decision. The part-time position is non-benefitted and requires no additional funding beyond the allocated salary currently in the budget.

Operational Impact:

This grant award would require some management time from the CD Director as well as the Main Street Manager to provide direction to the future Rifle Business Incubator Center Specialist. The Community Development Department has space and equipment that has been previously vacated by the PT Event Planner that can be utilized until Business Incubator Space is ready to occupy.

Prior Board Motions:

N/A

Background Information:

The City of Rifle has seen real estate prices increase rapidly over the past five to ten years, putting an increased burden on potential entrepreneurs. The barrier to entry for new business owners being high makes it less likely that entrepreneurs will take the risk or even be able to take the risk to start new businesses in our community. The Rifle CoWork is looking to update some of their operations to better meet the evolving needs of the community. The CoWork has offered to work with the City of Rifle to allow the City to lease space to open a

small retail space within the CoWork. This lease would offset the cost of CoWork's rent as well as create an additional entrepreneur ecosystem connection.

The Grand Junction Business Incubator Center has offered to consult with the City to help establish the first phase of the Rifle Business Incubator Center. The GJ BIC has organizational, operational practices, how-to's, metric tracking, and many other fundamental knowledge pieces to offer as the City moves forward. More information about the GJ BIC can be found at <https://gjincubator.org/wp-content/uploads/2025/07/2024-BIC-Annual-Report.pdf>

The REDI Grant is intended for job creation and retention, capacity building, economic resilience, and supporting entrepreneurial ecosystems. The creation of the Rifle Business Incubator checks off virtually every box within that list.

Executive Summary:

City of Rifle is seeking approval of Resolution 4, Series of 2026 to seek \$150,000 in DOLA REDI Grant funding to open phase I of the Rifle Business Incubator. The City would utilize funding set aside for the PT Event Planner position which was vacated at the end of 2025 to support a new PT position specifically for the Business Incubator. The City would be required to match the funding at 20% or \$30,000.

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Planning Director

Attachments:

1. Resolution No. 04-DOLA-Rifle Business Incubator

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 04
SERIES OF 2026**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, SUPPORTING THE APPLICATION FOR A GRANT FROM THE
DEPARTMENT OF LOCAL AFFAIRS RURAL ECONOMIC DEVELOPMENT
INITIATIVE FOR THE COMPLETION OF THE RIFLE BUSINESS
INCUBATOR PROJECT.

WHEREAS, the City of Rifle is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Department of Local Affairs (DOLA) Rural Economic Development Initiative; and

WHEREAS, the City of Rifle has submitted a Grant Application for the Rifle Business Incubator Project requesting a total award of up to \$150,000; and

WHEREAS, the City of Rifle supports the completion of the project if a grant is awarded by DOLA.

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

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The City Council of the City of Rifle strongly supports the Grant Application submitted by the City of Rifle and has appropriated matching funds for a grant with DOLA.
3. The City Council of the City of Rifle authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with DOLA.
4. If a grant is awarded, the City Council of the City of Rifle hereby authorizes the City Manager to sign a Grant Agreement with DOLA.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 4th day of February 2026 and is effective immediately.

CITY OF RIFLE, COLORADO

By _____
Mayor

City of Rifle, Colorado
Resolution No. 04, Series of 2026
Page 2 of 2

ATTEST:

City Clerk



Agenda Item #8.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 as of 01/30/2026.

Year End Social Media Report viewable through the Online Portfolio
@ <https://online.fliphtml5.com/qwkpl/tjpl/#p=1>

Notification Requirements:

None

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. 2.04.2026 Report to City Manager
2. South Rifle Concept Plan
3. CommunityEngagement_RifleOSMP_Report_DRAFT

WORK REPORT TO CITY MANAGER

02.04.2026

PUBLIC WORKS

Public Works Administration Projects

- Revision of Rifle Standard Specifications Manual: standard figure revisions in progress. Working through review comments of the Specifications; Figure revisions: 15% complete.
- Consideration of developing a lighting standard for development with a local lighting consultant.
- Submitted Exit Plan & Recommendations: revising Public Works Director's Job Description

Fleet

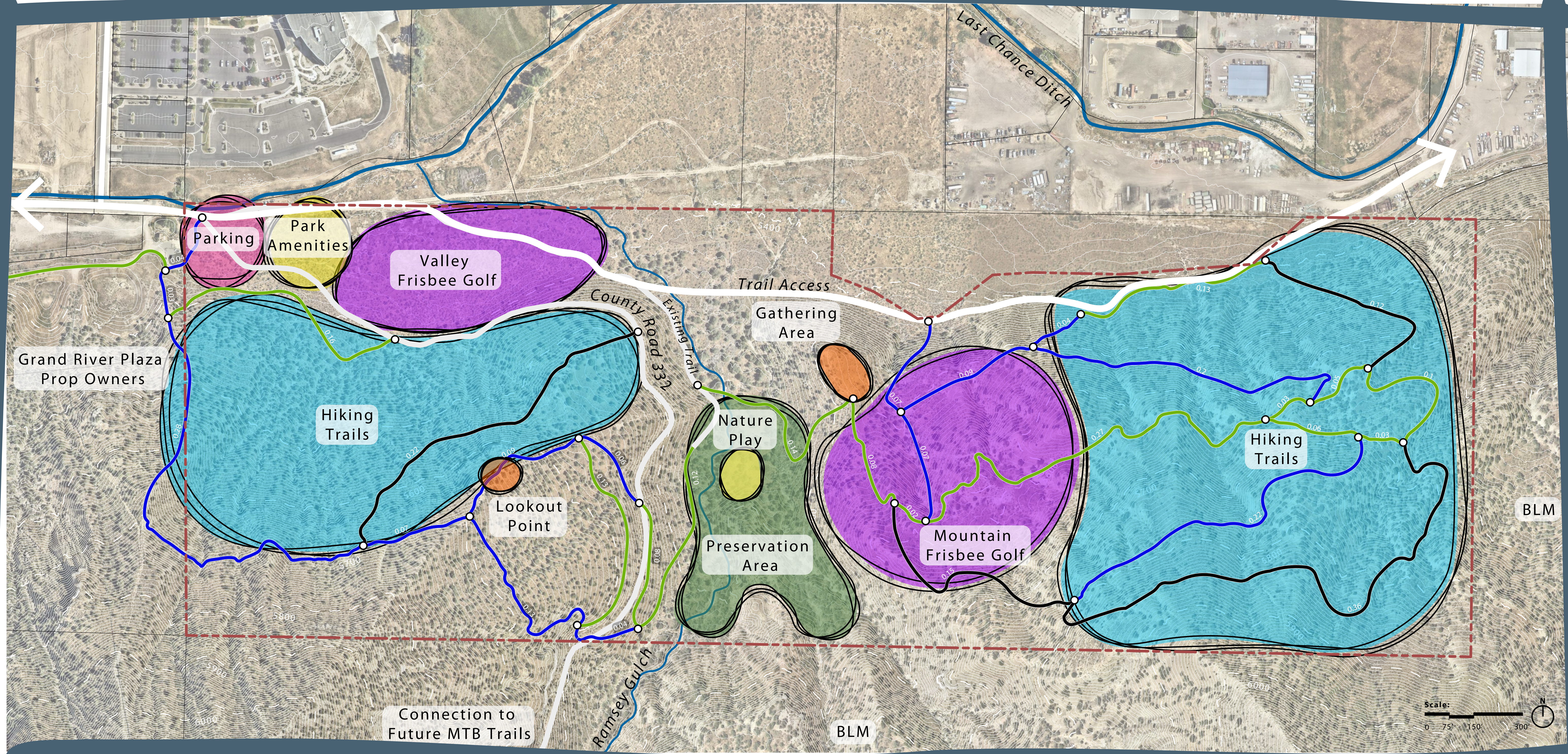
- Normal fleet maintenance operations.
- Fleet Administrator & Manager revising and completing a city vehicle policy.
- Processing new year vehicle documents i.e., registration, insurance card
- Annual maintenance in progress
- All new patrol cars successfully brought into service.

Operations & Maintenance

- Casting concrete sidewalk to connect HC ramps at Deerfield Park: 90% complete; 15 CY pour today (1/27/2026), excavating along east side of parking lot for sidewalk to the dog park.
- Addition of yard lighting at the O&M shop: 85% complete; waiting on electrician.
- Winter street maintenance operations, to include pothole repair
- Traffic signal camera repaired at 16th & Railroad Ave.
- Assisted with Traffic Control for cleanup of homeless encampment.

Two-week Look Ahead

- Ongoing work to revise City of Rifle Standard Specifications
- Hydraulic hose replacement program on motor grader – Winter project
- Winter snow removal operations



Legend

- - - City Parcel Boundary
- Garfield County Parcels
- 100' Contours
- 5' Contours

Proposed Amenities

- Easy Trail (low slopes) - 1.40Mi
- Moderate Trail (moderate slopes) - 1.43Mi
- Difficult Trail (steep slopes) - 0.85Mi

- Easy Trail
- Moderate Trail
- Difficult Trail

- Frisbee Golf Course
- Parking
- Gathering
- Park Amenities
- Preservation Area
- Multi-Use Areas



DRAFT

RIFLE OPEN SPACE MASTER PLAN



COMMUNITY ENGAGEMENT REPORT



JANUARY 2026

DHM DESIGN

CONTENTS

Introduction	3
Outreach Report Introduction	
Project Background	
Outreach Goals	
Outreach Process	
Stakeholder Engagement	4
Summary of Approach	
Key Findings	
Public Engagement	7
Summary of Approach	
Key Findings	
Overall Takeaway	
Community Survey	8
Summary of Approach	
Key Findings	
Overall Takeaway	
Appendix	11 - 29



INTRODUCTION

Outreach Report Introduction

This report outlines the planning, implementation, and results of the community and stakeholder engagement process for the City of Rifle Open Space Master Plan project, in which the City of Rifle pursued input about how this parcel could best be developed to meet community needs.

This report includes a summary of the project background, the strategy and goals of the community engagement effort, and the outcomes of the overall outreach process.

Project Background

The City of Rifle is seeking to develop a long-term, community-driven master plan for a 112-acre city-owned parcel in South Rifle. This plan aims to transform the site into a passive-use recreation area that balances ecological preservation and recreational opportunities. Key goals include promoting activities such as walking, biking, and nature observation, while integrating features like a disc golf course, interpretive signage, and natural play areas.

Outreach Goals

The outreach effort aimed to engage both the broader community and key stakeholders to inform the City of Rifle Open Space Master Plan. Public outreach focused on increasing awareness of the project and gathering input on desired amenities, access, safety, and environmental values. Stakeholder outreach targeted agencies, user groups, and community partners to better understand elements like site-specific constraints, wildlife considerations, and recreation needs. Together, community and stakeholder feedback is

intended to guide planning decisions, refine design concepts, and ensure the project balances recreation opportunities with environmental stewardship, operational feasibility, and community priorities.

Outreach Process

1. Meetings with key stakeholders were held to gather early input on site conditions, constraints, and opportunities
2. An in-person public outreach event was hosted in December 2025 to share project information and collect community feedback
3. An online survey was distributed to reach a broader audience and gather quantitative input about the master plan
4. Feedback from all outreach phases was compiled to inform planning and design decisions



STAKEHOLDER ENGAGEMENT

Summary of Approach

The City of Rifle and the consultant team identified stakeholders who have an overlapping interest in the existing and future open space. Stakeholders include Colorado Parks and Wildlife, Bureau of Land Management, Rifle Area Mountain Bike Organization, Roaring Fork Disc Golf Club, and Grand River Health. Stakeholders were interviewed to determine potential partnerships to meet community needs. A summary of the findings from each stakeholder meeting are presented on the following pages.

Key Findings



Colorado Parks and Wildlife (CPW)

Colorado Parks and Wildlife (CPW) identified the parcel as critical winter habitat and a key movement corridor for wildlife, particularly mule deer and mountain lions. The property is one of the last remaining open spaces for deer in the area and includes high-quality sagebrush habitat that CPW strongly recommends preserving. The gulch functions as an essential funneling corridor connecting winter range to upper flatland areas, with wildlife movement extending toward Grass Mesa, West Mamm Creek, and Flatiron.

CPW expressed concern that development and increased recreation would result in significant winter impacts to wildlife. A seasonal winter closure is strongly recommended, tentatively

from November 15 to May 15, consistent with nearby South Canyon closures. CPW emphasized prioritizing hiking over mountain biking, requiring dogs to remain on leash, and minimizing trail impacts on surrounding high-quality habitat. CPW also noted the presence of mountain lions, including likely winter use of the gulch, reinforcing the need for seasonal restrictions.

CPW recommended incorporating interpretive signage to educate users about winter range sensitivity and staying on designated trails, coordinating with BLM wildlife staff regarding adjacent lands, and confirming City liability considerations related to closures. Recent and forthcoming research in the Rifle area indicates that recreation impacts on wildlife activity and health are greater than previously understood, underscoring the importance of conservative, seasonal management strategies.



Roaring Fork Mountain Bike Association (RAMBO)

RAMBO expressed interest in the parcel as a potential future link within the broader Rifle-area trail network, noting the current lack of formal trails on the south side of town. Ramsey Gulch was identified as a strong candidate for trail development, with long-term interest in regional connections through adjacent BLM land to Beaver Creek and beyond, though these were acknowledged as aspirational.

STAKEHOLDER ENGAGEMENT

RAMBO supported the idea of limited biking amenities on the lower parcel, favoring a skills-based track over a traditional pump track. They emphasized the importance of avoiding conflicts between mountain biking and disc golf. RAMBO also highlighted concerns about long-term maintenance capacity, noting the need for clarity on the City's ability to support trail upkeep to avoid overextending volunteer resources. Overall, RAMBO was supportive of additional South Rifle trail opportunities.



Grand River Health

Grand River Health responded positively to the proposed plan, viewing the site primarily as a community wellness and staff amenity opportunity. There was strong interest in nearby high quality walking trails as a safer and more pleasant alternative to existing walking routes along Last Chance Road, particularly for hospital staff taking mid-day walking breaks. Outdoor fitness stations were also suggested as potential features for staff use and community-led health initiatives.

Additional ideas included a small dog park and a bike learning track for young children. There was no concern expressed about potential traffic increases near the hospital, noting the project's emphasis on passive recreation, nor were there concerns about flooding given the project's approach to floodplain planning. Overall, Grand River Health viewed the project as a valuable community asset, particularly for residents and businesses on the south side of I-70.

Bureau of Land Management (BLM)

BLM confirmed that surrounding parcels contain no designated hiking or biking routes, though lightly used social trails exist near the college. The area was identified as confirmed deer and elk winter range, with increased wildlife use during more severe winters. BLM noted that the eastern portion near Ramsey Gulch is likely used more heavily for animal foraging, while steeper western slopes support nesting or refuge habitat.

BLM deferred detailed comments since the project is not on BLM land but acknowledged CPW's recommended winter closure dates as appropriate for this area. Coordination with CPW and continued awareness of potential spillover impacts onto adjacent BLM lands were encouraged.

STAKEHOLDER ENGAGEMENT



Roaring Fork Disc Golf Club (RFDGC)

The Roaring Fork Disc Golf Club expressed strong enthusiasm for potential inclusion of disc golf within the master plan. They emphasized a desire for a natural, landscape-integrated course, citing mountain-style precedents such as Aspen, Snowmass, and Dillon. The group noted successful examples of multi-use trail and disc golf coexistence, including the CMC Spring Valley course.

Given site constraints, the club discussed the feasibility of smaller course options, ranging from a compact 9-hole layout to a limited intermediate course. They highlighted the regional gap in disc golf opportunities between Silt and Parachute and expressed willingness to assist with course layout and mapping during future design phases.

PUBLIC ENGAGEMENT

Summary of Approach

City staff and the consultant team hosted an in-person outreach booth as part of Rifle's Hometown Holidays event. The booth featured informational boards and interactive activities to gather community input and resulted in strong attendance and steady foot traffic, particularly from young families. Attendees were invited to review project information, ask questions, place sticker votes on preferred recreation concepts, and scan QR codes to complete the online survey.

Overall, participants were generally familiar with the project location and expressed appreciation that the City is exploring new recreation opportunities on the south side of Rifle. Many attendees took QR codes to share the survey with others, extending outreach beyond the event itself.

Key Findings

Community feedback showed strong interest in family-oriented, low- to moderate-intensity recreation, with clear themes emerging around play, biking, and gathering spaces.

Top-Ranked Concepts (Sticker Voting):

1. Low ropes / adventure course
2. Bouldering structure
3. Mountain bike skills park
4. Playground
5. Pavilion / picnic areas
6. Nature play features

Moderate support was also shown for mountain bike trails, outdoor fitness stations, hiking trails, and disc golf, while interpretive signage and dog parks received fewer sticker votes.

Written Comments and Themes:

- Wildlife protection remains a concern for some community members, particularly regarding winter habitat.
- Strong enthusiasm for play and biking amenities, especially those designed for children and families.
- Shade emerged as a recurring priority, particularly for playgrounds and play areas.
- Dog park interest was expressed by some respondents, with comments highlighting both local and traveler use.
- Several comments reflected excitement and creativity from younger participants, reinforcing the family-oriented nature of the event.

Overall Takeaway

The outreach event successfully engaged community members in an accessible and interactive way. Feedback indicates strong support for family-friendly, active recreation amenities, balanced by awareness of wildlife sensitivity. The results help reinforce priorities identified through the online survey and provide additional insight into how amenities may be designed to support comfort, usability, and community enjoyment.

COMMUNITY SURVEY

Summary of Approach

The City of Rifle and consultant team hosted a community survey to understand how residents currently use open space, how frequently they would visit, what amenities they value most, and what concerns or priorities they have regarding future planning and development of the parcel.

Participation Overview

The survey was conducted in December 2025 through January 2026 and received approximately 150–184 responses per question, representing residents from all areas of Rifle (North, South, East, West, and Downtown), as well as nearby communities including Silt and Glenwood Springs.

Demographics

Geographic Representation

- North Rifle: 23%
- East Rifle: 20%
- "Other": 30%

Age Distribution

- Majority of respondents were 25–54 years old
- Largest age group: 35–44 (32%)

Households

- Majority of respondents were 25–54 years old
- Largest age group: 35–44 (32%)

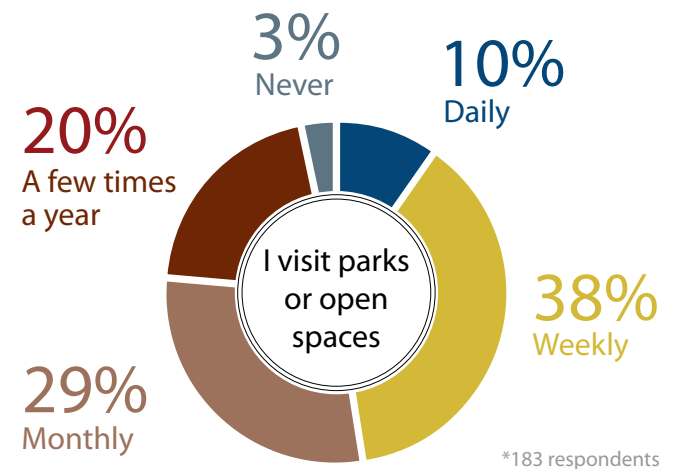
This reflects a broad cross-section of community members and recreation users.

Current Use

Survey responses indicate an already engaged user base:

- 48% visit parks or open space weekly or daily
- 29% visit monthly
- Only 3% report never visiting local open space

This suggests strong baseline demand and familiarity with existing recreation opportunities.



Key Community Values

Preservation of natural resources emerged as the strongest and most consistent theme:

- 80% of respondents rated preservation of natural habitat and wildlife as "Very Important" or "Important"

Repeated comments emphasized:

- Maintaining a natural, low-impact character
- Protecting wildlife corridors
- Avoiding overwatering and unnecessary development
- Minimizing displacement of deer, elk, mountain lions, bobcats, and other species

The community strongly supports recreation that is balanced with conservation.

COMMUNITY SURVEY

Desired Recreation Amenities

Respondents identified the following as top priorities for inclusion in the Open Space Master Plan:



Overall, there is strong interest in multi-generational amenities that serve children, adults, and seniors.

Trail Preferences and Connectivity

Trail-related feedback was consistent and specific:

- Moderate trails preferred by 87% of respondents
- Easy / ADA-accessible trails supported by 44%
- Advanced/difficult trails supported by 35%
- Frequent requests included:
 - Clear signage and wayfinding
 - Separation of walkers and cyclists to reduce conflicts
 - Connections to surrounding areas and public lands (e.g., Ramsey Gulch)

This supports a diverse trail system accommodating multiple skill levels and accessibility needs.

Anticipated Future Use and Willingness to Travel

If preferred amenities are included:

- 56% expect to visit weekly
- 18% expect to visit daily
- 76% are willing to travel more than 5 miles
- 43% would travel more than 10 miles

These responses indicate the site has potential to serve both local residents and a broader regional population.

COMMUNITY SURVEY

Safety, Access, and Equity Considerations

Respondents consistently emphasized:

- ADA accessibility and seating for seniors
- Bilingual signage and programming
- Avoidance of motorized recreation
- Affordable, welcoming, and inclusive public access

These themes reinforce the importance of equitable design and operations.

Development Concerns

Common concerns raised include:

- Avoiding overdevelopment and high capital costs
- Protecting adjacent private property and preventing trespassing
- Managing traffic impacts
- Ensuring long-term maintenance and safety
- Confirming that investment delivers community-wide benefit, not just recreation

Identified Indoor Recreation Gap

Although the survey focused on open space, many respondents highlighted a broader community need for indoor recreation, including:

- Indoor or year-round pool
- Community or recreation center
- Indoor walking track and multi-use gathering spaces

This feedback was often framed as a complementary priority alongside outdoor investment.

Overall Takeaway

The public process provides clear and actionable guidance:

- Strong demand for trails, biking amenities, and passive recreation
- Clear expectation that environmental preservation remains a priority
- High likelihood of increased usage if amenities align with community preferences
- Support for balanced, inclusive, and multi-generational open space design

Conclusion

The public engagement process successfully captured community priorities and values for the City of Rifle Open Space Master Plan. Survey results demonstrate strong enthusiasm for expanded recreational opportunities paired with a clear mandate to protect natural resources. This feedback will serve as a foundational reference as the City and design team advances design, programming, funding, and implementation decisions.

APPENDIX

Appendix A: Full Notes from Stakeholder Meetings

Appendix B: Sticker Voting Exercise from In-Person Engagement Event

Appendix A: Charts From Survey

APPENDIX A

1. CPW 11/19/2025:

Met with Travis Bybee

Jeremy Allinson, Meg Robie

- Property is used pretty heavily by deer
- Before business parcel north of this property used to hold 200-300 elk in the winter
 - Not so much anymore
- One of the last open spaces for deer
 - This plan will create significant impacts in the winter
- Potential seasonal closures
- The gulch is their funnel to get up to the upper flatland area
- CPW would highly favor a winter closure
 - Nov 15 - May 15 (double check dates)
 - Correlates with south canyon closure
- Haven't seen a lot of fawning but has seen some
 - On the steeper hillside section on the west side
- West mamm summer range
- They'll go up grass mesa to directly south to west mamm or over to the flatiron
- High quality sage brush we want to preserve
- Trails will impact surrounding high quality habitat
- Less focus on mountain bikes and more focus on hikers
 - CPW argues strongly in favor of that
- Research paper coming out about recreation impacts on wildlife activity and general body health
 - RF area
 - Prelim findings are much more than people thought
- Developing this property, bleeds into BLM land surrounding?
- Predominant BLM use is oil and gas
- Nick Jaillmo - BLM contact to add to meeting (BLM wildlife biologist)
- Dogs to remain on leash
- High concentration of deer = high concentration of lions
- High thoroughfare for lions in the winter too
 - Possible lion living in Ramsey gulch who has cubs every other year
 - Spike in sightings every other year in west side residential area
 - Comes down gulch down towards hospital, picks off turkeys
 - Probably further up on BLM parcel too
 - To avoid houses up on Grass Mesa
- Starting Jan 2nd, district wildlife manager will be different, travis will be their manager

APPENDIX A

- *check with city about liability
- *interpretive signage - talk about wildlife
 - Winter range zone for wildlife
 - Stay on trails as much as possible
- Late december and early Jan

2. **11/20 Meeting with RAMBO:**

Marc/Meg RAMBO Notes:

Attendees:

- Lindsey Williams (RAMBO President)
- Ari Philipson (RAMBO VP; incoming President in 2026)
- Austin Rickstrew, City of Rifle
- Meg Robie
- Marc Diemer

DHM presented maps, outlined project objectives, and asked for RAMBO's input on the Rifle-area trail system—specifically their interests, priorities, and goals for this parcel.

Current RAMBO Focus Areas (highest use):

1. Hubbard Mesa (north side of town)
2. Grand Hogback / Rifle Arch area (≈5 miles north; pursuing grants for trail build-out)
3. Highlands trails off 5th Street in town

RAMBO has in recent years focused more on grant funding but is shifting toward increased volunteer and maintenance efforts.

Southside / Project Area Discussion:

- No existing trail system in South Rifle.
- Ramsey Gulch identified as a strong candidate for new trails.
- "Trio" trails connect into town (airport to CMC via Excel Plant access road), known as the Connector or CMC Trail.
- Rifle Gulch has long been viewed as a "pipe dream" connection—high interest but historically seen as unlikely. The preferred vision is a long descent trail from the White River National Forest, through BLM land, connecting via Ramsey Gulch to Beaver Creek drainage. Dream would be to shuttle to top, then downhill ride through Ramsey Gulch (similar to Palisade Plunge or Whole Enchilada)
- RAMBO submitted comments to BLM in summer 2024 regarding these potential connections but received no response.

Lower-Parcel Biking Amenities:

APPENDIX A

- They like the idea of a biking feature but noted a *skills track* (terrain-based dirt jumps, big turns) would be more appropriate here than a traditional pump track.
- Want the design team to be cognizant of MTB/disc golf conflicts

General Feedback:

RAMBO sees value in this parcel as a potential link to the broader trail network but is cautious about future maintenance demands. They would want clarity on what level of maintenance the City could support so they don't overextend themselves as they continue developing Rifle-area trails. Overall, they're interested in additional Southside trails.

Austin requested more information from RAMBO regarding the potential Beaver Creek trail connection.

End notes.

3. 11/21/25 with Grand River Health:

Met with Annick Pruet (Grand River Hospital)

Austin Rickstrew (City of Rifle), Meg Robie, Marc Diemer,

- Walking group, changing lifestyles
- Go over to centennial park, would be great to use this space
- Staff would have a connection
- Staff walks last chance road, solid mile
- Work out stations
- Community led health initiatives
- Not necessarily the patients but the overall community
- Sponsor the races in town, things that encourage people to move
- Not a lot of opportunity on the south side of I-70
- Could be great for the businesses on this side of the highway and friendly competition
- Concrete trail behind alpine bank and walmart
- Small dog park
- A little track for little kids just learning to mountain bike
- Would it be beneficial to have a trail connection to the hospital?
 - Not really, people walk up Megan
- Any worries about increased traffic?
 - Some increase but not heavy traffic
 - Only will be passive rec so not a major concern
- Any worry about floods? No, DHM programmed for flood zone
- Thinks this will be a great community asset for the residences of South Rifle

APPENDIX A

- Appreciates being included

Marc Grand River Meeting Notes – 11/21

Attendees: Annick Pruett (Grand River Hospital), Austin, Meg, Marc

- Presented maps and the draft master plan; reviewed overall project objectives.
- Annick responded positively to the proposed hiking trails. She sees them primarily as an amenity for hospital staff, who often take mid-day walking breaks. She noted this would be a better option than their current route along Last Chance Road.
- She felt fitness stations would also be used and appreciated by staff, though likely not by patients. Could create opportunities for friendly exercise challenges with other local businesses.
- Additional ideas from Annick:
 - Small off-leash dog park for local residents.
 - Bike skills/learning track for kids new to mountain biking.
- Austin asked about a trail connection to the hospital. Annick noted most people walk down Meghan Road and that this route would likely remain adequate.
- Annick asked about potential traffic concerns. Austin clarified that the area is intended as passive recreation, so increased traffic is not expected.

End notes.

4. 11/25/2025 with BLM:

Met with Nicholas Jaramillo and Alan Czepinski

Austin Rickstrew (City of Rifle), Meg Robie, Jeremy Allinson

- No designated routes on the surrounding parcel
- There are social trails in the area behind the college
 - Lightly used
- Confirmed deer and elk winter range
 - To the east
- Questions about access point
- More severe winters you would see more utilization on the BLM and city property
 - Winters have been easier
- Doesn't have much to say since it's not on BLM property
- Question about winter closures
 - CPW recommended south canyon closure dates for this property
- Eastern half from Ramsay gulch will probably get higher utilization for foraging and western steep side more for nesting

APPENDIX A

- Animals are going into construction parcel for foraging

5. 12/03/2025 with Roaring Fork Disc Golf Club:

Met with Cody Darling and Cory McGrath

Austin Rickstrew (City of Rifle), Meg Robie, Jeremy Allinson, Marc Diemer

- Board members play extensively and have experience with re-design and new courses
- Are available and enthusiastic about helping to map out a course on this new master plan
- Goal would be to keep the course as natural and integrated into the native landscape as possible
- Sunlight / Aspen / Snowmass as precedents for mountain courses
- CMC Spring Valley disc golf course has trails / bikes through it
 - Precedent for a multi-use area
- Likes the idea of easy course and intermediate course
 - Reminds them of Dillon disc golf course
- Conversation about appropriate sizing - overall space is limited for a full 18 hole course
 - Small course = ~6 acres (short tees, 9 holes)
 - Large course = 25-40 acres (longer tees, expanded layout)
- Silt to Parachute has no disc golf courses so a course in Rifle is very exciting
- RFDGC can help with layout and mapping when the time comes

APPENDIX B



ANY OTHER COMMENTS? CUALQUIER OTRO COMENTARIO?

DHM DESIGN

This area should be left for the wildlife as they are running out of places to winter!!!

Rifle should welcome this off leash dog park!!! Good Job of planning

Shaded playgrounds would be great for year-round playing!

Thank you Santa & Crew! This is our favorite place to see Santa! ❤️ Cassins Family

PS. we want family areas in the gulch please! :)

I would love a dog structure to play on! -GUS

Shaded Play Areas Please.

Shade for kids!

Great job! Always love Home town great for kids + big kids! ❤️

Dog Park also gives families a place to pump up into the community!

Thank you.

More hiking trails, please.

Dike Skills Park!!


EMY

Felix

Lorlei

Amazing home town Holiday Activities! Thank you!

SCAN QR CODE TO TAKE THE SURVEY
ESCANEA EL CÓDIGO QR PARA TOMAR LA ENCUESTA



He 1104

Melita

APPENDIX B



HELP US IMAGINE THE SITE! AYÚDANOS A IMAGINAR EL SITIO

DHM DESIGN

PLACE A STICKER NEXT TO YOUR FAVORITE IDEAS
COLOCA UNA PEGATINA JUNTO A TUS IDEAS FAVORITOS



INTERPRETIVE SIGNAGE
SEÑALIZACIÓN INTERCEPTIVA



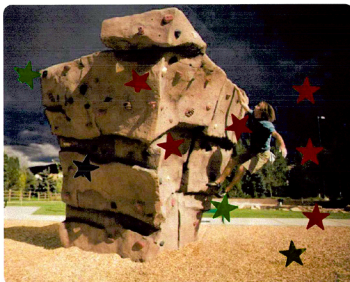
OUTDOOR FITNESS STATIONS
ESTACIONES DE FITNESS



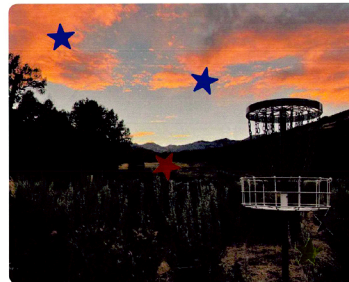
HIKING TRAILS
CAMINOS PARA CAMINAR



DOG PARK
PARQUE PARA PERROS



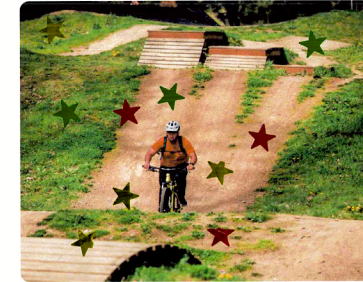
BOULDERING STRUCTURE
ESTRUCTURA DE BULDER



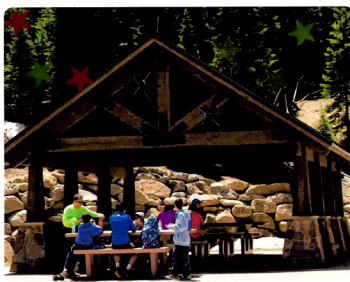
FRISBEE GOLF COURSE
CAMPO DE GOLD CON FRISBEE



NATURE PLAY
JUEGO DE LA NATURALEZA



MOUNTAIN BIKE SKILLS PARK
PARQUE DE HABILIDADES PARA BICICLETAS



PAVILIONS, PICNIC TABLES, & GRILLS
PABELLONES, MESAS DE PICNIC Y PARILLA



MOUNTAIN BIKE DOWNHILL / FLOW TRAIL
SENDERO DE DESCENSO Y ESTILO FLOW
PARA BICICLETAS MONTAÑA



LOW ROPES COURSE / ADVENTURE PLAY
CIRCUITO DE CUERDAS BAJAS/ JUEGO DE
AVENTURA



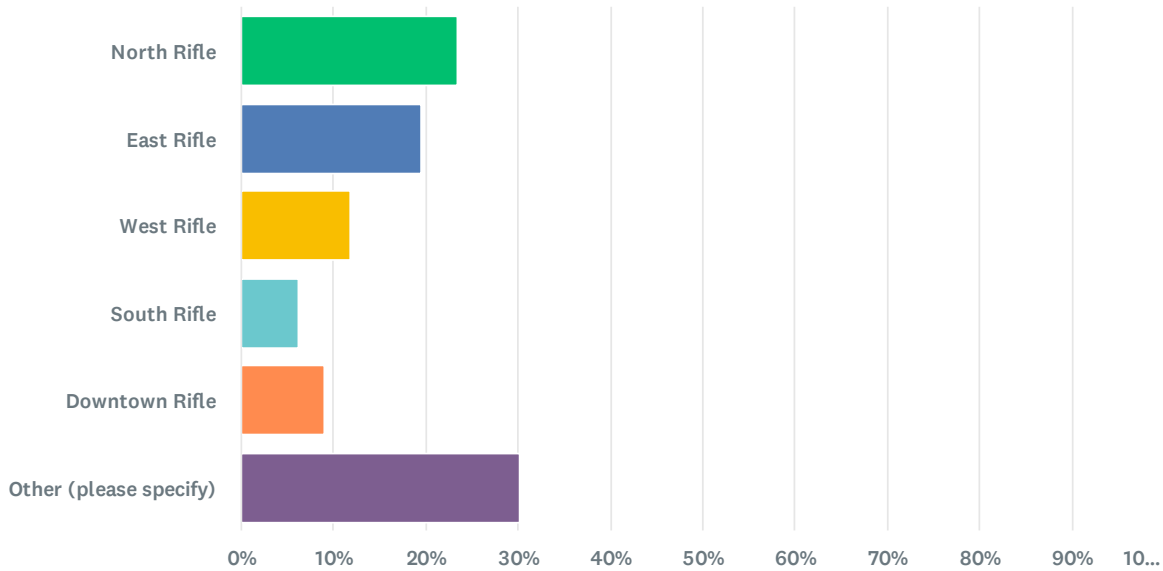
PLAYGROUND
AREA DE JUEGOS

RIFLE OPEN SPACE MASTER PLAN

APPENDIX C

Q1 In which general area do you live?

Answered: 179 Skipped: 5

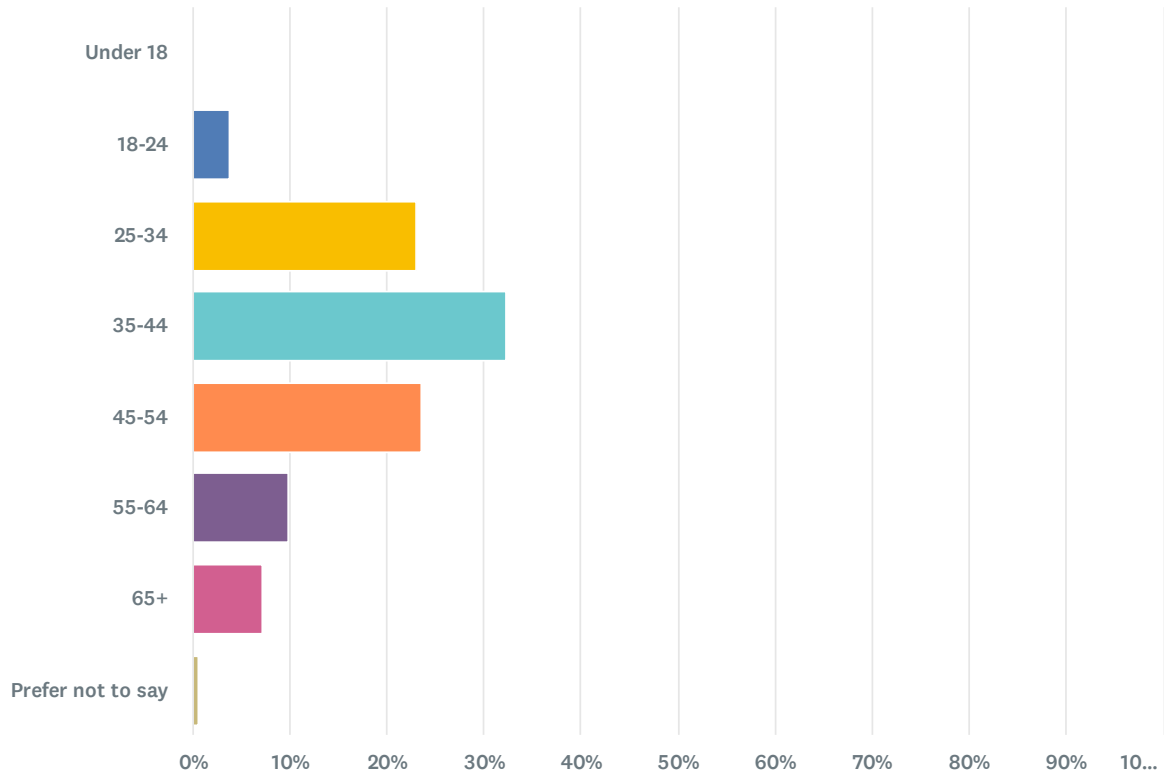


Answer Choices ↓	Percentage ↓	Responses ↓
● North Rifle	23.46%	42 ...
● East Rifle	19.55%	35 ...
● West Rifle	11.73%	21 ...
● South Rifle	6.15%	11 ...
● Downtown Rifle	8.94%	16 ...
● Other (please specify) Show responses	30.17%	54 ...
Total		179

APPENDIX C

Q2 What is your age group

Answered: 183 Skipped: 1



^ Collapse

Answer Choices ↓	Percentage ↓	Responses ↓	
● Under 18	0%	0	...
● 18-24	3.83%	7	...
● 25-34	22.95%	42	...
● 35-44	32.24%	59	...
● 45-54	23.50%	43	...
Total		183	

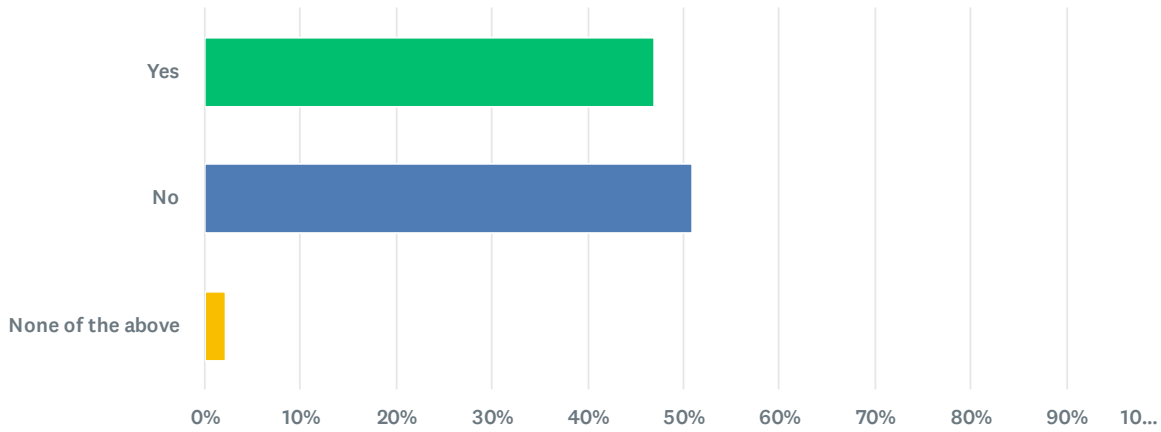
APPENDIX C

Answer Choices ↓	Percentage ↓	Responses ↓	
● 55-64	9.84%	18	...
● 65+	7.10%	13	...
● Prefer not to say	0.55%	1	...
Total		183	

APPENDIX C

Q3 Do you have children in your house hold?

Answered: 183 Skipped: 1

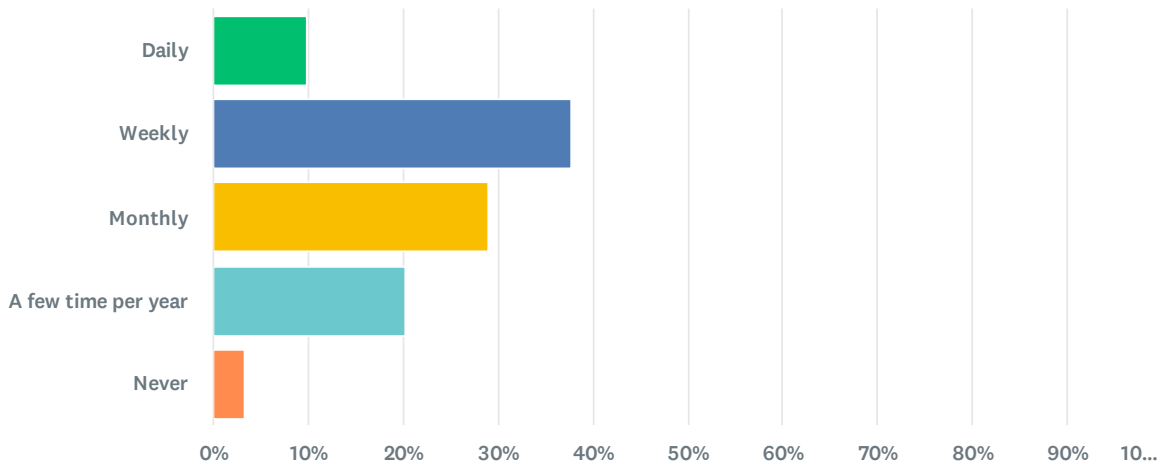


Answer Choices ↓	Percentage ↓	Responses ↓	
● Yes	46.99%	86	...
● No	50.82%	93	...
● None of the above	2.19%	4	...
Total		183	

APPENDIX C

Q4 How often do you currently visit parks or open spaces in the Rifle area?

Answered: 183 Skipped: 1



Answer Choices ↓	Percentage ↓	Responses ↓
● Daily	9.84%	18
● Weekly	37.70%	69
● Monthly	28.96%	53
● A few time per year	20.22%	37
● Never	3.28%	6
Total		183

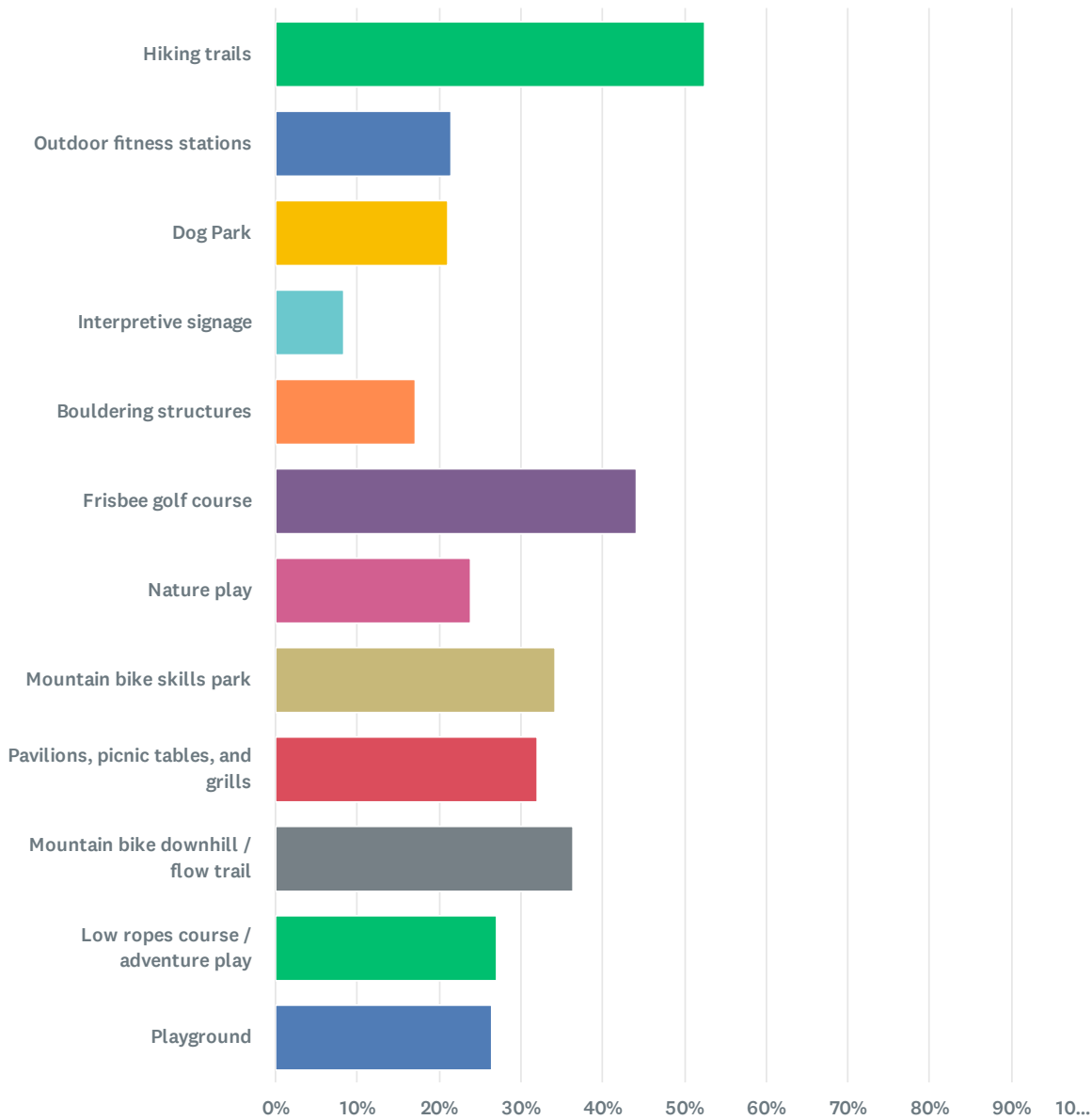
Q5 What types of recreation opportunities do you think are currently missing from the Rifle area?

Answered: 136 Skipped: 48

APPENDIX C

Q6 What types of recreation would you most like to see included in the Rifle Open Space Master Plan? (Select up to three)

Answered: 181 Skipped: 3















^ Collapse

Answer Choices ↓	Percentage ↓	Responses ↓
------------------	--------------	-------------

Total		181
-------	--	-----

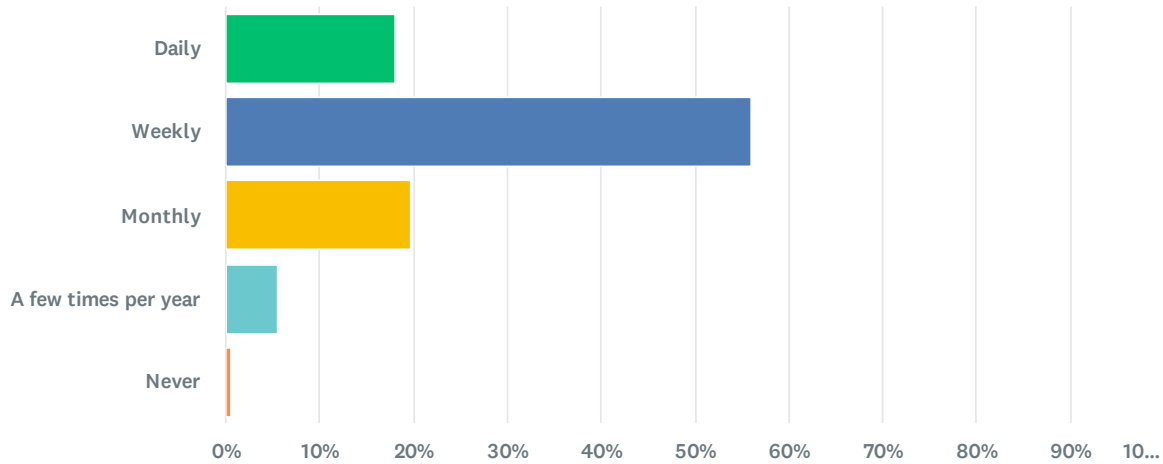
APPENDIX C

Answer Choices ↓	Percentage ↓	Responses ↓	
 Hiking trails	52.49%	95	...
 Outdoor fitness stations	21.55%	39	...
 Dog Park	20.99%	38	...
 Interpretive signage	8.29%	15	...
 Bouldering structures	17.13%	31	...
 Frisbee golf course	44.20%	80	...
 Nature play	23.76%	43	...
 Mountain bike skills park	34.25%	62	...
 Pavilions, picnic tables, and grills	32.04%	58	...
 Mountain bike downhill / flow trail	36.46%	66	...
 Low ropes course / adventure play	27.07%	49	...
 Playground	26.52%	48	...
Total		181	

APPENDIX C

Q7 If the new open space includes your preferred amenities, how often do you think you would visit it?

Answered: 182 Skipped: 2

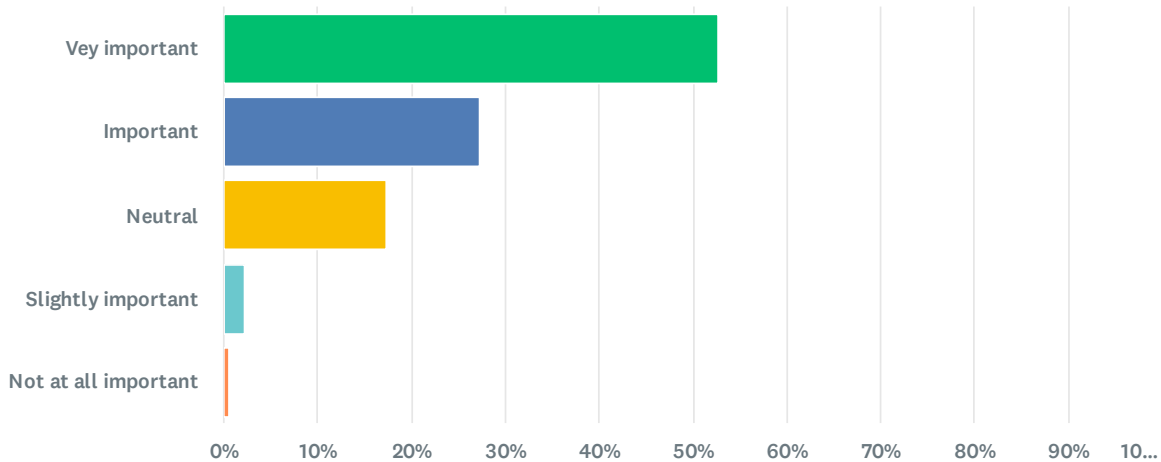


Answer Choices ↓	Percentage ↓	Responses ↓	
● Daily	18.13%	33	...
● Weekly	56.04%	102	...
● Monthly	19.78%	36	...
● A few times per year	5.49%	10	...
● Never	0.55%	1	...
Total		182	

APPENDIX C

Q8 How important is preserving natural habitat and wildlife in this area to you?

Answered: 184 Skipped: 0

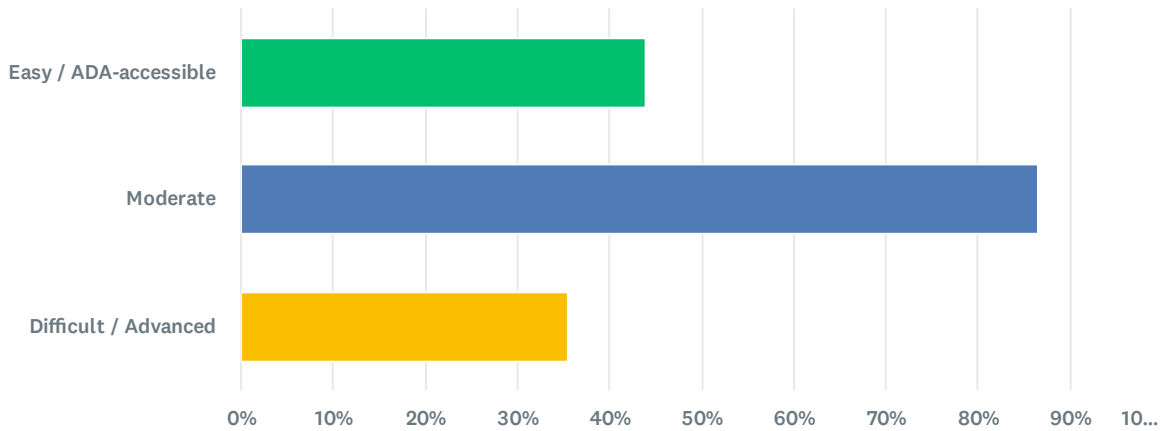


Answer Choices ↓	Percentage ↓	Responses ↓	
● Vey important	52.72%	97	...
● Important	27.17%	50	...
● Neutral	17.39%	32	...
● Slightly important	2.17%	4	...
● Not at all important	0.54%	1	...
Total		184	

APPENDIX C

Q9 What level(s) of trail difficulty would you prefer? (Select all that apply)

Answered: 178 Skipped: 6

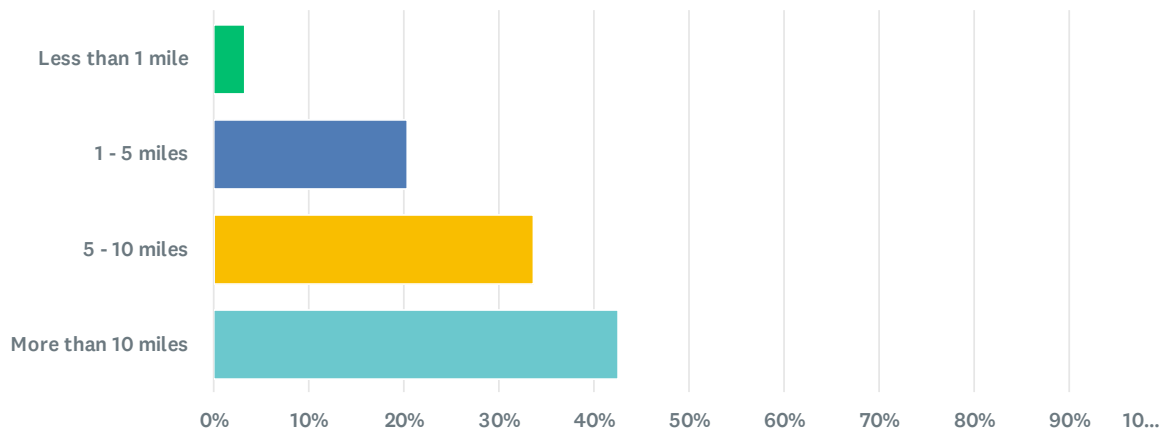


Answer Choices ↓	Percentage ↓	Responses ↓	
● Easy / ADA-accessible	43.82%	78	...
● Moderate	86.52%	154	...
● Difficult / Advanced	35.39%	63	...
Total		178	

APPENDIX C

Q10 How far would you be willing to travel to visit this open space?

Answered: 181 Skipped: 3



Answer Choices ↓	Percentage ↓	Responses ↓	
● Less than 1 mile	3.31%	6	...
● 1 - 5 miles	20.44%	37	...
● 5 - 10 miles	33.70%	61	...
● More than 10 miles	42.54%	77	...
Total		181	

Q11 Do you have any concerns about developing or programming this site?

Answered: 89 Skipped: 95

Q12 Is there anything else you would like to see, or prefer to avoid, in the design of this open space?

Answered: 86 Skipped: 98