



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 Vrban, 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)
- 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**

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