



## RIFLE CITY COUNCIL REGULAR MEETING

February 18, 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 Alicia Gresley, Councilor Michael Clancy, Mayor Clint Hostettler, Councilor Jonathan Rice and Councilor Karen Roberts.

Roll Call: Yes – Alicia Gresley, Michael Clancy, Clint Hostettler, Jonathan Rice and Karen Roberts.

No – None.

Councilor Michael Clancy moved to excuse Councilor Chris Bornholdt and Councilor Scott Marsh from tonight's meeting; seconded by Councilor Alicia Gresley.

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

No – None.

#### **Others Present:**

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Parks & Recreation Director Austin Rickstrew, Finance Director Scott Rust, Chief of Police Debra Funston, Lieutenant Mike Kuper, Rifle Police Department and Families, Community Development Director Zach Higgins, Planner Geir Sverdrup, Senior & Event Center Director Tami Sours, Ute Manager Patrick Duprey, Procurement & Grant Reporting Manager Iris Trevisano, Community TV/Multimedia Manager Michael Churchill, Gen Edwards, Leslie Robinson and Thad Porter.

### **PUBLIC COMMENT**

Public comments were heard from Leslie Robinson and Thad Porter.

### **CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:**

- A. Consider Minutes of the February 4, 2026 Regular Meeting
- B. Consider Letter of Support for Town of Silt BUILD Grant Application - 7th Street Pedestrian Overpass

Councilor Jonathan Rice moved to approve Consent Agenda Items A and B; seconded by Councilor Alicia Gresley.

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

No – None.

### **CONSENT AGENDA – Item Opened for Discussion**

C. Consider Acceptance of the Sherwin-Williams Annexation Petition as Substantially Compliant with State Statutes and Scheduling a Public Hearing - Resolution No. 7, Series of 2026

City Attorney Jim Neu presented a request to consider the Sherwin-Williams annexation petition as substantially compliant with state statutes and the need to schedule a public hearing. City Attorney Jim Neu clarified that the resolution is a statutory formality confirming that the annexation petition contains all required elements to grant the City jurisdiction to consider the request. The property is not currently within city limits; therefore, this action establishes the City's land use jurisdiction and allows the Planning Commission to review the annexation at its March meeting. An annexation map was referenced, identifying the property location on the south side of Airport Road, across from Enterprise Court. The request pertains to Lot 1, which comprises a portion of the overall property. City Attorney Jim Neu clarified that Resolution No. 7, Series of 2026, included in the packet was revised to add the required public hearing date of April 15, 2026, as mandated by state statute.

Councilor Karen Roberts moved to approve Consent Agenda item 5C. Resolution No. 7, Series of 2026; seconded by Councilor Alicia Gresley.

Roll Call: Yes – Jonathan Rice, Alicia Gresley, Clint Hostettler, Michael Clancy and Karen Roberts.

No – None.

## **PRESENTATION**

### **Pinning Ceremony for Corporal Promotions**

Chief of Police Debra Funston presented Officer Josh Allison and Officer Hailey Crow for Corporal promotions. Chief explained the meaning behind a law enforcement pinning ceremony; emphasizing a proud, symbolic tradition that celebrates a major career milestone and represents either the swearing-in of a new officer or the promotion of an existing one. The badge represents a solemn promise to serve with honor, integrity, and dedication. Chief Funston highlighted the important role of loved ones, mentors, and colleagues in an officer's journey. The ceremony is a celebration of courage, service, leadership, and the vital support offered by family and community.

The pinning for Corporal Josh Allison was performed by his wife, Jenna and daughter Sadie.

The pinning for Corporal Hailey Crow was performed by her husband Ben.

Comments were heard from Mayor Clint Hostettler.

## **PUBLIC HEARING**

### **Consider Amending the 2026 Budget - Supplemental Appropriations Request #1**

#### **RESOLUTION NO. 9, SERIES OF 2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO,  
AMENDING THE CITY'S BUDGET FOR THE YEAR ENDING DECEMBER 31, 2026**

#### **ORDINANCE NO. 6, SERIES OF 2026 (1<sup>st</sup> & Only Reading)**

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, PROVIDING  
FOR SUPPLEMENTAL APPROPRIATION FOR THE BUDGET  
YEAR ENDING DECEMBER 31, 2026.**

Mayor Clint Hostettler opened the public hearing.

Public Notice was met.

Finance Director Scott Rust presented a request to amend the 2026 budget and approve supplemental appropriations to address additional expenditures for projects approved throughout the year that were not included in the original adopted budget. Finance Director Scott Rust explained how City Council adopts the annual budget by resolution and appropriation ordinance at the fund level, and any amendments or supplemental appropriations must also be approved by resolution and ordinance. Budget amendments are required to address increased operational costs, new projects, or carryforward of prior-year capital funds. In this instance, certain projects were not included in the original 2026 budget, requiring an amendment to ensure compliance with governmental accounting standards and state law. The proposed amendments reflect a net increase of \$1,514,350 in revenues and a \$3,494,143 increase in expenditures across the reporting entity. Following the amendment, total revenues would be \$50,082,384, and total appropriations (expenditures) would be \$63,198,636. A detailed table outlining the specific adjustments is included in Resolution No. 9, Series of 2026 and Ordinance No. 6, Series of 2026.

No public comment was heard.

Mayor Clint Hostettler closed the public hearing.

Comments heard from Councilor Jonathan Rice and Councilor Alicia Gresley.

Councilor Michael Clancy moved to approve Resolution No. 9, Series of 2026 to amend the 2026 budget and Ordinance No. 6, Series of 2026 to adopt supplemental appropriations for 2026 budget on first and only reading; seconded by Councilor Karen Roberts.

Roll Call: Yes – Clint Hostettler, Karen Roberts, Michael Clancy, Alicia Gresley and Jonathan Rice.

No – None.

**Consider Amending Article 3 of Chapter 16 of the Rifle Municipal Code to Amend Building Height Standards - Ordinance No. 3, Series of 2026 (1st Reading)**

**ORDINANCE NO. 3, SERIES OF 2026**  
**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING**  
**ARTICLE 3 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE TO AMEND**  
**BUILDING HEIGHT STANDARDS**

Mayor Clint Hostettler opened the public hearing.

Public Notice was met.

Planner Geir Sverdrup and Community Development Director Zach Higgins presented a request to consider amending Article 3 of Chapter 16 of the Rifle Municipal Code to amend building height standards – Ordinance No. 3, Series of 2026 on first reading. The proposed amendment focuses on the method used to measure building height during plan review. Currently, building height is measured around the entire structure, similar to placing a uniform plane over the property at the maximum allowable height; if any portion of the structure exceeds that plane, it is considered too tall. The proposed change would measure height from the front plane of the building, using the lower of existing or finished grade. Staff noted this revision would provide additional flexibility for builders and developers in designing structures when a lot is sloped while maintaining overall height limitations. Planning Commission provided recommendation for approval at their January 27th, 2026 regular meeting.

No public comment was heard.

Planner Geir Sverdrup and Community Development Director Zach Higgins answered questions for Council.

Mayor Clint Hostettler closed the public hearing.

Comments heard from Councilor Michael Clancy.

Councilor Alicia Gresley moved to amend Article 3 of Chapter 16 of the Rifle Municipal Code to amend building height standards - Ordinance No. 3, Series of 2026 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Jonathan Rice.

Roll Call: Yes – Jonathan Rice, Alicia Gresley, Michael Clancy, Clint Hostettler, and Karen Roberts.

No – None.

**Consider Amending Article 3 of Chapter 16 of the Rifle Municipal Code to Amend Lot Size Standards - Ordinance No. 4, Series of 2026 (1st Reading)**

**ORDINANCE NO. 4, SERIES OF 2026**  
**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING**  
**ARTICLE 3 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE**  
**TO AMEND LOT SIZE STANDARDS**

Mayor Clint Hostettler opened the public hearing.

Public Notice was met.

Planner Geir Sverdrup and Community Development Director Zach Higgins presented a request to consider amending Article 3 of Chapter 16 of the Rifle Municipal Code to amend lot size standards – Ordinance No. 4, Series of 2026 on first reading. Staff presented a cleanup amendment to clarify minimum lot size requirements in the code. Under the current language, any single-family home is required to meet the minimum lot size. However, attached housing types such as townhomes and condominiums typically occupy only their building footprint and do not meet the individual lot size requirement.

The proposed amendment would add the term “single-family detached” to the applicable table, thereby excluding attached units (e.g., townhomes and condominiums) from the minimum lot size requirement.

Staff noted this change formalizes the City’s existing practice and allows continued development of attached housing products without conflict with the code. City Manager Patrick Waller further explained that a similar amendment was made in commercial zoning districts approximately two to three years ago. This update reflects the ongoing, iterative process of refining the code as issues are identified. Planning Commission provided recommendation for approval at their January 27th, 2026, regular meeting.

No public comment was heard.

Planner Geir Sverdrup and Community Development Director Zach Higgins answered questions for Council.

Mayor Clint Hostettler closed the public hearing.

Councilor Jonathan Rice moved to amend Article 3 of Chapter 16 of the Rifle Municipal Code to amend lot size standards – Ordinance No. 4, Series of 2026 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Karen Roberts.

Roll Call: Yes – Michael Clancy, Jonathan Rice, Alicia Gresley, Karen Roberts and Clint Hostettler.

No – None.

**Consider Amending Article 3 of Chapter 16 of the Rifle Municipal Code to Amend Landscaping Standards - Ordinance No. 5, Series of 2026 (1st Reading)**

**ORDINANCE NO. 5, SERIES OF 2026**  
**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING**  
**ARTICLE 3 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE**  
**TO AMEND LANDSCAPING STANDARDS**

Mayor Clint Hostettler opened the public hearing.

Public Notice was met.

Planner Geir Sverdrup and Community Development Director Zach Higgins presented request to consider amending Article 3 of Chapter 16 of the Rifle Municipal Code to amend landscaping standards – Ordinance No. 5, Series of 2026 on first reading. Staff presented a proposed code amendment to comply with recent state legislation, including Senate Bill 24-005 and House Bill 25-1113, which require municipalities to adopt “water-wise” landscaping standards. The legislation mandates restrictions on nonfunctional turf and encourages the use of climate-adapted grasses and drought-tolerant plant materials. Staff noted that City of Rifle has already been encouraging these practices, and several recent developments. The proposed code changes would bring the City into compliance with state requirements, including SP-5 standards, which were to be adopted by January 1st of this year. All recommended revisions have been incorporated into the proposed amendment.

No public comment was heard.

Mayor Clint Hostettler closed the public hearing.

Comments heard from Councilor Alicia Gresley and Councilor Michael Clancy.

Councilor Alicia Gresley moved to amend Article 3 of Chapter 16 of the Rifle Municipal Code to amend landscaping standards - Ordinance No. 5, Series of 2026 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Michael Clancy.

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

No – None.

## **REGULAR AGENDA**

### **Consider Appointment of Gen Edwards (Second Alternate) to the Rifle Planning and Zoning Commission**

Community Development Director Zach Higgins presented Gen Edwards to Council; to serve as a second alternate on the Rifle Planning and Zoning Commission. Alternate positions for the City's Planning and Zoning Commission ensure smooth operations in the instance regular members are unable to attend meetings as well as providing for succession planning. Gen Edwards met with the Planning and Zoning Commission during their January 27th, 2026, workshop meeting. Gen Edwards provided Council a little background information on who she is and her desire to serve the community through the Rifle Planning and Zoning Commission.

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

Councilor Alicia Gresley moved to approve the appointment of Gen Edwards as Second Alternate to the Rifle Planning and Zoning Commission; seconded by Councilor Karen Roberts.

Roll Call: Yes – Clint Hostettler, Karen Roberts, Alicia Gresley, Michael Clancy, and Jonathan Rice.

No – None.

### **Consider Awarding Centennial Park Restoration Design to River Restoration, LLC.**

Parks and Recreation Director Austin Rickstrew and Procurement and Grant Reporting Manager Iris Trevisano presented a request to consider awarding the Centennial Park restoration design to River Restoration, LLC. The proposed Centennial Park channel improvements directly support the goals identified in the Rifle Creek Restoration Implementation Plan. The project addresses key issues within the corridor, including the incised channel condition, invasive vegetation, excessive sediment loads, and existing flood risks. These improvements are essential to restoring ecological function, improving channel stability, and reducing long-term maintenance needs and infrastructure impacts. The Middle Colorado Watershed Council presented the project to the Parks and Recreation Advisory Board (PRAB), which recommended support of the project. An RFP for Centennial Park Restoration Design services was publicly advertised through BidNet Direct, with proposals due January 29, 2026. Five proposals were received, ranging from \$43,400 to \$60,000.

Following a thorough and competitive review process, the evaluation committee reached consensus that River Restoration, LLC. met all the criteria and was the most qualified firm to proceed. Project was included in the 2026 city budget, with additional contributions from partners such as EcoPoint. Staff recommends awarding the Centennial Park Restoration Design to River Restoration, LLC. in the amount of \$47,411.00.

Comments were heard from Councilor Michael Clancy and Mayor Clint Hostettler.

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

Councilor Karen Roberts moved to approve River Restoration, LLC. for the Centennial Park restoration design in an amount not to exceed \$47,411.00; seconded by Councilor Jonthan Rice.

Roll Call: Yes – Jonathan Rice, Alicia Gresley, Clint Hostettler and Karen Roberts.

Recused – Michael Clancy.

### **Consider Liquor License Report of Changes for City of Rifle dba Ute Theater and Events Center**

Senior & Event Center Director Tami Sours and Ute Manager Patrick Duprey presented a request to consider the liquor license report of changes application for City of Rifle dba Ute Theater and Events Center. The report of changes application is submitted to request a temporary modification to the premise for potential outdoor use by the venue, this will expand the liquor license area onto 4<sup>th</sup> Street from April 30<sup>th</sup>, 2026 through December 31, 2026. This is an annual request that requires City Council's approval before it is sent to the Colorado Liquor Enforcement Division for approval. The application is complete and all fees have been paid.

Comments were heard from Mayor Clint Hostettler.

Councilor Michael Clancy moved to approve the Liquor License Report of Changes application for the City of Rifle dba Ute Theater and Event Center as presented with new start date of April 30, 2026 through December 31, 2026; seconded by Councilor Alicia Gresley.

Roll Call: Yes – Clint Hostettler, Karen Roberts, Michael Clancy, Alicia Gresley and Jonathan Rice.

No – None.

**Consider Authorizing Submission of the Garfield County FMLD Mini-Grant Application for a Detective Vehicle - Resolution No. 6, Series of 2026**

**RESOLUTION NO. 6, SERIES OF 2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,  
COLORADO, SUPPORTING A MINI GRANT APPLICATION TO THE  
GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT FOR A RIFLE  
POLICE DEPARTMENT DETECTIVE VEHICLE.**

Procurement and Grant Reporting Manager Iris Trevisano presented a request to consider authorizing staff to submit the Garfield County FMLD Mini-Grant application for the purchase of a detective vehicle for the Rifle Police Department – Resolution No. 6, Series of 2026.

The current vehicle, a 2012 Ford Escape with approximately 128,000 miles, was originally a used purchase and is requiring increasingly frequent repairs, making it no longer economical to maintain. Replacing the vehicle will support the Police Department’s aging fleet and ensure continued operational readiness. The grant is a no-match opportunity. Approval of Resolution No. 6, Series of 2026, authorizes the City Manager to sign the grant agreement and to expend funds necessary to meet the terms of the grant, not to exceed \$30,000.

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

City Manager Patrick Waller answered questions for Council.

Councilor Alicia Gresley moved to allow staff to submit the Mini-grant application to GCFMLD for the purchase of a Detective Vehicle, City Manager to sign the grant agreement and to expend the funds necessary to meet the terms of the grant not to exceed \$30,000 - Resolution No. 6, Series of 2026; seconded by Councilor Jonthan Rice.

Roll Call: Yes – Karen Roberts, Michael Clancy, Clint Hostettler, Alicia Gresley and Jonathan Rice.

No – None.

**Consider Electing Not to Participate in the Requirements of House Bill 24 - 1173 Regarding Electrical Vehicle Charging Station Permitting Processes and Standards - Resolution No. 8, Series of 2026**

**RESOLUTION NO. 8, SERIES OF 2026**

**A RESOLUTION OF THE OF THE CITY COUNCIL OF THE CITY OF RIFLE,  
COLORADO, ELECTING TO OPT OUT OF THE REQUIREMENTS OF  
HOUSE BILL 24-1173 REGARDING ELECTRICAL VEHICLE CHARGING  
STATION PERMITTING PROCESSES AND STANDARDS**

Community Development Director Zach Higgins presented a request to consider not to participate in the requirements of House Bill 24-1173 regarding electrical vehicle charging station permitting processes and standards - Resolution No. 8, Series of 2026. House Bill 24-1173, Electric Vehicle Charging System Permits Law, establishes new requirements related to local land use permitting for EV charging projects. Municipalities with populations of 10,000 or more are required to take one of three actions by December 31, 2025: adopt the permitting processes and standards from the EV Charging Model Land Use Code; adopt the permitting processes and standards prescribed in HB24-1173; or adopt an ordinance or resolution opting out of revising existing land use codes.

Item was discussed at the regular workshop meeting held on November 5<sup>th</sup>, 2025. Resolution No. 8, Series of 2026, formally elects not to participate in the additional permitting requirements outlined in HB24-1173. Adoption of the resolution satisfies the State's compliance requirement and allows the City to continue utilizing its existing EV charging station permitting process, which has been considered efficient and effective. The process may be amended in the future if necessary. The City will still be required to submit a compliance report to the Colorado Energy Office by March 1, 2026, and an outcomes report by January 31, 2027, as mandated by the legislation.

Comments heard from Councilor Alicia Gresley and Mayor Clint Hostettler.

Councilor Jonathan Rice moved to approve electing not to participate in the requirements of House Bill 24 - 1173 regarding electrical vehicle charging station permitting processes and standards - Resolution No. 8, Series of 2026; seconded by Councilor Karen Roberts.

Roll Call: Yes – Clint Hostettler, Karen Roberts, Jonathan Rice, Michael Clancy and Alicia Gresley.

No – None.

**Report to City Manager**

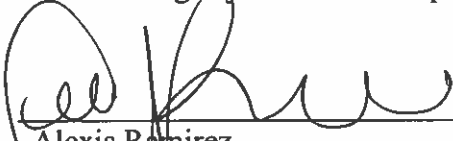
Report was heard from City Manager Patrick Waller and Community Development Director Zach Higgins.

**Comments from Mayor and Council**

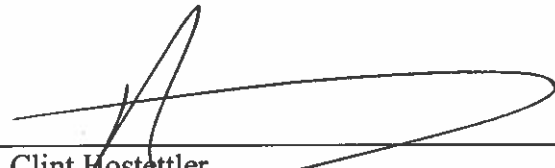
Comments were heard from Councilor Michael Clancy, Councilor Alicia Gresley, Councilor Karen Roberts, Councilor Jonathan Rice and Mayor Clint Hostettler.

**Adjournment**

Meeting adjourned at 8:26 p.m.

  
Alexis Ramirez  
City Clerk



  
Clint Hostettler  
Mayor

