CITY COUNCIL
STRATEGIC PLANNING AGENDA

April 3, 2026
9:00 AM
501 Airport Rd. Rifle, CO 81650

April 3, 2026 - 9:00 am to 5:00 pm / April 4, 2026 9:00 am to 12:00 pm

1. **Welcome**
2. **Presentations - Department Head Updates**
3. **Citywide Organizational Opportunities and Challenges**
4. **Council Discussion - Special Topics**
   - **4.a.** Street Fund Projections - Capital Improvement Plan
   - **4.b.** Activity Center
   - **4.c.** City's Role in Economic Development
   - **4.d.** Transportation Discussion
5. **Mission, Vision and Goals Review**
   - **5.a.** Resolution No. 7, Series of 2024
6. **Council Discussion - City Manager**
7. **Supplementary Documents**
   - **7.a.** Utilities
   - **7.b.** Finance
   - **7.c.** Engineering
   - **7.d.** Police Departement
   - **7.e.** Parks and Recreation
   - **7.f.** Community Development

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 traducciónes, interpretaciónes, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios.Para solicitar asistencia especial, llame a la City Clerk Alexis Ramírez al 970-665-6405 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.

CITY OF RIFLE, COLORADO
RESOLUTION NO. 7
SERIES 2024

A RESOLUTION OF THE CITY OF RIFLE, COLORADO ADOPTING A VISION STATEMENT AND MISSION STATEMENT FROM THE 2024 STRATEGIC PLANNING SESSION.

WHEREAS, Section 3.12 of the City of Rifle Charter requires the City Council to hold at least annually a strategic planning session with department heads and key employees to review, confirm and modify a vision statement, mission statement and goal statements of the City; and

WHEREAS, the City Council held its 2024 strategic planning session at the Colorado Mountain College Rifle Campus on February 23 and 24, 2024; and

WHEREAS, the City Council desires to formally adopt the Vision Statement and Mission Statement agreed upon at that strategic planning session.

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 hereby adopts the following Vision Statement for the City of Rifle:

   The vision of the City of Rifle is to cultivate a resilient community, preserving our hometown values while fostering economic diversity and responsible growth.

3. The City Council hereby adopts the following Mission Statement for the City of Rifle:

   The mission of the City of Rifle is to maintain a strong community by providing quality services with integrity.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 6th day of March 2024.

ATTEST:

CITY OF RIFLE, COLORADO

By _____
City Clerk

CITY OF RIFLE SEAL GARFIELD COUNTY, COLORADO

By _____
Mayor

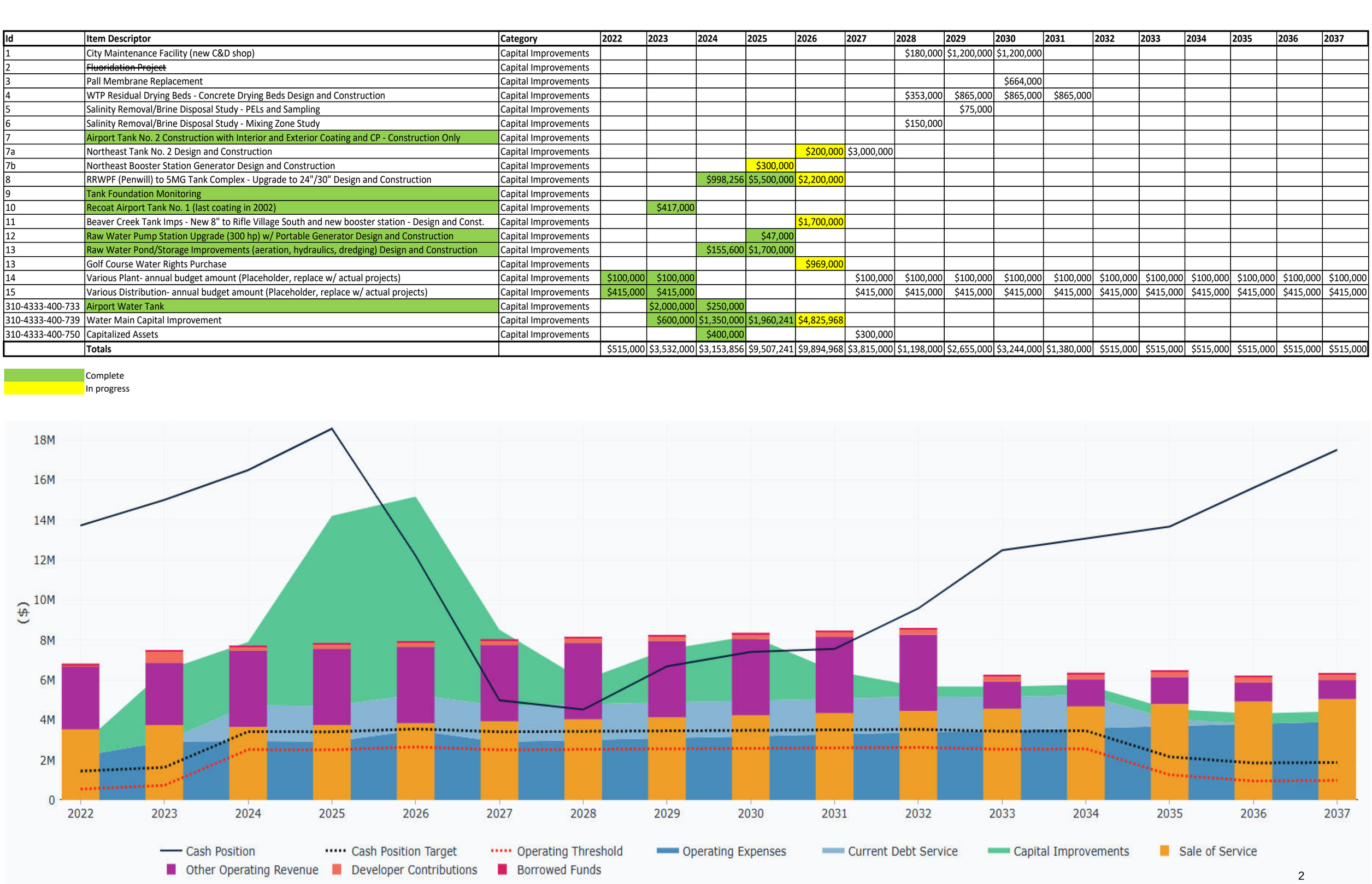
2026 Planned Capital Expenses

Water Fund

Project	Budgeted Cost	GL#
Water RTU Starlink Conversion	$72,000	310-4333-400-722
Northeast Tank #2 Design	$200,000	310-4333-433-320
NE Booster Station Backup Generator	$300,000	310-4333-400-750
Replacement Locator Vehicle	$35,000	310-4331-491-999
Airport Booster Stn. Pump #4	$56,000	310-4333-400-722
Golf Course Water Rights Purchase	$969,000	310-4333-400-750
Penwell Phase 2	$4,000,000	310-4333-400-739
Park Ave Bridge Waterline	$350,680	310-4333-400-739
Park Ave Phase 3 Waterline	$432,547	310-4333-400-739
Whiteriver, 9th-16th Waterline	$615,000	310-4333-400-739
Park & Ride Waterline	$970,241	310-4333-400-739
Park and Ride CM	$57,500	310-4333-400-739
12" Transmission Line to Rifle Village	$1,700,000	310-4333-400-739
14" Waterline Replacement 16th & Prefontaine	$1,400,000	310-4333-400-739
200 block W 4th St waterline replacement	$500,000	310-4333-400-739
W 5th St, Railroad to West Ave Waterline	$500,000	310-4333-400-739
Total	**$12,157,968**	

Id	Item Descriptor	Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1	City Maintenance Facility (new C&D shop)	Capital Improvements							$180,000	$1,200,000	$1,200,000							
2	~~Fluoridation Project~~	Capital Improvements																
3	Pall Membrane Replacement	Capital Improvements									$664,000							
4	WTP Residual Drying Beds - Concrete Drying Beds Design and Construction	Capital Improvements							$353,000	$865,000	$865,000	$865,000						
5	Salinity Removal/Brine Disposal Study - PELs and Sampling	Capital Improvements								$75,000								
6	Salinity Removal/Brine Disposal Study - Mixing Zone Study	Capital Improvements							$150,000									
7	Airport Tank No. 2 Construction with Interior and Exterior Coating and CP - Construction Only	Capital Improvements																
7a	Northeast Tank No. 2 Design and Construction	Capital Improvements					$200,000	$3,000,000										
7b	Northeast Booster Station Generator Design and Construction	Capital Improvements				$300,000												
8	RRWPF (Penwill) to 5MG Tank Complex - Upgrade to 24"/30" Design and Construction	Capital Improvements			$998,256	$5,500,000	$2,200,000											
9	Tank Foundation Monitoring	Capital Improvements																
10	Recoat Airport Tank No. 1 (last coating in 2002)	Capital Improvements		$417,000														
11	Beaver Creek Tank Imps - New 8" to Rifle Village South and new booster station - Design and Const.	Capital Improvements					$1,700,000											
12	Raw Water Pump Station Upgrade (300 hp) w/ Portable Generator Design and Construction	Capital Improvements				$47,000												
13	Raw Water Pond/Storage Improvements (aeration, hydraulics, dredging) Design and Construction	Capital Improvements			$155,600	$1,700,000												
13	Golf Course Water Rights Purchase	Capital Improvements					$969,000											
14	Various Plant- annual budget amount (Placeholder, replace w/ actual projects)	Capital Improvements	$100,000	$100,000				$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
15	Various Distribution- annual budget amount (Placeholder, replace w/ actual projects)	Capital Improvements	$415,000	$415,000				$415,000	$415,000	$415,000	$415,000	$415,000	$415,000	$415,000	$415,000	$415,000	$415,000	$415,000
310-4333-400-733	Airport Water Tank	Capital Improvements		$2,000,000	$250,000													
310-4333-400-739	Water Main Capital Improvement	Capital Improvements		$600,000	$1,350,000	$1,960,241	$4,825,968											
310-4333-400-750	Capitalized Assets	Capital Improvements			$400,000			$300,000										
	Totals		$515,000	$3,532,000	$3,153,856	$9,507,241	$9,894,968	$3,815,000	$1,198,000	$2,655,000	$3,244,000	$1,380,000	$515,000	$515,000	$515,000	$515,000	$515,000	$515,000

Complete
In progress



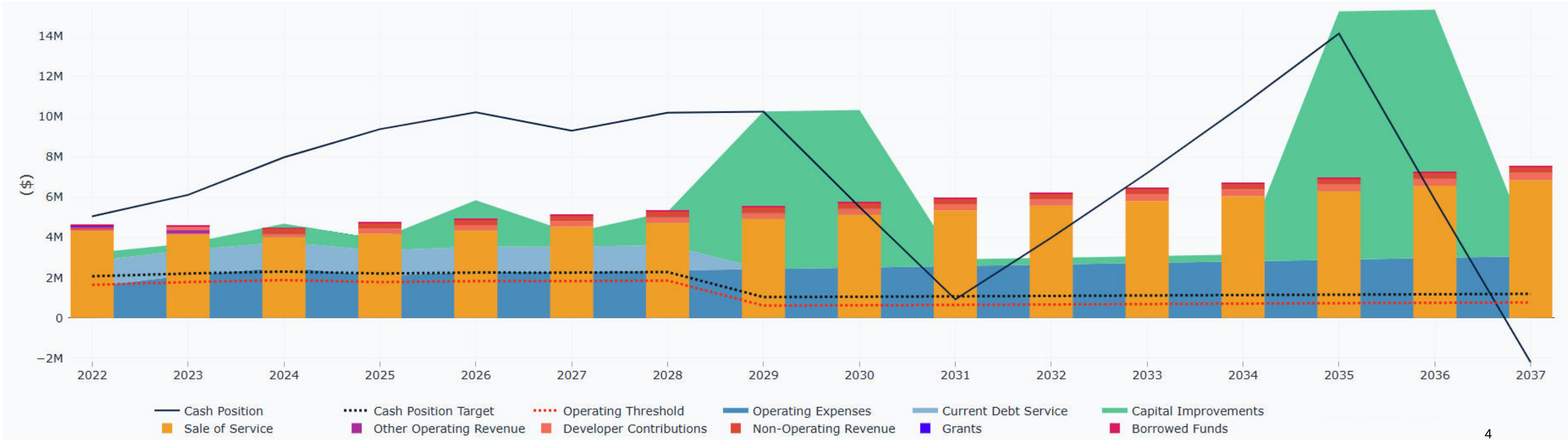
2026 Planned Capital Expenses

Wastewater Fund

Project	Budgeted Cost	GL#
South Lift Station Construction	$2,300,000	320-4325-400-735
WWTP Security Fencing	$12,000	320-4325-400-430
Total	**$2,312,000**	

Id	Item Descriptor	Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
2	Reg 85 / Reg 31 Compliance - Phos Incentive Improvements (biological improv. and chemical addition)	Capital Improvements																
3	Upgrade for Phos/Reg 31 Compliance - Study, Design and Construction (could be delayed with credits)	Capital Improvements						$56,243	$1,316,091	$7,500,000	$7,500,000							
4	Headworks Influent Channel Coating - BioSan Grout / H2S resistant coating	Capital Improvements			$382,000													
5	Interchange Tank and Digester Improvements	Capital Improvements																
6	Headworks Make-up Air Unit	Capital Improvements			$110,000													
7	Additional Hoists for Oxidation Ditch Aerators	Capital Improvements																
8	~~Biosolids Hauling Improvements Study - long term land application~~	Capital Improvements																
9	UV Disinfection System Improvements	Capital Improvements																
10	Salinity Removal/Mitigation	Capital Improvements	$75,000													$12,000,000	$12,000,000	
11	Southside Pump Station - Design and Construction (does not include FM Connection)	Capital Improvements			$161,566		$2,300,000											
12	Various Plant- annual budget amount (Placeholder, replace w/ actual projects)	Capital Improvements	$100,000	$100,000				$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
13	Various Collection- annual budget amount (Placeholder, replace w/ actual projects)	Capital Improvements	$235,000	$235,000				$235,000	$235,000	$235,000	$235,000	$235,000	$235,000	$235,000	$235,000	$235,000	$235,000	$235,000
320-4325-400-731	Park & Randolph	Capital Improvements																
320-4325-400-732	DownTown Sewer Eval	Capital Improvements																
320-4325-400-734	Line Maintenance	Capital Improvements																
320-4325-400-735	Construction Projects	Capital Improvements				$355,000												
320-4325-400-736	Downtwn Sewer Improvemnt	Capital Improvements																
320-4325-400-737	2005 Improvements	Capital Improvements																
320-4325-400-738	Downtwn Main St Projects	Capital Improvements																
320-4325-400-741	Equipment	Capital Improvements																
320-4325-400-742	Vehicles/Leasing	Capital Improvements																
320-4325-400-750	Capitalized Assets - Heavy Equip	Capital Improvements			$261,463	$120,000		$300,000										
321	Siding Repair	Dont add to waterworth				$5,000												
322	Garage Door Install	Capital Improvements				$50,000												
323	LED upgrade	Dont add to waterworth				$5,000												
324	Repair outside sight lights	Dont add to waterworth				$2,000												
325	Replace Exterior Lights	Dont add to waterworth				$4,000												
326	Storage Building	Capital Improvements				$10,000												
327	Shed at S. Lift station	Capital Improvements				$10,000												
328	Demo Building	Dont add to waterworth				$5,000												
329	New Windows	Dont add to waterworth				$8,000												
	Totals		$410,000	$335,000	$915,029	$574,000	$2,300,000	$691,243	$1,661,141	$7,835,000	$7,835,000	$335,000	$335,000	$335,000	$335,000	$12,335,000	$12,335,000	$335,000

Complete
In progress



Key Differences Between 2021 Capital Plan and Current Capital Plan

The main differences between the original capital plan and current capital plan are the timing of projects and the costs.

- Timing was edited to make the most effective use of fund balances.
- Timing was also edited due to operational priorities and staffing levels.
- Costs have been updated to account for inflation since 2021.

There are also specific items that have been accomplished without capital projects or outright cancelled. The following are examples:

Water Fund:

1. Fluoridation Project – Cancelled due to the high costs and danger of handling fluoride, as well as higher priority projects that weren't identified on the 2021 plan.
2. Northeast Storage Tank #2 – Newly identified project that was not included on the 2021 capital plan. Due to very high usage on the City's northeast zone, plus planned development in the area, a second storage tank is necessary. The cost savings from cancelling fluoridation will go to this project.
3. Tank Foundation Monitoring – Storage tank foundations are monitored during comprehensive tank inspections that are done every three years. Foundation condition is continually visually assessed during staff tank inspections. These costs are included in the operating budget and don't require separate capital projects (compared to $60,000 in the 2021 capital plan estimate).
4. Golf Course Water Rights Purchase.

Wastewater Fund:

1. Reg 85 / Reg31 Phosphorus Incentive Improvements – Accomplished by tuning the plant to get better biological phosphorus removal. This did not incur any extra cost (compared to $692,000 in the 2021 capital plan estimate).
2. Interchange Tank and Digester Improvements – Cancelled because we repurposed old interchange tanks as aerobic digesters to meet CDPHE requirements for wintertime solids residence time. This also did not incur extra cost (compared to $3,998,000 in the 2021 capital plan estimate).
3. Additional Hoists for Oxidation Ditches – Work was performed in house to Install new portable davit cranes for around $13,000 (compared to $195,000 in the 2021 capital plan estimate).

4. Biosolids Hauling Improvement Study – Cancelled due to upcoming strict PFAS limits on land application.
5. UV Disinfection System Improvements – UV system issues have been corrected using programming changes, as well as in house labor for a total of around $10,000 (compared to $1,011,000 in the 2021 capital plan estimate).
6. Salinity Removal Plant Upgrade – Newly added project that was not included on the 2021 capital plan. The timing of implementation of salinity regulations is uncertain, but the cost of the preferred alternative is $24 million. The cost savings from all cancelled wastewater projects will go towards this project, as well as the increased cost of constructing the Regulation 85 nutrient removal upgrade.

RAFTELIS

CONSULTING ENGINEERS

DRAFT - FOR REVIEW

Rifle, Colorado
Utility Maintenance, Capital, and Rate Study

April 2021

Prepared for:

UTILITY MAINTENANCE, CAPITAL, AND RATE STUDY

FOR THE

CITY OF RIFLE

JVA, Inc.
817 Colorado Avenue, Suite 301
Glenwood Springs, CO 81601
phone: 303-444-1951
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JVA Project No. 1114e

APRIL 2021

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LIST OF TABLES

LIST OF FIGURES

APPENDICES

LIST OF ACRONYMS

AC	asbestos cement
ADF	average daily flow
AF	acre-feet
BOD_5	five-day biological oxygen demand
CCTV	closed-circuit television
CDPHE	Colorado Department of Public Health and Environment
CIP	Capital Improvement Plan
DIP	ductile iron pipe
DMR	Discharge Monitoring Report
DOLA	Department of Local Affairs
DWRF	Drinking Water Revolving Fund
EFM	enhanced flux maintenance
EIAF	Energy and Mineral Impact Assistance Fund
EQR	equivalent residential unit
FM	flux maintenance
GAC	granular activated carbon
GIS	Geographic Information System
gpcd	gallons per capita per day
gpd	gallons per day
gpm	gallons per minute
HDPE	high density polyethylene
HP	horsepower
I/I	inflow and infiltration

lb/hr	pounds per hour
MCL	maximum concentration limit
MG	million gallons
MGD	million gallons per day
mg/L	milligrams per liter
MMADF	maximum month average daily flow
NOM	natural organic matter
NPDES	National Pollutant Discharge Elimination System
OPC	opinion of probable cost
PEL	Preliminary Effluent Limits
PER	Preliminary Engineering Report
PHF	peak hour flow
ppd	pounds per day
PRV	pressure reducing valve
psi	pounds per square inch
PVC	polyvinyl chloride
RAS	return activated sludge
RAW	Record of Approved Waterworks
RO	reverse osmosis
SRF	State Revolving Fund
TDS	total dissolved solids
TIN	total inorganic nitrogen
TMP	transmembrane pressure
TP	total phosphorus
TSS	total suspended solids

UV	ultraviolet
VCP	vitrified clay pipe
WAS	waste activated sludge
WEP	2019 Water Efficiency Plan
WQCD	Water Quality Control Division
WQCC	Water Quality Control Commission
WPCRF	Water Pollution Control Revolving Fund
WPF	Water Purification Facility
WWRF	Wastewater Reclamation Facility

EXECUTIVE SUMMARY

INTRODUCTION

The purpose of the City of Rifle (City) Utility Maintenance, Capital, and Rate Study (Utility Study) is to develop a comprehensive planning document providing guidance for the City's water and wastewater system to reliably serve the existing and future service area. The Utility Study should be viewed as a dynamic working document, reviewed annually, and updated as conditions in the City's service area change. This report is an update to the 2006 water and wastewater master plans with a focus on annual maintenance and proactive rehabilitation and replacement.

The capital improvement plan (CIP) will assist the City in prioritizing projects and developing annual budgets. Recommendations identified in this Utility Study should be considered as conceptual only. Additional details and potential alternatives should be further investigated and analyzed in the preliminary design engineering phase of each project. This report includes planning and water demands, raw water source and delivery, raw water quality, drinking water treatment, potable water distribution and storage, pumping and pressure reducing valve stations, as well as evaluations and projections of wastewater flows and loading, population projections, and an evaluation of the collection system and wastewater treatment facility. It also includes a capital improvements plan, options for project financing, and a rate study.

There are limited system capacity expansions expected over the next 20 years since sufficient treatment capacity is available. Therefore, the City will be able to apply resources to repair and replace aging infrastructure and maintain high quality water and wastewater service.

PLANNING CONDITIONS

The City provides drinking water, as well as centralized sewage collection and treatment, to residential and commercial customers located within the City's service area. The service area consists of developed and undeveloped properties within Garfield County, Colorado. The water system currently serves an estimated population of 9,483 people. The City's service area now stands at 5.6 square miles. Population, water demand projections, and sewage flow projections are based on information from the City, Department of Local Affairs, and American Community Survey data. Based on billing data provided by the City, the City currently serves 4,028 residential equivalent residential units (EQRs) and 712 non-residential EQRs. Based on information provided in the Comprehensive Plan, a 3.0 percent annual average increase in the number of EQRs was used to determine future water demands and wastewater loading.

The planning period for this Utility Study is 20 years. The population growth rate and development rate for the City have not been historically steady, but growth is expected to continue in the future.

A discussion of what constitutes full buildout is presented in more detail in Section 2. The improvement recommendations in this Utility Study are based on projected water treatment demand increases necessary to serve the developments committed by the City, projected wastewater flows and loading, future regulations, and aging wastewater infrastructure.

The boom-and-bust cycles typical for the City makes the rate of development in the area more difficult to predict. Therefore, the infrastructure recommendations and 10-year CIP are based on commitments to provide water and wastewater services to existing development within the City, and an estimate for water and wastewater system improvements needed to serve Tier 1 developments in accordance with the Comp Plan.

Residential water consumption accounts for approximately 68 percent of the overall water usage in Rifle. Commercial customers use 24 percent and nearly 8 percent of water is used for irrigation. Based on the 2018 through 2020 WPF production data, the annual average production rate is 328 gallons per day (gpd) per EQR. Peak day water production, which occurred in June 2020, was 3.8 MGD, which equates to 806 gpd/EQR. Peak day water production rates can be used to determine water storage needs, while maximum month average day water production rates are used to determine WPF treatment capacity needs.

The Colorado Department of Public Health and Environment (CDPHE) requires planning and design for a plant capacity expansion begin when the maximum month average daily flow (MMADF) reaches 80 percent of the plant's rated capacity. The planning limit of 80 percent of the rated hydraulic capacity is 1.6 MGD, and is projected to be reached by 2034, assuming a 3.0 percent annual growth rate and no change in the wastewater generation per EQR. The planning limit for BOD_5 loading is 4,337 pounds per day (ppd), while the average daily loading was only 1,773 ppd BOD_5. At the current per capita loading rates, the WWRF is projected to reach the planning threshold for loading in 2034.

Water Systems

The City's primary water source is the Colorado River. Raw water from the Colorado River is diverted into a storage/settling pond that was converted from a gravel pit. From the settling pond, vertical turbine pumps at the raw water pump station pump the water to transport through a 24-inch pipe for treatment at the Water Purification Facility (WPF).

The Colorado River is the only approved water source for the WPF at this time. The new WPF meets all the requirements of the Primary Drinking Water Regulations. The City's main concern is the secondary water quality (taste and odor). The Colorado River has high concentrations of total dissolved solids (TDS) and natural organic matter (NOM) that affect the taste and smell of the water. A formal evaluation will be needed to confirm that the Colorado River within the City has the assimilative capacity to receive the RO concentrate from the proposed RO and GAC facility. This evaluation would then need to be presented to CDPHE for approval as part of the application process for a discharge permit. The evaluation would require two primary components: additional finished water sampling of the WPF and an investigation into the feasibility that the RO concentrate could meet the instream standards of the Colorado River.

Water is collected from the Colorado River via a concrete intake structure on the riverbank. There are currently two intake options to collect raw water from the Colorado River to feed the raw water pump station. There is no backup power source for the raw water pump station and there are no redundant pump stations to convey raw water to the treatment plant, so if the pump station were to lose power, water production would be halted until power is restored.

The WPF was completed in the spring of 2017 and replaced the Graham Mesa Water Treatment Plant. The primary treatment processes at the WPF are sedimentation, microfiltration, and disinfection. The overall approved capacity of the new plant is 6.0 MGD but the majority of the processes are rated at 8.0 MGD. As the WPF is approximately four years old at the time of this report, most of the equipment is in good condition. The microfiltration membranes have a nominal life span of 10 years, and so far, none have had to be replaced.

There are several operational features or challenges that were communicated by the operators. There has been some inconsistency between the flow rates as indicated on the peristaltic sodium hypochlorite pumps and what was determined from chlorine residual calculations. The operators are also dissatisfied with the frequency with which the pH sensors need to be replaced. There are occasional, enigmatic turbidity spikes in the effluent. Other potential projects are to replace the control valves on the discharge lines and replace the sand floor with concrete in the drying basins.

The City's water distribution system is comprised of raw water collection, treatment, distribution, booster pump stations, and potable water storage tanks. The water distribution system is comprised of approximately 417,400 lineal feet of active potable water mains with diameters ranging from 4 inches to 24 inches. The City has a total of six potable water storage tanks, eleven pressure reducing valves (PRVs), and three booster pump stations within the water system, which is separated into six pressure zones.

The City has identified redundancy and increased capacity needed from the WPF and the 5MG Storage Tank Complex. At the south end of the City Pressure Zone, redundancy is needed for the pipeline to the Beaver Creek Tank.

WASTEWATER SYSTEMS

The City's sanitary sewer collection system is comprised of north and south gravity collection and a south lift station and force main. There is a total of approximately 292,800 lineal feet of active sewer pipe within the collection system with pipe sizes ranging from 4 inches to 30 inches. The collection system on the north side of the Colorado River generally drains north to south before draining west to the WWRF. The collection system on the south side of the Colorado River generally drains west to the only lift station in the system. Flows are pumped to an interceptor main near the WWRF. The WWRF discharges into the Colorado River.

The WWRF was constructed to replace the old North Wastewater Treatment Plant and South Wastewater Treatment Plant. The new WWRF was brought online in 2009. The WWRF was designed for a peak flow of 5.0 MGD. It has a hydraulic capacity of 2 MGD MMADF with the potential for expansion up to 4 MGD.

The WWRF is designed for an average flow capacity of 2.0 MGD and a peak hourly flow capacity of 5.0 MGD. Currently, the monthly average influent flow to the WWRF is below 1.0 MGD. Influent data shows that while there are some small peaks in influent flow to the WWRF during the summer months, wastewater flow throughout the year is fairly steady.

The WWRF is 12 years old and is largely operating well. Solids handling is the staff's main concern, and it is anticipated that this issue will be resolved with the addition of the new screw press, which is currently under design. Ongoing maintenance needs include re-lining concrete tanks and channels. The control board in the headworks building is starting to fail and technical support is no longer covered by manufacturer. The interchange tanks are currently operated as digesters, which is not what those tanks were designed to do. During the winter, the WWRF experiences bulking and foaming issues in the interchange tanks, digesters, and, to a lesser extent, the oxidation ditches. The programmable logic controller (PLC) system for the UV disinfection units is not currently working. Staff also has trouble finding replacement ballasts for the UV system.

The WWRF enrolled in the Voluntary Inventive Program in 2018. The WWRF has not historically met the Regulation 85 TP limit of 1 mg/L. However, it has consistently met the TIN limit of 15 mg/L. Under Policy 17-1, the Rifle WWRF could extend its Regulation 31 compliance schedule up to 1 year for every year it achieves an annual median TIN concentration less than 7 mg/L, as it did in 2019. For years in which the TIN annual median is above 7 mg/L but below 15 mg/L, the WWRF will earn relatively less additional compliance time based on a sliding scale to a maximum of one year.

The renewed NPDES discharge permit issued by CDPHE that took effect in April 2015 identified that the WWRF effluent TDS had exceeded the Colorado River Salinity Standards. The City submitted a report to the CDPHE Water Quality Control Division (WQCD) on August 31, 2015. CDPHE has not granted the City a TDS waiver but did administratively extend the permit in 2019, which requires only quarterly reporting of effluent TDS concentrations.

GIS Mapping and Asset Management

The ESRI GIS mapping system offers the ability to visually depict and communicate data as it is spatially located. The City has an extensive GIS database that includes the water distribution and sewer collection systems. The database includes water pipes and structures and sanitary pipes and structures with attribute data consisting of installation date, size, material type, and status. Other data such as waterline break locations, identified defects based on closed-circuit television (CCTV) analysis, inflow and infiltration reports, bottleneck locations, high groundwater locations, and background data from Garfield County and the State were used in the creation of the asset management priority grading. The use of GIS allows for organizing, mapping, and selecting features within the shapefiles to populate the condition and criticality grades and create a prioritization of the pipe segments.

Prioritization of the City's distribution and collection system pipes was used to create a proactive evaluation program that uses a calculated priority grade to determine timing on when inspection and ultimately rehabilitation or replacement should occur. The final priority grades distinguish the pipe segments on a scale from 1 to 5 with 5 being the highest priority. The priority grades are

determined based on a matrix using condition and criticality grading factors. Overall, the priority grades will allow the City to have a better understanding of where within their system they should focus inspections and more in-depth evaluations. The prioritization grading will provide improved estimates of service life. The program should reduce the frequency of emergency repairs, extended service disruptions, restoration costs due to environmental and property damage, and premature pipe replacement or rehabilitation.

The next step for the City is to start a CCTV inspection program for the sanitary sewer system based on the priority grades. Since there are future street improvement projects that have been outlined for the next 5 years, it is imperative to inspect and determine which pipes the collection and distribution system are required to be rehabilitated or replaced within the areas of the street improvement projects.

Inspection of the water distribution system is more difficult. External infrared or sonic sensors and internal traveling sensors may provide condition information, but it can be expensive. It is recommended that the pipes with a grade of 5 based on the material should be placed on the schedule to be replaced rather than investigated.

Maintenance and Capital Improvements Plan

The City of Rifle has completed significant capacity expansions for both the water and wastewater treatment facilities recently enough that no future treatment expansions are anticipated until 2039 or later. With no capacity related projects required, the City's focus is on utility maintenance projects and improvements for operations. This is reflected in Section 5, which discusses the recommended capital improvement plan and additional annual Operation & Maintenance budget items.

Before preparation of the Utility Study, the City had two significant capital projects identified for 2020 through 2023; the water utility Reverse Osmosis/Granular Activated Carbon Facility (RO/GAC) project and the wastewater utility Salinity Removal/Mitigation Solution project for an estimated cost of $80M combined. These two projects are no longer included in the CIP as near-term projects due to the uncertainty of the timing of regulatory requirements, limited water quality information available, and to avoid unintended negative impacts of changing the drinking water characteristics. Removing these two projects from the CIP significantly reduced the capital improvement projects total for 2021-2030. While these projects are no longer anticipated within the next ten years, salinity removal will likely be required and should be planned for within the next twenty years.

Funding Options

The capital improvement projects associated with City growth and development will have a larger impact on City funding over the next 10 years. A preliminary summary of financial options for State and Federal grants and loans has been provided in Section 6. The City has other capital funding mechanisms including plant investment fees (connection fees) and user charges.

(Final Draft to incorporate the Raftelis Utility Rate Study Info)

SECTION 1 – INTRODUCTION

BACKGROUND

The City of Rifle (City) is located in western Colorado in Garfield County along the Colorado River and Interstate Highway 70, 62 miles northeast of Grand Junction. The City currently provides water and wastewater services for a population of approximately 9,483 full-time residents and serves residential, commercial, and institutional (e.g., schools) customers, as well as irrigation water for open spaces and public parks.

In 2006 the City completed a Water Master Plan and a Wastewater Master Plan to evaluate the City's ability to provide water and sewer service in the short- and long-term. Each master plan recommended significant capital improvements and treatment facility expansions to meet a growing service area and population. Several of the large capital projects have now been completed and in 2019 the Planning and Development Department completed an update to the Comprehensive Plan. With a history of boom-and-bust growth cycles, the City's vision, as described in the *2019 Comprehensive Plan* (Comp Plan), is to focus on infill development projects in order to limit large utility projects necessary to serve areas further away from existing infrastructure.

This Utility Maintenance, Capital, and Rate Study (Utility Study) is an update to the 2006 water and wastewater master plans with a focus on annual maintenance and proactive rehabilitation and replacement. There are limited system capacity expansions expected over the next 20 years since sufficient treatment capacity is available. Therefore, the City will be able to apply resources to repair and replace aging infrastructure and maintain high quality water and wastewater service.

PROJECT PURPOSE AND GOALS

The primary components of a utility master plan include conducting a capacity analysis based on current growth projections and establishing a Capital Improvement Plan (CIP) for short- and long-term projects. The growth projections and CIP are critical for setting utility rates as the growth projections determine expected revenue from utility billing and the CIP will, in part, establish the revenue requirement. The primary goals of this Utility Study are to:

- provide capital improvement and maintenance planning for wastewater and water services; and
- recommend a rate structure that supports a maintenance strategy that improves City infrastructure while remaining sustainable and fair for consumers.

The utility rates and rate design may be revised to improve equitability and sustainability. The rates may also be adjusted to improve the ease of understanding and ability to administer. With recent large treatment expansion projects, another objective for updating utility rates is to evaluate current debt and reserve funding.

A significant component of this Utility Study is the incorporation of assets into the existing Geographic Information System (GIS). This process allows the City to establish a prioritization system for distribution and collection system projects.

Existing Reports

Existing reports and documentation were reviewed for this Utility Study. Information in these documents was used to develop planning conditions for assessments of current capacity and future growth.

These include the following documents:

- 2020 Utility Capital Improvements Plans
- 2019 Comprehensive Plan
- 2006 Water Master Plan
- 2006 Wastewater Master Plan
- Water Efficiency Plan
- Water Treatment RO and GAC Study
- Record drawings
- GIS database and mapping
- Permitting documentation
- Operations data
- Operator questionnaires

Utility Rate Study

(To be completed by Raftelis)

SECTION 2 – PLANNING CONDITIONS

SERVICE AND PLANNING AREA

Rifle was established in 1882 and later incorporated as a town in 1905. Rifle's service area currently consists of 5.6 square miles of incorporated zones. The majority of the City's service area is generally bordered by Interstate 70 and the Colorado River to the south and State Highway 13 to the northwest.

The City currently provides water and wastewater services for a population of approximately 9,483 full-time residents and serves residential, commercial, industrial, and institutional customers and bulk water haulers. It also provides irrigation water for open spaces and public parks.

PLANNING PERIOD

The planning period for this Utility Study is 20 years. The population growth rate and development rate for the City have not been historically steady, but growth is expected to continue in the future.

A discussion of what constitutes full buildout is presented in more detail in the following section regarding future development. The improvement recommendations in this Utility Study are based on projected water treatment demand increases necessary to serve the developments committed by the City, projected wastewater flows and loading, future regulations, and aging wastewater infrastructure.

EXISTING AND FUTURE DEVELOPMENT

The existing population and growth rates used in this Utility Study correspond to the City's Planning and Development Department's Comp Plan. The Comp Plan used equivalent residential units (EQRs) and a Tiered Growth System to forecast the City's development over the next 20 years. The Comp Plan identified three tiers for development: Tier 1, Tier 2, and Tier 3. Tier 1 areas are defined as the priority growth areas that are expected to be built out without the next 20 years and are preferred for near-term development. The neighborhoods currently included in Tier 1, along with the expected number of EQRs, is shown in Table 1. Tier 2 areas are defined as the secondary growth areas that represent properties that will require major infrastructure improvements to be developed and are not expected to be developed within the next 20 years unless the infrastructure issues are resolved by the developer. Tier 3 areas are defined as the rural preservation reserve areas that represent a tertiary ring of land around the City and is not currently annexed. Any development in Tier 3 areas will be low density clustered growth and outside of the planning horizon. The Comp Plan projections are used to estimate future water demands and wastewater loading.

Table 1 – Tier 1 Buildout Summary

Tier 1 Neighborhood	Buildout EQRs
Shetland Acres	37
Queens Crown	30
Kings Crown	70
Animal Shelter	144
Creekside	13
Park Avenue	6
Trapper Hollow	81
Scalzo Ranch	28
Rifle Heights	88
Two Creeks	177
Promontory	49
Vetter	3
The Farm	376
Rifle Creekside	58
Tier 1 Total	**1,160**
Total Existing EQRs	**4,751**

HISTORICAL TRENDS

The following sections discuss historical trends for population growth, historical potable water production and demand for the Water Purification Facility (WPF), and influent wastewater flow and organic loading to the Wastewater Reclamation Facility (WWRF). The historical data is used as the basis for future projections.

POPULATION

Historical and current population trends were obtained from the Colorado Department of Local Affairs (DOLA) and the American Community Survey, which has collected data annually since 2010. Population projections were developed using information from the Comp Plan. The Comp Plan projected an average annual population growth rate of 3.0 percent. The City's current population is 9,483 people with 4,751 EQRs for water customers and 4,396 EQRs for wastewater customers. Water customer EQRs consist of residential, commercial, trucking, institutional, industrial, irrigation, and standby users. Wastewater customers largely consist of residential, commercial, and standby customers. There are fewer wastewater customers than water customers due to the non-overlapping user categories such as irrigation, trucking, and standby.

Using a 3.0 percent annual growth rate, the projected population in 2040 is 17,641 with 8,838 water EQRs and 8,178 wastewater EQRs. Based on the Comp Plan, buildout for the City will occur beyond this Utility Study's planning horizon of 2040.

Historical Water Consumption and Production

The City provided annual billing data for the 2019 billing year. Based on this billing data, the City currently serves 4,028 residential EQRs and 712 non-residential EQRs. Residential water consumption accounts for approximately 68 percent of the overall water usage in Rifle. Commercial customers use 24 percent and nearly 8 percent of water is used for irrigation. Table 2 summarizes the residential and non-residential water consumption based on available billing data from 2019.

Table 2 – Summary of 2019 Water Billing Data

Water User	EQRs	2019 Water Consumption (MG)	Percent of Total Use
Residential	4,028	310	67.4%
Commercial	542	111	24.2%
Trucking	1	1.53	0.3%
Irrigation	98	36.4	7.9%
Standby	71	0.39	0.1%
Total	**4,740**	**461**	**100%**

In addition to the 2019 billing data, the City provided water production data from the WPF from 2017 through 2020. A summary of the historical water production is provided in Table 3. Using the EQR information from the 2019 billing data, the historical water production data was used to determine the water production rate per EQR.

Table 3 – Historic Water Production Summary

Year	Water Production (*gallons/EQR/day*)											
	Summer					Winter						
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
2017	445	659	581	515	464	231	183	182	-	-	-	-
2018	452	612	640	557	493	229	173	155	180	185	183	240
2019	280	439	513	539	445	249	203	177	159	161	165	193
2020	463	547	571	593	416	272	-	-	151	172	159	197
Monthly Average	**398**	**533**	**575**	**563**	**451**	**245**	**186**	**171**	**163**	**173**	**169**	**210**
Seasonal Average	**510**					**191**						
Yearly Average	**328[1]**											
Maximum Month Average Day	**593[1]**											
Peak Day	**806.1[1]**											

[1] Data based on information from 2018 through 2020, excludes 2017

Based on the water production data from May 2017 to October 2020, peak day water production was higher in 2017 than other years. This is likely because the WPF was going through an equipment startup process and testing the peak hydraulic capacity of the new WPF processes. For this reason, the 2017 data has been excluded from reported average and peak day values that

are presented in Table 3. Based on the 2018 through 2020 WPF production data, the annual average production rate is 328 gallons per day (gpd) per EQR. The maximum month average day production, which represents the average daily water production during the month with the highest total water production rate, occurred in August 2020 with an average plant production of 2.9 million gallons per day (MGD), or 593 gpd/EQR. Peak day water production, which occurred in June 2020, was 3.8 MGD, which equates to 806 gpd/EQR. Peak day water production rates can be used to determine water storage needs, while maximum month average day water production rates are used to determine WPF treatment capacity needs. Historical water production is shown in Figure 1.

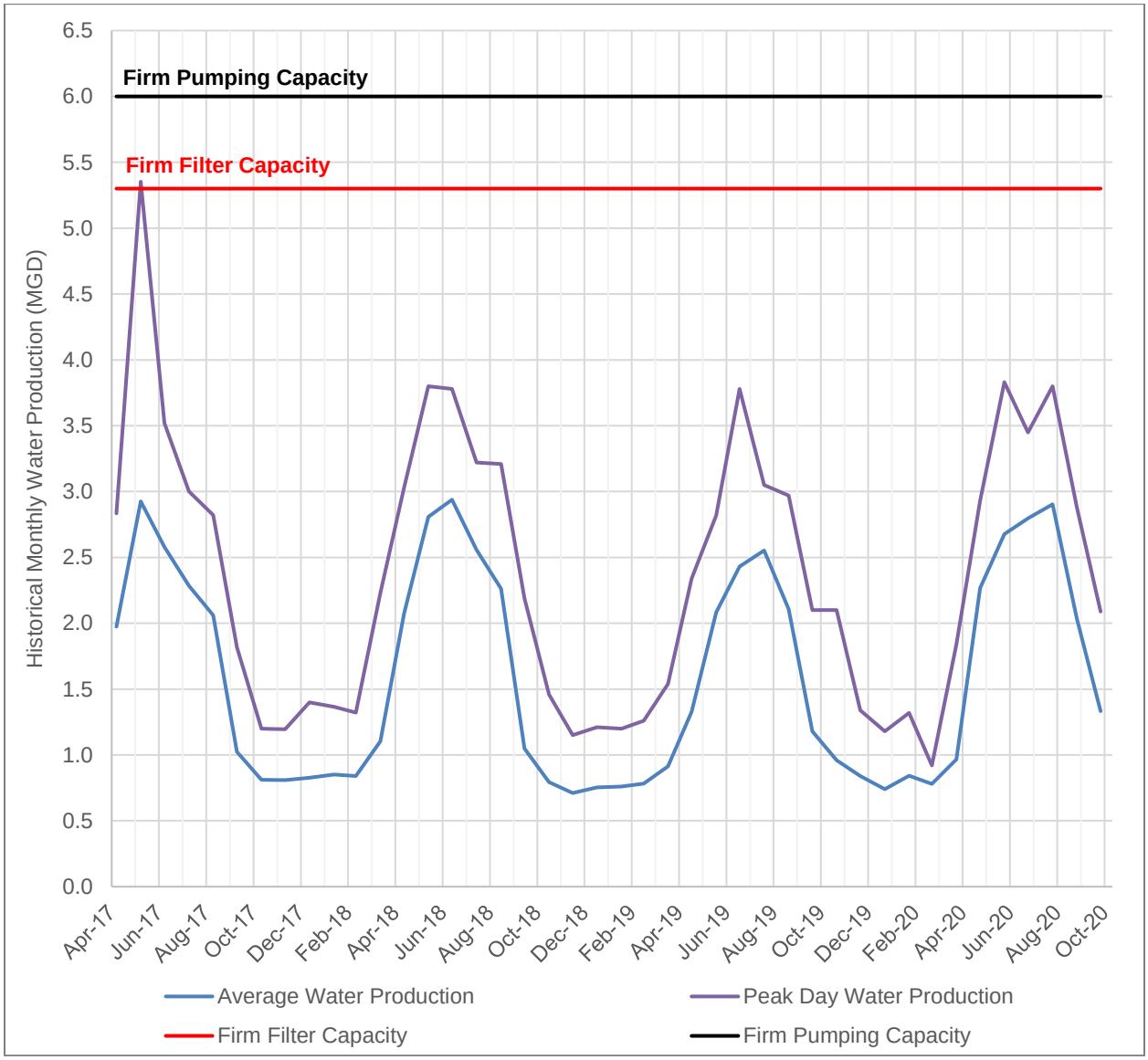


Figure 1. Historical Water Production Rates

The 2019 WPF production data was compared to the City's water billing data to calculate unaccounted for water within the distribution system. The production exceeds the billing data for 2019 by 9.5 percent. A summary of the unaccounted for water is provided in Table 4. The

unaccounted for water may be a result of meter reading inaccuracies, meter calibration error, unaccounted for water, and/or losses within the distribution system. Losses less than 10 percent (historically accepted standard losses per American Water Works Association standards) are considered acceptable for a distribution system and standard deviation in meter accuracies. The calculated percent difference of 9.5 percent is considered to generally be within industry standards; however, additional annual billing data is required to perform a more thorough analysis of water loss in the system.

Table 4 – Water Production and Consumption Comparison

Parameter	2019 Water Production and Consumption (*gal/yr*)
Total Consumption (Customer Meters)	460,720,436
Total Production (WPF Meter)	509,100,000
Percent Difference	9.5%

Historical Wastewater Flow and Loading

Historical wastewater flow and loading were analyzed to project future wastewater flows and loading and determine current and future WWRF capacity. Wastewater flow and loading projections are used to help determine CIP projects for processes limited by the capacity of the system.

Historical Wastewater Flow

To determine historical wastewater flow and loading to the WWRF, the City provided influent flow data from October 2017 through September 2020. Influent flow rates are monitored continuously and reported as daily values seven days a week. The monthly average influent flows for this period are shown in Figure 2. The data shows that while there are some small peaks during summer months, wastewater flow to the WWRF is fairly steady.

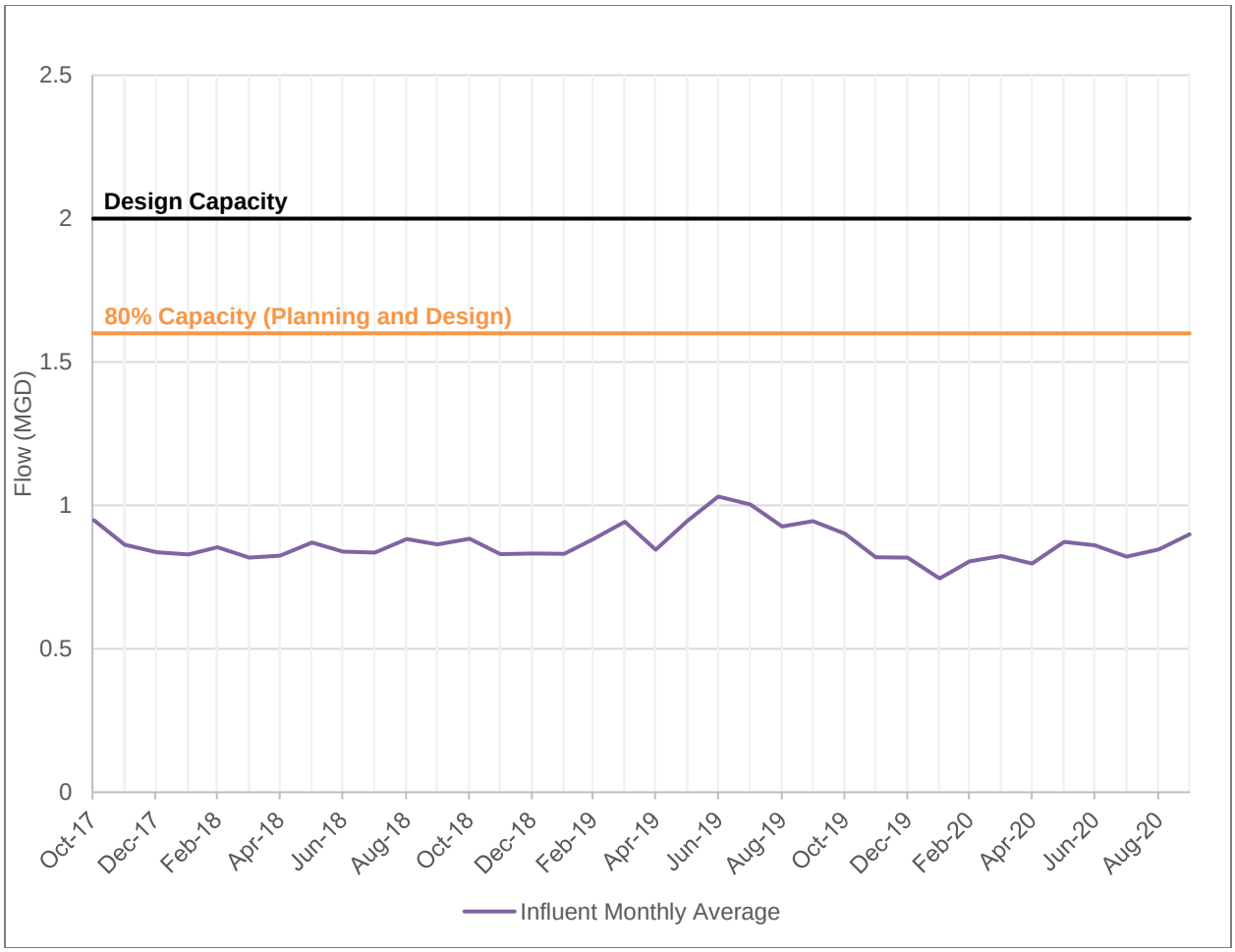


Figure 2. Historical Influent Wastewater Flow

Along with the historical flow data, the current design capacity of the WWRF and the planning limits are also shown on Figure 2. The Colorado Department of Public Health and Environment (CDPHE) requires planning and design for a plant capacity expansion begin when the maximum month average daily flow (MMADF) reaches 80 percent of the plant's rated capacity, and construction of the upgrades must begin by the time the MMADF has reached 95 percent of the plant's capacity. The MMADF data is used for projections in the following sections. The MMADF is a more conservative planning value than the average daily flow and CDPHE Regulation 22 recommends using the MMADF for establishing design capacity.

The WWRF is designed for an average flow capacity of 2.0 MGD and a peak hourly flow capacity of 5.0 MGD. The planning limit of 80 percent of the average design capacity is 1.6 MGD. Currently, the monthly average influent flow to the WWRF is below 1.0 MGD.

The daily influent flow data provides an understanding of the current peak flows to the WWRF; however, MMADF values are used to determine design capacity, as discussed above. The average daily influent flow (ADF), MMADF, and peak day flow (PDF) are summarized in Table 5.

Table 5 – Historical Influent Wastewater Flow Annual Averages

Year	ADF (*MGD*)	MMADF (*MGD*)	Peak Day (*MGD*)
2017 (Oct-Dec)	0.88	0.95	1.30
2018	0.85	0.88	1.38
2019	0.91	1.03	1.58
2020 (Jan-Sep)	0.83	0.90	1.05
Average	**0.87**	**1.03**	**1.58**

Sewer billing data was used to compare against the measured influent flow to the WWRF. The City provided billing data from July 2019 through June 2020, as summarized in Table 6 below. Sewer billing is based off of water consumption and is not directly measured. According to these billing records, the City only billed a total of 2.06 million gallons (MG) during this period. This equates to a daily flow rate of 0.56 MGD, which is only 65 percent of the actual ADF observed at the WWRF (0.87 MGD). Inflow and infiltration could account for some additional, un-billed flow to the WWRF, but likely not enough to make up the 35 percent gap. Rifle should consider revising its billing scheme to better match the actual influent flow being treated at the WWRF.

Table 6 – Sewer Billing Data (July 2019-June 2020)

Billing Category	Number of Customers	Number of EQRs	Flow Billed (*MGD*)	Average Billed Flow per Account (*gpd/EQR*)	Percentage of Influent ADF
Sewer - Residential - Single	2,756	2,759	0.2968	108	34.27%
Sewer - Residential - MF	470	980	0.1249	127	14.42%
Sewer - Senior 80% Base	19	19	0.0011	56	0.12%
Sewer - Senior MF 80% Base	5	64	0.0036	57	0.42%
Sewer - Single Family OC	12	12	0.0014	113	0.16%
Sewer - Commercial	325	470	0.1314	279	15.17%
Sewer - Commercial OC	16	16	0.0008	49	0.09%
Sewer Reduced rate @ 50%	2	3	0.0023	769	0.27%
Sewer - Mt. Clear 76% 2019	1	1	0.0009	945	0.11%
Sewer - Standby 50%	8	72	0.0007	9	0.08%
Total	**3,614**	**4,396**	**0.5638**	**N/A**	**65.09%**

The billing data indicated there are currently 4,396 sewer EQRs in the Rifle WWRF service area. The ADF and MMADF per EQR are 197 gpd/EQR and 235 gpd/EQR, respectively. The average per capita flow was also calculated in order to compare wastewater generation to industry standards; the result was 91 gallons per capita per day (gpcd). This per capita flow rate is consistent with standard literature values for residential wastewater production, which range from 46 to 97 gpd per person depending on household size (see Table 3-1 of *Wastewater Engineering Treatment and Reuse*, fourth edition, Metcalf & Eddy). Wastewater flow projections for the future were based on the current "per EQR" flow rate.

Historical Wastewater Loading

The City currently tracks monthly loading data as required by their Discharge Monitoring Report (DMR). The influent five-day biological oxygen demand (BOD_5) concentration to the WWRF is measured approximately twice per week. The influent BOD_5 concentration ranged from 110 milligrams per liter (mg/L) to 575 mg/L. The average concentration during this period was 249 mg/L and the maximum month average day concentration was 373 mg/L. Loading is calculated using both the BOD_5 concentration and influent flow. The BOD_5 loading between October 2017 and September 2020 is shown in Figure 3.

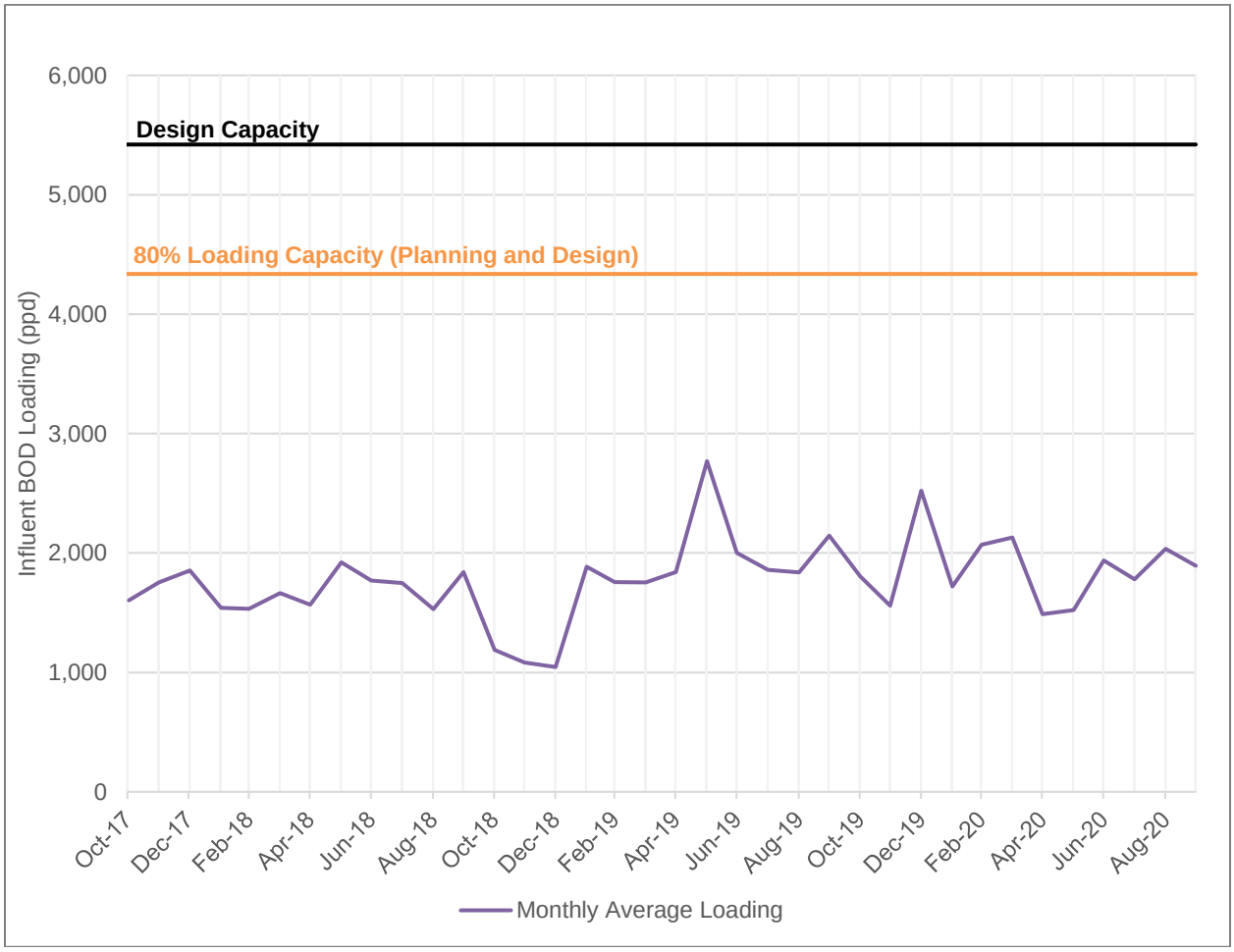


Figure 3. Historical Wastewater Organic Loading

The 80 percent trigger point for commencement of planning and engineering and the 95 percent trigger point for construction of a new facility are noted above in Figure 3. The design capacity for BOD_5 loading is 5,421 pounds per day (ppd) and the planning/engineering limit is 4,337 ppd.

The BOD_5 loading between October 2017 and September 2020 is also summarized in Table 7. The average daily loading was 1,773 ppd BOD_5. This yields an average per capita loading rate of 0.187 ppd per person, which is consistent with the range of loading rates of 0.11 to 0.26 ppd per person found in industry standard literature (see Table 3-1 of *Wastewater Engineering Treatment*

and Reuse, fourth edition, Metcalf & Eddy). This value was used in future projections to estimate the loading stemming from population growth.

Table 7 – Historical Influent Wastewater Loading

Year	Average Day (ppd)	Maximum Month (ppd)	Peak Day (ppd)
Oct-Dec 2017	1,753	1,853	2,329
2018	1,606	1,923	2,284
2019	1,980	2,769	4,565
Jan-Sep 2020	1,833	2,130	2,592
Oct 2017-Sep 2020	**1,773**	**2,769**	**4,565**

The maximum month average day BOD_5 loading was 2,769 ppd in May 2019. As shown in Figure 3, this was a particularly high monthly average. According to the City, the WWRF accepted more septic hauler waste than normal in the summer of 2019, which could explain the high loading in May 2019. The next highest monthly average BOD_5 loading was 2,521 ppd in December 2019.

Future Projections

Based on information provided in the Comp Plan, a 3.0 percent annual average increase in the number of EQRs was used to determine future water demands and wastewater loading.

Projected Water Demand

The projected water demand over the planning horizon was calculated by applying the current water production rates for average day, peak day, and summer average water production rates to the anticipated future EQRs. Table 8 summarizes the projected summer, maximum month, and peak day water demands in five-year increments.

Table 8 – Projected Water Demand

Year	EQR	Population	Average Day Demand (*MGD*)	Summer Average Day Demand (*MGD*)	Peak Day Demand (*MGD*)
Current	4,751	9,483	1.39	2.36	3.83
2030	6,774	13,127	2.15	3.28	5.30
2040	9,103	17,641	2.89	4.40	7.12

The WPF has a total finished water pumping capacity of 9.0 MGD and a total filter and pretreatment capacity of 8.0 MGD. Per the *Record of Approved Waterworks* (RAW), CDPHE defines the firm capacity as the water production rate with the largest unit out of service, which is 6.0 MGD. The firm capacity is set by assuming the high service pump, which is rated for 2,100-gallons per minute (gpm), is out of service.

Each of the three filters is rated for 2.67 MGD, so the firm capacity of the filtration system with one filter out of service is 5.3 MGD. Summer average day production rates are not expected to surpass the filter firm capacity within the planning horizon, but peak day water production rates

are expected to surpass the filter firm capacity in 2030 or when the City reaches 6,576 EQRs. Peak day demands, however, can be met through the volume of water stored in the distribution system and filter capacity is not required to meet peak day demand.

For pretreatment processes, each flocculation basin is rated for 4 MGD, so with one flocculation basin out of service, the pretreatment firm capacity is only 4 MGD. Summer average day production rates are expected to surpass the pretreatment firm capacity in 2036 when the City reaches 7,853 EQRs. Summer average water production rates are not expected to reach the filter or pumping design capacity within the planning horizon.

The water production projections are shown graphically in Figure 4 and compared to the WPF's pumping and treatment design capacities.

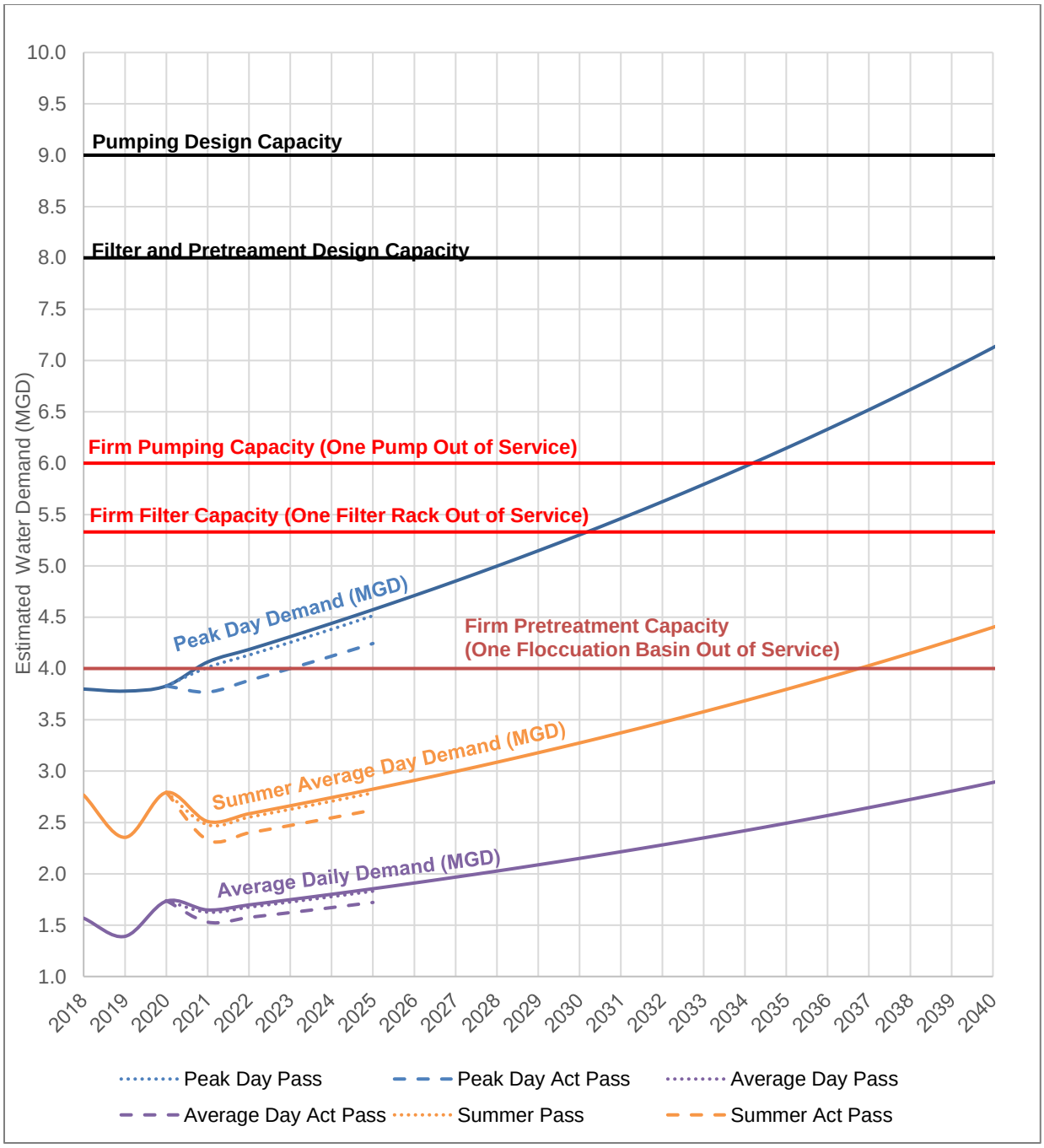


Figure 4. Water Production Projections

It is likely that water demand per EQR will decrease in the future as water efficiency measures are implemented in Rifle. The City commissioned a water efficiency study to analyze the effect of increased water efficiency measures on water demand and wastewater generation through 2025; the findings are documented in the Draft 2019 Water Efficiency Plan (WEP). The WEP separated water efficiency measures into passive and active savings categories. Passive savings occur when water customers replace old and inefficient fixtures with more efficient fixtures without incentive from the water utility. The WEP estimated that passive savings alone would

reduce indoor water use 1.3 percent per year through 2025. This is represented by the dotted lines in Figure 4.

Active savings occur when the water utility actively promotes more efficient water use through activities such as improving distribution infrastructure, landscaping restrictions, water audits, etc. It was estimated that active savings would reduce water demand by 5.9 percent per year through 2025. Implementing active savings as detailed in the WEP, in addition to the anticipated passive savings, would reduce water demand over the next five years. This is represented by the dashed lines in Figure 4.

Buildout water production projections were assessed for all Tier 1 developments within the City. Figure 5 shows the buildout capacity of each neighborhood and the associated average and peak day flows. Summer average and peak day water demand for all of the Tier 1 developments are 0.59 and 0.93 MGD, respectively. The Farm neighborhood will have the highest water demand and will make up more than 32 percent of the total Tier 1 water demand with an expected 376 anticipated EQRs.

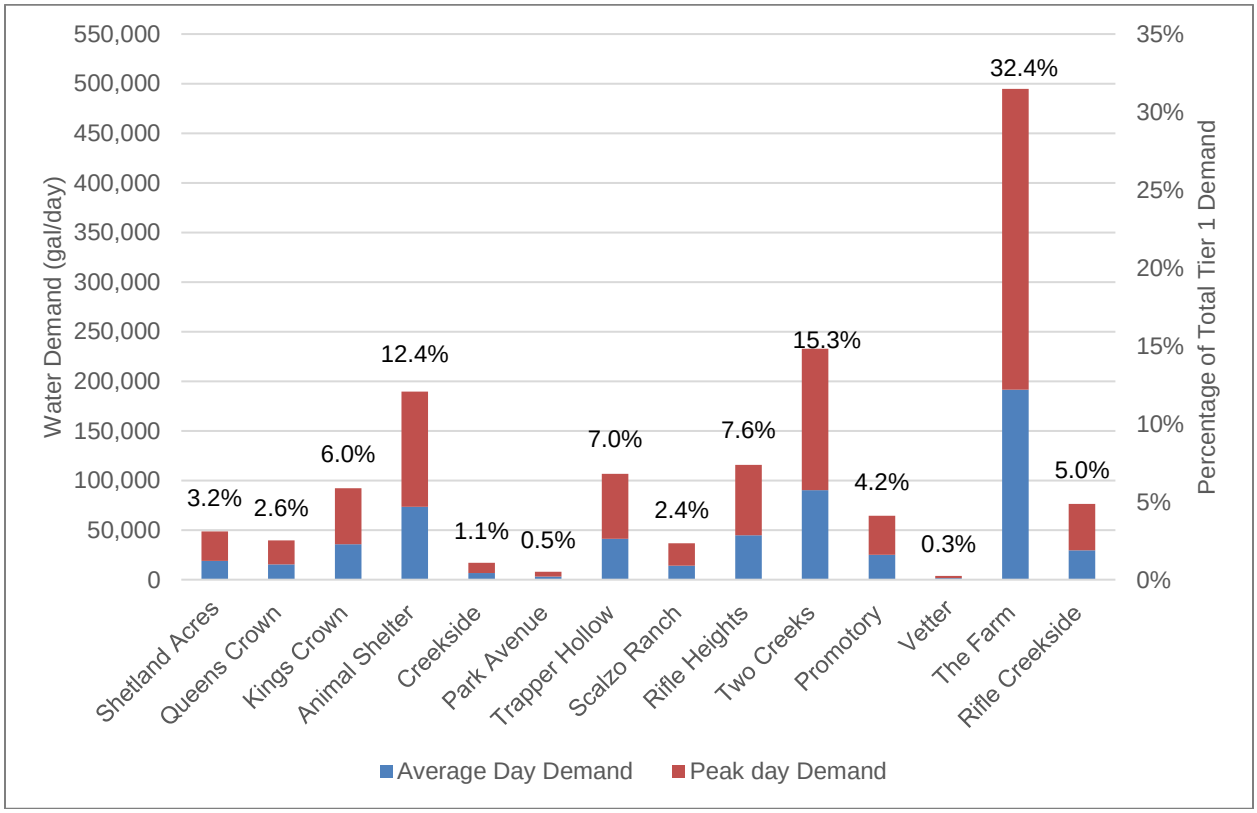


Figure 5. Neighborhood Water Demands

The total future Tier 1 water demands are compared to the projected summer water production demands in Figure 6. Based on the demand projections the total Tier 1 water demand will increase the current demand by 21 percent of the total water demand in 2040. The Tier 1 water demands are not expected to exceed or surpass the capacity within the planning period.

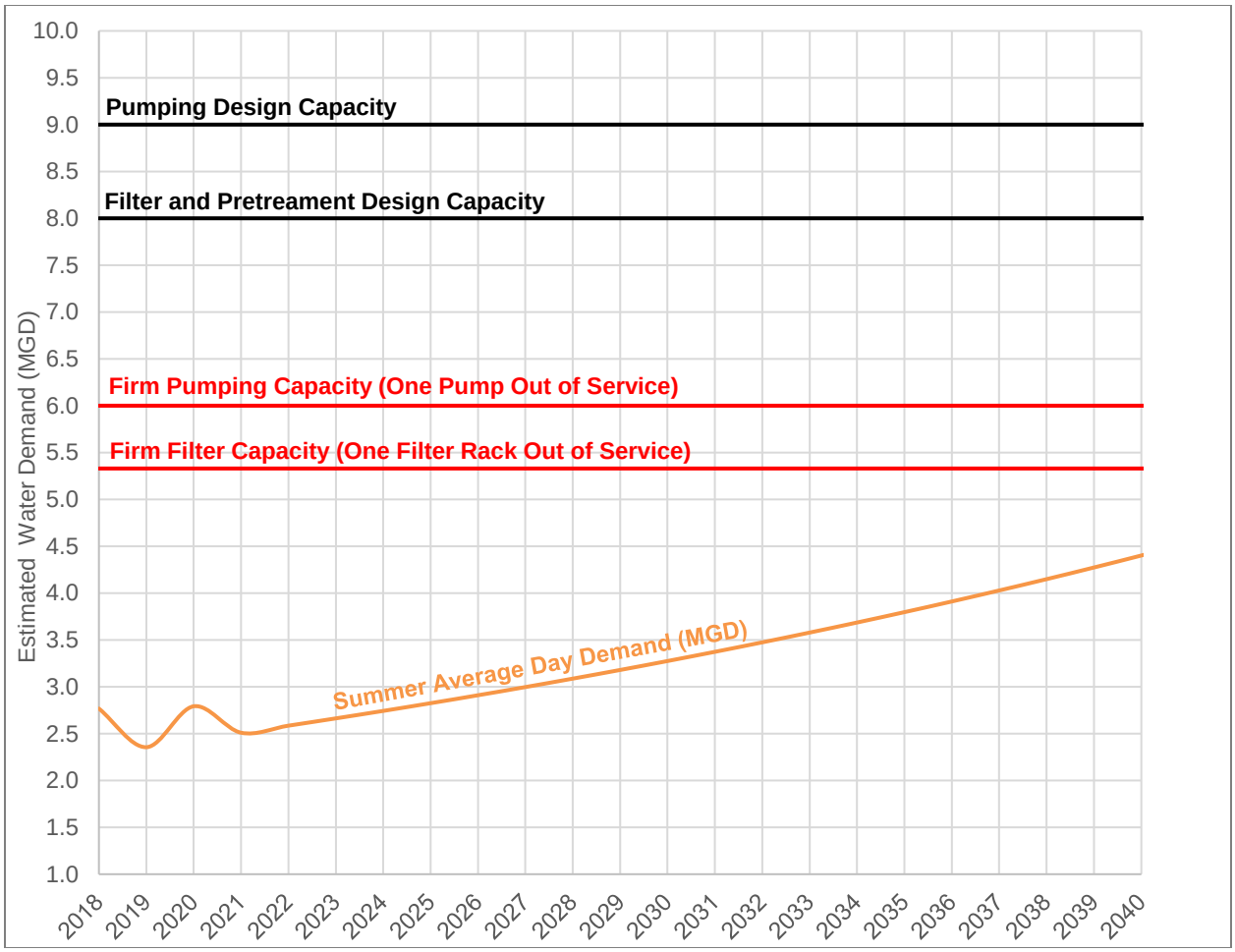


Figure 6. Future Tier 1 EQR Capacity Comparison

In addition, the total future Tier 1 water demands are compared to the firm filter and pumping capacities in Figure 7. Based on the demand projections described, the total Tier 1 water demand at buildout will increase water demand by 1.0 MGD, resulting in a projected summer day water demand of approximately 3.5 MGD. The combined existing and Tier 1 water demands are not expected to exceed or surpass the firm capacities of the WPF's filter and pumping systems by 2040.

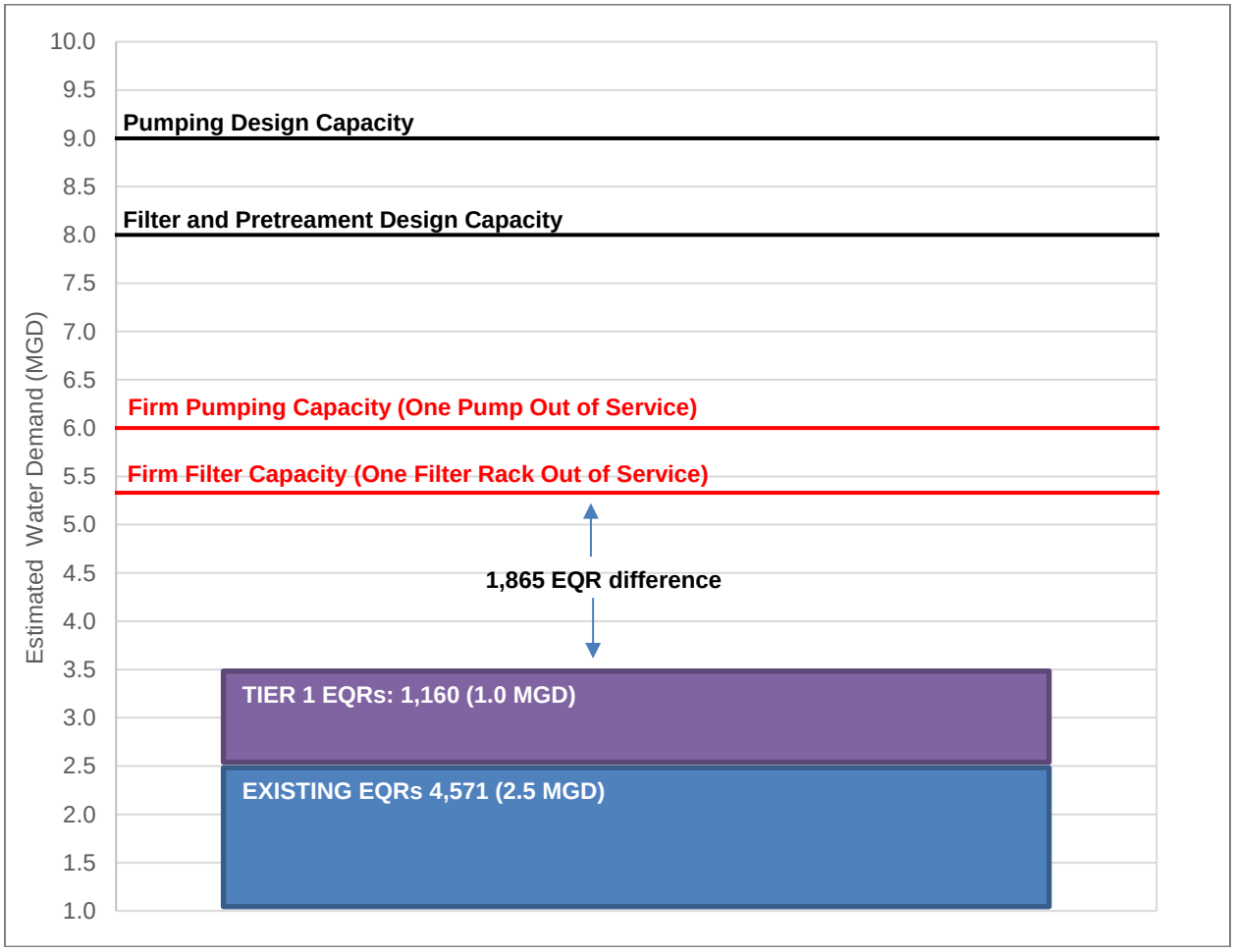


Figure 7. Future Tier 1 Buildout and WPF Firm Capacity Comparison

Based on the projected water demands and the anticipated Tier 1 developments, the WPF has sufficient capacity to meet all future Tier 1 future water demands without requiring a capacity expansion. In addition, the City can develop 1,865 additional EQRs before reaching the WPF's filter firm capacity.

Projected Wastewater Flow and Loading

As discussed previously, the WWRF currently serves 4,396 EQRs and the MMADF per EQR in 2019 was 235 gpd/EQR. The current MMADF to the WWRF is 1.03 MGD, well below the plant's design capacity of 2.0 MGD. Assuming a 3.0 percent annual growth rate and no change in the wastewater generation per EQR, the WWRF's MMADF would increase to 1.92 MGD by 2040. Figure 8 shows the projected wastewater generation over time.

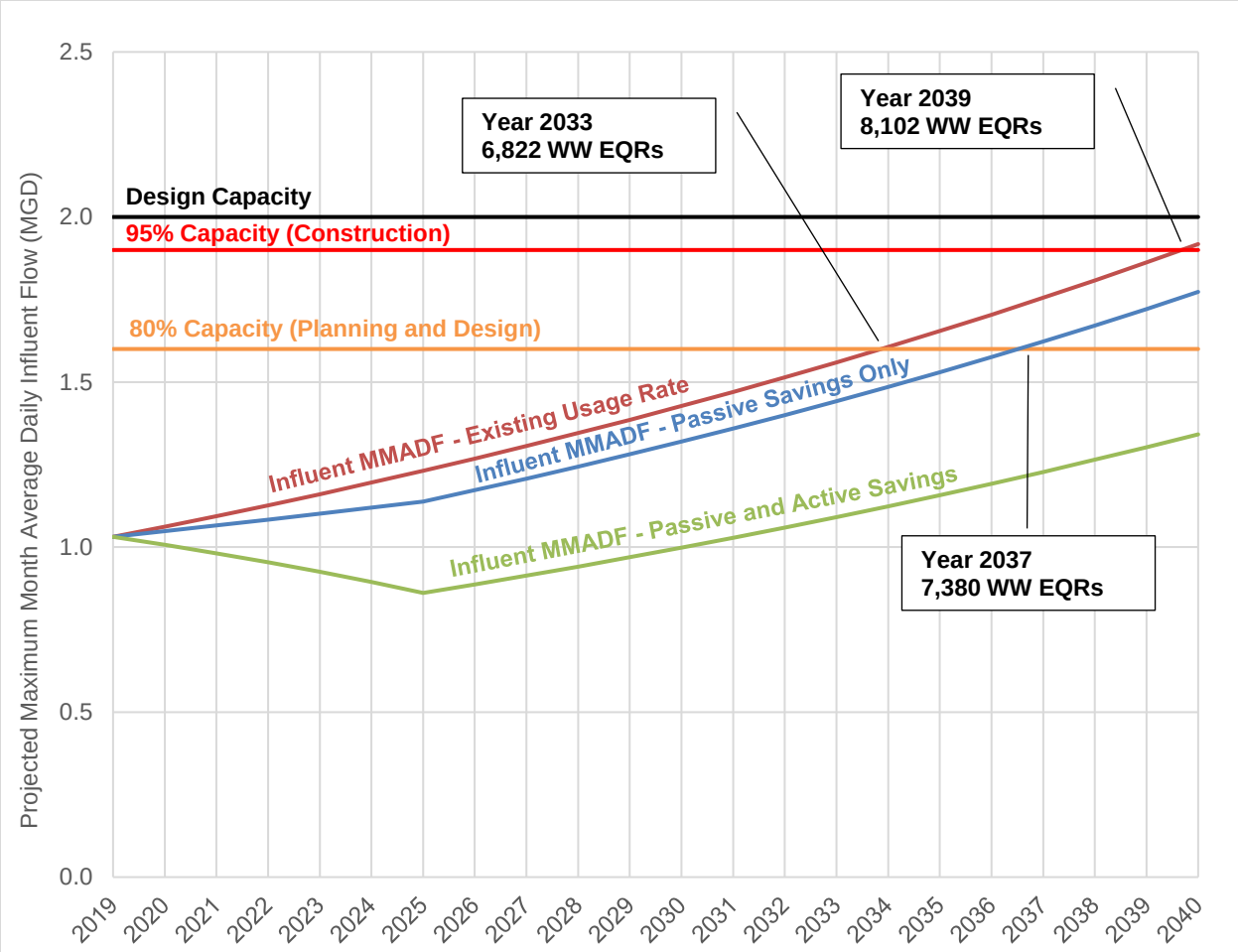


Figure 8. Projected Influent Wastewater Flow

It is likely that influent wastewater flow per EQR will decrease in the future as water efficiency measures are implemented in Rifle. As discussed previously, the WEP estimated that passive savings alone would reduce indoor water use, and therefore wastewater generation, 1.3 percent per year through 2025. As shown in Figure 8, the resulting 2040 influent MMADF would be reduced to 1.78 MGD.

Most of the water efficiency activities detailed in the WEP are focused on landscaping and irrigation, which do not affect wastewater generation. It was estimated that the activities that would affect indoor water use, such as tap fees with water efficiency incentives, would reduce water demand by 24.8 acre-feet (AF) per year. A baseline indoor water demand of 640 AF/year equates to a reduction of 9.1 gpd/EQR per year. As shown on the green line in Figure 8, implementing active savings as detailed in the WEP, in addition to the anticipated passive savings, would substantially reduce wastewater generation rates over the next five years and yield a 2040 MMADF of only 1.36 MGD. This would be a substantial reduction in wastewater generation per EQR and only represents an estimate of the savings possible if Rifle actively implemented water efficiency measures over the next four years.

The water use savings discussed in the WEP are not guaranteed, therefore the wastewater flow projections and proposed CIP projects are based on the existing usage rate of 235 gpd/EQR. As

shown in Figure 8, the WWRF is projected to reach the 80 percent planning and design threshold in late 2033 and the 95 percent construction threshold in late 2039. As discussed above, the City expects an additional 1,160 EQRs as part of its Tier 1 buildout. Assuming a consistent 3 percent growth rate, the Tier 1 developments would be completed in late 2026 and would add 0.27 MGD to the current MMADF of 1.03 MGD. Figure 9 shows that the WWRF should have sufficient capacity to handle the additional flows from the Tier 1 buildout without triggering a capacity expansion.

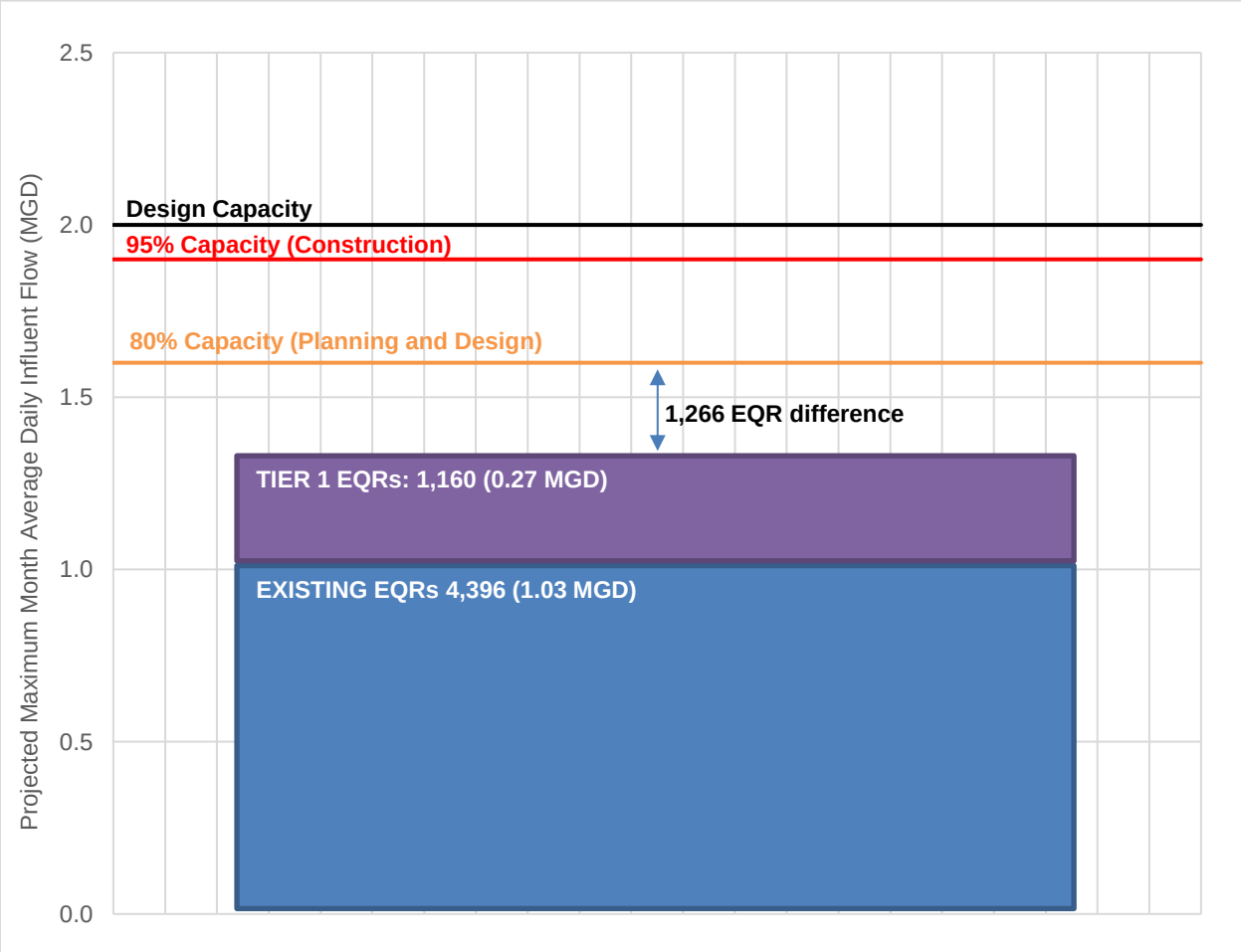


Figure 9. Future Tier 1 Buildout and WWRF Capacity Comparison

BOD_5 loading projections were calculated starting with the current average loading rate of 0.403 ppd/EQR. The loading rate was multiplied by the number of EQRs using the same 3.0 percent growth rate discussed above. This yields an average BOD_5 loading rate of 3,299 ppd in 2040 and a maximum month loading rate of 5,152 ppd, slightly under the current design capacity of 5,421 ppd. These projections are shown in Figure 10. The BOD_5 loading rate per EQR should stay relatively consistent independent of whether any of the water efficiency measures discussed in the WEP are implemented. Loading is based on concentration and flow; as flow goes down, concentration typically goes up, resulting in similar loading values.

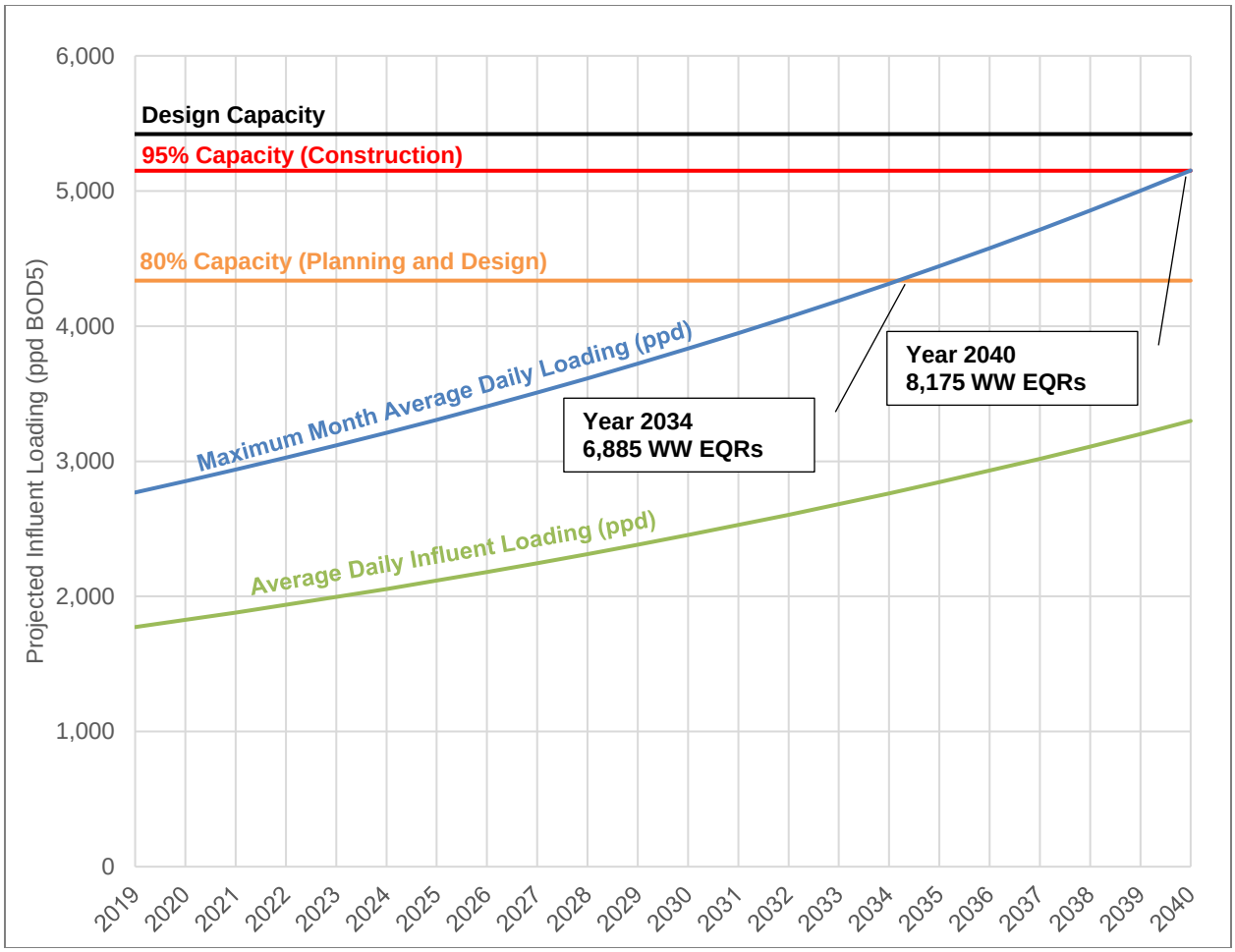


Figure 10. Projected Influent Organic Loading

At the current per capita loading rates, the WWRF is projected to reach the 80 percent capacity planning threshold for loading in 2034 and the 95 percent capacity construction threshold in 2040. These are close to the trigger dates for hydraulic capacity discussed above.

SECTION 3 – EXISTING FACILITIES EVALUATION

RAW WATER

The City's primary water source is the Colorado River. Raw water from the Colorado River is diverted into a storage/settling pond that was converted from a gravel pit. From the settling pond, vertical turbine pumps at the raw water pump station pump the water to transport through a 24-inch pipe for treatment at the WPF.

WATER SOURCE AND QUALITY

The Colorado River is the only approved water source for the WPF at this time. The new WPF meets all the requirements of the Primary Drinking Water Regulations. The City's main concern is the secondary water quality (taste and odor). The Colorado River has high concentrations of total dissolved solids (TDS) and natural organic matter (NOM) that affect the taste and smell of the water. In early 2016, as part of the planning and construction of the WPF, Black & Veatch prepared a report, titled *RO and GAC Facility Siting and Cost Study*, that describes the results of a study they conducted to determine cost estimates and possible locations for a reverse osmosis (RO) and granular activated carbon (GAC) facility intended to improve the secondary characteristics of the finished water. As part of the study, Black & Veatch used raw water quality sampling from City staff as well as historical United States Geological Survey data to assess the viability of a RO-GAC facility.

Raw Water Settling Pond with Raw Water Pump Station in the Background

From a taste and odor perspective, the most concerning parameter is TDS with an average winter concentration of 1,006 mg/L and an average summer concentration of 501 mg/L. The CDPHE Regulation 11 Secondary maximum concentration limit (MCL) for TDS is 500 mg/L. The RO filtration system in the proposed facility would reduce the finished water TDS to acceptable levels. However, RO filtration produces a substantial quantity of waste brine that can be expensive to dispose of. The Black & Veatch report explores the possibility of discharging the RO concentrate back to the Colorado River under a National Pollutant Discharge Elimination System (NPDES) permit. They found that Preliminary Effluent Limits (PELs) obtained by the

City from CDPHE demonstrated viability of this approach. A formal evaluation will be needed to confirm that the Colorado River within the City has the assimilative capacity to receive the RO concentrate from the proposed RO and GAC facility. This evaluation would then need to be presented to CDPHE for approval as part of the application process for a discharge permit. The evaluation would require two primary components: additional finished water sampling of the WPF and an investigation into the feasibility that the RO concentrate could meet the instream standards of the Colorado River. The additional sampling will be required to develop an accurate projection of the RO concentrate water quality profile that could be compared to the instream standards. The feasibility study will need to review current instream standards to determine if the projected RO concentrate would be within range and whether additional treatment or dispersed discharge into the river would be required.

Another contributor to taste and odor concerns are compounds such as methyl-isoborneol and geosmin that result from the death and decay of organisms in the water. The biggest contributor to these compounds in the City's water supply is the seasonal algae blooms in the raw water settling pond. However, there are likely to be significant amounts of these compounds in a large surface water source like the Colorado River as well. These taste and odor compounds are effectively reduced through adsorption to activated carbon. The GAC filtration process in Black & Veatch's study was evaluated for treatment of these compounds. A potential remediation of the algae blooms that contribute these compounds would be to install an aeration system in the ponds. Adding additional dissolved oxygen to the ponds would help reduce anaerobic bacteria that produce an algae food source as well as facilitating the growth of aerobic microbes that compete with the algae for the nutrients in the water.

Raw Water Settling Pond Intake Pipe

Raw Water Intake

Water is collected from the Colorado River via a concrete intake structure on the riverbank. A slide gate at the intake opening regulates flowrate and a bar screen in front of the opening excludes large debris. Flooding in 2012 shifted the river course away from the intake structure and periodic excavations of the riverbed have been required to keep water flowing past the intake structure.

There are currently two intake options to collect raw water from the Colorado River to feed the raw water pump station. One option a pipe through a dike into the settling pond, where the total suspended solids (TSS) from the river water can settle out before it is pumped to the WPF. The settling is useful during high flow events in the river that result in high raw water TSS. The pond is approximately 20 feet deep. Periodic dredging is required to remove the settled solids from the bottom of the pond.

The second option is a 24-inch pipe that runs directly from the river intake structure to the raw water pump station, bypassing the pond. In the warm season, nutrients in the raw water support algae blooms in the pond water. Algae growth results in reduced treatment efficiency, taste and odor issues, and potentially other concerns downstream in the treatment process, including increased chlorine demand, disinfection byproduct formation, and increased residual solids production. During algae blooms, the pond bypass line allows water to be taken directly from the river. The water is directed into either the pond or the pond bypass pipe by slide gates in the raw water intake structure.

The raw water pump station was completed in 2005 and has a permitted capacity of 4 MGD, which matched the capacity of the previous water treatment facility. The pump station, however, has an actual pumping capacity of 7.5 MGD with three vertical turbine pumps, two rated at 1,300 gpm and one at 2,600 gpm. A fourth pump rated at 2,600 gpm is slated to go in next year to increase the capacity to 11.2 MGD.

There is no backup power source for the raw water pump station and there are no redundant pump stations to convey raw water to the treatment plant, so if the pump station were to lose power, water production would be halted until power is restored. As the power supply to the pump station has historically been stable and reliable, a solution may be a portable generator that could power other pump stations or equipment when it is not needed at the raw water pump station.

Water Treatment

The WPF was completed in the spring of 2017 and replaced the Graham Mesa Water Treatment Plant. The primary treatment processes at the WPF are sedimentation, microfiltration, and disinfection. The overall approved capacity of the new plant is 6.0 MGD but the majority of the processes are rated at 8.0 MGD. Below is an overview of the treatment processes followed by discussions of the condition of the facility and the limiting factors to treatment and production.

Treatment Process Overview

Pretreatment

Upon entering the treatment train, the raw water undergoes several pretreatment processes that include chlorine dioxide oxidation, aluminum sulfate coagulation, hydraulic jet mixing, and flocculation.

The chlorine dioxide is added to oxidize soluble forms of iron and manganese to less soluble forms. The iron and manganese will then precipitate and form small granules that can be coagulated and settled out in the sedimentation tanks. A side benefit of the chlorine dioxide is that it oxidizes organic taste, odor, and color compounds existing in the Colorado River water or as a result of algae blooms in the raw water settling pond. The chlorine dioxide is generated on site.

Aluminum sulfate is introduced to the raw water stream, serving as a coagulant that destabilizes the static electrical charges on small, suspended particles in the raw water. Neutralizing the charges allows the particles to contact and adhere to each other during flocculation until they contain enough mass to settle out in the settling basins.

Pretreatment Chemical Injection and Jet Mixing Piping

Chlorine dioxide, in addition to the aluminum sulfate, is incorporated into the raw water stream by hydraulic jet mixing. Water is pulled from the process just upstream of the chemical injection points and energized by one of two flash mix pumps before being reintroduced back into the process stream at the chemical injection point. The turbulence caused by the reintroduced stream dissolves the aluminum sulfate and then disperses it with the chlorine dioxide solution throughout the water column to ensure sufficient contact.

After the chemicals have been introduced and mixed, the water flows into a splitter box where it splits to two separate flocculation and sedimentation trains. Each flocculation train consists of a series of three flocculators. Each basin is mixed with paddle-wheel mixers and the motor sizes and mixer assemblies are such that the mixing gets progressively less intense in each of the three flocculators.

Primary Treatment Processes

The three components comprising primary treatment are sedimentation, membrane filtration, and chemical disinfection. From the last flocculation basin, the water flows directly into the sedimentation basins. The velocity of the water is slowed so that the flocs that formed through the coagulation and flocculation processes can settle to the bottom. Two rows of stainless-steel plate settlers increase the settling efficiency. The sedimentation basins are periodically cleaned by cable-driven suction mechanisms. The water flows upward through the plates and over effluent launders, before draining to the membrane filtration feed pumps.

Filtration consists of three Pall Microza skid-mounted microfiltration trains. The membranes provide 3-log removal credit for both cryptosporidium and giardia, which meets the minimum removal requirements. Each train has its own feed pump that is immediately followed by a strainer to remove any stray particles. Each of the three membrane skids has a flow capacity of 2.663 MGD with 90 filtration modules per train and 538 square feet of surface area per module, resulting in a total approved capacity of 8.0 MGD. There is space on each train for a total of 108 filter modules. An additional 18 modules could be added to each train which would increase the capacity of each train to 3.2 MGD for a total microfiltration capacity of 9.6 MGD. There is also room in the building for a fourth membrane skid that could increase the filtration capacity to 12 MGD.

The membranes are designed to run at a maximum inlet pressure of 50 pounds per square inch (psi) and with a maximum transmembrane pressure (TMP) of 35 psi. There are two regular maintenance cleans that take place to keep the TMP in the appropriate range. The first, the flux maintenance (FM) protocol, is a mechanical process to remove solid particles that have built up on the surface of the membranes via application of course bubble air agitation to the feed side of the membranes. The air agitation is followed by a flush cycle wherein feed water is used to flush the dislodged particles to drain. The filtration system is designed to run the FM protocol after 450 gallons of permeate have passed through each filtration module. At the design flow rate of 8 MGD, this results in the FM protocol running once every 22 minutes.

The second regular maintenance cleaning is the enhanced flux maintenance (EFM), which consists of a chlorine wash of the membrane surfaces to remove any biological fouling that is present. Each EFM cycle is automatically followed by an FM protocol. The EFM is designed to run after 185,550 gallons per module, which equates to about every seven days at design flow.

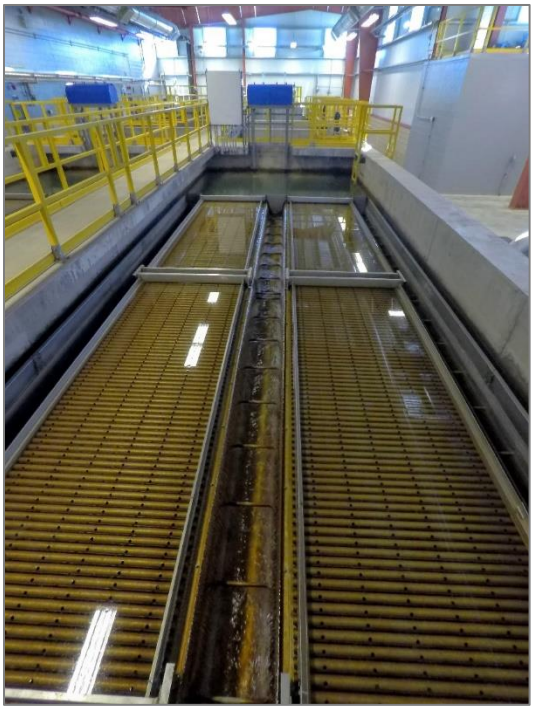


Plate Settlers in the West Sedimentation Basin

A third, less frequent cleaning procedure is the clean-in-place procedure, which is performed either every 30 days or when the specific flux of the membranes degrades to 1.5 gallons per square foot of membrane surface per day per psi of pressure, whichever comes first. This procedure involves a primary wash with chlorine and sodium hydroxide followed by a secondary wash with citric acid. Each step is followed by a freshwater rinse. The clean-in-place solutions are made up with water that is softened by an onsite softening system.

To ensure effective filtration, a direct integrity test is performed daily on each filtration rack. Passing criteria is a pressure loss of less than 0.3 psi within five minutes at a minimum test pressure of 25 psi.

The regular cleaning procedures and daily integrity tests reduce the system run time each day. After taking the frequent FM Protocols, the daily integrity tests, and the weekly EFM protocols into account, the daily filter capacity is approximately 7.0 MGD if the system is run according to the manufacturer's specifications.

The membrane effluent is dosed with sodium hypochlorite and pumped to the chlorine contact basin for disinfection. The basin has a volume of 149,600 gallons and is in a two-pass serpentine configuration. The channel is 20 feet deep, 5 feet wide, and 100 feet long on each of the two passes for a total length of 200 feet. There are diffuser walls at the inlet and outlet and the constant volume is maintained via a fixed weir. The length-to-width ratio of 40:1 combined with the influent and effluent baffling provides a baffling factor of 0.7. The contact basin provides the required 4-log inactivation of viruses at the design point of 8 MGD at 3 degrees Celsius and a

minimum chlorine residual of 0.4 mg/L. This minimum chlorine residual is based on a peak hour flow rate (PHF) of 6 MGD, which is the firm pumping rate of the finished water pump station.

From the chlorine contact chamber, the finished water flows into a wet well to be pumped to the distribution system by four vertical turbine distribution pumps. The distribution pumps have a total capacity of 9.1 MGD, with two pumps rated at 2,100 gpm and one each at 1,400 gpm and 700 gpm. With the largest 2,100 gpm pump out of service, the firm finished water pumping capacity is 6 MGD.

Pall Microza Membrane Filtration System

Residuals Management

The settled solids from the sedimentation tanks are drained to the backwash waste pump station where they are combined with the backwash from the membrane filters and strainers. Two submersible pumps alternate pumping the contents of the backwash waste pump station to the drying beds. The drying beds consist of three cells lined with a 40-mil polyvinyl chloride (PVC) geomembrane liner under two feet of soil cover and two feet of drying bed sand. Each cell contains an underdrain system consisting of perforated 8-inch high density polyethylene (HDPE) pipe installed in drainage rock and lined with geotextile liner fabric. Water from the drying beds drains through the underdrain system to the recycle basin pump station. Currently, the drying beds are cleaned once annually, at which point roughly 65 cubic yards of waste solids are removed and hauled offsite for disposal.

The 7,180-gallon recycle basin pump station returns recaptured water from the drying beds to the head of the plant, upstream of all treatment, where it mixes with the influent raw water to run through the system again. The recycle water is pumped from the recycle basin pump station to the facility influent by three submersible recycle pumps.

Conditions Assessment

As the WPF is approximately four years old at the time of this report, most of the equipment is in good condition. The microfiltration membranes have a nominal life span of 10 years, and so far, none have had to be replaced.

There has been some inconsistency between the flow rates as indicated on the peristaltic sodium hypochlorite pumps and what was determined from chlorine residual calculations. Operators believe that the pumps may be oversized for the application and alternative pumps are currently being tested. Another potential contributor to the inconsistency is the injection point. There was speculation that excessive agitation was causing an artificially low chlorine reading just downstream.

There are several operational features or challenges that were communicated by the operators. The first is that the operators are dissatisfied with the frequency with which the pH sensors need to be replaced. They expressed interest in pursuing different pH measuring equipment that would require less maintenance. The second challenge is that there are occasional, enigmatic turbidity spikes in the effluent. The operators' best guess is that they are caused by concrete in the lined pipes disintegrating. A study could be conducted to try to narrow down the cause. A third potential project would be to replace the control valves on the discharge lines. Finally, the operators would prefer concrete-floored drying basins rather than the existing sand floors. With the existing basins, it is difficult to separate the solids from the sand, which leads to concerns about damaging the subsurface infrastructure. This also necessitates more frequent sand addition, resulting in higher operations and maintenance costs.

Limiting Factors

The flocculation trains have a total design capacity of 8.0 MGD, with each train being rated to 4.0 MGD. If either of the flocculation/sedimentation trains were to go down, the rated capacity of those processes would be reduced to 4 MGD until the problem could be resolved. The operators indicated that they are able to run flows higher than 4 MGD through each train if necessary. As such, the rate limiting process is the microfiltration, with a nominal firm production capacity of 5.33 MGD.

The microfiltration system has a total design capacity of 8.0 MGD and a firm capacity of 5.33 MGD. Maximizing the capacity of each filtration rack by adding an additional 18 modules, the firm capacity could be increased to 5.6 MGD. Additionally, there is room for a fourth filter rack. A fourth rack equipped with 108 membrane modules would increase the firm filtration capacity to 8.4 MGD. However, as discussed above, the actual firm production rate after taking the FM, EFM, and direct integrity test operations into account will be lower.

The currently approved minimum entry point free chlorine residual of 0.4 mg/L is based on a PHF of 6 MGD, which is the firm capacity of the distribution pumps. To increase the flowrate above that, a higher minimum free chlorine residual would need to be maintained and approved by CDPHE because the facility is required to continuously provide a minimum 4-log virus inactivation by disinfection. The current target entry-point chlorine residual is between 1.5 and 2.2 mg/L so, from an operational standpoint, making this adjustment would not be a problem.

Water Distribution and Potable Water Storage

The City's water distribution system is comprised of raw water collection, treatment, distribution, booster pump stations, and potable water storage tanks. The Overall Utility Map is provided as Figure A1 in Appendix A. The City has a total of six potable water storage tanks, eleven pressure reducing valves (PRVs), and three booster pump stations within the water system. The distribution system is split into six pressure zones, as shown in the hydraulic profile and pressure zone map, Figure A2 in Appendix A. All raw water is delivered from the raw water pump station located at the Colorado River intake and all treatment occurs at the WPF.

Distribution System

The water distribution system is comprised of approximately 417,400 lineal feet of active potable water mains with diameters ranging from 4 inches to 24 inches. The pipe materials include asbestos cement (AC, also called transite), cast iron, ductile iron, steel, HDPE, PVC, and copper. Based on information from the staff there is no apparent bottlenecks in the existing distribution system, or areas with insufficient fire flow. Valves within the system are exercised by operations staff annually.

The service area south of the Colorado River is served by two distribution lines and the Airport Storage Tank located near the airport. If both distribution lines that cross the Colorado River went out of service, the 6-inch line from the Airport Tank would not be sufficient to feed the demands in the south service area. However, since there are dual pipes across the Colorado River there is a low risk of only the Airport Tank feeding the southern portion of the City.

Storage Tanks

Water storage within the water distribution system creates pressure zones and provides for operational, fire, and emergency storage. The City Pressure Zone service area is currently served with six storage tanks throughout the service area with a total storage capacity of 8.2 MG. The storage tanks include the Airport Tank (1.0 MG), Beaver Creek Tank (0.6 MG), 5 MG Tank Complex (containing 2 MG and 3 MG), the West Rifle Tank (0.6 MG), and the Northeast Tank (1.0 MG). The current available storage capacity within the system is adequate for the existing storage volume requirements for the operational, fire, and emergency flows as shown in Table 9. The Rifle and Beaver Creek Tanks are fed by gravity from the City Pressure Zone, while the Northeast Tank and Airport Tanks are filled from booster pump stations.

Table 9 – Storage Volume Requirements for Existing Demand

Storage Volume Type	Volume (MG)	Description
Operational	0.64	4 hours of peak day flow
Fire Flow	0.54	3 hours of 3,000 gpm
Emergency	2.39	24 hours of summer average day
Total Storage Required (MG)	**3.57**	
Available Storage (MG)	**8.20**	
Excess Storage (MG)	**4.63**	

The current available storage capacity within the system is also adequate for future storage volume requirements for the operational, fire flow, and emergency flows as shown in Table 10.

Table 10 – Storage Volume Requirements for Future Demand

Storage Volume Type	Volume (MG)	Description
Operational	1.19	4 hours of peak day flow
Fire Flow	0.54	3 hours of 3,000 gpm
Emergency	4.40	24 hours of summer average day
Total Storage Required (MG)	**6.13**	
Available Storage (MG)	**8.70**	
Excess Storage (MG)	**2.07**	

There is a redundant 0.5 MG tank currently under design at the Airport Tank site to provide additional fire flow for the airport facility. Construction should commence in 2021. This will increase the available storage to 8.7 MG.

Booster Pump Stations and PRVs

The booster pump stations are situated throughout the City to pump potable water from lower pressure zones to higher pressure zones. The PRVs throughout the system are designed to reduce pressure to acceptable pressure while utilizing the storage and distribution system in the higher pressure zones. There are three booster pump stations within the distribution system. There are four finished water pumps from the WPF transporting flow to the 5 MG Tank Complex and City Pressure Zone. The Northeast Booster Station is located at the 5 MG Tank Complex where potable water is pumped from the City Pressure Zone to the Northeast Tank and Northeast Pressure Zone. From the City Zone there are nine PRVs to regulate pressure between the six pressure zones:

- Four PRVs between the City Pressure Zone and the Intermediate Pressure Zone;
- One PRV between the City Pressure Zone and the Northeast Pressure Zone;
- Two PRVs between the City Pressure Zone and the West Rifle Pressure Zone;
- One PRV between the City Pressure Zone and the Village Drive Pressure Zone; and
- One PRV between the City Pressure Zone and the Airport Pressure Zone.

There are also two valves, one that regulates flow into the Airport Pressure Zone (normally closed) and one manually operated valve to regulate flow into the Beaver Creek Tank. The third booster pump station consists of three pumps that boost flow to the Airport zone and tank. The final two PRVs within the system are between the Northeast Pressure Zone and the Intermediate Pressure Zone. A figure of the pressure zones is attached as Figure A3 in Appendix A.

Limiting Factors

The City has identified redundancy and increased capacity needed from the WPF and the 5MG Storage Tank Complex.

At the south end of the City Pressure Zone, redundancy is needed for the pipeline to the Beaver Creek Tank.

COLLECTION SYSTEM

The City's sanitary sewer collection system is comprised of north and south gravity collection and a south lift station and force main. The collection system on the north side of the Colorado River generally drains north to south before draining west to the WWRF. The collection system on the south side of the Colorado River generally drains west to the only lift station in the system. Flows are pumped to an interceptor main near the WWRF. The WWRF discharges into the Colorado River. The collection system layout can be seen in the Overall Utility Map (Figure A1 in Appendix A). The largest collector sewers are shown on the Interceptor Map, attached as Figure A4 in Appendix A.

COLLECTION SYSTEM

There is a total of approximately 292,800 lineal feet of active sewer pipe within the collection system with pipe sizes ranging from 4 inches to 30 inches. The majority of the pipes are 8-inch mains that connect into the larger interceptor system. The pipe materials include PVC, vitrified clay (VCP), AC, transite, and concrete. The older pipe in the system is mostly VCP that has a higher probability of cracking and allowing inflow and infiltration into the system.

INTERCEPTORS

The collection system has major interceptors that collect flows from the mains. The South Rifle Interceptor is located on the south side of the Colorado river and consists of mainly 10-inch pipe. The North Rifle Interceptor runs from northern edge of the town south along Rifle Creek before being directed to the east to the WWRF. The Rifle Creek Interceptor is mostly 18-inch pipe but does have some 30-inch pipe near the WWRF. However, there is a section of pipe near Rifle Creek where the pipe is reduced from 18-inch pipe to an 8-inch pipe before returning to an 18-inch pipe and there are capacity concerns when pipe sizes are reduced downstream. The Park Avenue, Palomino Park, Deerfield Park, and Morrow Drive Interceptors all connect to the North Rifle Interceptor at varying locations. The 2008 Inflow and Infiltration Study by Schmueser Gorder Meyer, Inc. states that the Deerfield Park and Palomino Park Interceptors have identified inflow and infiltration while City staff have stated there is major infiltration in the South Rifle Interceptor and collection system during storm events. The interceptor alignments are shown in Figure A4 in Appendix A.

LIFT STATIONS

The collection system has one lift station, the South Lift Station, required to pump sewer flows from the south side of the Colorado River to the north side to be treated at the WWRF. The lift station is located at the abandoned South Wastewater Treatment Plant and previously functioned as the old plant's influent pump station. The topography of the south side of the River allows for gravity flow from the Airport to the lift station. The lift station pumps have a design flow of 350 gpm with a total dynamic head of 32 feet. The lift station has dual pumps for redundancy and has a 6-inch force main with future plans to provide a 4-inch parallel force main for redundancy.

Condition Assessment

The condition of the lift station building is poor including recent roof failures. There is currently no redundancy or bypass piping for the trash pump, the backup engine driven pump is only sufficient for redundancy of one pump, and the Duperon Rake screen system has no washer compactor which requires operators to manually haul buckets of screenings.

Wastewater Treatment Facility

The WWRF was constructed to replace the old North Wastewater Treatment Plant and South Wastewater Treatment Plant. The new WWRF was brought online in 2009. The WWRF was designed for a peak flow of 5.0 MGD. It has a hydraulic capacity of 2 MGD MMADF with the potential for expansion up to 4 MGD.

Treatment Process Overview

Headworks

Wastewater flows to the WWRF via a 30-inch influent pipe which discharges to a concrete channel at the inlet of the headworks building. A step screen with an integrated washer compactor removes screenings and discharges them through an overhead discharge chute into a dumpster in the northeast corner of the building. There is also a bypass channel with a manual bar screen available as a back-up to the mechanical screen. After screening, grit is removed in an in-floor vortex grit chamber, and the separated grit is pumped to a grit cyclone and classifier in the same area as the screenings dumpster.

Wastewater exits the vortex grit chamber and flows through a 12-inch Parshall flume to the influent pump station wet well on the east side of the building. The wet well is equipped with ultrasonic level sensors which maintain a water depth between 4.9 and 7.9 feet above the bottom of the tank. The pump station currently has three Gorman Rupp pumps which pump the raw wastewater from the wet well via a 16-inch ductile iron pipe (DIP) discharge line. The raw wastewater is then combined with return activated sludge (RAS) and digester decant in a 30-inch DIP line and conveyed to the oxidation ditch splitter box. The influent pump station area has space for two additional pumps if future expansion is needed.

Secondary Treatment

The WWRF consists of three oxidation ditches in series for secondary treatment. The volume of each oxidation ditch is 666,666 gallons for a total treatment volume of 2,000,000 gallons. The ditches are designed for a combined influent, RAS, and digester decant flow of 4.0 MGD with a peak flow of 8.0 MGD.

At the splitter box, the influent flow is split into two, 24-inch DIP lines which feed into Oxidation Ditches #1 and #2, the easternmost and middle ditches, respectively. All three ditches are hydraulically connected by 48-inch sluice gates in the shared walls between the ditches and also by a 24-inch transfer line connecting Ditches #1 and #3. The ditch channels are 30 inches wide. Weir gates in Ditches #2 and #3 maintain a water depth throughout the system of approximately 14 feet.

Oxidation Ditch

Each of the three oxidation ditches are equipped with four, 30-horsepower (HP) Siemens disc aerators. The WWRF generally runs just one aerator at a time in Oxidation Ditches #1 and #2. The aerators are ramped up or down to maintain oxidation reduction potentials of +50 millivolts in Ditch #1 and -50 millivolts in Ditch #2. The aerators in Oxidation Ditch #3 are operated to maintain a dissolved oxygen level around 1.5 mg/L. Operators use two hoists per aerator to pull motors for maintenance.

Wastewater exits the secondary treatment process over the weirs in Oxidation Ditches #2 and #3. The oxidation ditch effluent is collected in the weir boxes and combined in a 30-inch effluent line which flows to the clarifier splitter box.

Secondary Clarifiers

Mixed liquor from the oxidation ditches flows from the clarifier splitter box to the secondary clarifiers. There are three, 60-foot circular secondary clarifiers that are operated in parallel. The WWRF currently operates all three clarifiers simultaneously, except for occasional draining for cleaning. Fiberglass weirs maintain a water depth of 14 feet; the total volume of each clarifier is 296,088 gallons. Clarified water flows over the weirs at the top of the tank and collected in an 18-inch effluent line.

Activated sludge settles to the bottom of the clarifiers and is removed at the bottom of the tank using a rotating suction mechanism that is connected to RAS pumps equipped with variable frequency drives. The RAS is conveyed via an 8-inch line to either the oxidation ditch or to solids handling. Foam and scum are skimmed from the water surface using a rotating scum blade and removed via a 6-inch line and conveyed to the interchange tanks.

RAS from the secondary clarifiers is pumped to the UV/RAS building. The RAS pumps discharge into a common 12-inch pipe which splits into RAS and waste activated sludge (WAS)

lines. The RAS line is equipped with a magnetic flow meter which regulates how much RAS is conveyed back to the oxidation ditch splitter box. The remainder of the sludge is pumped to the interchange tanks as WAS.

UV Disinfection and Effluent Discharge

Effluent from the three clarifiers is combined in a 30-inch line and conveyed to the UV/RAS building. The WWRF has three, non-contact ultraviolet (UV) disinfection units located on the lower level of the building; there is also space for two addition units if needed for capacity in the future. The UV system is no longer supported by the manufacturer and the WWRF has had difficulty finding replacement ballasts for the units.

UV Disinfection Units

The disinfected effluent exits the three UV units and is discharged to the effluent pump station wet well in the southwest corner of the UV/RAS building. Normally the treated wastewater flows via gravity through a 30-inch effluent pipe which discharges to the Colorado River. If the level of the Colorado River gets too high to allow for gravity flow, an ultrasonic level transducer triggers the electrically-actuated sluice gate on the effluent pipe and turns on the effluent discharge pumps. There are three Gorman Rupp, 25-HP effluent discharge pumps (and space for a fourth) located on the upper level of the UV/RAS building. These pumps discharge to a 10-inch header which is connected to the 30-inch effluent pipe on the other side of the sluice gate.

Aerobic Digestion

WAS and scum from the clarifiers are pumped from the UV/RAS building to the two, 60-foot-diameter interchange tanks on the south side of the site. The term “interchange tank” is a relic of the Cannibal system that was the planned treatment process for the WWRF, but these two tanks are, in practice, aerobic digesters. The two tanks are 296,089 gallons each and have maximum water depths of 14 feet. WAS is aerated using two 15-HP, propeller-type mixers in each tank as well as 6-inch, PVC aeration headers at the bottom of the tanks.

WAS is conveyed from the interchange tanks to two, 55- by 35-foot rectangular digesters operated in parallel for additional aerobic digestion. The digesters are 201,600 gallons each and have a working depth of 14 feet. There are two propeller-type floating aerators per basin. The supernatant is removed by floating decanters and pumped via two decant pumps in the UV/RAS building to the oxidation ditches. Settled sludge is also pumped to the UV/RAS building and discharged to biosolids handling in the headworks building.

Biosolids Handling

Sludge from the aerobic digestion process is pumped to the headworks building via a 6-inch pipe and dewatered with a Tritan belt press and a Velodyne polymer system. The WWRF currently produces approximately 15,714 to 20,000 gpd of sludge at 1 to 1.5 percent solids (or 1,678 to 1,984 ppd of digested sludge). The belt press has a maximum solids loading rate of 750 pounds per hour (lb/hr). The belt press discharges the solids onto a conveyor which transports the dewatered cake to a roll-off dumpster on the main level of the headworks building. After dewatering, the WWRF produces approximately 83,179 to 98,328 pounds of cake per week at 13 percent solids. The cake is periodically hauled to a landfill; according to staff, the WWRF currently spends approximately $100,000 annually on landfill tipping fees. The pressate from the belt press is drained back to the influent to the oxidation ditches.

The belt press requires substantial operator oversight while it is running. To reduce operator workload and add redundancy to the solids handling system, the WWRF plans to install a single, 460 lb/hr screw press which will become the primary solids handling equipment for the plant. The WWRF will keep the existing belt press as backup. The WWRF submitted a Site Application for this project to the CDPHE in September 2020.

Conditions Assessment

The WWRF is 12 years old and is largely operating well. Solids handling is the staff's main concern, and it is anticipated that this issue will be resolved with the addition of the new screw press, which is currently under design.

Ongoing maintenance needs include re-lining concrete tanks and channels. At the time of the site visit, the intake channel to the headworks building and Clarifier #1 both needed to be re-coated.

The control board in the headworks building is starting to fail and technical support is no longer covered by manufacturer.

The interchange tanks are currently operated as digesters, which is not what those tanks were designed to do. During the winter, the WWRF experiences bulking and foaming issues in the interchange tanks, digesters, and, to a lesser extent, the oxidation ditches.

The programmable logic controller (PLC) system for the UV disinfection units is not currently working. Staff also has trouble finding replacement ballasts for the UV system.

Limiting Factors

The WWRF is currently operating at an MMADF of 1.03 MGD and a maximum month loading of 2,769 ppd, well below its design capacity of 2 MGD influent flow and 5,421 ppd influent organic loading. The WWRF was planned with an expansion up to 4 MGD; the plans include space for additional pumps and treatment units across all process areas.

The current bottleneck at the WWRF is solids handling and hauling. Adding a screw press will add redundancy and increase operator flexibility. However, the WWRF has used the same contract haulers for at least a decade which can only haul a limited volume of solids every week.

Wastewater Effluent Quality

In October 2017, the CDPHE Water Quality Control Commission (WQCC) made changes to Colorado's nutrient management control regulations (Regulation 85 and Regulation 31). These changes indicate that over the next decade, from 2017 to 2027, the WQCC will develop or revise water quality standards for total nitrogen, total phosphorus, chlorophyll, ammonia, cadmium, arsenic, selenium, and temperature. Regulation 85 is the current rule, but CDPHE intends to replace Regulation 85 with Regulation 31 in 2027.

CDPHE Regulation 85 limits the total inorganic nitrogen (TIN) and total phosphorus (TP) concentrations of domestic and non-domestic wastewater treatment facilities to annual medians of 15 mg/L and 1 mg/L, respectively. Plants built before May 31, 2012, with design capacities of 2.0 MGD or less, which includes the Rifle WWRF, are subject to Regulation 85's "delayed implementation of effluent limits," as discussed in Section 85.5(1)(a)(ii) of the rule. This means that the WWRF is excluded from the regulation until May 31, 2022. However, any discharge permit issued for the WWRF after May 2022 may include the lower TIN and TP limits. Regulation 85's TIN and TP limits are based on the annual median effluent concentrations and the 95th percentile of all samples. The historical TP effluent concentration, along with the running annual medians, are shown in Figure 11 below.

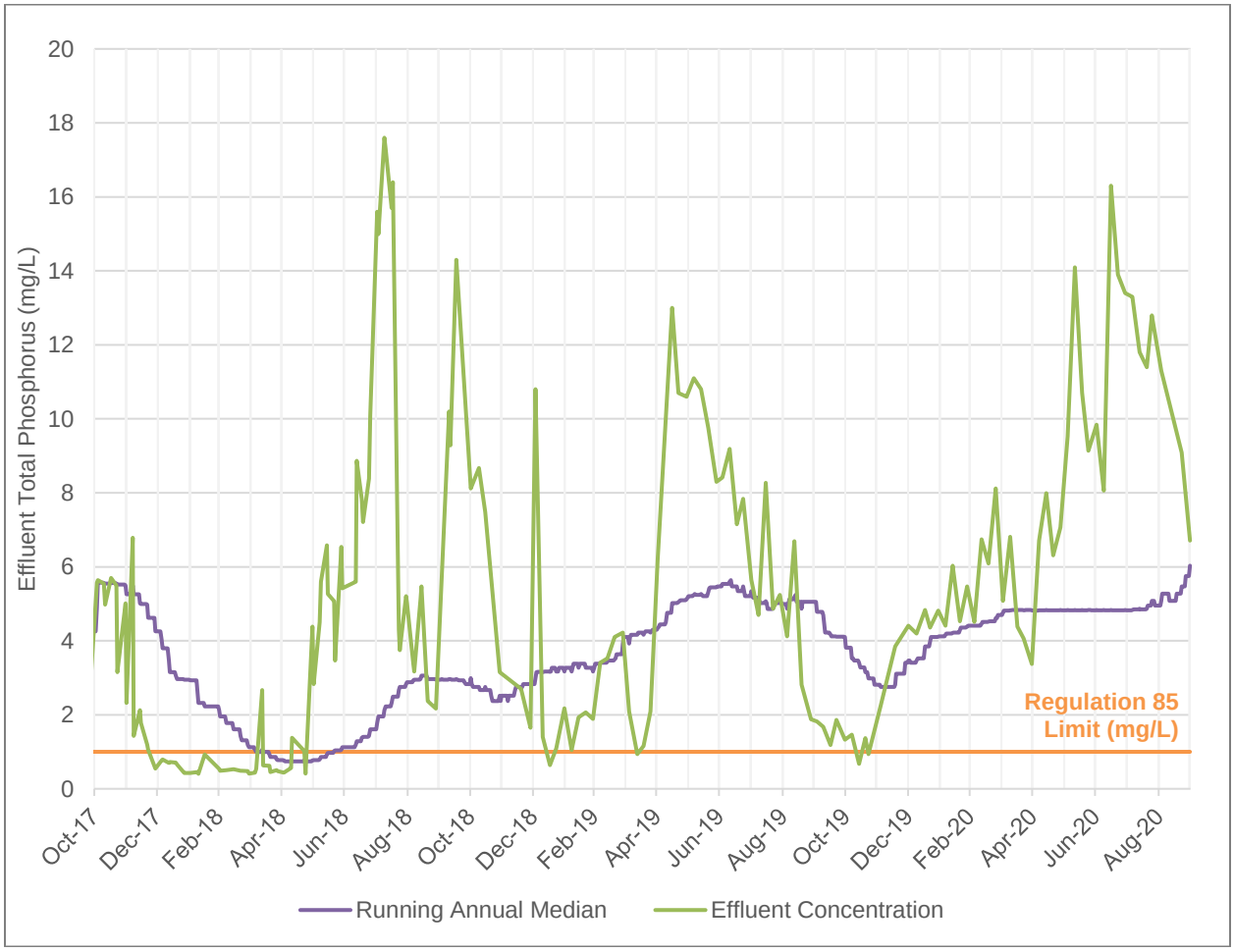


Figure 11. Historical Effluent Total Phosphorus Concentration

The historical TIN effluent concentration, along with the running annual medians, are shown in Figure 12 below.

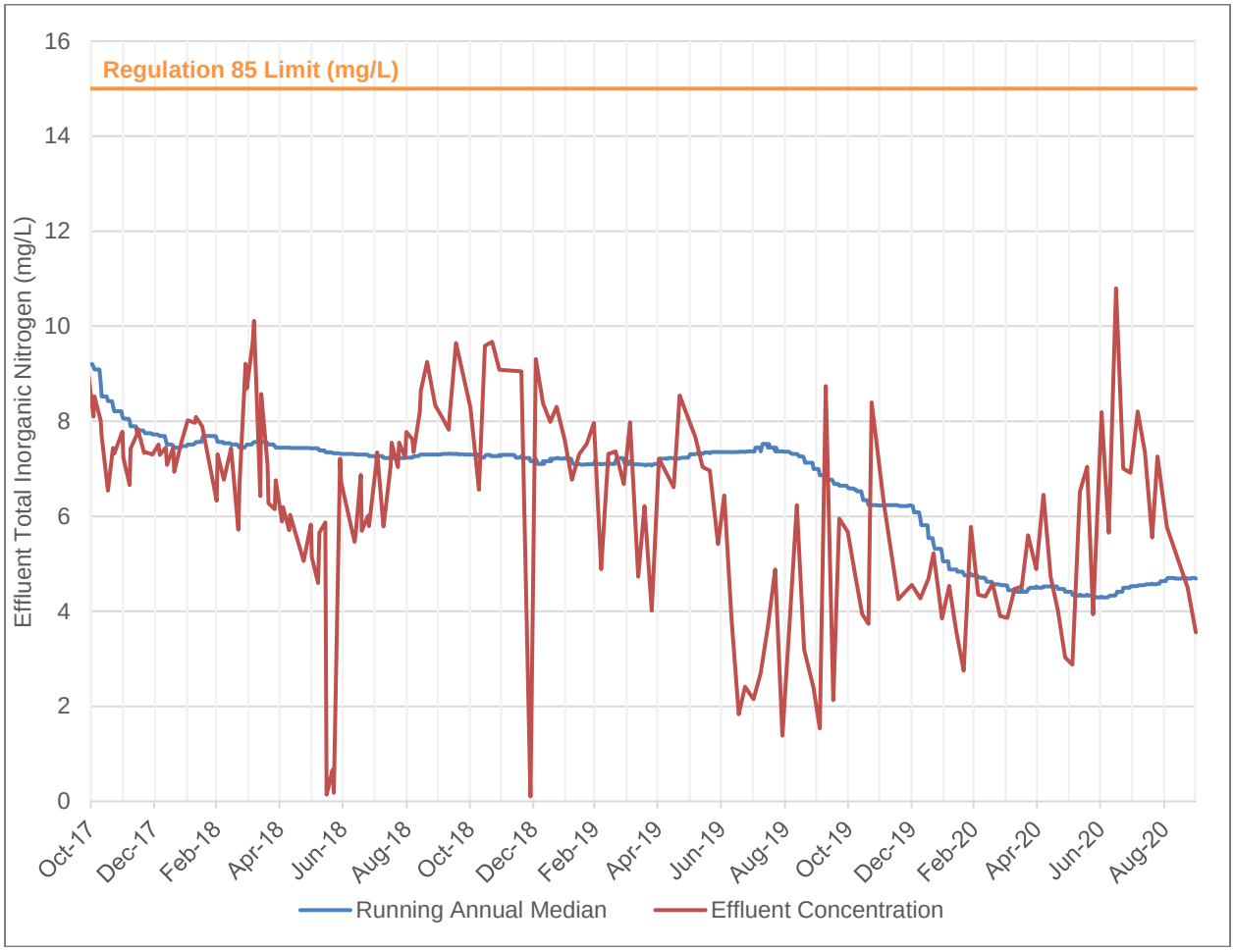


Figure 12. Historical Effluent Total Inorganic Nitrogen Concentration

The Rifle WWRF effluent TP and TIN concentrations from October 2017 through September 2020 are also summarized below in Table 11.

Table 11 – Historical Effluent Water Quality

	Total Phosphorus (mg/L)				Total Inorganic Nitrogen (mg/L)			
Year	Annual Median	Reg. 85 Annual Median Limit	95th Percentile	Reg. 85 95th Percentile Limit	Annual Median	Reg. 85 Annual Median Limit	95th Percentile	Reg. 85 95th Percentile Limit
2017 (Oct-Dec)	4.3	1.0	8.1	2.5	7.7	15	9.6	20
2018	2.8		15.6		7.2		9.6	
2019	3.5		10.8		6.2		8.5	
2020 (Jan-Sep)	6.8		13.9		4.7		8.2	

As shown in Table 11, the Rifle WWRF has not met the Regulation 85 TP guidelines since at least October 2017. The annual median of effluent TP concentrations ranged from 2.8 to 6.8 mg/L, exceeding the Regulation 85 limit of 1.0 mg/L; the 95th percentile of effluent TP

concentrations ranged from 8.1 to 15.6 mg/L, substantially exceeding the Regulation 85 limit of 2.5 mg/L. However, the Rifle WWRF met the Regulation 85 limits for TIN on both an annual median and a 95th percentile basis between October 2017 and September 2020.

CDPHE plans to adopt revised nitrogen and phosphorus limits in 2027 as part of Regulation 31. It is possible these limits will be even lower than the existing Regulation 85 TIN and TP limits. Section 85.5(1.5) of Regulation 85, as well as a CDPHE policy document referred to as Policy 17-1, outlines a Voluntary Incentive Program that allows a facility to extend the compliance schedule to adopt the new nutrient limits anticipated in 2027. As discussed in Section VI.1 of Policy 17-1, the Incentive Program grants a facility additional months to comply based on the facility's annual median TP or TIN concentrations. No credit is earned for annual medians above the existing Regulation 85 standards.

The WWRF enrolled in the Voluntary Inventive Program in 2018. As discussed above, Rifle WWRF has not historically met the Regulation 85 TP limit of 1 mg/L. However, it has consistently met the TIN limit of 15 mg/L. Under Policy 17-1, the Rifle WWRF could extend its Regulation 31 compliance schedule up to 1 year for every year it achieves an annual median TIN concentration less than 7 mg/L, as it did in 2019. For years in which the TIN annual median is above 7 mg/L but below 15 mg/L, the WWRF will earn relatively less additional compliance time based on a sliding scale to a maximum of one year.

Salinity

The renewed NPDES discharge permit issued by CDPHE that took effect in April 2015 identified that the WWRF effluent TDS had exceeded the Colorado River Salinity Standards threshold of 1.0 ton per day or 350 tons per year, based on the results of quarterly samples required by the previous permit. CDPHE calculated the average WWRF TDS value to be 3.7 tons per day. Due to this exceedance, CDPHE required the City to provide a report that determined whether achieving an effluent TDS concentration of less than 1 ton per day is economically feasible. If the cost is demonstrated to be unreasonable, a waiver to the TDS requirement can be granted. In 2015, the City commissioned SGM to conduct a study into the probable costs of developing a TDS removal process as part of the overall WWRF and to produce a report outlining the findings and the implication on utility rates. SGM's report, titled *2015 Salinity Report*, indicated that the estimated cost of the treatment processes needed to meet the salinity threshold of the Colorado River Salinity

Treated Effluent Leaving the Disinfection Room

Standards would require a 93 percent increase in sewer service rates. The conclusion of the report was that it was not economically feasible for the population served by the WWRF to absorb a rate increase of this magnitude. The City submitted the report to the CDPHE Water Quality Control Division (WQCD) on August 31, 2015. CDPHE has not granted the City a TDS waiver but did administratively extend the permit in 2019, which requires only quarterly reporting of effluent TDS concentrations.

Another more site-specific approach that CDPHE takes to regulating salinity in the Colorado River is to allow an incremental increase of 400 mg/L of TDS over the baseline TDS concentration in the source water. This allows systems with particularly high raw water TDS to avoid being penalized for discharging more than 1 ton per day or 350 tons per year due to the high influent loading. The 2015 discharge permit fact sheet indicates that the City had not been collecting raw water TDS data since 2008 and that CDPHE was consequently unable to assess the salinity discharge using the incremental increase approach. According to the WWRF DMRs, the City is currently collecting quarterly influent TDS samples along with the monthly effluent TDS samples. Although quarterly influent samples are all that are required by the permit, more frequent sampling may benefit the City by demonstrating a higher annual average background TDS in the source water resulting in higher allowable effluent concentrations with the 400 mg/L incremental increase.

SECTION 4 – GIS MAPPING AND ASSET MANAGEMENT

GIS MAPPING AND DATA

The ESRI GIS mapping system offers the ability to visually depict and communicate data as it is spatially located. The City has an extensive GIS database that includes the water distribution and sewer collection systems. The database includes water pipes and structures and sanitary pipes and structures with attribute data consisting of installation date, size, material type, and status. Other data such as waterline break locations, identified defects based on closed-circuit television (CCTV) analysis, inflow and infiltration reports, bottleneck locations, high groundwater locations, and background data from Garfield County and the State were used in the creation of the asset management priority grading. The use of GIS allows for organizing, mapping, and selecting features within the shapefiles to populate the condition and criticality grades and create a prioritization of the pipe segments.

PRIORITIZATION SYSTEM BASED ON CONDITION AND CRITICALITY

Prioritization of the City's distribution and collection system pipes can be used to create a proactive evaluation program that uses a calculated priority grade to determine timing on when inspection and ultimately rehabilitation or replacement should occur. The final priority grades distinguish the pipe segments on a scale from 1 to 5 with 5 being the highest priority. A pipe segment can be any length and is dependent on how it is drawn into GIS. For the sewer collection system, a pipe segment is usually from manhole to manhole. For the distribution system, a pipe segment is usually from valve to valve or fitting to fitting.

The priority grades are determined based on a matrix using condition and criticality grading factors. Overall, the priority grades will allow the City to have a better understanding of where within their system they should focus inspections and more in-depth evaluations. The prioritization grading will provide improved estimates of service life. The program should reduce the frequency of emergency repairs, extended service disruptions, restoration costs due to environmental and property damage, and premature pipe replacement or rehabilitation.

The prioritization final grade depends largely on the input data. This input data includes criticality and condition factors. The criticality factors include the pipe's probability of failure and the consequence of failure within the system. The pipes condition is based on the structural condition of the pipe. The probability of failure is the likelihood of failure to occur based on physical characteristics of the pipe, the installation conditions and methods, and environmental conditions. The consequence of failure is based on the impact of failure related to the pipe location, the community effects, and costs for the loss of service and safety.

The condition grade is usually based on a single factor that relates to the overall structural condition of the pipe. Inspection reports from visual inspections or non-destructive inspection techniques for the entire system are the best option for the condition grade. However, not all of

the City's collection and distribution systems have inspection records or break and repair history records. Another condition factor that could be used is capacity of the system that would inform where there could be major design issues in the system and would usually be a probability of failure factor. However, this was unavailable for the City's system. In the future, hydraulic modeling could be done to determine capacity of water and sewer pipe segments.

Without complete inspection data records, it was determined to use the age of the system for the collection system condition grade because as the pipe age increases the condition of the pipe typically deteriorates. The material of the distribution system pipe was used for its condition grade because the City indicated that the material of the pipe within their system can contribute greatly to degradation of a pipe. High groundwater along with poor poly-wrapping during installation increases corrosion for some of the pipe materials and requires the pipes to be replaced. Furthermore, pipe materials such as AC should be removed from the system as they are a hazard and could be dangerous if a break occurs. The condition factor can be changed as more information is gathered during rehabilitation, repairs, and replacements.

Water Distribution System

Criticality Grade

The water distribution system has two categories that define the criticality grade: probability of failure and consequence of failure. The probability of failure is based on the physical condition of the pipe. The consequence of failure focuses on the impact a pipe failure will have on the community or environment.

The criticality grade is split into these two categories to allow for specific analysis to be performed on each factor before being combined into the criticality grade. The probability of failure and consequence of failure grades are determined using a weighted percent of the factor grades. The weighted percent allows for the City to determine which factor should have greater emphasis. Table 12 below shows the suggested weighted factors for the distribution system. Note that the more factors that are analyzed for the probability and consequence of failure, the more the weighted percent values need to be spread between the factors.

There are only three probability of failure factors, allowing for greater weight to be placed on any particular factor. Conversely, the consequence of failure grade has nine factors over which to assign percent weights. As the City becomes more accustomed to the consequence of failure factors, the weighted percentages can be adjusted.

Table 12 – Distribution System Weighted Percent Values for Failure Factors

Probability of Failure			
Probability Factor	**Weighted %**	**Grade**	**Note**
Age	50%	0-10	Older Pipe Higher Grade
Proximity to Break	35%	0 or 10	Within 10’
Pressure Zone	15%	0 or 10	10 if Greater than 100 psi
Total	**100%**		
Consequence of Failure			
Criticality Factor	**Weighted %**	**Grade**	**Note**
Non-redundant	10%	0 or 10	Non-Looping Transmission Main
Dead-ends	4%	0 or 10	Pipe dead-ends/smaller non-looping
Type of Customer	15%	0-10	Based on Customer Type
Proximity to Waterway	6%	0 or 10	Within 50’
Pipe Size	20%	0-10	Larger Pipe Higher Grade
Proximity to Road Type	6%	0 or 10	Within 50’
Ease of Access	6%	0 or 10	Further than 50’ from Road
Bottleneck	8%	0 or 10	Identified by City Staff
Road Replacement	25%	0 or 10	10 if on or crosses Road Replacement
Total	**100%**		

Probability of failure factors include the following:

- Age of the pipe
- Proximity to a previous waterline break
- Pressure zone.

The age of the pipe is important and has the highest weighted percent because as the pipe gets older the quality of the pipe usually deteriorates. The proximity to a break has the second highest weighted percent because if a pipe has a record of a break it is highly likely it will have another break in a nearby segment or within that same segment. The pressure zone factor specifically identifies pipes that should have a pressure higher than 100 psi which would cause deterioration of the pipe at a quicker rate due to the pressure on the inner pipe walls and fittings. The grade allocation for the distribution system with suggested ranges is provided in Appendix C.

Consequence of failure factors include the following:

- Located along a future road replacement project
- Size of the pipe
- Type of customer affected
- Non-redundant
- Dead-end
- Proximity to the type of road
- Proximity to a waterway

- Ease of access
- Bottleneck

The highest weighted percentage factor is the road replacement factor because it is important that the pipes that intersect or are parallel to the road replacement project be inspected and rehabilitated or replaced before the roadwork occurs. Otherwise, if a failure in the pipe occurs the new road will be damaged by the repairs. The pipe size has the second highest weighted percentage because the larger the pipe the more connected customers will be affected and the higher the cost for repair.

The type of customer is also a high weighted percent because if a pipe were to break near the airport or medical care facility the effect to the community is high and having the water service down for those facilities for long periods of time is not acceptable. The lowest weighted factor is if the transmission main pipe is non-redundant, meaning there is no parallel pipe or looped pipe for the larger diameter pipes. If that non-redundant pipe fails, there is a high cost for repairs and outages for all that is fed by the pipe. The dead-end factor accounts for areas in the system where there are dead-end lines that do not loop or smaller branch pipes that service mostly residential properties, but will have a cost to that area if there is a pipe break because there would be no service to the area. The roadway types used in are highway, major road, local road paved, and local road gravel and consider it more expensive to have to repair a pipe within a highway than a gravel road.

The final probability of failure grade and consequence of failure grades was calculated by multiplying by the specific weighted percent and summing the factor grades. The criticality grade is then determined based on where the probability of failure grade and consequence of failure grade falls on the criticality matrix, as shown in Figure 13. The criticality grades range from 1 to 10, with the higher the grade indicating the more critical the pipe is in the system.

Probability of Failure Grade											
	10	0	1	0	0	2	0	0	0	0	0
	9	0	2	0	4	1	1	0	0	0	0
	8	4	9	0	3	2	1	0	0	0	0
	7	5	18	15	6	9	0	0	0	0	0
	6	9	5	13	2	2	1	0	0	0	0
	5	7	25	33	7	34	19	2	0	0	0
	4	7	94	83	8	19	4	1	0	0	0
	3	68	268	154	57	37	12	0	0	0	0
	2	9	89	42	14	3	1	0	0	0	0
	1	9	130	115	20	26	2	0	0	0	0
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
	Consequence of Failure Grade										

Figure 13. Distribution System Criticality Grade Color Matrix

The grades associated with the color matrix are the following:

- Red: 5

- Orange: 4
- Yellow: 3
- Blue: 2
- Green: 1

Red represents the most critical grade and green represents the least critical pipes within the system. The count of pipes for each criticality grade is provided in Table 13.

Table 13 – Distribution Criticality Grade Summary

Color	Grade	Count	Pipe Lineal Footage
Green	1	884	191,796
Blue	2	448	164,232
Yellow	3	150	44,400
Orange	4	32	16,995
Red	5	0	0
Total	**-**	**1,514**	**417,423**

Condition Grade

The condition grade accounts for the structural condition of the pipe based on the single factor of the material type. The grades ranges from 0 to 5 based on the material types potential for structural failure. A grade of 0 means that the pipe material has a low concern for degradation or deterioration that would cause a break in the pipe. After talking with the City, it was agreed that the pipes with the material of AC and transite have the highest grade of a 5. DIP and cast iron pipe are the next highest pipe grades due to the concern of poorly installed polywrapping on the pipes and the high groundwater that could easily cause corrosion and deterioration of the pipes. The pipes with grades of 3 are steel and all pipes with unknown material type. The PVC and C900 pipes are likely the same pipe material and have the lowest probability of failure and have a grade of 0. Table 14 provides all types of material known within the system, the condition grade given to the material, the final number count of how many pipes there are for each grade, and the total lineal footage for each grade.

Table 14 – Distribution System Condition Grade Summary

Material	Grade	Count	Pipe Lineal Footage (ft)
AC/Transite	5	67	17,041
Cast iron	4	33	12,992
DIP	4		
Steel	3	430	48,028
Fire	3		
Not C900	3		
Blank	3		
Class	2	188	75,051
HDPE	1	9	2,718
Copper	1		
PVC	0	787	261,593
C900	0		

Collection System

Criticality Grade

The criticality grade for the collection system is calculated using the same method described for the water distribution system. However, the number and type of factors differ.

There are five probability of failure factors and seven consequence of failure factors. As with the water distribution system, the City can adjust the weighted percent for each factor. These are summarized in Table 15. The grade allocation for the collection system with suggested ranges is provided in Appendix C.

Table 15 – Collection System Weighted Percent Values for Failure Factors

Probability of Failure			
Criticality Factor	**Weighted %**	**Grade**	**Note**
Identified I/I	18%	0 or 10	I/I Report/City Info
Material	25%	0-10	Depends on Material Type
High Groundwater	5%	0 or 10	North of River
CCTV Inspected	2%	0 or 10	From City Reports
Defect grade	50%	0-10	From CCTV Inspections
Total	**100%**	--	--
Consequence of Failure			
Criticality Factor	**Weighted %**	**Grade**	**Note**
Distance to WL	5%	0 or 10	Within 50’
Distance to Waterway	5%	0 or 10	Within 50’
Pipe Size	18%	0-10	Large Pipe Higher Grade
Proximity to Road Type	7%	0 or 10	Within 50’
Ease of Access	5%	0 or 10	Further than 50’ from Road
Type of Customer	20%	0-10	Based on Customer Type
Road Replacement	40%	0 or 10	10 if on or crosses Road Replacement
Total	**100%**	--	--

Probability of failure factors include the following:

- Pipe was identified to have inflow or infiltration
- Material of the pipe
- Pipe is located in a high groundwater area
- Pipe has been inspected and defects identified using CCTV
- The level of the largest defect rating identified during the CCTV inspection, as based on the national pipe defect rating system

For the pipes that undergo CCTV inspections, the defect rating provides a value from 1 to 5. This value represents how greatly the condition of the pipe is affected by the defect. Defects include roots, offset joints, debris, sags, breaks, cracks, and poorly constructed repairs. The pipes with defect ratings were given a higher weight percent because these are identified condition issues. However, since all of the system has not had CCTV inspections only the portion of the system will be affected by the defect factor. It is important to identify the pipes that have been inspected by CCTV as knowledge of the condition of the pipe is important. Once the entire system is inspected this factor can be removed. The pipe material was also given a high weight percent because the type of material can affect the condition of the pipe. The high groundwater concerns in several areas of the system and identified inflow and infiltration into the system are high concerns for capacity issues.

The consequence of failure factors for the collection system are the same as those for the water distribution system. The list has been included again here for easy reference.

Consequence of failure factors include the following:

- Located along a future road replacement project
- Size of the pipe
- Type of customer affected
- Proximity to the type of road
- Proximity to a waterway
- Proximity to a waterline
- Ease of access

The highest weighted percent factor is the road replacement and as discussed in the distribution section it is imperative to inspect and repair or replace the pipe system before a new road is installed. The other higher weighed percent is the pipe size because as the pipe size increases the cost to repair the pipe increases and the effected service area increases. Just like with the distribution system the type of customer being affected by a break is important to identify especially the health care centers and the airport to ensure the pipes are inspected and mitigated before a break can happen. The pipe segments distance to a waterline has some importance because if the sewer line breaks and leaks sewage near the waterline there is a chance of contamination. This is the same with the proximity to a waterway and the harm that could occur if a sewer were leaking sewage near a waterway.

The criticality grade is based on where the probability of failure grade and consequence of failure grade falls on the criticality matrix, as shown in Figure 14.

Probability of Failure Grade											
	10	0	0	0	0	0	0	0	0	0	0
	9	0	0	0	0	0	0	0	0	0	0
	8	0	0	0	2	0	0	0	1	0	0
	7	0	2	3	0	0	0	0	0	0	0
	6	0	0	3	2	0	0	1	0	0	0
	5	0	4	5	8	1	0	1	0	0	0
	4	0	10	20	8	0	0	2	1	0	0
	3	2	81	186	98	4	0	5	4	0	0
	2	0	23	34	31	0	2	1	2	0	0
	1	8	252	308	56	0	6	20	16	0	0
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
		Consequence of Failure Grade									

Figure 14. Collection System Criticality Grade Color Matrix

The count of pipes for each criticality grade is provided in Table 16.

Table 16 – Collection System Criticality Grade Summary

Color	Final Grade	Count	Pipe Lineal Footage
Green	1	894	196,810
Blue	2	239	65,538
Yellow	3	72	28,518
Orange	4	7	1,753
Red	5	1	214
Total	--	**1,213**	**292,834**

Condition Grade

The condition grade is the evaluation of the structural condition of the pipe. The age of the pipe was given a grade from 0 to 5; the older the pipe, the higher the condition grade. Pipe ages range from 1936 to 2020 with a small number of pipes lined in 2005. Lined pipes were assigned a condition grade based on the year they were lined. A grade of 5 was given to all pipes that were installed before 1950. A grade of 0 means the pipe has been installed since 2016. There were 168 pipe segments that did not have an installation date and therefore were given a grade of 2. Using the age of the pipe for the condition grade assumes that as the pipe is older there is a greater probability of structural defects, settling, or other damage to the pipe. A summary is provided in Table 17.

Table 17 – Collection System Condition Grade Summary

Final Grade	Count	Pipe Lineal Footage
0	18	3,320
1	165	45,024
2	375	73,638
3	483	120,871
4	66	22,554
5	106	27,427
Total	**1,213**	**292,834**

Results and Recommendations

The priority grade is the final grade for the pipe segments, determining the order in which the pipes should be investigated further and prioritized for rehabilitation or replacement. The priority grade is dependent on both the condition grade and the criticality grade and is determined by a color matrix. The condition grade has greater emphasis than the criticality grade because the condition of the pipe provides more information on if the pipe is likely to fail due to structural issues. The colors in the color matrix denote the following rehabilitation priority:

- Red: immediate
- Orange: high
- Yellow: medium
- Blue: low

- Green: not required

The distribution system shows 102 pipe segments within the red and orange priority that will need to be investigated immediately or in the near future to determine the condition of the pipe and if there are structural problems that will require rehabilitation or replacement of the pipes. Figure 15 shows the results of the priority grading for the distribution system. There are approximately 17,000 lineal feet of pipe within the red priority with a final grade of 5. The pipes should be considered for replacement since they are AC/transite material. It is important to look at the areas that the pipes are located and determine if there are adjacent segments that can be combined. The orange areas of the matrix that have a priority grade of 4 have approximately 15,800 lineal feet of pipe that should be inspected within the next 5 years. This can be completed with non-destructive inspection techniques such as leak detection, acoustic testing, or spot inspection. Figure C1 in Appendix C provides a map of the distribution system results of the priority grading for each pipe segment throughout the City.

Condition Grade (*Material*)	**5**	19	18	28	2	0
	4	9	10	9	5	0
	3	330	87	11	2	0
	2	87	76	18	7	0
	1	5	4	0	0	0
	0	434	253	84	16	0
		1	**2**	**3**	**4**	**5**
	Criticality Grade (*Probability and Consequence Failure Matrix Results*)					

Figure 15. Distribution System Priority Grade Color Matrix

The count of pipes for each criticality grade for the distribution system is provided in Table 18.

Table 18 – Distribution System Priority Grade Summary

Color	Final Grade	Count	Pipe Lineal Footage
Green	1	796	264,311
Blue	2	181	67,986
Yellow	3	435	52,238
Orange	4	35	15,847
Red	5	67	17,041
Total	--	**1,514**	**417,423**

The collection system has 173 pipe segments within the red and orange priority that will need to be investigated immediately or in the in the near future to determine the deterioration of the pipe and if there are structural problems that will require rehabilitation or replacement of the pipes. Figure 16 shows the results of the priority grading for the collection system. There is approximately 27,400 lineal feet of pipe within the red priority with a final grade of 5. The pipes should be inspected using CCTV methods to determine the structural defects within the pipes identified and those that are in the same area that could potentially be a part of the same project

for required rehabilitation or repairs. The orange areas of the matrix that have a priority grade of 4 have approximately 23,100 lineal feet of pipe that should be inspected within the next 5 years. Figure C2 in Appendix C provides a map of the collection system results of the priority grading for each pipe segment throughout the City.

Condition Grade (*Age*)	**5**	46	30	25	5	0
	4	28	31	7	0	0
	3	369	93	20	1	0
	2	315	38	20	1	1
	1	120	45	0	0	0
	0	16	2	0	0	0
		1	**2**	**3**	**4**	**5**
	Criticality Grade (*Probability and Consequence Failure Matrix Results*)					

Figure 16. Collection System Priority Grade Color Matrix

The count of pipes for each criticality grade for the collection system is provided in Table 19.

Table 19 – Collection System Priority Grade Summary

Color	Final Grade	Count	Pipe Lineal Footage
Green	1	183	48,343
Blue	2	373	72,546
Yellow	3	484	121,402
Orange	4	67	23,116
Red	5	106	27,427
Total	--	**1,213**	**292,834**

It is important to understand that the results of the priority grades aid in providing direction on where the City staff should investigate within the system further to verify the actual condition of the pipe system. The collection system can be inspected using CCTV to determine the structural condition of the pipe.

Inspection of the water distribution system is more difficult. External infrared or sonic sensors and internal traveling sensors may provide condition information, but it can be expensive. It is recommended that the pipes with a grade of 5 based on the material should be placed on the schedule to be replaced rather than investigated. A hydraulic water model can provide an update to the condition grades based on demand capacity analysis and bottleneck investigations of the system. This can help narrow down wear future inspection, repairs or replacements, and improvements should be made. Table 20 provides a summary of the priority and when inspection should occur for the condition and criticality grades.

Table 20 – Inspection Schedule Summary

Condition	Criticality	Distribution Count	Collection Count	Implication	Rehab Priority	Time of Next Inspection (year)
0 or 1	5	0	0	Good or Excellent Condition	Not Required	10
	1-4	796	183		Not Required	15 – 25
2	5	0	1	Fair Condition, Minimal Structural Risk	Low	5
	1-4	188	374		Low	10 – 15
3	5	0	0	Poor Condition, Moderate Risk	Medium	3
	1-4	430	483		Low	5 – 0
4	5	0	0	Very Poor Condition, High Structural Risk	Immediate	0
	1-4	33	66		High	2 – 5
5	1-5	67	106	Failed or Imminent Failure	Immediate	0

NEXT STEPS

The next step for the City is to start a CCTV inspection program for the sanitary sewer system based on the priority grades. Since there are future street improvement projects that have been outlined for the next 5 years, it is imperative to inspect and determine which pipes the collection and distribution system are required to be rehabilitated or replaced within the areas of the street improvement projects.

The asset management priority grading program should be re-evaluated on a regular basis: every year as the program gets started and the databases updated and moving to every 3 to 5 years once the program is up in running. The program can also be enhanced if hydraulic models were incorporated into the analysis for capacity within the distribution and collection systems.

DATA COLLECTION FOR SYSTEMS

The existing GIS database system is relatively well populated. However, there is missing information on the installation data, material, and size for both the distribution and collection systems that should be populated based on as-built drawings, staff knowledge, and surrounding area data. For both the distribution and collection systems there is inaccurate spatial data that needs to be cleaned up. This includes using as-built drawings to draw in the pipe system as accurately as possible including removing manholes that have no pipes going to them, add manholes to pipes that do not have manholes at both sides, adding pipes between manholes, separating the water pipes based on water valves rather than having long runs of the pipe, and making sure all water and sewer pipes are in the databases. As this data is populated and the systems are cleaned up the priority grades can be updated.

The naming convention for the pipes, manholes, and valves is not consistent or is incomplete. It is important to be able to identify a pipe or structure based on an identification name that can be viewed not only in the GIS database, but on maps, spreadsheets, and other programs and provide a consistent and easily recognized identification when reviewing and evaluating the systems.

SECTION 5 – MAINTENANCE AND CAPITAL IMPROVEMENT PLAN

INTRODUCTION

The City has completed significant capacity expansions for both the water and wastewater treatment facilities recently enough that future treatment expansions are not anticipated until 2039 or later. Without capacity related projects, the City's focus is on utility maintenance projects and improvements for operations. This is reflected in the below recommended capital improvement plan and additional annual Operation & Maintenance budget items.

Before preparation of the Utility Study, the City had two significant capital projects identified for 2020 through 2023; the water utility RO/GAC Facility project and the wastewater utility Salinity Removal/Mitigation Solution project for an estimated cost of $80M combined. These two projects are no longer included in the CIP as near-term projects due to the uncertainty of the timing of regulatory requirements, limited water quality information available, and to avoid unintended negative impacts of changing the drinking water characteristics. Removing these two projects from the CIP significantly reduced the capital improvement projects total for 2021-2030. While these projects are no longer anticipated within the next ten years, salinity removal will likely be required and should be planned for within the next twenty years.

CAPITAL PROJECTS

Most of the capital improvement projects summarized below are identified in the condition assessment or limiting factors of the existing facilities evaluation. The capital improvements outlined below are arranged by category including:

- Water Purification Facility Improvements
- Water Distribution System Improvements
- Raw Water Improvements
- Wastewater Reclamation Facility Improvements
- Sanitary Sewer Collection System Improvements

The capital improvement projects are described in the same order as presented in the summary table for the 2021-2030 CIP provided in Appendix D. An opinion of probable cost (OPC) has been developed for the major improvement project recommendations presented in this plan. Some project costs were provided by the City. OPCs are also included in Appendix D.

SALINITY RELATED PROJECTS NOT INCLUDED IN THE 10-YR CIP

The RO/GAC Facility project was originally part of the last WPF expansion design but was ultimately removed as a cost savings measure during construction of the WPF. The RO/GAC project was not necessary as part of the expansion to meet water treatment regulatory requirements, but can be added to improve taste, smell, and reduce TDS, including salt, or

salinity, in the drinking water. There are no current regulatory requirements that would require the City to treat for taste, odor, or TDS. However, regulatory requirements may be imposed on the City requiring salinity removal at the WWRF to limit salinity discharged to the Colorado River. It is uncertain when these projects would be required, however they are no longer included in the ten-year capital improvement plan.

Before these capital projects are re-entered in the CIP, JVA recommends completing a comprehensive study including a WPF raw water quality analysis to refine the RO/GAC Facility design and to evaluate a comprehensive salinity removal solution that includes RO/GAC salinity removal at the WPF and TDS removal at the WWRF. This study will evaluate cost savings in a comprehensive salinity removal solution including both an RO/GAC Facility at the WPF and Salinity Removal at the WWRF to meet future regulatory requirements when needed. A comprehensive salinity removal solution will likely reduce the total capital cost required, while both meeting regulatory requirements for wastewater treatment and improving the taste and aesthetic of the City's drinking water.

Additional Annual Operation & Maintenance Budget

In addition to the CIP project described in this section, the following annual budget items are recommended to be added to the City's current annual utility Operation & Maintenance budget to help ensure system reliability and performance.

Water Purification Facility Maintenance Projects

Building, equipment, and/or SCADA maintenance, operations improvements, pilot studies, or other project currently not listed in the 10-year CIP.

Years to Complete: Ongoing
Anticipated Cost: $100,000 per year

Distribution System Maintenance Projects

As the asset management program described in Section 4 is implemented, the highest priority pipeline rehabilitation or replacement projects will be identified based on condition and criticality. As the program becomes more sophisticated with additional condition assessment information, and hydraulic modeling results, specific distribution system maintenance projects may be identified and included in future annual budgets based on an engineering estimate. For the purpose of this Utility Study, to recognize an increase in distribution system maintenance projects, an annual budget equivalent to replacement of one percent of the total distribution system at an average cost of $100 per linear foot, and one additional distribution system operator is included.

Years to Complete: Ongoing
Anticipated Cost: $415,000 per year;
plus salary of one additional distribution system operator

Wastewater Reclamation Facility Maintenance Projects

Building, equipment, and/or SCADA maintenance, operations improvements, pilot studies, or other project currently not listed in the 10-year CIP.

Years to Complete: Ongoing
Anticipated Cost: $100,000 per year

Sanitary Sewer Collection System Maintenance Projects

As the asset management program described in Section 4 is implemented, the highest priority pipeline rehabilitation or replacement projects will be identified based on condition and criticality. As the program becomes more sophisticated with additional condition assessment information, specific collection system maintenance projects may be identified and included in future annual budgets based on an engineering estimate. For the purpose of this Utility Study, to recognize an increase in collection system condition assessment, inspections, and maintenance projects, an annual budget equivalent to replacement of one percent of the total distribution system at an average cost of $80 per linear foot, and one additional distribution system operator is included.

Years to Complete: Ongoing
Anticipated Cost: $235,000 per year;
plus salary of one additional collection system operator

Capital Projects

Water Treatment

WPF Project No. 1 – City Maintenance Facility

A 5,000 square foot maintenance facility was originally included in the WPF Expansion project, however was removed from the completed project. This facility is needed for equipment and parts storage including water distribution system meters, hydrants, repair clamps, and condition assessment tools.

Years to Complete: 2024-2026
Anticipated Cost: $1,500,000

WPF Project No. 2 – Fluoridation Project

To allow for fluoride addition to the drinking water at the WPF, a new separate space is required for fluoride dry bulk storage, mixing and feed equipment.

Year to Complete: 2027
Anticipated Cost: $975,000

WPF Project No. 3 – Pall Membrane Replacement

The expected useful life of the existing membrane filters manufactured by Pall is 10 years. Full replacement of the membranes is included in the 10-year CIP. The actual year to complete may be adjusted based on actual performance of the membranes. To improve operator flexibility during clean-in-place and filter maintenance, additional membranes may be purchased at the same time as the replacement membranes and installed in spaces available on the existing skids.

Year to Complete: 2025 (estimate)
Anticipated Cost: $664,000

WPF Project No. 4 – Residual Drying Beds – Concrete

The existing drying beds are lined with a 40-mil polyvinyl chloride (PVC) geomembrane liner under two feet of soil cover and two feet of drying bed sand. Residuals are typically removed once a year. Concrete drying beds will improve the ability and efficiency of removing the residual material without damaging the PVC liner or interfering with the soil and sand layers.

Years to Complete: 2026-2028
Anticipated Cost: $2,945,000

WPF Project No. 5 – Sampling and PELs Application

To improve the secondary water quality characteristics of the City's drinking water, a decrease in the TDS concentration is necessary. Reverse Osmosis (RO) is required to remove TDS. A key consideration when adding RO treatment is the additional brine disposal requirement beyond the typical residuals produced by other treatment processes. Limited water quality data is available for TDS and other parameters that will be disposed with the brine. A sampling program and Preliminary Effluent Limitation (PEL) Application with CDPHE will initiate a comprehensive approach to the water and wastewater salinity removal and mitigation strategy.

Monthly samples of the finished water from the existing treatment plant will be taken to be analyzed for the parameters that would be regulated on a brine discharge permit. Those samples will represent the RO system feed water in order to calculate expected constituent concentrations that would be discharged to the river. These concentrations could then be compared to the WQCC in-stream standards to determine whether the RO concentrate could meet the limitations and what measures would need to be taken to ensure they do so. Depending on the estimated concentrate quality, a mixing zone study may be required to demonstrate compliance

The Colorado River Near the Raw Water Intake Structure

with in-stream standards, as described in WPF Project No. 6 below.

Once the RO feed water quality is characterized and the need for diffusers and/or additional treatment is determined, PELs could be requested from CDPHE.

Year to Complete: 2022
Anticipated Cost: $75,000

WPF Project No. 6 – Mixing Zone Study

The stretch of the Colorado River downstream of the U.S. Highway 24 Bridge is designated as a stream with threatened and endangered species, and therefore have tighter regulations for conformance to stream standards. The proposed RO and GAC Facility would likely be able to discharge some distance upstream of this bridge. However, the city would have to demonstrate to CDPHE that the RO concentrate has fully assimilated into the river before crossing the bridge into that more sensitive stretch. The City would likely have to commission a mixing zone study of proposed discharge points to accomplish this. If the mixing zone study determines that there is inadequate mixing for a single discharge point, a diffuser system would need to be designed. It might also be necessary to treat the RO concentrate further before discharging it to meet the limitations.

Year to Complete: 2023
Anticipated Cost: $150,000

WPF Project Beyond 10-Yr CIP – RO/GAC Facility

The RO/GAC facility is intended to polish the filtered water from the current WPF. Treatment would consist of upflow GAC pressure vessels and three-stage RO filtration systems. The facility would be physically separated from the WPF and a new disinfection contact basin and finished water pump station would need to be constructed as part of the new facility. This basin and pump station would replace the existing infrastructure so that the water could be disinfected and delivered to the distribution system after filtration by the RO and GAC systems. Part of Black & Veatch's design was a modular system that could be built upon, using the same building infrastructure, so that production capacity could be increased as needed and costs could be spread out over time. The report outlines two project schedule alternatives. The first alternative was to construct the whole facility to have a capacity of 16 MGD from startup. The 2016 cost estimate they presented for this approach was $46,856,000. The second alternative presented a phased approach to construction. It involved constructing the building, disinfection contact basin, and finished water pump station according to the 16 MGD design but only including 8 MGD capacity of GAC filtration and 4 MGD capacity of RO filtration at first. This would allow for future expansion as needed. The 2016 cost estimate for this approach was $35,098,000. This facility is not expected to be constructed within the 10-year planning window and, consequently, these costs are not included in the 10-year CIP.

Water Distribution System

Distribution Project No. 1 – Airport Tank No. 2 (Construction Only)

The design and engineering is complete for a 0.5MG Airport Tank No. 2 to provide redundant storage and operational flexibility. Construction of the tank is expected this year.

Year to Complete: 2021
Anticipated Cost: $1,092,000

Distribution Project No. 2 – WPF to 5MG Tank Complex – 24"/30" Distribution Main

The City plans to install a parallel 24-inch or 30-inch water distribution main from the WPF north to the 5MG storage tank complex, a distance of approximately 2.5 miles.

Years to Complete: 2023-2025
Anticipated Cost: $7,917,000

Distribution Project No. 3 – Tank Foundation Monitoring

Continued monitoring for foundation movement of recently installed water storage tanks including professional topographic survey and geotechnical engineering services.

Years to Complete: 2021-2023
Anticipated Cost: $20,000 per year

Distribution Project No. 4 – Recoat Airport Tank No. 1

Tank coatings are recommended every ten years.

Year to Complete: 2022
Anticipated Cost: $417,000

Distribution Project No. 5 – Beaver Creek Tank Improvements – New 8-inch to Rifle Village South and New Booster Station

This project addresses two needs identified by the City; 1) to provide redundancy for the distribution system connection between the Beaver Creek Storage Tank and the City pressure zone, and 2) increase service pressure to the nearby Rifle Village South subdivision north of the Beaver Creek Storage Tank.

Years to Complete: 2023-2024
Anticipated Cost: $3,335,000

Raw Water Supply

An algae control system in the raw water storage and settling pond would increase the flexibility of the raw water supply and improve the water quality and performance of the WPF. An aeration system for algae control would be a good preliminary consideration.

Raw Water Project No. 1 – Pump Station Upgrade w/ Backup Generator

This project planned by the City includes installation of a fourth pump at the raw water pump station to provide redundancy for the largest of the three existing vertical turbine pumps with a capacity of 2,600 gpm. The project also includes a permanent backup generator to limit water production impacts during a power outage.

Year to Complete: 2022
Anticipated Cost: $1,267,000

Raw Water Project No. 2 – Pond/Storage Improvements

In addition to regular dredging the raw water pond to improve water quality, additional hydraulic improvements and a permanent aeration system is recommended for algae control, increased flexibility in operation, and ultimately higher performance and better water quality leaving the WPF.

Year to Complete: 2023
Anticipated Cost: $1,209,000

Wastewater Treatment

WWRF Project No. 1 – Reg 85 / Reg 31 Compliance – Phosphorus Incentive Improvements

This project includes chemical addition improvements in order to take advantage of the CDPHE incentive program for nutrient removal and to delay future regulatory requirements for phosphorus removal. Chemical addition improvements can be implemented to get the effluent phosphorus concentration below the 1 mg/l target needed to gain incentive program credits. The cost of chemical addition will become a limiting factor as the influent flow to the WWRF increases towards the design capacity. Other permanent improvements will be required.

Years to Complete: 2022-2023
Anticipated Cost: $692,000

WWRF Project No. 2 – Reg 31 Compliance – Phosphorus Improvements

Following the chemical addition improvements in order to take advantage of the CDPHE incentive program for nutrient removal, permanent improvements of either biological treatment with an anaerobic basin ahead of the oxidation ditch OR cloth filters downstream of the clarifiers to provide a physical barrier for precipitated phosphorus. Chemical addition would no longer be required for biological treatment, however is still required in order to precipitate phosphorus

ahead of cloth filters. A study is recommended ahead of design and construction to determine which phosphorous treatment solution is recommended and most effective at the WWRF. Depending on the success of chemical addition in achieving a phosphorus concentration below 1 mg/l, this project may be delayed.

Years to Complete: 2024-2027 (could be delayed)
Anticipated Cost: $9,800,000

WWRF Project No. 3 – Headworks Influent Channel Coating

High quality grout and coating to protect the concrete influent channel from hydrogen sulfide gas and other destructive compounds common at the headworks.

Year to Complete: 2024
Anticipated Cost: $366,500

WWRF Project No. 4 – Interchange Tank and Digester Improvements

During the winter, the WWRF experiences bulking and foaming issues in the interchange tanks where solids are held before being hauled offsite. A new digester would replace the interchange tank for solids holding and eliminate the need to hold solids in the interchange tanks long enough to cause bulking and foaming issues.

Years to Complete: 2023-2025
Anticipated Cost: $4,000,000

WWRF Project No. 5 – Headworks Make-Up Air Unit

A new makeup air unit is needed for the main level of the headworks. The current unit control board is damaged. The manufacturer, Mars, has ended support for this model.

Year to Complete: 2022
Anticipated Cost: $130,000

WWRF Project No. 6 – Additional Hoists for Oxidation Ditch Aerators

Additional hoists are recommended for the oxidation ditch aerators to improve access and safety.

Year to Complete: 2021
Anticipated Cost: $195,000

WWRF Project No. 7 – Biosolids Hauling Improvements Study

The City relies on a contract hauler for biosolids removal and off site land application. Delays in biosolids removal due to limits on off site land application, or to limit the cost of frequent trips by the contract hauler, can have operational impacts on the facility. Along with digester improvements, the City may consider long term land application available near the WWRF. This

study will provide a life cycle cost analysis of continued use of a contact hauler versus the City hauling biosolids and/or developing a long term land application site.

Year to Complete: 2022
Anticipated Cost: $50,000

WWRF Project No. 8 – UV Disinfection System Improvements

The UV Disinfection system requires regular cleaning and replacement of UV bulbs and ballast to provide proper disinfection. Replacement ballast for the UV system are no longer easily available and the PLC has failed. Replacement of the UV system equipment is recommended.

Years to Complete: 2022-2023
Anticipated Cost: $1,011,000

WWRF Project No. 9 – Salinity Removal/Mitigation Study

A comprehensive study of salinity removal/mitigation at the WWRF if completed with RO/GAC improvements at the WPF. Other impacts such as increased copper due to changes in the drinking water characteristics in the distribution system will also be considered.

Year to Complete: 2022
Anticipated Cost: $75,000

Sanitary Sewer Collection System

Collection Project No. 1 – Southside Pump Station

The Southside Pump Station project includes an automated headworks and screening equipment and building. A temporary or permanent generator should also be considered for this project to replace the existing propane powered backup pump.

Years to Complete: 2022-2023
Anticipated Cost: $1,442,000

SECTION 6 – FUNDING OPTIONS

This section will describe a few funding options available for the projects outlined in this Utility Study. Table 21 below summarizes the available grants and loans, their deadlines and requirements, and how much can be obtained.

Table 21 – Funding Options Summary

Funding Opportunity	Organization(s)	Application Available	Deadline(s)	Amount Available	Requirements
User Fees and Tap Fees	City	-	-	-	-
Existing Bonds and Debt	City	-	-	-	-
State Revolving Fund Loan	CDPHE WQCD, DOLA, & Authority	All Year	March 15th, June 15th, September 15th, December 15th	$2 Million	See SRF section below for all requirements
EIAF Administrative Grant	DOLA	All Year	April 1st, August 1st, December 1st	$25,000	Dollar-for-dollar match
EIAF Tier I Grant	DOLA	All Year	April 1st, August 1st, December 1st	$200,000	25% minimum match
EIAF Tier II Grant	DOLA	All Year	April 1st, August 1st, December 1st	$200,000 to $1 Million	25% minimum match

USER FEES AND TAP FEES

The revenue generated from the water and wastewater user fees and tap fees can be used for necessary improvement projects of each associated system. The rate study completed concurrent to the maintenance and capital study provides a financial plan for meeting the revenue requirements for the next ten years. It is recommended to regularly re-address the residential, commercial, and industrial user fees and tap fees for the water and wastewater systems.

STATE DRINKING WATER REVOLVING FUND (DWRF) – LOW INTEREST LOANS

The Drinking Water Revolving Fund (DWRF) provides low interest loans to governmental entities for the construction of water projects for public health and compliance purposes. The DWRF can support the following types of projects:

- New Water Treatment Plant
- New Regional Water Treatment Facilities
- Improvement / Expansion of Water Treatment Facility
- Consolidation of Water Treatment Facilities
- Connect to Existing Facility Eliminate Individual Private Wells
- Distribution / Transmission Lines Construction / Rehabilitation
- Water Storage Facilities
- Water Supply Facilities (excluding reservoirs, dams and water rights)

The Water Pollution Control Revolving Fund (WPCRF) provides low interest loans to governmental entities for the construction of wastewater, stormwater, and non-point source projects. The WPCRF can support the following types of projects:

- New Wastewater Treatment Facility
- New Regional Wastewater Treatment Facilities
- Improvement / Expansion of Wastewater Treatment Facility
- Consolidation of Wastewater Treatment Facilities
- Connect to Existing Facility
- Eliminate Individual Sewage Disposal Systems
- Improvement / New Biosolids Handling Facility
- Reuse Facility
- Infiltration / Inflow Correction
- Sewer Replacement / Rehabilitation
- New Collector Sewers and Appurtenances
- New Interceptor Sewers and Appurtenances
- Combined Sewer Overflow
- Stormwater Project
- Urban Non-Point Source Project (Including Best Management Practices, Land Purchase, etc.)

Available DWRF and WPCRF loan types include:

- Direct Loans: up to $2 million, current APR of 2.0 percent for 20 years.
- Leveraged Loans: generally provided to investment grade borrowers with larger projects greater than $2 million, bond market interest rate for 20 years.

The CDPHE WQCD, DOLA, and the Colorado Water Resources and Power Development Authority (Authority) jointly administer the State Revolving Fund (SRF). The WQCD administers the environmental reviews; engineering and design approval; and overall project management. The Authority manages the finances and loan approvals. DOLA staff works with applicants on credit reviews and reports.

There are several milestones that need to be met in order for a project to be eligible for both the DWRF and the WPCRF.

- The entity must be included on the most current Drinking Water Intended Use Plan
- A Preliminary Engineering Report (PER) and Environmental Checklist for the project must be submitted to the WQCD Engineering Section for review a minimum of 60 days prior to the loan application.
- WQCD will provide an Environmental Determination (Categorical Exclusion or Environmental Assessment).
- If necessary, an Environmental Assessment shall be submitted and reviewed. If a Finding of No Significant Impact is determined it shall be published with a 30-day comment period.

- A public meeting must be held with a 30-day notice period, notifying the public of the project.
- PER and Environmental Assessment Approval must be obtained.
- A Technical, Managerial, and Financial Capacity review must be completed and submitted to the WQCD a minimum of 30 days prior to the loan application.
- The loan application shall then be submitted.
- The Authority will then approve the loan.

Department of Local Affairs

Energy and Mineral Impact Assistance Fund (EIAF)

The purpose of the Energy and Mineral Impact Assistance Program is to assist political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels. Funds come from the state severance tax on energy and mineral production and from a portion of the state's share of royalties paid to the federal government for mining and drilling of minerals and mineral fuels on federally owned land.

The kinds of projects that are funded include, but are not limited to, water and sewer improvements, road improvements, construction/improvements to recreation centers, senior centers and other public facilities, fire protection buildings and equipment, and local government planning. The EIAF grants are categorized into Administrative Grants, Tier I, Tier II, and Tier III. Application deadlines for each category are on April 1st, August 1st, and December 1st of each year.

Administrative Grants

Administrative Grants are available for planning, preliminary engineering, and architectural design projects. The application process requires the local government to submit a detailed letter about the project to the appropriate DOLA Regional Manager. The letter must be signed by the Chief Elected Official and should include information such as: the project description, budget, financial need, why the project is necessary, urgency of the project, how soon the project can begin, and how soon it can be completed. The maximum award for an Administrative Grant is $25,000, and the total project cost should not exceed $100,000. A dollar-for-dollar match is required for this grant.

Tier I Grants

Tier I grant funds can be used for a variety of public purposes including planning, engineering and design studies, and capital projects requiring a limited level of financial assistance. A Tier I grant awards up to $200,000. Applications for grant consideration will be expected to include a minimum match of 50 percent. Larger matching amounts are generally more competitive. Applications will be reviewed and recommended for funding by DOLA staff. The Executive Director will make funding decisions three times per year.

Tier II Grants

The Tier II grant program is intended to support a wide variety of community development projects to improve quality of life in communities. Tier II grant awards range from $200,000 to $1,000,000. Applications for grant consideration will be expected to include a minimum match of 50 percent. Larger matching amounts are generally more competitive. Applications will be reviewed and recommended for funding by DOLA staff. The Executive Director will make funding decisions three times per year.

Tier III Grants

The Tier III grant program is provided to help political subdivisions with regional or multi-jurisdictional projects intended to mitigate major impacts associated with energy/mineral industries (dependent upon revenue availability). This grant is only available one cycle per year. Tier III grants award multi-million-dollar, multi-year projects ($2 million up to $10 million in size). Expect regional/multi-jurisdictional focus.

SECTION 7 – UTILITY RATE STUDY

RATE STRUCTURE PRICING AND TAP FEE OBJECTIVES

(To be completed by Raftelis)

REVENUE REQUIREMENT PROJECTIONS

(To be completed by Raftelis)

EXISTING BONDS AND DEBT

(To be completed by Raftelis)

COST OF SERVICE

(To be completed by Raftelis)

RATE DESIGN

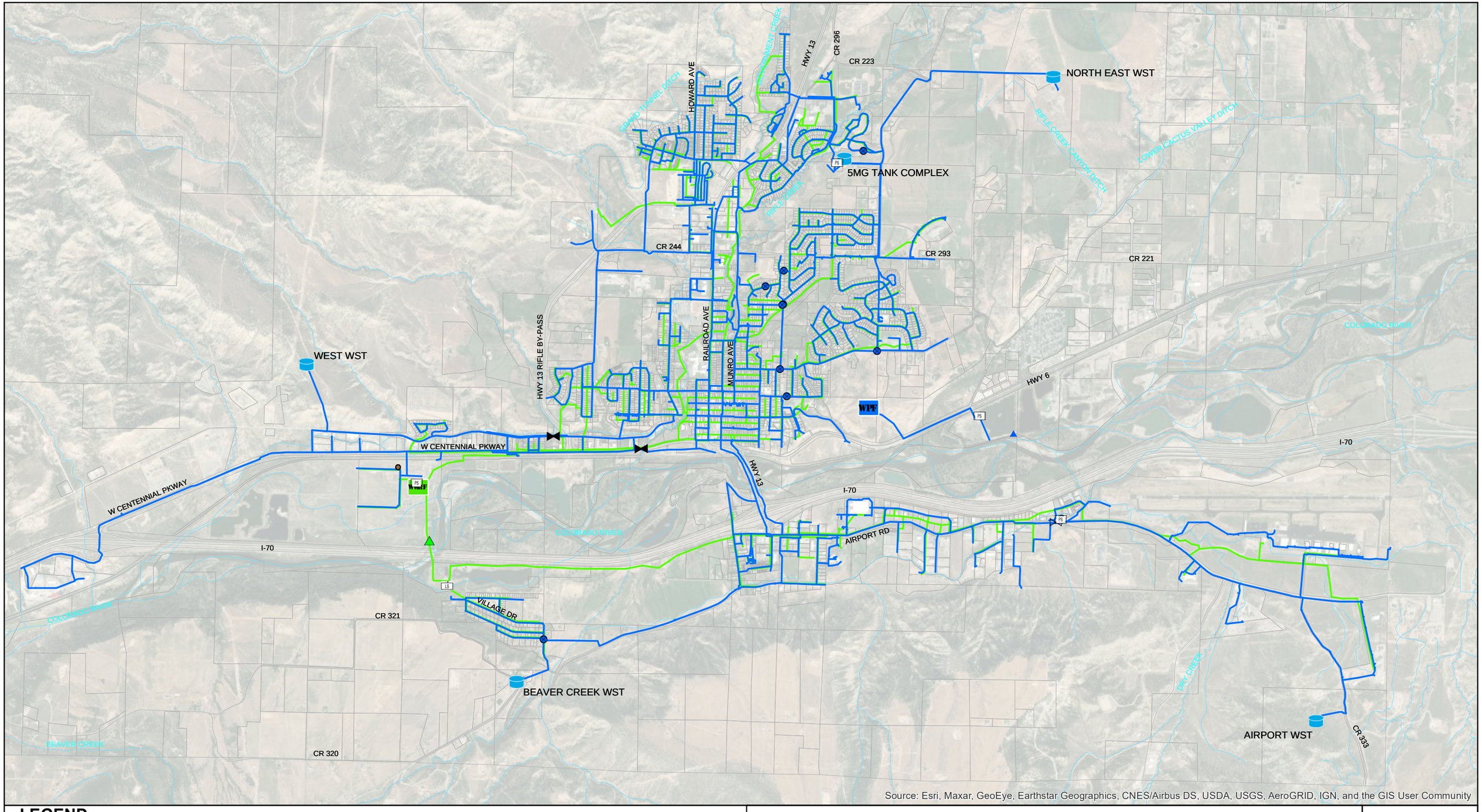
(To be completed by Raftelis)

RATE SURVEY

(To be completed by Raftelis)

APPENDIX A – UTILITY SYSTEM FIGURES

1. Figure A1 – Overall Utility Map
2. Figure A2 – Water Distribution System Hydraulic Profile
3. Figure A3 – Water Distribution System Pressure Zone Map
4. Figure A4 – Wastewater Collection System Interceptor Map



LEGEND

- DISTRIBUTION PIPES
- COLLECTION PIPES
- LIFT STATION
- WASTEWATER RECLAIMATION FACILITY
- WASTEWATER RECLAIMATION FACILITY DISCHARGE
- WATER STORAGE TANK
- WATER PURIFICATION FACILITY
- PUMP STATION
- BULK WATER
- INTAKE
- PRV
- CONTROL VALVE
- VALVE

FIGURE A1 - OVERALL UTILITY MAP

CITY OF RIFLE - UTILITY MAINTENANCE, CAPITAL, AND RATE STUDY
RIFLE, COLORADO
JOB 1114e
MARCH 2021

0 1,250 2,500 5,000 FEET

1 INCH = 2,500 FEET

CONSULTING ENGINEERS

5800
5700
5600
5500
5400
5300

(5,812)
(5,772)
NE
TANK
(1 MG)

(5,669)

NORTHEAST BOOSTER
PUMPS (3)

CREEKSIDE PRV
ELV.= 5506
HGL= 5601/5590

3MG TANK
(3.0 MG)

2MG TANK
(2.0 MG)

(5,620)

(5,580)

(5,584)

WEST RIFLE
TANK 0.6 MG

(5,602)

(5,562)

NORTHEAST
ZONE

7TH STREET UPPER
PRV
ELV.= 5540
HGL= 5620

(5,560)

(5,553)

12TH STREET PRV
ELV.= 5478
HGL= 5580

RRWPF FINISHED
WATER PUMPS (4)

RIFLE REGIONAL
WATER
PURIFICATION
FACILITY

(5,816)
(5,781)
AIRPORT
TANK
(1.0 MG)

FUTURE
AIRPORT
TANK
(0.5 MG)

(5,702)

AIRPORT
ZONE

(5,626)
(5,615)
BEAVER CREEK
WTP TANK
(0.6 MG)

(5,492)
EAST 15TH STREET
PRV
ELV.= 5498
HGL= 5620

INTERMEDIATE
ZONE

7TH STREET LOWER PRV
ELV.= 5484
HGL= 5580

MANUALLY
OPERATED
VALVE

(5,444)

5TH STREET PRV
ELV.= 5451
HGL= 5580

NORMALLY
CLOSED VALVE

WEST RIFLE
ZONE

CITY ZONE

VILLAGE
DRIVE PRV
ELV.= 5365
HGL= 5555

(5,371)

BYPASS CONTROL
VALVE

MUNRO STREET PRV
ELV.= 5458
HGL= 5580

AIRPORT
BOOSTER PUMP
STATION (3)

AIRPORT PRV
ELV.= 5365
HGL= 5466

(5,370)

VILLAGE
DRIVE
ZONE

CABIN
CONTROL
VALVE

(5,305)

(5,292)

(5,250)

FIGURE A2 - WATER DISTRIBUTION SYSTEM HYDRAULIC PROFILE
CITY OF RIFLE UTILITY MAINTENANCE, CAPITAL, AND RATE STUDY
APRIL 2021

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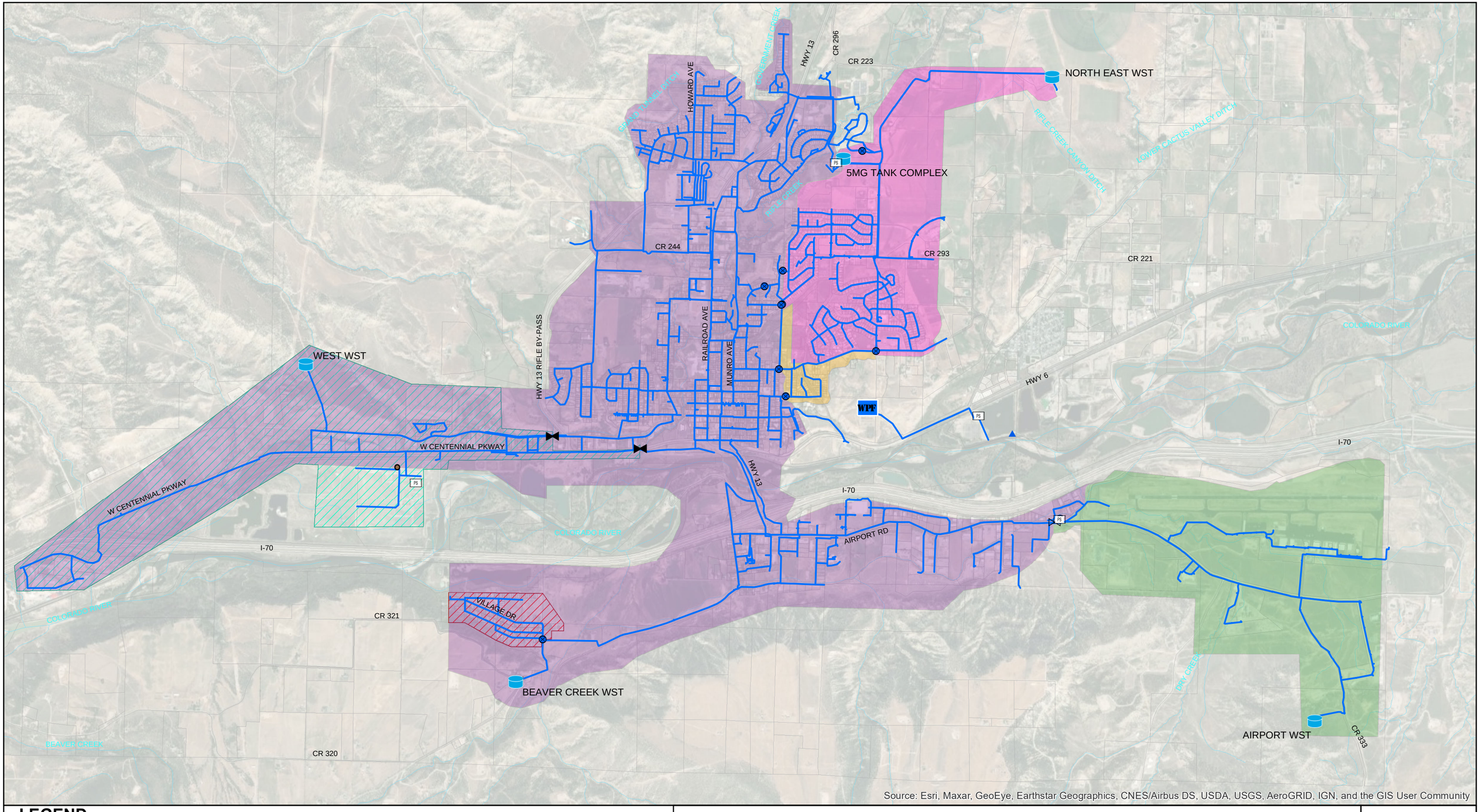


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

- WATER STORAGE TANK
- WATER PURIFICATION FACILITY
- PUMP STATION
- BULK WATER
- INTAKE
- PRV
- CONTROL VALVE
- VALVE
- DISTRIBUTION PIPES
- AIRPORT ZONE
- CITY ZONE
- INTERMEDIATE ZONE
- NORTHEAST ZONE
- VILLAGE DRIVE ZONE
- WEST RIFLE ZONE

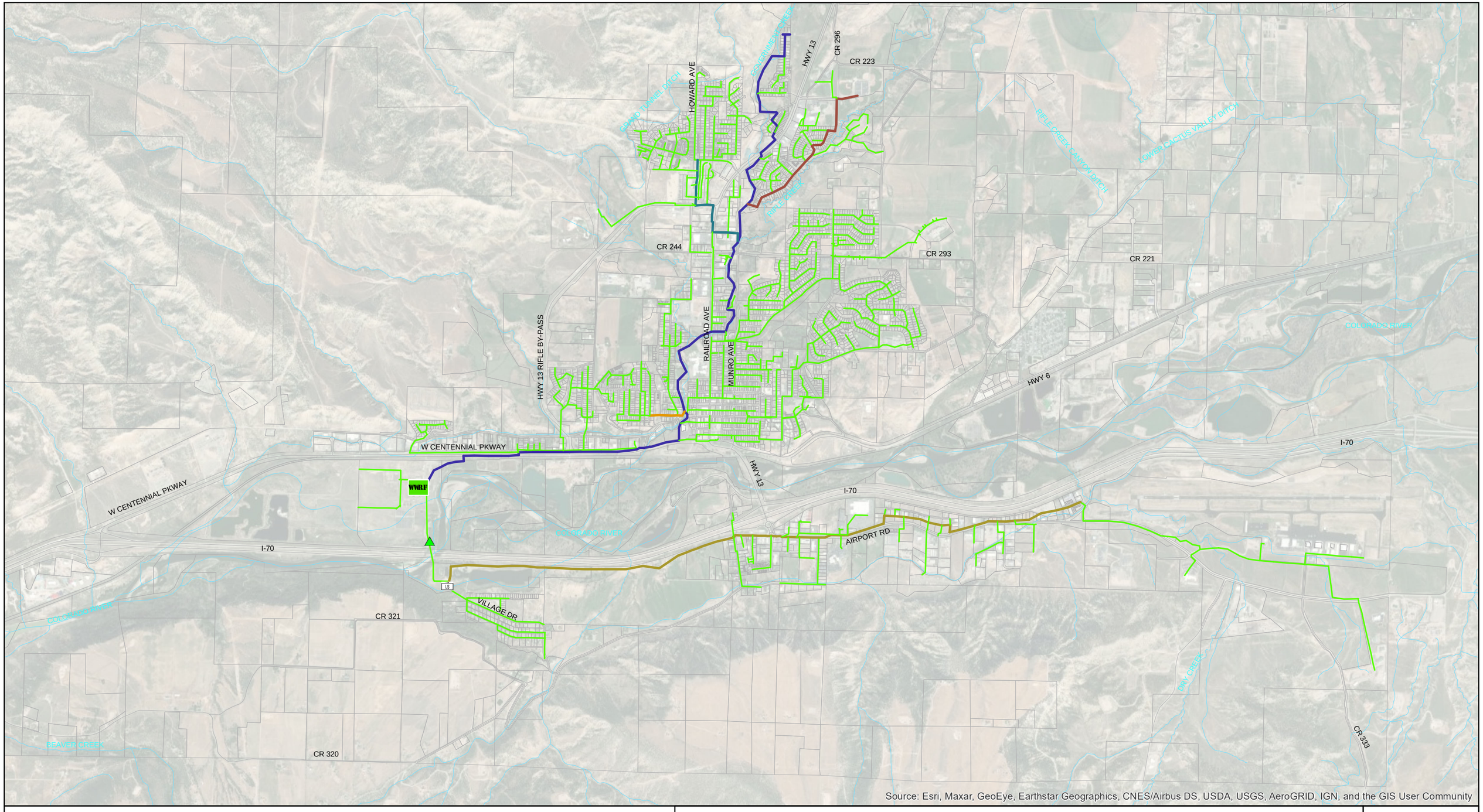
FIGURE A3 - WATER DISTRIBUTION SYSTEM PRESSURE ZONE MAP

CITY OF RIFLE - UTILITY MAINTENANCE, CAPITAL, AND RATE STUDY
RIFLE, COLORADO
JOB 1114e
MARCH 2021

0 1,250 2,500 5,000 FEET

1 INCH = 2,500 FEET

CONSULTING ENGINEERS



LEGEND

- DEERFIELD PARK
- NORTH RIFLE
- PALOMINO PARK
- PARK AVENUE
- SOUTH RIFLE
- COLLECTION
- LIFT STATION
- WASTEWATER RECLAIMATION FACILITY
- WASTEWATER RECLAIMATION FACILITY DISCHARGE

FIGURE A4 - WASTEWATER COLLECTION SYSTEM INTERCEPTOR MAP

CITY OF RIFLE - UTILITY MAINTENANCE, CAPITAL, AND RATE STUDY
RIFLE, COLORADO
JOB 1114e
MARCH 2021

0 1,250 2,500 5,000 FEET

1 INCH = 2,500 FEET

CONSULTING ENGINEERS

APPENDIX B – SUMMARY OF STAFF AND OPERATOR INTERVIEWS

Water				
JVA Questions	**Respondent #1**	**Respondent #2**	**Respondent #3**	**Respondent #4**
Are there any issues with treatment of higher flows in any part of the facility? Existing *known* bottlenecks or short circuiting, process deficiencies?	No higher flow issues at this time.	Sed water channel is to small. Can fill to fast or hit low level depending on what he MF racks are doing. This can cause a plant shutdown. There is no easy fix for this	settled water channel provides operational challenges. low flows cause plant shutdown if membrane strainers wash. at high flows it can cause plant shutdown for high channel level during EFM / CIP processes. a 4th raw water pump would be nice.	No
Are there any specific processes, equipment, or controls that create operational challenges? Any key pumps or process equipment that is difficult to operate?	We have been dealing with issues related to our chlorine injection and our peristaltic pumps.	Winn911 is our dial out software. Its questionable at time. It can stop working with no notice. We have installed a second system to back this up. Our phone that we relay on for after hours operations have poor support. the City IT department has control over our work phones which doesn't see to be a priority to them.	finished water pump control valves. staff is in the process of replacing these with globe style silent check valves	No
Are there any instrumentation and control improvements that could be made more intuitive/easier to operate?	Not at this time	Beavercreek tank has to be manually filled and monitored. If we are not getting rid of that tank a RTU at that location with an automated valve would work. This is not a big problem and should have low priority.	items related to filling the beaver creek tank. at present it is a cumbersome process. installing a pump station and new line up the hill may be cost prohibitive as the tank currently only serves 2 customers.	No
What dictates WTP operation: clearwell level, distribution tank level, etc.?	Distribution tank level	Water usage of the town. The indicator we use for that is tank levels.	distribution tank levels	Distribution tank level
Are there any chemical use, storage, or safety concerns?	Not at this time	No. Safety concerns are taken care of as soon as they are found / brought to our attention.	hydrochloric acid room has lots of rust dust on everything. sodium chlorite tank vent forms solidified chlorite and that can be a safety issue if the solidified product falls onto organic material membrane tank vents form icicles just outside of process building main door. could fall and hit people	No

Water				
JVA Questions	**Respondent #1**	**Respondent #2**	**Respondent #3**	**Respondent #4**
How has your experience been with basin cleaning and accessibility?	Good, we clean both of our sedimentation basins on a quarterly basis. There is always a manageable amount of sludge build up.	The sed and floc basin are cleaned four times a year. The is a system in place for safety and efficiency. With that said i feel i have a good amount of experience.	i have participated twice and it was fine. staff has not expressed any concerns	I have not participated in this process yet.
Do you have any access concerns for maintenance?	Not at this time	Any time you get an engineer involved they are concerns about access to maintain systems. They pay little to no attention on how to keep something running just if it looks good on paper. At this time we have to problems with this at the WTP.	sludge drying beds (see next text field)	No
Has the capacity of the solids handling process been evaluated? Is there interest in improvements to the process?	Yes	Only this that can applie to at the WTP is what we clean out of the drying beds. There is no problem.	the capacity is fine. maintenance is difficult as they are a sand / gravel type on top of a liner. concrete would be preferred.	Yes No
What would be on your operator wish list? Any process changes? Any new equipment or software?	New monitoring equipment for TDS	Start replacing VFD's at the pump stations before they go out. They are aging and are at the end of their expected life. RPS pump four. Another 300 hp just in case for the summer usage if we have pump three go down.	addition of a 4th raw water pump, 5,000 GPM. this will help us to perfect our water rights. bifurcation of raw water pond (we have design) to help address algae issues.	Nothing
Is there anything you want to follow up on that we discussed during the site visit?	Not at this time	No.	not that i can recall	No

Distribution				
JVA Questions	**Respondent #1**	**Respondent #2**	**Respondent #3**	**Respondent #4**
Do you have any access concerns for maintenance?	Not at this time. See above.	water line under highway 13 bypass. it is in a location that we did not anticipate and it is likely 20' or greater bury depth. needs relocated.	No	The lines that serve park hill are transite and/or cast iron and are on very steep slopes and may share the corridor with other utillities which makes boring difficult. Because of the age and vintage of the pipe and the difficulty to access them alternative connections should be a thought.
Was there anything you wanted to follow up on that we discussed during the site visit?	No	not that i can recall	No	
Are there any issues with treatment of higher flows in any part of the system? Existing *known* bottlenecks?	See above about the sed water channel.	no	No	To supply the 2500gpm to the airport that was said to be needed would require a pump pressure of around 90psi which would put the waterline pressure at around 190psi because of this the airport zone cannot be reliably fed from the city zone and a second take is going in to allow service of the existing.
Could you clarify what would be required to take the Beaver Creek tank out of service?	The two users on top of the mesa. Coming to an arrangement with them is only thing holding it up.	2 users are currently served by the tank. 1 currently has a well. it may be an issue of determining cost to build pump station, make minor repairs to tank, install new line from tank to pump station. get with city attorney and discuss options after costs of aforementioned are determined.	Beyond my scope of knowledge	The users of the tank are within the city zone but have little to no pressure. I have not seen the configuration but have been told there are private sisterns and pumps that are fed by the existing tank. With or without the tank some pumping is required either public or private. The tank provides some redundancy to Rifle Village South which has frequent breaks. A newer line may be needed to serve Rifle Village South if the tank went away.
What is the location of the Beaver Creek intake and raw water pipeline alignment? Is that something that we should discuss in the master plan?	Beavercreek head works is about five miles up road. At believe at this time the users rent our water rights from the city and they own the pipe line coming down now.	no. we will be seeking alternate point of diversion for that water right.	N/A	

Distribution				
JVA Questions	**Respondent #1**	**Respondent #2**	**Respondent #3**	**Respondent #4**
Are there any upgrades you'd like to see with the PRVs and tank SCADA?	Second tank at airport location (already in the works). Beavercreek tank if we cant decommission it.	if the beaver creek tank remains in service SCADA improvements would be needed at pump station.	No	The intermediate zone is currently sourced from only one location. The intermediate zone also serves the new care center which is one of the most critical users. A bypass PRV could potentially be a way to add redundancy to the intermediate zone.
What are your typical operation parameters for minimum pressure, maximum pressure, and assumed fire flow?	Please rephrase question. This is to broad to answer.	vary throughout system based on pressure zones	N/A	min=40psi/ max=anything over 100psi should be looked at to make sure we don’t have antiquated pipe and 120psi dynamic max/ max fire flow 1500 gpm typical 2500 gpm at the airport
Anything else to add?	No.	none at this time	No	Soils in Rifle are highly corrosive so most ductile and CI pipes are a concern

Wastewater				
JVA Questions	**Respondent #1**	**Respondent #2**	**Respondent #3**	**Respondent #4**
Are there any issues with treatment of higher flows in any part of the facility? Existing *known* bottlenecks or short circuiting, process deficiencies?	The main bottleneck in the process is solids handling. The screw press project is almost underway, which will help with redundancy and reliability of dewatering. However, biosolids hauling is still a bottleneck that we don't have much control over. We have used contract haulers for the past 10 years.	solids handling and i/i issues south of the river staff is addressing both at present	See above.	No
Are there any specific processes, equipment, or controls that create operational challenges? Any key pumps or process equipment that is reaching the end of its useful life or is difficult to operate?	The Aeromod belt filter press and its polymer system are by far the most unreliable pieces of equipment. This will hopefully be remedied with the new screw press.	solids dewatering (being addressed) several components are experiencing failure. it is my opinion that previous supervisors neglected maintenance and we are now playing catch up	See above about VFD's.	No
Are there any instrumentation and control improvements that could be made more intuitive/easier to operate?	SCADA and network upgrades are planned for early 2021. Our old SCADA was erased by ransomware and the emergency rebuild omitted a lot of features.	new SCADA system is being installed in 2021	See above	No
How has your experience been with basin cleaning and accessibility?	We haven't had many access issues.	see responses from Jared Emmert	Already answered	I have not taken part of that process yet
Do you have any access concerns for maintenance?	While not necessarily an access concern, our aerators on the oxidation ditches only came with two hoists to pull motors. The hoists are heavy and difficult to move, even when disassembled. More hoists would make it safer to remove/reinstall the motors.	see responses from Jared Emmert	Already answered	No

Wastewater				
JVA Questions	**Respondent #1**	**Respondent #2**	**Respondent #3**	**Respondent #4**
Any follow up issues from the site visit that you wanted to discuss?	None at this time.	see responses from Jared Emmert	No.	No
Are there any chemical use, storage, or safety concerns?	Polymer coagulant and polysulfide precipitant are the only chemicals in use. Their storage won't be an issue.	none at this time	Already answered	No
What would be on your operator wish list? Any process changes? Any new equipment or software?	1. A complete genset backup at the south lift station. Currently only one pump is driven by a backup propane engine. 2. A tandem dump truck that can haul 12-15 cubic yards of biosolids per trip. This will decrease solids handling bottleneck from contract hauling. 3. A new makeup air unit for main level Headworks. Control board is burning out and Mars has already ended support for this model. 4. Covers or some solution to digester and interchange tank foaming in the winter.	see responses from Jared Emmert	Already answered	Nothing
Anything else you'd like to add?	Nothing at this time.	no	Nope.	No

Collections				
JVA Questions	Respondent #1	Respondent #2	Respondent #3	Respondent #4
Do you have any access concerns for maintenance?	typical of older parts of system. manholes with rebar steps. manholes made of corrugated metal pipe.	Already answered	No	Basin G between MH 607 and 710, there is gravel currently in the pipe put it may be too far to jet/MH G614, MHG623/South Interceptor
Do you have any capacity concerns? Have you seen SSOs or do you have concerns about possible SSOs? **Any issues with FOG causing SSOs?**	FOG issues exist, we have been aggressive in grease trap / interceptor cleaning with businesses but most FOG issues seem to occur in residential areas.	NA	No No No	The pevious master plan stated that the Morrow Drive Interceptor was nearing capacity. We do not currently have issues but the capacity may need to be re-looked at whith the development of The Farm.
How often are there power outages at the lift station?	rarely	NA	No	I don't know about the lift station specificly but the power in this are goes out very rarely.
Can you provide updates on the force main upsizing work from the lift station?	4" and 6" lines are now interconnected. we have a pump out of service for repairs. we believe airlocking may be an issue.	NA	Tie in of the 4" forced main is complete	
Are there known areas where I&I is a concern?	south of the river at an unknown location. deerfield park and along rifle creek likely	NA	No	Deerfield Park (observed at MH J305)/South Rifle possibly manholes on 391 CR 332 and interceptor past MHI803/
Anything else to add?	not at this time	This could have been two pages long.	No	There is backups in the manholes on access road and a 12" coming in from an unknown location. West 2nd has a new line installed at Will Ave that is not in the current GIS that ties into a 4" with an unknown terminous

APPENDIX C – ASSET MANAGEMENT RESULTS AND ADDITIONAL INFORMATION

1. Distribution System Grade Allocation
2. Collection System Grade Allocation
3. Figure C1 - Distribution System Map Priority Grade
4. Figure C2 - Collection System Map Priority Grade

Job Name:City of Rifle Master Plan and Utility Rate Study
Distribution System Grade Allocation
Job Number:1114e
Date: 4/7/2021
By: LAL

Age	Grade
Blank	5
1956-1960	10
1961-1965	10
1966-1970	8
1971-1975	8
1976-1980	6
1981-1985	6
1986-1990	6
1991-1995	4
1996-2000	4
2001-2005	2
2006-2010	2
2011-2015	1
2016-2020	1

Pipe Size	Grade
24	10
20	10
18	9
16	9
14	8
12	8
10	7
8	6
6	5
4	4
2	3
1	2
0.75	1
Blank	1

Road Replacement Project	Grade
2021 Railroad Ave	10
2021 3rd Street	10
2021 Whiteriver Ave	10
2022 West 5th Street	10
2022 Railroad Ave	10
2023 Railroad Ave	10
2023 East Ave	10
2023 West Ave	10
2023 Tripp Drive	10
2024 Birch Ave	10
2024 5th Street	10

Roadway Type	Grade
Highway	10
Major Road	6
Local/paved	4
Local/gravel	2
Not within 25'	0

Type of Customer Impacted	Grade
Vacant/Parking/Agricultural	0
Housing	2
Recreational Facility	2
Industrial	4
Light Industrial	4
Office	4
Civic	6
Commercial	6
Human Service	10
Transportation Center (Airport)	10
Hospital	10

Material	Grade
AC/TRANSITE	5
CI	4
DIP	4
STEEL	3
FIRE	3
NOT C900	3
Blank	3
CLASS	2
HDPE	1
COPPER	1
C900	0
PVC	0

Job Name:City of Rifle Master Plan and Utility Rate Study
Collection System Grade Allocation
Job Number:1114e
Date: 4/7/2021
By: LAL

Material	Grade
CLAY	10
AC/TRANSITE	8
CONCRETE	6
PVC	2
Blank	5

Road Replacement Project	Grade
2021 Railroad Ave	10
2021 3rd Street	10
2021 Whiteriver Ave	10
2022 West 5th Street	10
2022 Railroad Ave	10
2023 Railroad Ave	10
2023 East Ave	10
2023 West Ave	10
2023 Tripp Drive	10
2024 Birch Ave	10
2024 5th Street	10

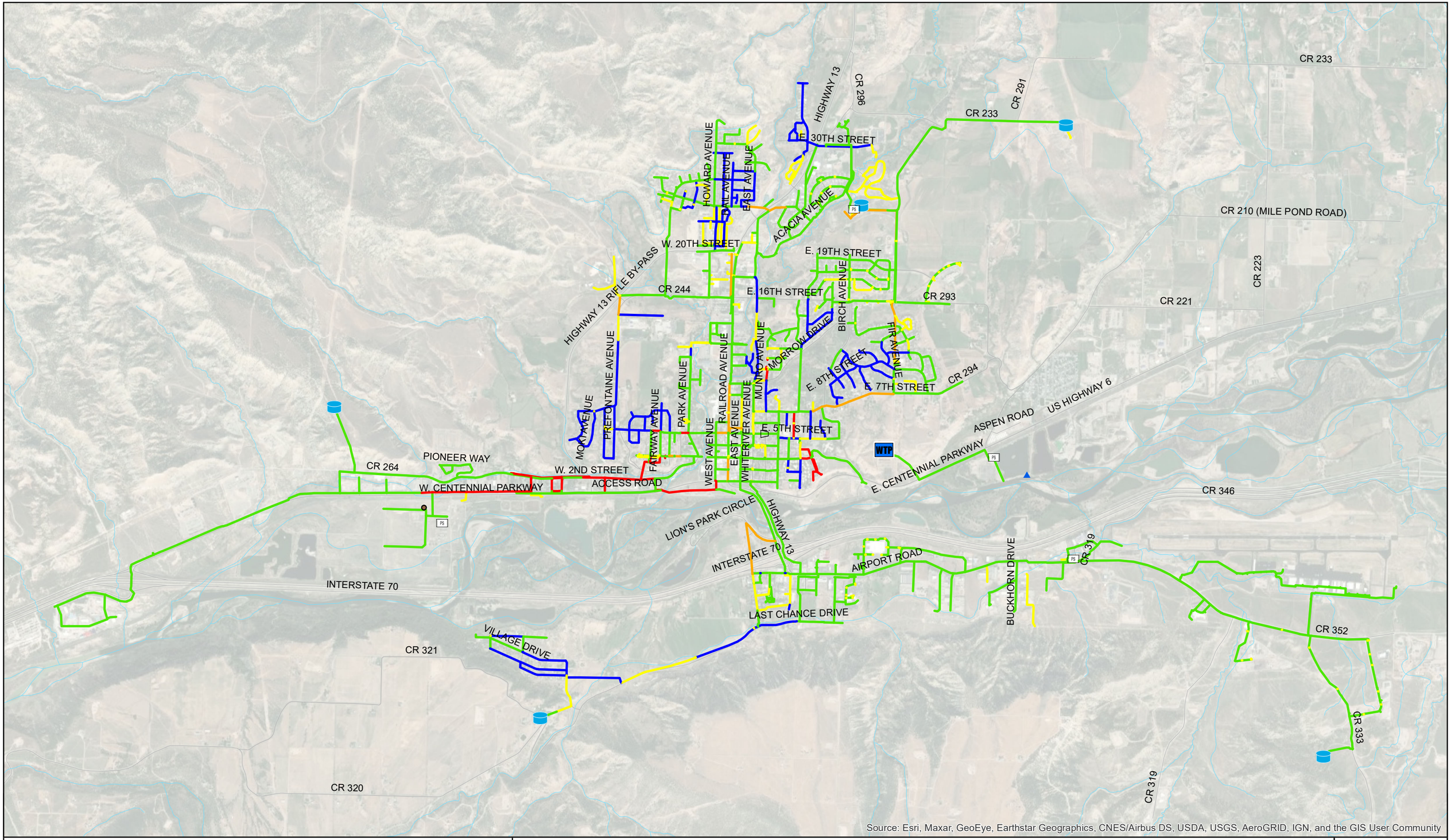
Type of Customer Impacted	Grade
Vacant/Parking/Agricultural	0
Housing	2
Recreational Facility	2
Industrial	4
Light Industrial	4
Office	4
Civic	6
Commercial	6
Human Service	8
Transportation Center (Airport)	10
Hospital	10

Age	Grade
Blank	2
1936-1940	5
1941-1945	5
1946-1950	5
1951-1955	4
1956-1960	4
1961-1965	4
1966-1970	4
1971-1975	4
1976-1980	3
1981-1985	3
1986-1990	3
1991-1995	2
1996-2000	2
2001-2005	2
2006-2010	1
2011-2015	1
2016-2020	0

Pipe Size	Grade
30	10
24	10
18	9
16	9
15	8
12	7
10	6
8	5
6	4
4	2
0	5

Roadway Type	Grade
Highway	10
Major Road	6
Local/paved	4
Local/gravel	2
Not within 25'	0

Identified Defect Grade	Grade
None	0
1	2
2	4
3	6
4	8
5	10



LEGEND

PRIORITY GRADE

- 1
- 2
- 3
- 4
- 5
- WATERWAY

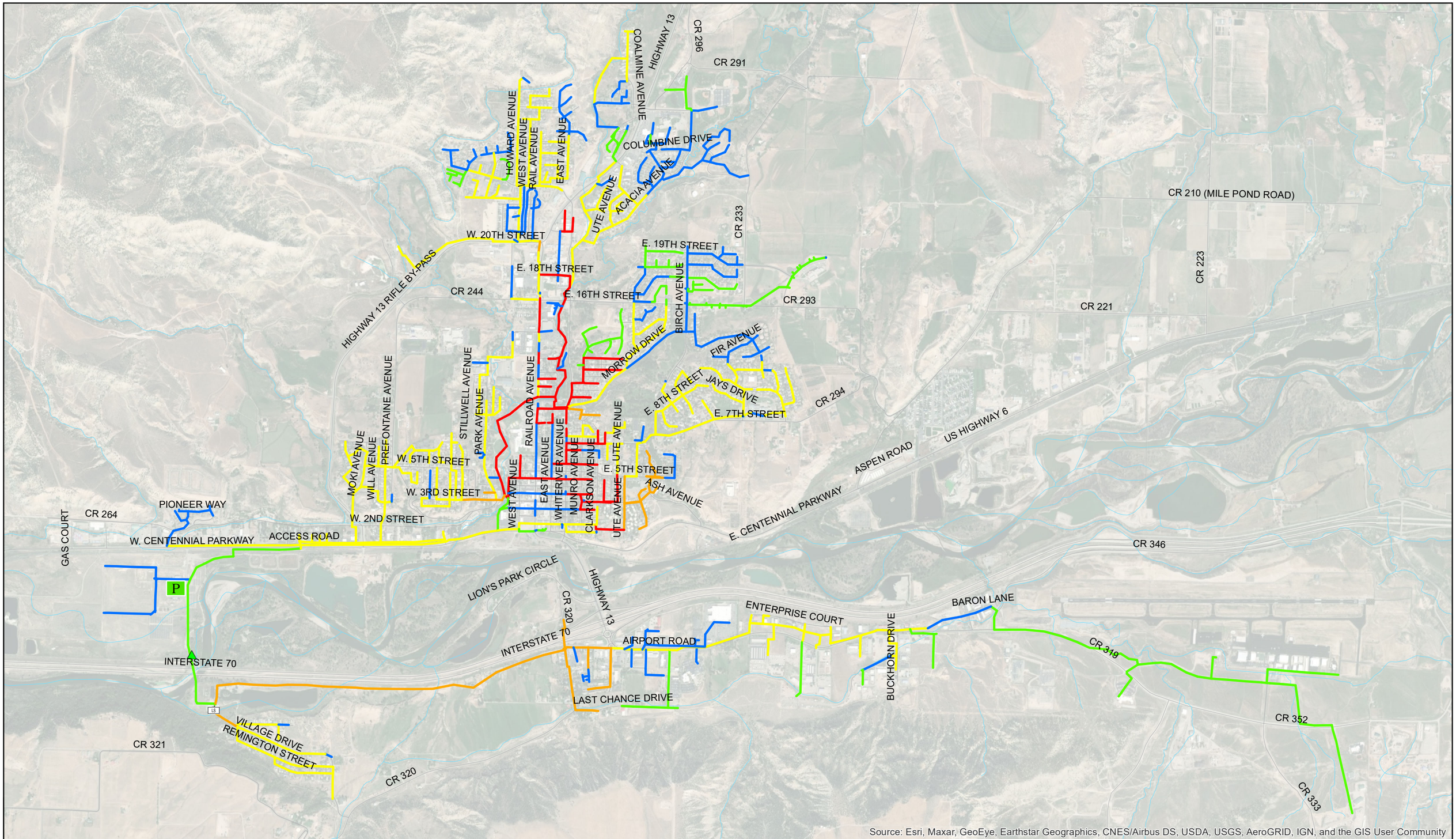
FIGURE C1 - DISTRIBUTION SYSTEM PRIORITY GRADE MAP

CITY OF RIFLE - MASTER PLAN AND UTILITY RATE STUDY
RIFLE, COLORADO
JOB 1114e
FEBRUARY 2021

0 1,250 2,500 5,000 FEET

1 INCH = 2,500 FEET

CONSULTING ENGINEERS



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND

PRIORITY GRADE

- 1
- 2
- 3
- 4
- 5
- WATERWAY

FIGURE C2 - COLLECTION SYSTEM PRIORITY GRADE MAP

CITY OF RIFLE - MASTER PLAN AND UTILITY RATE STUDY
RIFLE, COLORADO
JOB 1114e
FEBRUARY 2021

0 1,000 2,000 4,000 FEET

1 INCH = 2,000 FEET

CONSULTING ENGINEERS

APPENDIX D – CAPITAL IMPROVEMENT PLAN SUMMARY AND OPINION OF PROBABLE COSTS

1. Utility CIP Summary 2021 - 2030
2. Additional Annual Operation and Maintenance
3. Opinion of Probable Costs – Water System Near Term (10-yr)
4. Opinion of Probable Costs – Wastewater System Near Term (10-yr)

Utility Capital Improvement Plan Projects

CITY OF RIFLE
2021 - 2030 Capital Improvement Plan Projects
Projected Capital Expenditures

Water Purification Facility Improvements		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
No.	**Description**										
1	City Maintenance Facility	$ -	$ -	$ -	$ 180,000	$ 660,500	$ 660,500	$ -	$ -	$ -	$ -
2	Fluoridation Project	$ -	$ -	$ -	$ -	$ -	$ -	$ 975,000	$ -	$ -	$ -
3	Pall Membrane Replacement	$ -	$ -	$ -	$ -	$ 664,000	$ -	$ -	$ -	$ -	$ -
4	WTP Residual Drying Beds - Concrete Drying Beds Design and Construction	$ -	$ -	$ -	$ -	$ -	$ 353,000	$ 1,296,000	$ 1,296,000	$ -	$ -
5	Salinity Removal/Brine Disposal Study - PELs and Sampling	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	Salinity Removal/Brine Disposal Study - Mixing Zone Study	$ -	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water Purification Facility Improvements Subtotal		**$ -**	**$ 75,000**	**$ 150,000**	**$ 180,000**	**$ 1,324,500**	**$ 1,013,500**	**$ 2,271,000**	**$ 1,296,000**	**$ -**	**$ -**

Distribution System Water System Improvements		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
No.	**Description**										
1	Airport Tank No. 2 Construction with Interior and Exterior Coating and CP - Construction Only	$ 1,092,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	RRWPF (Penwill) to 5MG Tank Complex - Upgrade to 24"/30" Design and Construction	$ -	$ -	$ 950,000	$ 3,483,500	$ 3,483,500	$ -	$ -	$ -	$ -	$ -
3	Tank Foundation Monitoring	$ 20,000	$ 20,000	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4	Recoat Airport Tank No. 1 (last coating in 2002)	$ -	$ 417,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5	Beaver Creek Tank Imps - New 8" to Rifle Village South and new booster station - Design and Const.	$ -	$ -	$ 400,000	$ 2,935,000	$ -	$ -	$ -	$ -	$ -	$ -
Water Distribution System Improvements Subtotal		**$ 1,112,000**	**$ 437,000**	**$ 1,370,000**	**$ 6,418,500**	**$ 3,483,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Raw Water Improvements		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
No.	**Description**										
1	Raw Water Pump Station Upgrade (300 hp) w/ Portable Generator Design and Construction	$ -	$ 1,267,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Raw Water Pond/Storage Improvements (aeration, hydraulics, dredging) Design and Construction	$ -	$ -	$ 1,209,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Raw Water Improvements Subtotal		**$ -**	**$ 1,267,000**	**$ 1,209,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Water Capital Improvement Projects Total		**$ 1,112,000**	**$ 1,779,000**	**$ 2,729,000**	**$ 6,598,500**	**$ 4,808,000**	**$ 1,013,500**	**$ 2,271,000**	**$ 1,296,000**	**$ -**	**$ -**

Recommended Wastewater Reclamation Facility Improvements		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
No.	**Description**										
1	Reg 85 / Reg 31 Compliance - Phos Incentive Improvements (biological improv. and chemical addition)	$ -	$ 83,000	$ 609,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	Upgrade for Phos/Reg 31 Compliance - Study, Design and Construction (could be delayed with credits)	$ -	$ -	$ -	$ 50,000	$ 1,170,000	$ 4,290,000	$ 4,290,000	$ -	$ -	$ -
3	Headworks Influent Channel Coating - BioSan Grout / H2S resistant coating	$ -	$ -	$ -	$ 366,500	$ -	$ -	$ -	$ -	$ -	$ -
4	Interchange Tank and Digester Improvements	$ -	$ -	$ 480,000	$ 1,759,000	$ 1,759,000	$ -	$ -	$ -	$ -	$ -
5	Headworks Make-up Air Unit	$ -	$ 130,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6	Additional Hoists for Oxidation Ditch Aerators	$ 195,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7	*Biosolids Hauling Improvements Study - long term land application*	$ -	$ 50,000	$ -		$ -	$ -	$ -	$ -	$ -	$ -
8	UV Disinfection System Improvements	$ -	$ 121,000	$ 890,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9	Salinity Removal/Mitigation - Study	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Wastewater Treatment Plant Improvements Subtotal		**$ 195,000**	**$ 459,000**	**$ 1,979,000**	**$ 2,175,500**	**$ 2,929,000**	**$ 4,290,000**	**$ 4,290,000**	**$ -**	**$ -**	**$ -**

Sanitary Sewer Collection System Improvements		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
No.	**Description**										
1	Southside Pump Station - Design and Construction (does not include FM Connection)	$ -	$ 173,000	$ 1,269,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sanitary Sewer Collection System Improvements Subtotal		**$ -**	**$ 173,000**	**$ 1,269,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Wastewater Capital Improvement Projects Total		**$ 195,000**	**$ 632,000**	**$ 3,248,000**	**$ 2,175,500**	**$ 2,929,000**	**$ 4,290,000**	**$ 4,290,000**	**$ -**	**$ -**	**$ -**

Total Water and Wastewater Projections		**$ 1,307,000**	**$ 2,411,000**	**$ 5,977,000**	**$ 8,774,000**	**$ 7,737,000**	**$ 5,303,500**	**$ 6,561,000**	**$ 1,296,000**	**$ -**	**$ -**

Annual Maintenance Projects and Additional Distribution System and Collection System Operations Staff

Water Purification Facility Maintenance Projects		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Project No.	Description										
1	Various - annual budget amount	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Distribution System Water System Maintenance Projects		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Project No.	**Description**										
1	Various - annual budget amount (use asset management priority system)	$ 415,000	$ 415,000	$ 415,000	$ 415,000	$ 415,000	$ 415,000	$ 415,000	$ 415,000	$ 415,000	$ 415,000
2	Additional Distribution System Operator	$ 75,000	$ 76,500	$ 78,030	$ 79,591	$ 81,182	$ 82,806	$ 84,462	$ 86,151	$ 87,874	$ 89,632

Wastewater Reclamation Facility Maintenance Projects		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Project No.	Description										
1	Various - annual budget amount	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
Sanitary Sewer Collection System Maintenance Projects		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
Project No.	**Description**										
1	Various - annual budget amount (use asset management priority system)	$ 235,000	$ 235,000	$ 235,000	$ 235,000	$ 235,000	$ 235,000	$ 235,000	$ 235,000	$ 235,000	$ 235,000
2	Additional Collection System Operator	$ 75,000	$ 76,500	$ 78,030	$ 79,591	$ 81,182	$ 82,806	$ 84,462	$ 86,151	$ 87,874	$ 89,632

OPINION OF PROBABLE COSTS
WATER SYSTEM NEAR TERM (10-YR) IMPROVEMENTS

Project Description	Quantity	Units	Unit Cost	Total
Water Purification Facility Improvements				
City Maintenance Facility				
Mobilization/Demolition	1	LS	$20,000	$20,000
Building Construction	5,000	SF	$150	$750,000
			Subtotal	**$770,000**
			Contingency (30%)	$231,000
			Contractor's OH&P (20%)	$200,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$180,000
			Bidding and Construction Administration (10%)	$120,000
			Project Total	**$1,501,000**
Fluoridation Project				
Fluoride Building/Room	250	SF	$500	$125,000
Fluoride Storage	1	LS	$100,000	$100,000
Fluoride Feed Equipment	1	LS	$200,000	$200,000
Electrical, Instrumentation and Controls	1	LS	$75,000	$75,000
			Subtotal	**$500,000**
			Contingency (30%)	$150,000
			Contractor's OH&P (20%)	$130,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$117,000
			Bidding and Construction Administration (10%)	$78,000
			Project Total	**$975,000**
Pall Membrane Replacement				
Membrane Replacement - 90 per skid	270	EA	$1,500	$405,000
Additional Membranes - 18 per existing skid	54	EA	$1,500	$81,000
			Subtotal	**$486,000**
			Contingency (30%)	$146,000
			Contractor's OH&P (N/A)	
			Professional Engineering Fees - Permitting for Additional Membranes (5%)	$32,000
			Bidding and Construction Administration (N/A)	
			Project Total	**$664,000**
WTP Residual Drying Beds - Concrete Drying Beds Design and Construction				
Mobilization/Demobilization	1	LS	$50,000	$50,000
Demolition of Existing Drying Beds	1	LS	$60,000	$60,000
Misc. Earthwork	1	LS	$300,000	$300,000
Concrete and Piping	1	LS	$1,100,000	$1,100,000
			Subtotal	**$1,510,000**
			Contingency (30%)	$453,000
			Contractor's OH&P (20%)	$393,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$353,000
			Bidding and Construction Administration (10%)	$236,000
			Project Total	**$2,945,000**
Salinity Removal/Brine Disposal Study - PELs and Sampling				
Sampling and PELs development	1	LS	$75,000	$75,000
			Subtotal	**$75,000**
			Contingency (N/A)	
			Contractor's OH&P (N/A)	
			Professional Engineering, Geotechnical, and Surveying Fees (N/A)	
			Bidding and Construction Administration (N/A)	
			Project Total	**$75,000**

Salinity Removal/Brine Disposal Study - Mixing Zone Study				
Mixing Zone Study	1	LS	$150,000	$150,000
			Subtotal	**$150,000**
			Contingency (N/A)	
			Contractor's OH&P (N/A)	
			Professional Engineering, Geotechnical, and Surveying Fees (N/A)	
			Bidding and Construction Administration (N/A)	
			Project Total	**$150,000**

Distribution System Water System Improvements

Airport Tank No. 2 Construction with Interior and Exterior Coating and CP - Construction Only				
Mobilization/Demobilization	1	LS	$50,000	$50,000
Steel Tank Construction	1	LS	$650,000	$650,000
			Subtotal	**$700,000**
			Contingency (30%)	$210,000
			Contractor's OH&P (20%)	$182,000
			Professional Engineering, Geotechnical, and Surveying Fees (N/A)	
			Bidding and Construction Administration (N/A)	
			Project Total	**$1,092,000**

WPF (Penwill) to 5MG Tank Complex - Upgrade to 24"/30" Design and Construction				
Mobilization/Demobilization	1	LS	$100,000	$100,000
30-inch Water Distribution Main	13,200	LF	$300	$3,960,000
			Subtotal	**$4,060,000**
			Contingency (30%)	$1,218,000
			Contractor's OH&P (20%)	$1,056,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$950,000
			Bidding and Construction Administration (10%)	$633,000
			Project Total	**$7,917,000**

Tank Foundation Monitoring				
Annual Geotech/Survey	1	LS	$20,000	$20,000
			Subtotal	**$20,000**
			Contingency (N/A)	
			Contractor's OH&P (N/A)	
			Professional Engineering, Geotechnical, and Surveying Fees (N/A)	
			Bidding and Construction Administration (N/A)	
			Project Total (After 3 Years)	**$60,000**

Recoat Airport Tank No. 1 (Last Coating in 2002)				
Tank Coating (35 ft tall x 75 ft diameter)	30,000	SF	$10	$300,000
			Subtotal	**$300,000**
			Contingency (10%)	$30,000
			Contractor's OH&P (10%)	$33,000
			Professional Engineering, Geotechnical, and Surveying Fees (10%)	$36,000
			Bidding and Construction Administration (5%)	$18,000
			Project Total	**$417,000**

Beaver Creek Tank Imps - New 8" to Rifle Village South and New Booster Station - Design and Construction				
Mobilization/Demobilization	1	LS	$50,000	$50,000
Sitework and Site Piping	1	LS	$100,000	$100,000
8-inch HDD Parallel Distribution Main	6,000	LF	$150	$900,000
Building Construction - Package Booster Station with PRV	1	EA	$500,000	$500,000
Building Electrical	1	LS	$60,000	$60,000
Instrumentation and Controls	1	LS	$100,000	$100,000
			Subtotal	**$1,710,000**
			Contingency (30%)	$513,000
			Contractor's OH&P (20%)	$445,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$400,000
			Bidding and Construction Administration (10%)	$267,000
			Project Total	**$3,335,000**

Raw Water Improvements

Raw Water Pump Station Upgrade (300 hp Pump) w/ Backup Generator Design and Construction				
Raw Water Pump (300 hp)	1	LS	$250,000	$250,000
Backup Generator	1	LS	$400,000	$400,000
			Subtotal	**$650,000**
			Contingency (30%)	$195,000
			Contractor's OH&P (20%)	$169,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$152,000
			Bidding and Construction Administration (10%)	$101,000
			Project Total	**$1,267,000**

Raw Water Pond/Storage Improvements Design and Construction (Aeration, Hydraulics, Dredging)				
Mobilization/Demolition	1	LS	$20,000	$20,000
Dredging	1	LS	$300,000	$300,000
Raw Water Pond Aerators	4	EA	$50,000	$200,000
Pond/River Hydraulic Improvement	1	LS	$100,000	$100,000
			Subtotal	**$620,000**
			Contingency (30%)	$186,000
			Contractor's OH&P (20%)	$161,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$145,000
			Bidding and Construction Administration (10%)	$97,000
			Project Total	**$1,209,000**

Near Term Improvements Project Grand Total	**$21,607,000**

OPINION OF PROBABLE COSTS
WASTEWATER SYSTEM NEAR TERM (10-YR) IMPROVEMENTS

Project Description	Quantity	Units	Unit Cost	Total
Wastewater Reclamation Facility Improvements				
Reg 85 / Reg 31 Compliance - Phosphorus Incentive Improvements (Biological Improvements and Chemical Addition)				
Coagulant Building/Room	200	SF	$500	$100,000
Coagulant Storage	1	LS	$80,000	$80,000
Coagulant Feed Equipment	1	LS	$100,000	$100,000
Electrical, Instrumentation and Controls	1	LS	$75,000	$75,000
			Subtotal	**$355,000**
			Contingency (30%)	$107,000
			Contractor's OH&P (20%)	$92,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$83,000
			Bidding and Construction Administration (10%)	$55,000
			Project Total	**$692,000**
Upgrade for Phos/Reg 31 Compliance - Design and Construction (Could be Delayed with Incentive Credits)				
Anaerobic Basins OR Phosphorous Filter Improvements	1	LS	$5,000,000	$5,000,000
			Subtotal	**$5,000,000**
			Contingency (30%)	$1,500,000
			Contractor's OH&P (20%)	$1,300,000
			Engineering Alternatives Analysis	$50,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$1,170,000
			Bidding and Construction Administration (10%)	$780,000
			Project Total	**$9,800,000**
Headworks Influent Channel Coating - BioSan Grout / H2S Resistant Coating				
Coating Material and Application	2,500	SF	$75	$187,500
			Subtotal	**$187,500**
			Contingency (30%)	$57,000
			Contractor's OH&P (20%)	$49,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$44,000
			Bidding and Construction Administration (10%)	$29,000
			Project Total	**$366,500**
Interchange Tank and Digester Improvements				
Mobilization/Demobilization	1	LS	$50,000	$50,000
Site Piping	1	LS	$60,000	$60,000
Misc. Earthwork and Site Improvements	1	LS	$300,000	$300,000
Interchange Tank Improvements	1	LS	$250,000	$250,000
Digester Construction	1	LS	$1,500,000	$1,300,000
Electrical, Instrumentation, and Controls	1	LS	$90,000	$90,000
			Subtotal	**$2,050,000**
			Contingency (30%)	$615,000
			Contractor's OH&P (20%)	$533,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$480,000
			Bidding and Construction Administration (10%)	$320,000
			Project Total	**$3,998,000**
Headworks Make-Up Air Unit				
MUAU and Installation	1	LS	$100,000	$100,000
			Subtotal	**$100,000**
			Contingency (30%)	$30,000
			Contractor's OH&P (N/A)	
			Professional Engineering, Geotechnical, and Surveying Fees (N/A)	
			Bidding and Construction Administration (N/A)	
			Project Total	**$130,000**

Additional Hoists for Oxidation Ditch Aerators				
Materials	1	LS	$20,000	$20,000
Installation	1	LS	$80,000	$80,000
			Subtotal	**$100,000**
			Contingency (30%)	$30,000
			Contractor's OH&P (20%)	$26,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$23,000
			Bidding and Construction Administration (10%)	$16,000
			Project Total	**$195,000**

Biosolids Hauling Improvements Study - Long Term Land Application				
Study	1	LS	$50,000	$50,000
			Subtotal	**$50,000**
			Contingency (30%)	$15,000
			Contractor's OH&P (N/A)	
			Professional Engineering, Geotechnical, and Surveying Fees (N/A)	
			Bidding and Construction Administration (N/A)	
			Project Total	**$65,000**

UV Disinfection System Improvements				
Mobilization/Demobilization	1	LS	$50,000	$50,000
New UV Equipment	1	LS	$390,000	$390,000
Installation	1	LS	$78,000	$78,000
			Subtotal	**$518,000**
			Contingency (30%)	$156,000
			Contractor's OH&P (20%)	$135,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$121,000
			Bidding and Construction Administration (10%)	$81,000
			Project Total	**$1,011,000**

Salinity Removal/Mitigation - Study				
Study	1	LS	$75,000	$75,000
			Subtotal	**$75,000**
			Contingency (30%)	$23,000
			Contractor's OH&P (N/A)	
			Professional Engineering, Geotechnical, and Surveying Fees (N/A)	
			Bidding and Construction Administration (N/A)	
			Project Total	**$98,000**

Sanitary Sewer Collection System System Improvements

Southside Lift Station - Design and Construction (Not Including FM Connection)				
Mobilization/Demobilization	1	LS	$50,000	$50,000
Headworks	1	LS	$400,000	$400,000
Building Construction	1	LS	$200,000	$200,000
Electrical, Instrumentation, and Controls	1	LS	$90,000	$90,000
			Subtotal	**$740,000**
			Contingency (30%)	$222,000
			Contractor's OH&P (20%)	$192,000
			Professional Engineering, Geotechnical, and Surveying Fees (15%)	$173,000
			Bidding and Construction Administration (10%)	$115,000
			Project Total	**$1,442,000**

Near Term Improvements Project Grand Total	**$17,797,500**

Billing Rates 2026 Residential & Commercial In-City

WATER – all classes

Usage by Tier		
Tier 1 (2000 gal) 0 – 2,000 gal	$34.66*	* Base Charge
Tier 2 (2000 gal) 2,001 – 4,000 gal	$4.62	Per thousand gallons
Tier 3 (4000 gal) 4,001 – 8,000 gal	$4.91	Per thousand gallons
Tier 4 (12000 gal) 8,001 – 20,000 gal	$5.77	Per thousand gallons
Tier 5 20,001 gal & Above	$6.92	Per thousand gallons

Out-of-City: 150% the In-City rate

Water Tank Surcharge	12% of water charges
Meter Calibration	Actual cost of calibration
Airport Pressure Zone Surchg	$0.79/thousand gallons
Bulk Water, Including Fire Hydrants	$25.99/thousand gallons

SEWER – all classes

0 – 4,000 gal	$73.73*	*Base Charge
4,001 gal & Above	$16.51	Per thousand gallons

Note: Sewer is not metered. November through March, sewer charges are based on household water usage. Those 5 months of water usage are used to calculate an average monthly sewer discharge. This average is billed as a flat sewer rate April through October.

Senior Discount	20% off Base Charge on Water & Sewer. Applications available in the Finance office or online.
Out of City Rates	150% of In-City rates for all classes. City does not provide trash service outside City limits.

*Base Charges will occur regardless of whether the services are being used or not.

TRASH SERVICES – residential only

Includes Curb Side Recycling

	1st Can	2nd Can	Additional Pickup
64 Gallon	$26.25	$19.85	$38.60 each time
96 Gallon	$28.20	$22.05	$38.60 each time
64 Gallon X2	$46.10		
96 Gallon X2	$50.25		
96/64 Gallon	$48.05		
2-Cubic Yard Dumpster	$77.20		$66.15 each time

ADDITIONAL TRASH SERVICES

Can size exchange	$25.00	
64 gallon replacement	$50.00	Lost or Stolen
96 gallon replacement	$60.00	Lost or Stolen

*If a customer has a 64 gallon can and wishes to add a 96 gallon, then the 96 gallon container will be considered the first can.
*City of Rifle will no longer service Commercial trash, effective March 1, 2017. Colorado State Law (CRS 30-15-401)

MISC CHARGES

Requested Meter read	$20.00
Duplicate bill	$1.39

Notice Charges 1st: $5.00 2nd: $15.00 Service Interruption: $50.00 Please note that the interruption charge will apply regardless of the water being physically turned off or not. If Personnel arrive to the property, the charge applies.

2026 RATE INCREASE 5% Trash services rounded up to the nearest five cents; 2.5% Water service; and 4.2% Sewer service. Increases are effective January 1.

RAFTELIS

Financial Plan Memorandum

To: Craig Spaulding, Project Engineer

From: Todd Cristiano, Senior Manager

Date: April 27, 2021

Subject: Proposed water and wastewater financial plans and system investment fees

Introduction

This memorandum summarizes the results of the updated water and wastewater financial plans. These plans incorporate feedback from Staff during the March 9 and April 15 conference calls and the City Council meeting held on April 20, 2021. Raftelis updated the water and wastewater financial plans based on feedback from Council and the updated capital improvement schedules from JVA. Council's feedback included maintaining fund balances to prepare for future years' capital projects and maintain steady, inflationary annual revenue increases. The financial plan cash flows are included at the end of this memorandum.

Study Background

Previous to the Rifle Utility Maintenance, Capital, and Rate Study (Utility Study), the City had two significant capital projects planned in 2020 through 2023, the water utility Reverse Osmosis/Granular Activated Carbon Facility (RO/GAC) project and the Salinity Removal/Mitigation Solution project.

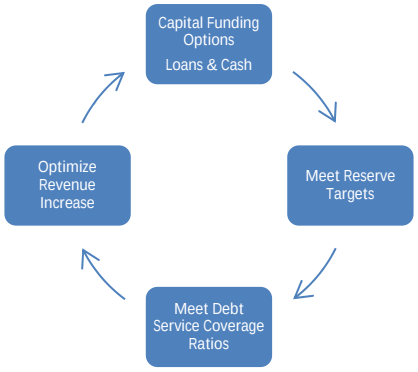
The RO/GAC Facility project was originally part of the last Water Purification Facility (WPF) expansion design but was ultimately removed as a cost savings measure. The RO/GAC project was not necessary as part of the expansion to meet water treatment regulatory requirements. However, it can improve taste, smell, and reduce total dissolved solids (TDS), including salt, or salinity, from the drinking water. There are no current regulatory requirements that would require the City to treat for taste, odor, or TDS. However, regulatory requirements may be imposed on the City requiring salinity removal at the Wastewater Reclamation Facility (WWRF) to limit salinity discharged to the Colorado River. It is uncertain when these projects would be required, however they are no longer expected for the years 2020 through 2023. Raftelis has included these projects in some scenarios below at the end of the 10-year study period.

JVA recommends completing a Salinity Study including a WPF raw water quality analysis to refine the RO/GAC Facility design and to evaluate a comprehensive salinity removal solution that includes RO/GAC salinity removal at the WPF and TDS removal at the WWRF. This Salinity Study will evaluate cost savings in a comprehensive salinity removal solution including both an RO/GAC Facility at the WPF and Salinity Removal at the WWRF to meet future regulatory requirements when needed. The financial plan scenarios presented below evaluate the rate revenue impacts for including and excluding these projects within the 10-year study period. Following the completion of the recommended

Salinity Study, a refined cost estimate for a comprehensive salinity removal solution may reduce the total capital cost of these projects, and therefore reduce the required rate increase.

Financial Planning Approach

A primary consideration in developing an 'optimal' financial plan is minimizing annual revenue increases through balancing the use of reserves, existing rate revenue, and state loans. This balance is subject to the constraints of meeting the City's target reserve policies and debt service coverage requirements on existing and proposed debt. Each utility has multiple subfunds which requires an additional step of ensuring these subfunds maintain positive balances.



This approach is an iterative process. For example, issuing debt to fund a capital project may keep revenue increases low however, new debt payments may decrease the coverage below the target level. As a result, a revenue increase may be needed to meet to maintain compliance with the target. The revenue generated from the increase now may meet debt service coverage and produce an ending balance more than the target reserve. This excess can be used to partially fund the capital project which, in turn, could reduce the proposed state loan amount.

Raftelis assumed a target operating reserve of 90 days of O&M and a proposed capital reserve equal to approximately 1-year of depreciation expense. Projected equivalent residential unit (EQR) growth is estimated at 1.1% per year. Projected capital costs include an inflation allowance of 3.0%. Overall O&M inflation is approximately 3.8%. Proposed state loan issues assume a 20-year term with an annual interest rate of 2.25% and debt service coverage ratio requirement of 1.1x of annual debt service. For the purposes of this analysis, Raftelis assumed a target debt service coverage ratio target of 1.2. This allows for sufficient revenues when issuing multiple loans over the course of the study period.

System Investment Fees

Raftelis calculated the system investment fees (SIFs) for the water utility. SIFs, also called tap fees, are one-time charges assessed to new development to pay for facility and infrastructure installation and improvements necessary to serve the needs of that new development. They may also be charged to existing customers that require an increase in capacity. The philosophy behind tap fees is that the costs of incremental capacity are borne by those who require it. Another value of this funding source is it enables utilities to finance future projects to serve growth, while also being a reimbursement mechanism to recover the cost of previous system expansion projects.

The Colorado Revised Statutes (CRS) §29-20-104.5 outlines the requirements for calculating and implementing a tap fee. The basic tenets of the Statute are listed below.

- Fees must be generally applicable to a broad class of property (for example, residential, commercial, etc.).

- Fees must be intended to defray the projected impacts on capital facilities caused by proposed development.
- Fees are directly related to service that a local government is authorized to provide.
- The asset has an estimated useful life of five years or longer.
- The fee is required by the charter or general policy of a local government pursuant to a resolution or ordinance.

There are different methods available to calculate SIFs. Each method is designed to recover the cost of capacity to serve new growth. The selection of a methodology should consider a utility's goals and objectives for recovering capacity-related capital costs. The three methodologies include buy-in, incremental, and hybrid. The table below lists the basic parameters that a utility may consider when selecting a methodology that best meets their need.

Table 1: Water Utility
System Investment Fee Methodologies

Description	Buy-in	Incremental	Hybrid
Available existing capacity sufficient to accommodate new growth	X		
No existing capacity with significant future capacity requirements		X	
Some existing capacity available with future capacity requirements needed to accommodate new growth		X	X

Water Utility

Introduction

The water utility consists of 4 sub-funds:

- Debt service fund. Used to fund annual debt service payments. Sources include sales tax revenue, transfers from the system improvement fund to fund any debt service deficiencies, and transfers from the operating fund to fund any debt service deficiencies
- Water rights fund. Funds activities associated with water rights capital purchases and expenses
- System improvement fund. Funds activities associated with the capital improvement program. Sources include system investment fees, excess sales tax revenue transfers, transfers from the operating fund and state loan proceeds
- Operating fund. Funds activities associated with annual operation and maintenance of the utility, transfers to the debt service fund to assist in funding any deficiencies, and transfers to the system improvement fund to assist in cash funding the capital improvement program.

We maintained the separation of these sub-funds for the purposes of this study to ensure that sources of funds were being used for their appropriate purposes. For example, system investment fees fund the capital improvement program but should not fund operations. In a similar manner, sales tax revenue is earmarked for debt service payments. Excess sales tax revenue can be used to fund the capital improvement program.

Revenue from rates and other miscellaneous revenue should be sufficient to annual revenue requirements. Revenue requirements include operation and maintenance expenses, transfers to the debt

service fund, system improvement fund, and the water rights fund, while meeting debt service coverage and maintaining sufficient operating and capital reserves.

Water Utility Financial Plan Cash Flow Assumptions

- No early repayment of the2015 COP water tank loan in 2022.
- Excludes the RO/GAC project in 2029 and 2030.
- The residual drying beds project in 2026 will be funded through a 50% State grant march. Project costs total $3.6 million including an inflation allowance of 3.0%
- The RRWPR Penwell Tank project will be funding through a combination of state loans and reserves. Project costs total $8.7 million including and inflation allowance of 3.0%
- The capital improvement program totals $23.6 million over the study period

Finding and Conclusions

Figure 1 shows the annual capital expenditures, and anticipated state loans and grants.

Figure 1: Water Utility
Capital Improvement Program, State Loans, and Grants

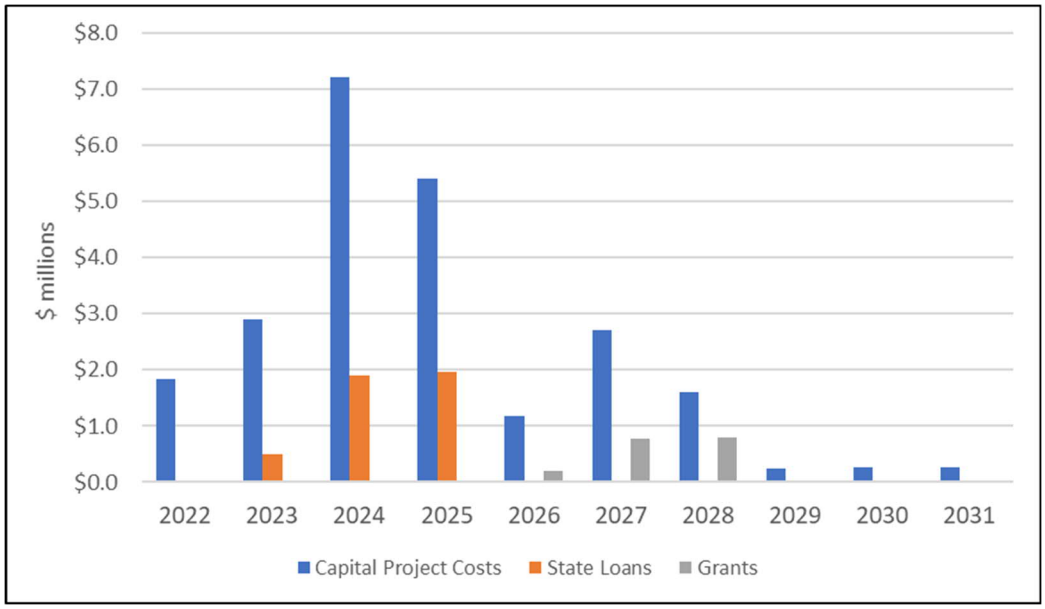


Figure 2 shows the annual revenues over expenditures. The green line represents annual revenues (excluding state loans and grants). The multi-colored bars represent the O&M, debt and capital expenditures, net of capital projects funded by state loans or grants. The cash balance is drawn down in the years when expenditures exceed revenues and are replenished in the years when revenues exceed expenditures.

Figure 2: Water Utility
Annual Revenue and Expenditures

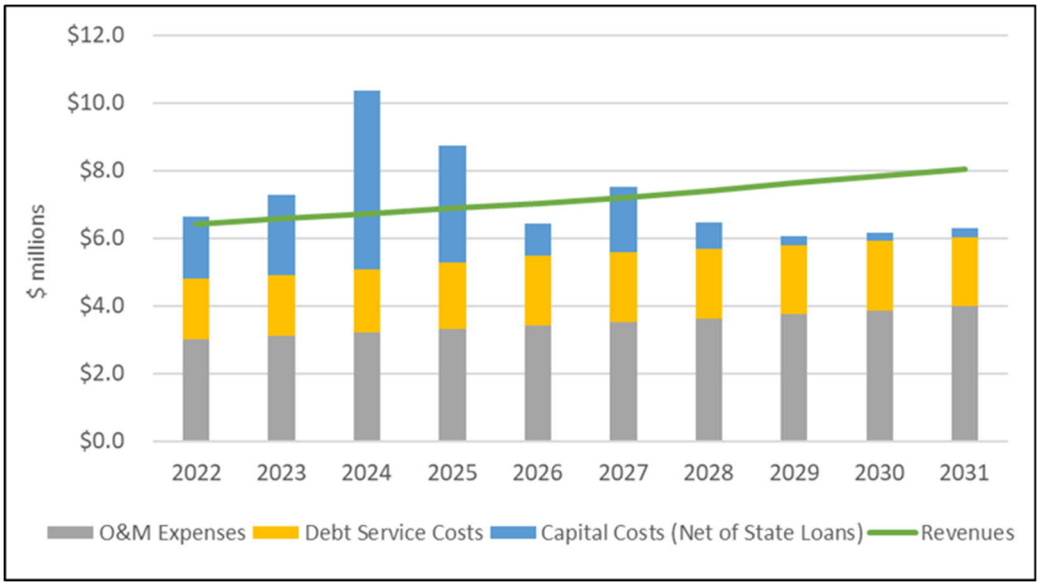


Table 2 summarizes the results of the cash flow analysis. Annual adjustments of 2.5% in 2022 through 2031 are required to meet annual expenses, fund the capital improvement program, maintain reserves, and meet debt service coverage requirements. The projected ending balance in 2031 is similar to the ending balance anticipated in 2022. These undesignated funds are available to fund future capital projects in the next 10-year time horizon.

Table 2: Water Utility
Cash Flow Summary

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Revenue Adjustments	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Cumulative Adjustments	2.5%	5.1%	7.7%	10.4%	13.1%	16.0%	18.9%	21.8%	24.9%	28.0%
Annual CIP, $ millions	$1.8	$2.9	$7.2	$5.4	$1.2	$2.7	$1.6	$0.3	$0.3	$0.3
State Loan Proceeds, $ millions	$0.0	$0.5	$1.9	$2.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
State Grants, $ millions	$0.0	$0.0	$0.0	$0.0	$0.2	$0.8	$0.8	$0.0	$0.0	$0.0
Total Fund Ending Balance, $ mil	$9.7	$9.0	$5.4	$3.5	$4.1	$3.8	$4.8	$6.3	$8.0	$9.8
Target Reserve, $ millions	$2.5	$2.5	$2.6	$2.7	$2.7	$2.8	$2.9	$2.9	$3.0	$3.1
Unrestricted Reserves, $ millions	$7.3	$6.5	$2.8	$0.9	$1.4	$1.1	$1.9	$3.4	$5.0	$6.7
Debt Service Coverage	1.9	1.9	1.9	1.8	1.7	1.8	1.8	1.9	1.9	1.9
Target Debt Service Coverage	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2

System Investment Fees

Raftelis used the buy-in method because the City is not anticipating any major capital expansions to serve new growth. The buy-in method recoups the new development's proportionate share of existing capacity; essentially reimbursing the existing rate payers who funded the initial facilities.

Raftelis used a line-item asset listing from the City's accounting records to estimate the value of the water system's infrastructure. System capacity and the demand per EQR was provided by JVA. The calculated SIF represents the maximum fee which can be supported by the data and analysis. Table 3 summarizes the water SIF calculation.

Table 3: Water Utility
Development of Proposed System Investment Fee (SIF)

	Water System Investment Fee	
1	Water System Infrastructure at Current Replacement Cost	$98,226,465
2	System Capacity, gpd	8,000,000
3	Unit Cost of Capacity, $ per gpd (Line 1/Line 2)	$12
4	EQR demand, gpd	593
5	System Investment Fee, $ per EQR (Line 3 * Line 4)	$7,281
6	Current SIF, $ per EQR	$5,743
7	Difference	$1,538

Wastewater Utility

Introduction

The wastewater utility consists of 2 sub-funds:

- System improvement fund. Used to fund the capital improvement program. Sources include system investment fees, transfers from the operating fund and state loan proceeds.
- Operating fund. Funds annual operation and maintenance expenses, transfers to the debt service fund to assist in funding any deficiencies, and transfers to the system improvement fund to assist in cash funding the capital improvement program.

We maintained the separation of these sub-funds for the purposes of this study to ensure that sources of funds were funding their appropriate uses. For example, system investment fees fund the capital improvement program but should not fund operations.

Revenue from rates and other miscellaneous revenue should be sufficient to meet annual revenue requirements while meeting debt service coverage and funding operating and capital reserves.. Revenue requirements include operation and maintenance expenses and transfers to the system improvement fund.

Wastewater Utility Financial Plan Cash Flow Assumptions

- Excludes the Salinity/Removal Mitigation project
- The Interchange Tank and Digestor Improvements will be funded with a 50% State grant match. Project costs total $4.4 million over the study period
- The Interchange Tank and Digestor Improvements, Southside Pump Station, and Upgrade for Phosphorus/Reg 31 Compliance projects will be funded through a combination of State loans and reserves. Project costs for these projects total $17.4 million

Findings and Conclusions

Figure 3 shows the annual capital expenditures and anticipated state loans for the wastewater utility

Figure 3: Wastewater Utility
Capital Improvement Program, State Loans, and Grants

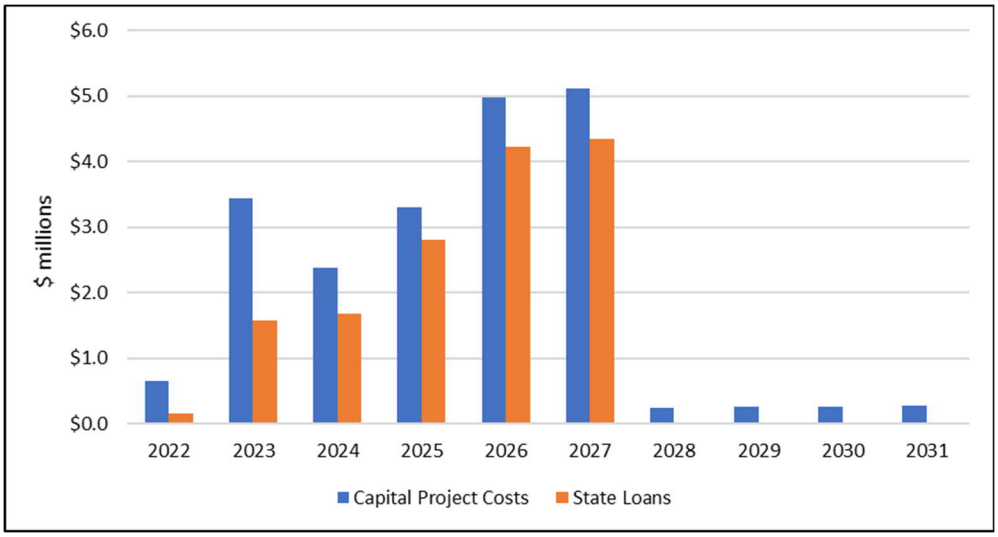


Figure 4 shows the annual revenues over expenditures. The green line represents annual revenues (excluding state loans and grants). The multi-colored bars represent the O&M, debt service, and capital expenditures, net of funds provided by state loans or grants. The cash balance is drawn down in the years when expenditures exceed revenues and are replenished in the years when revenues exceed expenditures.

Figure 4: Wastewater Utility
Annual Revenues and Expenditures

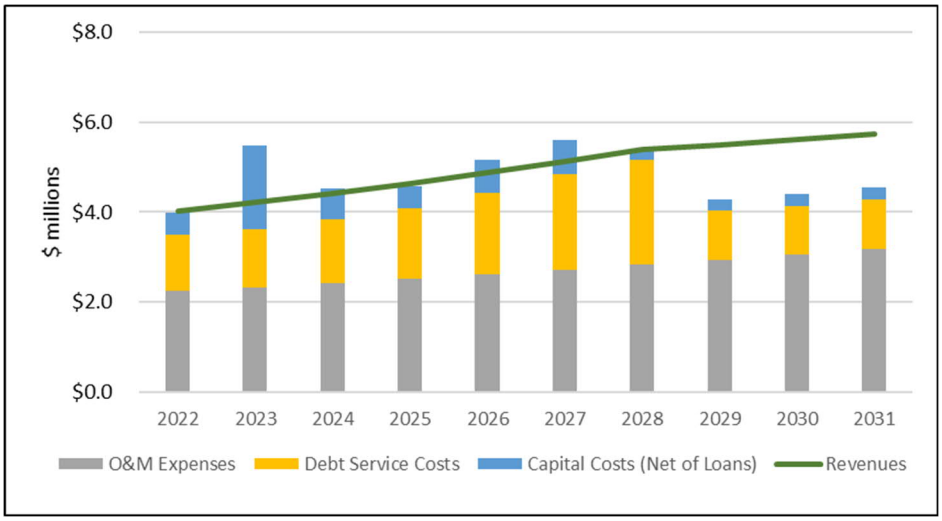


Table 4 summarizes the results of the cash flow analysis. Annual adjustments of 4.2% in 2022 through 2028 followed by annual increases of 1.0% in 2029 through 2031 are required to meet annual expenses, fund the capital improvement program, maintain reserves, and meet debt service coverage requirements. The 4.2% revenue adjustments are need through 2028 to maintain debt service coverage. The existing debt is paid off in 2027 and as a result, the revenue adjustments are reduced to an inflationary amount in 2029 through 2031. The projected 2031 ending fund balance is approximately $1.4 greater than the 2022 projected balance. These undesignated funds are available to fund future capital projects in the next 10-year time horizon.

Table 4: Wastewater Utility
Cash Flow Summary

Description	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Revenue Adjustments	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	1.0%	1.0%	1.0%
Cumulative Adjustments	4.2%	8.6%	13.1%	17.9%	22.8%	28.0%	33.4%	34.7%	36.1%	37.4%
Annual CIP, $ millions	$0.7	$3.4	$2.4	$3.3	$5.0	$5.1	$0.2	$0.3	$0.3	$0.3
State Loan Proceeds, $ millions	$0.2	$1.6	$1.7	$2.8	$4.2	$4.4	$0.0	$0.0	$0.0	$0.0
State Grants, $ millions	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0
Total Fund Ending Balance, $ millions	$4.3	$3.0	$2.9	$2.9	$2.6	$2.1	$2.1	$3.3	$4.5	$5.7
Target Reserve, $ millions	$1.6	$1.6	$1.7	$1.7	$1.8	$1.8	$1.9	$2.0	$2.0	$2.1
Unrestricted Reserves, $ millions	$2.7	$1.4	$1.2	$1.2	$0.8	$0.3	$0.2	$1.4	$2.5	$3.6
Debt Service Coverage	1.4	1.5	1.4	1.4	1.3	1.1	1.1	2.3	2.3	2.3
Target Debt Service Coverage	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2

Wastewater System Investment Fees

Raftelis used the buy-in method because the City is not anticipating any major capital expansions to serve new growth. The buy-in method recoups the new development's proportionate share of existing capacity; essentially reimbursing the existing rate payers who funded the initial facilities.

Raftelis used a line-item asset listing from the City's accounting records to estimate the value of the water system's infrastructure. System capacity and the demand per EQR was provided by JVA. The calculated SIF represents the maximum fee which can be supported by the data and analysis. Table 5 summarizes the water SIF calculation.

Table 5: Wastewater Utility
Development of Proposed System Investment Fee (SIF)

Wastewater System Investment Fee		
1	Wastewater System Infrastructure at Current Replacement Cost	$48,142,885
2	System Capacity, gpd	2,000,000
3	Unit Cost of Capacity, $ per gpd (Line 1/Line 2)	$24.07
4	EQR demand, gpd	235
5	System Investment Fee, $ per EQR (Line 3 * Line 4)	$5,657
6	Current SIF, $ per EQR	$6,382
7	Difference	($725)

Residential Bill Comparison

The table below summarizes monthly bill increases for residential customers. The comparison shows the bill change under winter (indoor) use, average monthly usage, and a high use summer month.

Table 6
Residential Bill Comparison Under Existing 2021 Rates and Proposed 2022 Rates

Bill Type	Water	Water Tank Surcharge	Wastewater	Total Bill
4,000 Gallons - Winter (Indoor Usage)				
Proposed 2022 Rates	$39.78	$4.77	$62.54	$107.09
Existing 2021 Rates	$38.81	$4.66	$60.02	$103.49
			Change, $	$3.60
7,000 Gallons - (Average Montly Usage)				
Proposed 2022 Rates	$53.13	$6.38	$62.54	$122.05
Existing 2021 Rates	$51.83	$6.22	$60.02	$118.07
			Change, $	$3.98
14,000 Gallons - (Summer Usage)				
Proposed 2022 Rates	$88.94	$10.67	$62.54	$162.15
Existing 2021 Rates	$86.77	$10.41	$60.02	$157.20
			Change, $	$4.95

Table A-1
City of Rifle, CO
Water Utility Combined Sub-Funds

Line No.	Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
	Sources of Funds											
1	Revenue from Existing Water Rates	3,625,000	3,598,030	3,628,497	3,659,311	3,690,476	3,721,996	3,753,876	3,786,120	3,818,732	3,851,717	3,885,078
2	Add'l Water Rate Revenue from Rate Increases	-	89,951	183,693	281,367	383,119	489,101	599,469	714,387	834,022	958,550	1,088,150
3	Total Water Rate Revenue	3,625,000	3,687,981	3,812,190	3,940,678	4,073,595	4,211,097	4,353,346	4,500,507	4,652,755	4,810,267	4,973,229
4	Sales Tax Revenue	2,332,199	2,337,500	2,380,800	2,425,100	2,470,300	2,516,500	2,563,800	2,612,100	2,661,300	2,711,700	2,731,300
5	Other Miscellaneous Revenue	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000
6	System Improvement Fees	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
7	Grant DOLA for System Improvements	-	-	-	-	-	204,612	773,746	796,958	-	-	-
8	Water Rights Revenue	47,000	49,000	51,100	53,300	55,600	7,000	7,000	7,000	7,000	7,000	7,000
9	Proposed - State and Other Loans	-	-	503,928	1,903,257	1,960,355	-	-	-	-	-	-
10	Investment Income	124,900	98,400	93,800	72,100	44,700	39,300	39,800	43,000	55,400	71,700	88,800
11	Total Sources	6,374,099	6,417,881	7,086,817	8,639,435	8,849,550	7,223,509	7,982,692	8,204,566	7,621,455	7,845,667	8,045,329
	Uses of Funds											
12	Operation and Maintenance Expense	2,228,170	2,298,483	2,371,288	2,446,678	2,524,750	2,605,606	2,689,352	2,776,098	2,865,957	2,959,050	3,055,499
13	Additional O&M due to Capital Project Completion	590,000	607,700	625,931	644,709	664,050	683,972	704,491	725,626	747,394	769,816	792,911
14	Water Rights Expense	710,000	111,650	113,350	115,100	116,903	118,760	120,673	122,643	124,672	126,763	128,915
	Debt Service											
15	Existing	1,780,661	1,784,078	1,781,949	1,784,214	1,780,867	1,783,304	1,780,933	1,784,050	1,786,890	1,780,238	1,781,239
16	Proposed - State and Other Loans	-	-	-	31,567	150,791	273,592	273,592	273,592	273,592	273,592	273,592
17	Interest During Construction	-	-	11,300	42,800	44,100	-	-	-	-	-	-
18	Tank Debt Pay Off	-	-	-	-	-	-	-	-	-	-	-
19	Total Debt Service	1,780,661	1,784,078	1,793,249	1,858,581	1,975,758	2,056,896	2,054,524	2,057,641	2,060,482	2,053,830	2,054,831
20	Capital Improvement Program	1,525,000	1,832,370	2,895,196	7,210,359	5,411,446	1,174,924	2,711,693	1,593,917	253,354	260,955	268,783
21	Total Uses of Funds	6,833,831	6,634,282	7,799,013	12,275,426	10,692,907	6,640,158	8,280,733	7,275,924	6,051,860	6,170,413	6,300,939
22	Annual Surplus (Deficiency)	(459,732)	(216,401)	(712,196)	(3,635,991)	(1,843,357)	583,351	(298,041)	928,641	1,569,595	1,675,253	1,744,389
23	Beginning Balance	10,415,424	9,955,692	9,739,291	9,027,095	5,391,104	3,547,747	4,131,098	3,833,057	4,761,698	6,331,293	8,006,546
24	Ending Balance	9,955,692	9,739,291	9,027,095	5,391,104	3,547,747	4,131,098	3,833,057	4,761,698	6,331,293	8,006,546	9,750,936
	Target Reserves											
25	Target Operating Reserves (90 days O&M)	700,000	730,000	750,000	770,000	800,000	820,000	850,000	880,000	900,000	930,000	960,000
26	Target Capital Reserves	-	1,750,000	1,785,000	1,820,700	1,857,114	1,894,256	1,932,141	1,970,784	2,010,200	2,050,404	2,091,412
27	Total Target Reserves	700,000	2,480,000	2,535,000	2,590,700	2,657,114	2,714,256	2,782,141	2,850,784	2,910,200	2,980,404	3,051,412
28	Undesignated Reserves	9,255,692	7,259,291	6,492,095	2,800,404	890,633	1,416,842	1,050,915	1,910,914	3,421,093	5,026,142	6,699,524
29	Annualized Water Service Revenue Increase		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
30	Cumulative Revenue Increase		2.5%	5.1%	7.7%	10.4%	13.1%	16.0%	18.9%	21.8%	24.9%	28.0%
31	Debt Service Coverage (Including Sales Tax, SIFs)	2.27	1.85	1.90	1.90	1.83	1.74	1.78	1.82	1.86	1.91	1.94
32	Target Debt Service Coverage (1.1x minimum)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20

Table A-2
City of Rifle, CO
Water Utility
Water Miscellaneous Non-Rate Revenue Forecast

Line No.	Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
	Miscellaneous Non-Rate Revenue											
1	User Fees -CoGen Plant	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
2	User Fees -Bulk Water	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
3	Service Charges	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
4	Sale of Meters	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
5	Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0
6	Xcel Solar Array Rebate	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
7	Total Miscellaneous Non-Rate Reveni	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000

Table A-3
City of Rifle, CO
Water Utility
Water Rights Revenue

Line No.	Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Water Rights											
1	In Lieu of Water Rights	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
2	Co-Gen Standby/WtrRghts	40,000	42,000	44,100	46,300	48,600	0	0	0	0	0	0
3	Total Water Right Revenue	47,000	49,000	51,100	53,300	55,600	7,000	7,000	7,000	7,000	7,000	7,000

Table A-4
City of Rifle, CO
Water Utility
System Improvement Revenue

Line No.	Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
1	Grant-DOLA - Water Sys Improv	0	0	0	0	0	204,612	773,746	796,958	0	0	0
2	Grant DOLA - Water Tank	0	0	0	0	0	0	0	0	0	0	0
3	FML Grant-Water Sys Improv	0	0	0	0	0	0	0	0	0	0	0
4	Total Grant Revenue	0	0	0	0	0	204,612	773,746	796,958	0	0	0

Table A-5
City of Rifle, CO
Water Utility
Water Sales Tax Revenue Forecast

Line No.		Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
			$	$	$	$	$	$	$	$	$	$	$
		Sales Tax Revenue											
1	310-3004-313-001	Water Treatment Sales Tax .75%	1,708,868	1,734,500	1,760,500	1,786,900	1,813,700	1,840,900	1,868,500	1,896,500	1,924,900	1,953,800	1,953,800
2	310-3004-313-002	Water Treatment Use Tax	31,119	31,600	32,100	32,600	33,100	33,600	34,100	34,600	35,100	35,600	35,600
3	310-3004-313-003	Water Treat Rebate-Sales & Use	0	0	0	0	0	0	0	0	0	0	0
4	310-3004-313-004	Water Treatme MotorVeh Use Tax	126,860	128,800	130,700	132,700	134,700	136,700	138,800	140,900	143,000	145,100	145,100
5	310-3004-313-005	Water Tank Surcharge	396,094	442,600	457,500	472,900	488,800	505,300	522,400	540,100	558,300	577,200	596,800
6	310-3004-361-001	Interest Earnings	0	0	0	0	0	0	0	0	0	0	0
7	310-3004-362-001	Unrealized Gains/Losses	0	0	0	0	0	0	0	0	0	0	0
8	310-3004-379-001	Bond Premium Amortize Revenues	69,258	0	0	0	0	0	0	0	0	0	0
9		Total Sales Tax Revenue	2,332,199	2,337,500	2,380,800	2,425,100	2,470,300	2,516,500	2,563,800	2,612,100	2,661,300	2,711,700	2,731,300

City of Rifle, CO
Water Utility
Projected Operation and Maintenance Expense

Line No.	Account Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
1	Regular Employees-S&W	515,954	531,433	547,376	563,797	580,711	598,132	616,076	634,558	653,595	673,203	693,399
2	Part-Time/Temp Empl-S&W	0	0	0	0	0	0	0	0	0	0	0
3	Overtime-S&W	17,000	17,510	18,035	18,576	19,134	19,708	20,299	20,908	21,535	22,181	22,847
4	Standby Time-S&W	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317
5	Health Insurance	134,879	141,623	148,704	156,139	163,946	172,144	180,751	189,788	199,278	209,242	219,704
6	Dental	8,277	8,690	9,125	9,581	10,060	10,563	11,091	11,646	12,228	12,840	13,482
7	Vision	1,488	1,563	1,641	1,723	1,809	1,900	1,995	2,094	2,199	2,309	2,424
8	Life	853	896	941	988	1,037	1,089	1,143	1,201	1,261	1,324	1,390
9	HRA Health Reimb Acct	808	848	890	935	982	1,031	1,082	1,136	1,193	1,253	1,315
10	HSA Health Savings Acct	21,405	22,475	23,599	24,779	26,018	27,319	28,685	30,119	31,625	33,206	34,866
11	FICA	31,990	33,589	35,269	37,032	38,884	40,828	42,869	45,013	47,264	49,627	52,108
12	Medicare	7,481	7,856	8,248	8,661	9,094	9,548	10,026	10,527	11,054	11,606	12,187
13	Retirement	25,798	27,088	28,442	29,864	31,357	32,925	34,572	36,300	38,115	40,021	42,022
14	457 Retirement	1,909	2,004	2,105	2,210	2,320	2,436	2,558	2,686	2,820	2,961	3,110
15	Unemployment Insurance	1,548	1,625	1,707	1,792	1,882	1,976	2,074	2,178	2,287	2,401	2,522
16	Workers Comp Insurance	15,318	16,084	16,889	17,733	18,620	19,551	20,528	21,555	22,632	23,764	24,952
17	Legal Expense	5,000	5,250	5,513	5,788	6,078	6,381	6,700	7,036	7,387	7,757	8,144
18	Professional Services	165,000	169,950	175,049	180,300	185,709	191,280	197,019	202,929	209,017	215,288	221,746
19	Permit, Design Rev, Agency fee	7,000	7,210	7,426	7,649	7,879	8,115	8,358	8,609	8,867	9,133	9,407
20	Water Quality Testing Svs	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598
21	Chemicals	125,000	131,250	137,813	144,703	151,938	159,535	167,512	175,888	184,682	193,916	203,612
22	SCADA Services, Equip, Labor	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037
23	Postal Services	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079
24	Utility Services	320,000	329,600	339,488	349,673	360,163	370,968	382,097	393,560	405,366	417,527	430,053
25	Residuals Hauling and Disposal	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
26	General Disposal	0	0	0	0	0	0	0	0	0	0	0
27	Ditch Maintenance Service	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
28	Repair & Maint Services	185,000	190,550	196,267	202,154	208,219	214,466	220,900	227,527	234,352	241,383	248,625
29	Contract Maint Services	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598
30	Meter Testing Services	0	0	0	0	0	0	0	0	0	0	0
31	CIRSA Ins. Deductible Repairs	0	0	0	0	0	0	0	0	0	0	0
32	User Claims/Losses	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
33	Rental Equip/Vehicles	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
34	Rental Toilets	0	0	0	0	0	0	0	0	0	0	0
35	Other Purch. Serv./ Utility Lo	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
36	Dues/Memberships	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
37	Software Sub, Licenses & Fees	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037
38	Insurance	80,000	82,400	84,872	87,418	90,041	92,742	95,524	98,390	101,342	104,382	107,513
39	Communication-Telephone	0	0	0	0	0	0	0	0	0	0	0
40	Advertising	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
41	Printing/Binding	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
42	Training & Meetings	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360
43	General Supplies	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159
44	Uniforms/Clothing	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360
45	Small Tools	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
46	Propane	0	0	0	0	0	0	0	0	0	0	0
47	Diesel Fuel	500	515	530	546	563	580	597	615	633	652	672
48	Minor Equipment	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567	4,704
49	Fire Hydrants and Access	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046	44,337	45,667	47,037
50	Water Meter & Accessories	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317
51	Water Pipe/Valves/Fittings	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159

City of Rifle, CO
Water Utility
Projected Operation and Maintenance Expense

Line No.	Account Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
1	Regular Employees-S&W	515,954	531,433	547,376	563,797	580,711	598,132	616,076	634,558	653,595	673,203	693,399
59	Vehicles/Leasing	11,500	11,845	12,200	12,566	12,943	13,332	13,732	14,144	14,568	15,005	15,455
60	Capitalized Assets	0	0	0	0	0	0	0	0	0	0	0
61	Miscellaneous	0	0	0	0	0	0	0	0	0	0	0
62	Cost Allocation	138,890	138,890	138,890	138,890	138,890	138,890	138,890	138,890	138,890	138,890	138,890
66	Fleet Maintenance Allocation	37,500	38,625	39,784	40,977	42,207	43,473	44,777	46,120	47,504	48,929	50,397
67	I.T. Maintenance	78,822	81,186	83,622	86,131	88,714	91,376	94,117	96,941	99,849	102,844	105,930
68	Fleet Debt Service Princ	7,250	7,468	7,692	7,922	8,160	8,405	8,657	8,917	9,184	9,460	9,743
94	Total	2,228,170	2,298,483	2,371,288	2,446,678	2,524,750	2,605,606	2,689,352	2,776,098	2,865,957	2,959,050	3,055,499

Table A-7
City of Rifle, CO
Water Utility
Existing Debt Service

Line No	Payment	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
	2012 Water Loan: Colorado Water Resource Power & Development Authority											
1	Principal	979,187	1,009,596	1,040,006	1,052,170	1,064,333	1,076,497	1,088,661	1,100,825	1,112,989	1,131,234	1,173,808
2	Interest	344,647	314,319	284,261	270,711	257,950	245,840	234,238	223,077	212,369	191,199	148,513
3	Total Principal and Interest	1,323,833	1,323,915	1,324,267	1,322,880	1,322,283	1,322,337	1,322,899	1,323,902	1,325,358	1,322,434	1,322,320
	2012 Water Loan (FED) Premium: Colorado Water Resource Power & Development Authority											
4	Principal	94,641	96,544	98,484	100,464	102,483	104,543	106,644	108,788	110,974	113,205	115,480
5	Interest	24,930	23,028	20,587	19,108	17,089	15,029	12,927	10,784	8,597	6,367	4,091
6	Total Principal and Interest	119,572	119,572	119,072	119,572	119,572	119,572	119,572	119,572	119,572	119,572	119,572
	2015 Water Certification of Participation Water Compensated Absences: Colorado Water Resource Power & Development Authority											
7	Principal	210,000	220,000	225,000	235,000	240,000	250,000	255,000	265,000	275,000	280,000	290,000
8	Interest	127,256	120,592	113,610	106,762	99,012	91,396	83,462	75,576	66,960	58,233	49,348
9	Total Principal and Interest	337,256	340,592	338,610	341,762	339,012	341,396	338,462	340,576	341,960	338,233	339,348
	Total Existing Principal and Interest											
16	Principal	1,283,828	1,326,140	1,363,490	1,387,633	1,406,816	1,431,040	1,450,305	1,474,613	1,498,963	1,524,439	1,579,288
17	Interest	496,833	457,939	418,459	396,580	374,050	352,264	330,627	309,437	287,927	255,799	201,951
18	Total Principal and Interest	1,780,661	1,784,078	1,781,949	1,784,214	1,780,867	1,783,304	1,780,933	1,784,050	1,786,890	1,780,238	1,781,239

Table A-8
City of Rifle, CO
Water Utility
Water Capital Improvement Plan with Inflation

Annual Inflation		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Cumulative Inflation		0.0%	3.0%	6.1%	9.3%	12.6%	15.9%	19.4%	23.0%	26.7%	30.5%	34.4%
Line		Budget	Projected									
No.	Title	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
	Water Treatment Plant Improvements											
1	City Maintenance Facility	-	-	-	196,691	743,399	765,701	-	-	-	-	-
2	Flouridation Project	-	-	-	-	-	-	1,164,201	-	-	-	-
3	Pall Membrane Replacement	-	-	-	-	747,338	-	-	-	-	-	-
4	WTP Residual Drying Beds - Concrete Drying Beds Design and Construction (Pursue 50% Grant Funding)	-	-	-	-	-	409,224	1,547,492	1,593,917	-	-	-
5	Salinity Removal/Brine Disposal Study - PELs and Sampling	-	77,250	-	-	-	-	-	-	-	-	-
6	Salinity Removal/Brine Disposal Study - Mixing Zone Study	-	-	159,135	-	-	-	-	-	-	-	-
7	Undesignated Future R&R Projects	-	-	-	-	-	-	-	-	253,354	260,955	268,783
	Water Distribution System Improvements											
8	Airport Tank No. 2 Construction with Interior and Exterior Coating and CP - Construction Only	1,092,000	-	-	-	-	-	-	-	-	-	-
9	RRWPF (Penwill) to 5MG Tank Complex - Upgrade to 24"/30" Design and Construction	-	-	1,007,855	3,806,515	3,920,710	-	-	-	-	-	-
10	Old River Pump Station Storage Building Demolition	20,000	20,600	21,218	-	-	-	-	-	-	-	-
11	Recoat Airport Tank No. 1 (last coating in 2002)	-	429,510	-	-	-	-	-	-	-	-	-
12	Beaver Creek Tank Imps - New 8" to Rifle Village South (or new booster station?) - Design and Construction	-	-	424,360	3,207,154	-	-	-	-	-	-	-
	Raw Water Improvements											
13	Raw Water Pump Station Upgrade (300 hp) w/ Portable Generator Design and Construction	-	1,305,010	-	-	-	-	-	-	-	-	-
14	Raw Water Pond/Storage Improvements (aeration, hydrualics, dredging) Design and Construction	-	-	1,282,628	-	-	-	-	-	-	-	-
15	Total Capital Improvement Program w/ Inflation	1,112,000	1,832,370	2,895,196	7,210,359	5,411,446	1,174,924	2,711,693	1,593,917	253,354	260,955	268,783

Table B-1
City of Rifle, CO
Wastewater Utility Combined Fund

Line No.	Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
			$	$	$	$	$	$	$	$	$	$
	Sources of Funds											
1	Revenue from Existing Wastewater Rates	3,839,500	3,726,348	3,762,265	3,798,594	3,835,341	3,872,511	3,910,108	3,948,137	3,986,604	4,025,515	4,064,873
2	Add'l Wastewater Rate Revenue from Rate Increases	-	156,507	322,667	499,006	686,079	884,468	1,094,788	1,317,686	1,383,696	1,451,428	1,520,924
3	Total Wastewater Rate Revenue	3,839,500	3,882,855	4,084,932	4,297,601	4,521,420	4,756,979	5,004,895	5,265,823	5,370,300	5,476,942	5,585,797
4	Other Miscellaneous Revenue	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
5	Wastewater Development Fees	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
6	DOLA Grant	350,000	-	-	-	-	-	-	-	-	-	-
7	State and Other Loan Proceeds	-	151,462	1,577,187	1,680,232	2,802,123	4,227,293	4,354,112	-	-	-	-
8	Investment Income	22,100	39,600	25,700	18,500	17,900	16,400	11,200	21,300	24,900	34,400	47,000
9	Total Sources	4,312,600	4,174,916	5,788,819	6,097,332	7,442,443	9,101,672	9,471,207	5,388,123	5,496,200	5,612,342	5,733,797
	Uses of Funds											
10	Operation and Maintenance Expense	1,748,243	1,819,787	1,894,560	1,972,713	2,054,405	2,139,800	2,229,074	2,322,408	2,419,993	2,522,028	2,628,725
11	Additional O&M due to Capital Project Completion	410,000	422,300	434,969	448,018	461,459	475,302	489,561	504,248	519,376	534,957	551,006
	Debt Service											
12	Existing	1,248,121	1,251,869	1,244,345	1,248,593	1,254,921	1,252,319	1,250,985	1,249,498	-	-	-
13	Proposed - Revenue Bonds	-	-	11,142	127,169	250,777	456,917	767,900	1,088,214	1,088,214	1,088,214	1,088,214
14	Proposed - State & Other	-	-	-	-	-	-	-	-	-	-	-
15	Interest During Construction	-	3,400	35,500	37,800	63,000	95,100	98,000	-	-	-	-
16	Total Debt Service	1,248,121	1,255,269	1,290,987	1,413,562	1,568,698	1,804,336	2,116,885	2,337,712	1,088,214	1,088,214	1,088,214
17	Capital Improvement Program	900,000	650,960	3,445,803	2,377,228	3,296,615	4,973,286	5,122,484	245,975	253,354	260,955	268,783
18	Total Uses of Funds	4,306,363	4,148,316	7,066,319	6,211,521	7,381,176	9,392,724	9,958,005	5,410,343	4,280,936	4,406,154	4,536,728
19	Annual Surplus (Deficiency)	6,237	26,601	(1,277,500)	(114,188)	61,267	(291,052)	(486,798)	(22,220)	1,215,264	1,206,189	1,197,069
20	Beginning Balance	4,224,410	4,230,646	4,257,247	2,979,747	2,865,558	2,926,826	2,635,773	2,148,976	2,126,756	3,342,020	4,548,209
21	Ending Balance	4,230,646	4,257,247	2,979,747	2,865,558	2,926,826	2,635,773	2,148,976	2,126,756	3,342,020	4,548,209	5,745,278
	Target Reserves											
22	Target Operating Reserves (90 days O&M)	540,000	540,000	560,000	580,000	610,000	630,000	650,000	680,000	710,000	730,000	760,000
23	Target Capital Reserves	1,000,000	1,030,000	1,060,900	1,092,727	1,125,509	1,159,274	1,194,052	1,229,874	1,266,770	1,304,773	1,343,916
24	Total Target Reserves	1,540,000	1,570,000	1,620,900	1,672,727	1,735,509	1,789,274	1,844,052	1,909,874	1,976,770	2,034,773	2,103,916
25	Undesignated Reserves	2,690,646	2,687,247	1,358,847	1,192,831	1,191,317	846,499	304,923	216,882	1,365,250	2,513,435	3,641,361
26	Annualized Wastewater Service Revenue Increase		4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	1.0%	1.0%	1.0%
27	Cumulative Revenue Increase		4.2%	8.6%	13.1%	17.9%	22.8%	28.0%	33.4%	34.7%	36.1%	37.4%
28	Debt Service Coverage (including SIFs)	1.73	1.42	1.46	1.41	1.35	1.25	1.13	1.10	2.35	2.35	2.35
29	Target Debt Service Coverage (1.1x minimum)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20

Table A-2
City of Rifle, CO
Wastewater Utility
Wastewater Miscellaneous Non-Rate Revenue Forecast

Line No.	Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
	Miscellaneous Non-Rate Revenue											
1	Other Permits	0	0	0	0	0	0	0	0	0	0	0
2	EIF-Downtown Main St	0	0	0	0	0	0	0	0	0	0	0
3	Garfield FML Biosolids Plan	0	0	0	0	0	0	0	0	0	0	0
4	EIF 4952 Wtr WWtr Study	0	0	0	0	0	0	0	0	0	0	0
5	Colo WR&PDA Planning Grant	0	0	0	0	0	0	0	0	0	0	0
6	Interest - A/R	0	0	0	0	0	0	0	0	0	0	0
7	Unrealized Gains/Losses	0	0	0	0	0	0	0	0	0	0	0
8	Sewer User Fees-Base Fee Adjus	0	0	0	0	0	0	0	0	0	0	0
9	User Fees -Bulk Sewage	0	0	0	0	0	0	0	0	0	0	0
10	Bulk Sewage-Composting	0	0	0	0	0	0	0	0	0	0	0
11	Service Charges	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
12	Late Payment Fees	0	0	0	0	0	0	0	0	0	0	0
13	Dedicated Infrastructure	0	0	0	0	0	0	0	0	0	0	0
14	Miscellaneous Income	0	0	0	0	0	0	0	0	0	0	0
15	Xcel Energy Rebate Revenue	0	0	0	0	0	0	0	0	0	0	0
16	Service Line Failure Repairs	0	0	0	0	0	0	0	0	0	0	0
17	Bond Premium Amort. Revenues	0	0	0	0	0	0	0	0	0	0	0
18	OTI-General Fund	0	0	0	0	0	0	0	0	0	0	0
19	Sales of GFA	0	0	0	0	0	0	0	0	0	0	0
20	Insurance Proceeds	0	0	0	0	0	0	0	0	0	0	0
21	Gain on Sale of Assets	0	0	0	0	0	0	0	0	0	0	0
22	Total Miscellaneous Non-Rate Revenue	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000

Table B-3
City of Rifle, CO
Wastewater Utility
System Improvement Revenue

Line No.	Description	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
1	DOLA Grant	350,000	0	0	0	0	0	0	0	0	0	0
4		350,000	0	0	0	0	0	0	0	0	0	0

Table B-4
City of Rifle, CO
Wastewater Utility
Projected Operational and Maintenance Expenses

Line No.	Account Description	Budget 2021	2022	2023	2024	2025	Projected 2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
1	Regular Employees-S&W	383,431	394,934	406,782	418,986	431,555	444,502	457,837	471,572	485,719	500,291	515,299
2	Part-Time/Temp Empl-S&W	0	0	0	0	0	0	0	0	0	0	0
3	Overtime-S&W	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439
4	Standby Time-S&W	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439
5	Temp Svs Employees & W/C	0	0	0	0	0	0	0	0	0	0	0
6	Health Insurance	98,604	103,534	108,711	114,146	119,854	125,846	132,139	138,746	145,683	152,967	160,616
7	Dental	5,033	5,285	5,549	5,827	6,118	6,424	6,745	7,083	7,437	7,809	8,199
8	Vision	906	951	999	1,049	1,101	1,156	1,214	1,275	1,339	1,406	1,476
9	Life	689	723	759	797	837	879	923	969	1,017	1,068	1,121
10	HRA Health Reimb Acct	833	874	918	964	1,012	1,063	1,116	1,171	1,230	1,291	1,356
11	HSA Health Savings Acct	13,250	13,913	14,608	15,339	16,105	16,911	17,756	18,644	19,576	20,555	21,583
12	FICA	23,773	24,962	26,210	27,521	28,897	30,342	31,859	33,452	35,124	36,880	38,724
13	Medicare	5,560	5,838	6,130	6,436	6,758	7,096	7,451	7,823	8,214	8,625	9,056
14	Retirement	19,172	20,130	21,137	22,194	23,303	24,468	25,692	26,977	28,325	29,742	31,229
15	457 Retirement	1,160	1,218	1,278	1,342	1,409	1,480	1,554	1,632	1,713	1,799	1,889
16	Unemployment Insurance	1,150	1,208	1,268	1,332	1,398	1,468	1,542	1,619	1,700	1,785	1,874
17	Workers Comp Insurance	8,074	8,478	8,902	9,347	9,814	10,305	10,820	11,361	11,929	12,526	13,152
18	Workers Comp Deductibles	0	0	0	0	0	0	0	0	0	0	0
19	Legal Expense	4,000	4,200	4,410	4,631	4,862	5,105	5,360	5,628	5,910	6,205	6,516
20	Professional Services	121,000	127,050	133,403	140,073	147,076	154,430	162,152	170,259	178,772	187,711	197,096
21	Prof Scvs - Bond Consult	0	0	0	0	0	0	0	0	0	0	0
22	Permit, Design Rev, Agency fee	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540	48,867
23	Water Quality Testing Svs	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540	48,867
24	Chemicals	90,000	94,500	99,225	104,186	109,396	114,865	120,609	126,639	132,971	139,620	146,601
25	SCADA Services, Equip, Labor	70,000	72,100	74,263	76,491	78,786	81,149	83,584	86,091	88,674	91,334	94,074
26	Postal Services	7,500	7,875	8,269	8,682	9,116	9,572	10,051	10,553	11,081	11,635	12,217
27	Utility Services	225,000	236,250	248,063	260,466	273,489	287,163	301,522	316,598	332,427	349,049	366,501
28	Landfill Costs	0	0	0	0	0	0	0	0	0	0	0
29	Biosolids Hauling and Disposal	100,000	105,000	110,250	115,763	121,551	127,628	134,010	140,710	147,746	155,133	162,889
30	Grease Pumping and Disposal	5,000	5,250	5,513	5,788	6,078	6,381	6,700	7,036	7,387	7,757	8,144
31	General Disposal	1,500	1,575	1,654	1,736	1,823	1,914	2,010	2,111	2,216	2,327	2,443
32	Repair & Maint Services	150,000	157,500	165,375	173,644	182,326	191,442	201,014	211,065	221,618	232,699	244,334
33	R&M TV & Cleaning	1,000	1,050	1,103	1,158	1,216	1,276	1,340	1,407	1,477	1,551	1,629
34	User Claims/Losses	10,000	10,500	11,025	11,576	12,155	12,763	13,401	14,071	14,775	15,513	16,289
35	Rental Equip/Vehicles	1,000	1,050	1,103	1,158	1,216	1,276	1,340	1,407	1,477	1,551	1,629
36	Rental Toilets	0	0	0	0	0	0	0	0	0	0	0
37	Other Purchased Ut Locates	0	0	0	0	0	0	0	0	0	0	0
38	Dues/Memberships	750	788	827	868	912	957	1,005	1,055	1,108	1,163	1,222
39	Software Sub, Licenses & Fees	0	0	0	0	0	0	0	0	0	0	0
40	Insurance	45,000	47,250	49,613	52,093	54,698	57,433	60,304	63,320	66,485	69,810	73,300
41	Communication-Telephone	0	0	0	0	0	0	0	0	0	0	0
42	Advertising	1,000	1,050	1,103	1,158	1,216	1,276	1,340	1,407	1,477	1,551	1,629
43	Printing/Binding	0	0	0	0	0	0	0	0	0	0	0
44	Training & Meetings	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688
45	General Supplies	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159
46	Caca Loco Clean-up	75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794
47	Uniforms/Clothing	500	515	530	546	563	580	597	615	633	652	672
48	Small Tools	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
49	Propane	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016
50	Diesel Fuel	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
51	Minor Equipment	0	0	0	0	0	0	0	0	0	0	0
52	Land	0	0	0	0	0	0	0	0	0	0	0
53	Buildings	0	0	0	0	0	0	0	0	0	0	0
54	Improvements not buildings	0	0	0	0	0	0	0	0	0	0	0
55	Park & Randolph	0	0	0	0	0	0	0	0	0	0	0
56	DownTown Sewer Eval	0	0	0	0	0	0	0	0	0	0	0

Table B-4
City of Rifle, CO
Wastewater Utility
Projected Operational and Maintenance Expenses

Line No.	Account Description	Budget 2021	2022	2023	2024	2025	Projected 2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
57	Line Maintenance	0	0	0	0	0	0	0	0	0	0	0
58	Construction Projects	0	0	0	0	0	0	0	0	0	0	0
59	Downtwn Sewer Improvemnt	0	0	0	0	0	0	0	0	0	0	0
60	2005 Improvements	0	0	0	0	0	0	0	0	0	0	0
61	Downtwn Main St Projects	0	0	0	0	0	0	0	0	0	0	0
62	Equipment	0	0	0	0	0	0	0	0	0	0	0
63	Vehicles/Leasing	10,800	11,124	11,458	11,801	12,155	12,520	12,896	13,283	13,681	14,092	14,514
64	Capitalized Assets	0	0	0	0	0	0	0	0	0	0	0
65	Miscellaneous	0	0	0	0	0	0	0	0	0	0	0
66	Cost Allocation	85,268	85,268	85,268	85,268	85,268	85,268	85,268	85,268	85,268	85,268	85,268
67	PILT to General Fund	0	0	0	0	0	0	0	0	0	0	0
68	Salary Adjustments	0	0	0	0	0	0	0	0	0	0	0
69	457 Retirement Match	0	0	0	0	0	0	0	0	0	0	0
70	Fleet Maintenance Allocation	27,817	29,208	30,669	32,202	33,812	35,503	37,278	39,142	41,099	43,154	45,312
71	I.T. Maintenance	46,722	49,058	51,511	54,087	56,791	59,631	62,612	65,743	69,030	72,482	76,106
72	Fleet Debt Service Princ	7,250	7,613	7,993	8,393	8,812	9,253	9,716	10,201	10,712	11,247	11,809
73	Fleet Debt Service Int	0	0	0	0	0	0	0	0	0	0	0
74	I.T. Debt Service - Principal	0	0	0	0	0	0	0	0	0	0	0
75	I.T. Debt Service - Interest	0	0	0	0	0	0	0	0	0	0	0
76	Debt Service Princ	0	0	0	0	0	0	0	0	0	0	0
77	Debt Service Interest	0	0	0	0	0	0	0	0	0	0	0
78	Refunding/Issuance Costs	0	0	0	0	0	0	0	0	0	0	0
79	OTO to General - Gov. Affairs	0	0	0	0	0	0	0	0	0	0	0
80	OTO to General - Maint.	0	0	0	0	0	0	0	0	0	0	0
81	OTO to Wastewater Capital	0	0	0	0	0	0	0	0	0	0	0
82	Professional Services1 (expenditures 2017)	0	0	0	0	0	0	0	0	0	0	0
83	Contingency	0	0	0	0	0	0	0	0	0	0	0
84	Bad Debt	0	0	0	0	0	0	0	0	0	0	0
85	Professional Services2 (Expenditures 2018)	0	0	0	0	0	0	0	0	0	0	0
86	Depreciation Expense	0	0	0	0	0	0	0	0	0	0	0
94	Total	1,748,243	1,819,787	1,894,560	1,972,713	2,054,405	2,139,800	2,229,074	2,322,408	2,419,993	2,522,028	2,628,725

Table B-5
City of Rifle, CO
Wastewater Utility
Projected Operational and Maintenance Expenses from CIP Projects

Line No.	Account Description	Budget 2021	2022	2023	2024	2025	Projected 2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
1	Workers Comp Deductibles	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677	130,477	134,392
2	Legal Expense	235,000	242,050	249,312	256,791	264,495	272,429	280,602	289,020	297,691	306,622	315,820
3	Professional Services	75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794
4		410,000	422,300	434,969	448,018	461,459	475,302	489,561	504,248	519,376	534,957	551,006

Table B-6
City of Rifle, CO
Wastewater Utility
Existing Debt Service

Line No	Payment	Budget 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
	2007 Wastewater: Colorado Water Resource Power & Development Authority											
1	Principal	938,204	969,852	996,088	1,027,736	1,064,384	1,096,032	1,185,564	1,264,684			
2	Interest	309,917	282,017	248,257	220,857	190,537	156,287	65,421	(15,186)			
3	Total Principal a	1,248,121	1,251,869	1,244,345	1,248,593	1,254,921	1,252,319	1,250,985	1,249,498	-	-	-
	Total Existing Pa rest											
4	Principal	938,204	969,852	996,088	1,027,736	1,064,384	1,096,032	1,185,564	1,264,684	-	-	-
5	Interest	309,917	282,017	248,257	220,857	190,537	156,287	65,421	(15,186)	-	-	-
6	Total Principal a	1,248,121	1,251,869	1,244,345	1,248,593	1,254,921	1,252,319	1,250,985	1,249,498	-	-	-

Table A-7
City of Rifle, CO
Wastewater Utility
Wastewater Capital Improvement Plan with Inflation

Annual Inflation		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Cumulative Inflation		0.0%	3.0%	6.1%	9.3%	12.6%	15.9%	19.4%	23.0%	26.7%	30.5%	34.4%
Line		Projected										
No.	Title	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		$	$	$	$	$	$	$	$	$	$	$
	Wastewater Treatment Facility Improvements											
1	Reg 85 / Reg 31 Compliance - Phos Incentive Improv (biological improv. and chemical addition)	-	85,490	646,088	-	-	-	-	-	-	-	-
2	Upgrade for Phos/Reg 31 Compliance - Study, Design and Construction	-	-	-	54,636	1,316,845	4,973,286	5,122,484	-	-	-	-
3	Headworks Influent Channel Coating - BioSan Grout / H2S resistant coating	-	-	-	400,484	-	-	-	-	-	-	-
4	Interchange Tank and Digester Improvements	-	-	509,232	1,922,107	1,979,770	-	-	-	-	-	-
5	Headworks Make-up Air Unit	-	133,900	-	-	-	-	-	-	-	-	-
6	Additional Hoists for Oxidation Ditch Aerators	195,000	-	-	-	-	-	-	-	-	-	-
7	Biosolids Hauling Improvements Study - long term land application	-	51,500	-	-	-	-	-	-	-	-	-
8	UV Disinfection System Improvements	-	124,630	944,201	-	-	-	-	-	-	-	-
9	Salinity Removal/Mitigation - Study	-	77,250	-	-	-	-	-	-	-	-	-
10	Miscellaneous R&R Projects	-	-	-	-	-	-	-	245,975	253,354	260,955	268,783
	Sanitary Sewer Collection System Improvements											
11	Southside Pump Station - Design and Construction	-	178,190	1,346,282	-	-	-	-	-	-	-	-
16	Total Capital Improvement Program w/ Inflation	195,000	650,960	3,445,803	2,377,228	3,296,615	4,973,286	5,122,484	245,975	253,354	260,955	268,783

City of Rifle
Budget Totals by Department
2026

Department	2024 Full Year Actuals	2025 Amended Budget	2025 Full Year Actuals	2026 Adopted Budget	2026 Amended Budget
Grand Total	$ 9,163,900	$ (8,305,947)	$ (3,739,907)	$ (11,136,459)	$ (13,116,252)
100. General Fund	517,970	(1,549,838)	223,001	(756,593)	(889,505)
Revenue	14,001,580	13,167,072	13,883,487	13,592,648	13,592,648
3000. General Revenues	14,001,580	13,167,072	13,883,487	13,592,648	13,592,648
Expenditure	13,483,610	14,716,910	13,660,486	14,349,241	14,482,153
4111. Mayor/Council	111,082	213,813	187,393	217,202	217,202
4114. City Clerk	239	274,630	210,563	277,410	277,410
4121. Municipal Court	295,435	331,322	306,534	356,855	356,855
4132. City Manager	899,199	497,012	583,145	573,207	573,207
4135. Human Resources	-	410,913	310,068	398,480	496,392
4151. Finance	786,332	836,266	758,738	812,608	812,608
4153. Attorney	265,880	340,000	276,702	285,000	285,000
4191. Community Development	531,461	723,563	736,144	916,390	916,390
4195. Grounds and Facility Maint.	584,432	612,478	664,960	683,325	683,325
4199. Community Involvemt Multimedia	223,069	347,280	272,285	342,566	342,566
4210. Police	4,344,147	4,943,687	4,748,600	5,669,462	5,669,462
4240. Building Inspections	111,702	146,098	150,008	238,949	238,949
4310. Public Works	2,406,644	2,364,494	2,111,749	1,952,671	1,952,671
4311. PW - Right of Way Maintenance	-	85,000	-	-	-
4317. PW - Engineering	110,589	392,287	310,997	174,593	174,593
4514. Senior Center	561,634	533,323	514,918	721,518	721,518
4800. Non Departmental	1,358,413	875,743	729,175	374,005	409,005
4910. Operating Transfers Out	893,350	789,000	788,506	355,000	355,000
201. Street Improvement Fund	2,740,151	(166,055)	490,375	(418,728)	(418,728)
Revenue	7,596,068	9,304,572	4,692,760	8,024,834	8,024,834
3000. General Revenues	7,450,481	9,154,572	4,536,370	7,874,834	7,874,834
3003. Capital Revenues	145,587	150,000	156,390	150,000	150,000
Expenditure	4,855,917	9,470,627	4,202,385	8,443,562	8,443,562
4312. Paved Streets	2,702,810	4,425,627	3,385,071	1,779,844	1,779,844
4313. Construction Project	2,153,107	5,045,000	817,315	6,663,718	6,663,718
202. Conservation Trust Fund	143,362	(120,497)	28,152	(261,285)	(261,285)
Revenue	143,362	149,503	143,035	138,715	138,715
3000. Conservation Trust Revenue	143,362	149,503	143,035	138,715	138,715
Expenditure	-	270,000	114,883	400,000	400,000
4517. Conservation Trust	-	270,000	114,883	400,000	400,000
204. Visitor Improvement Fund	100,327	(118,737)	(42,283)	(54,423)	(54,423)
Revenue	373,693	273,439	258,666	261,081	261,081
3000. Visitor Improvement	373,693	273,439	258,666	261,081	261,081
Expenditure	273,366	392,175	300,949	315,504	315,504
4650. Visitor Improvement	273,366	392,175	300,949	315,504	315,504
205. Downtown Development District	(5,890)	709	(6,410)	(167)	(167)
Revenue	69,756	71,356	63,084	74,225	74,225
3000. Downtown Development	69,756	71,356	63,084	74,225	74,225
Expenditure	75,646	70,647	69,494	74,392	74,392

Department	2024 Full Year Actuals	2025 Amended Budget	2025 Full Year Actuals	2026 Adopted Budget	2026 Amended Budget
4651. DownTown Development	75,646	70,647	69,494	74,392	74,392
206. Capital Improvement Fund	122,195	(271,570)	(57,577)	(569,366)	(1,069,366)
Revenue	184,772	80,930	70,916	183,634	183,634
3000. Capital Revenue	184,772	80,930	70,916	183,634	183,634
Expenditure	62,577	352,500	128,493	753,000	1,253,000
4900. Capital Improvements	62,577	352,500	128,493	483,000	483,000
4910. Operating Transfers Out	-	-	-	270,000	770,000
207. Tourism & Industry	(175,011)	(269,681)	(201,328)	(115,312)	(128,312)
Revenue	507,906	520,057	636,420	732,914	732,914
3000. Tourism & Industry	507,906	520,057	636,420	732,914	732,914
Expenditure	682,917	789,739	837,748	848,226	861,226
4650. Tourism & Industry	682,917	789,739	837,748	848,226	861,226
208. Urban Renewal Authority Fund	245,049	203,007	148,075	(362,833)	(362,833)
Revenue	247,877	238,007	169,224	164,667	164,667
3000. Urban Renewal	247,877	238,007	169,224	164,667	164,667
Expenditure	2,829	35,000	21,150	527,500	527,500
4650. Urban Renewal	2,829	35,000	21,150	527,500	527,500
210. Parks & Recreation	483,440	(4,377,407)	(636,870)	(938,820)	(1,177,693)
Revenue	4,667,608	5,127,582	5,572,797	7,252,799	7,222,799
3000. Parks and Rec Revenue	4,667,608	5,127,582	5,572,797	7,252,799	7,222,799
Expenditure	4,184,168	9,504,989	6,209,667	8,191,619	8,400,492
4512. Recreation	738,646	1,013,583	823,007	1,126,776	1,126,776
4513. Pool	650,833	690,895	668,814	890,132	890,132
4514. Rifle Fitness Center	-	-	-	-	-
4515. Community Events	-	-	-	-	-
4521. Park Maintenance	1,884,615	1,960,355	2,043,598	2,035,451	2,184,325
4522. Rifle Mountain Park	-	-	-	-	-
4523. Parks Capital	821,278	5,594,116	2,441,727	4,079,116	4,139,116
4800. Non-Departmental	88,796	62,040	55,862	60,144	60,144
4910. Operating Transfer Out	-	184,000	176,660	-	-
310. Water Fund	3,220,762	(2,427,247)	(4,722,227)	(6,832,299)	(7,873,299)
Revenue	8,256,098	9,689,460	8,711,774	9,072,146	9,072,146
3000. Water Revenue	4,631,922	4,662,235	4,925,980	5,002,403	5,002,403
3002. Water Rights Revenue	32,310	25,000	24,581	25,000	25,000
3003. Capital Revenue	322,666	1,663,000	325,253	513,000	513,000
3004. WTP Sales & Use Tax Revenues	3,269,200	3,339,225	3,435,959	3,531,743	3,531,743
Expenditure	5,035,335	12,116,707	13,434,001	15,904,445	16,945,445
4331. Water O&H	4,059,605	2,847,640	2,688,422	2,702,672	2,702,672
4332. Water Rights	29,562	78,200	28,539	141,500	141,500
4333. Water System Improvements	556,472	7,410,000	8,936,356	11,276,968	12,317,968
4334. Water Treatment Plant Debt	283,678	1,441,855	1,441,854	1,441,909	1,441,909
4335. Water Tank Debt	106,020	339,012	338,828	341,396	341,396
320. Wastewater Fund	1,656,175	740,594	998,113	(541,744)	(541,744)
Revenue	5,051,178	4,835,981	5,219,616	5,450,625	5,450,625
3000. Waste Water Revenue	4,778,028	4,585,981	4,941,237	5,200,625	5,200,625
3003. WasteWater Sys Improve	273,149	250,000	278,379	250,000	250,000
Expenditure	3,395,002	4,095,387	4,221,503	5,992,369	5,992,369
4325. Sewer O&H	3,395,002	4,095,387	4,221,503	5,992,369	5,992,369
4326. Sewer System Improvements	-	-	-	-	-

Department	2024 Full Year Actuals	2025 Amended Budget	2025 Full Year Actuals	2026 Adopted Budget	2026 Amended Budget
330. Sanitation Fund	41,049	(73,959)	(57,347)	(11,058)	(11,058)
Revenue	926,993	950,187	943,060	1,021,503	1,021,503
3000. User Fees	926,993	950,187	943,060	1,021,503	1,021,503
Expenditure	885,944	1,024,145	1,000,407	1,032,561	1,032,561
4320. Sanitation Operations	883,944	1,022,145	998,407	1,030,561	1,030,561
4900. Sanitation Transfers	2,000	2,000	2,000	2,000	2,000
350. Rifle Creek Golf Course Fund	-	-	-	-	(54,006)
Revenue	-	-	-	-	1,544,350
3000. User Fees	-	-	-	-	1,544,350
Expenditure	-	-	-	-	1,598,356
4350. Course Operations	-	-	-	-	737,856
4351. Pro Shop/Club House Operations	-	-	-	-	242,500
4352. Capital Improvements	-	-	-	-	618,000
4351. Transfers Out	-	-	-	-	-
401. Cemetery Perpetual Care	23,116	23,808	29,140	(57,842)	(57,842)
Revenue	23,116	28,808	29,140	22,158	22,158
3000. Perpetual Care	23,116	28,808	29,140	22,158	22,158
Expenditure	-	5,000	-	80,000	80,000
4422. Cemetery Perpetual Care	-	5,000	-	80,000	80,000
4910. Operating Transfers Out	-	-	-	-	-
610. Fleet Maintenance	51,374	90,443	55,402	(225,076)	(225,076)
Revenue	678,117	1,338,894	1,341,713	1,042,672	1,042,672
3000. Interdept Revenue	678,117	765,894	774,381	737,672	737,672
3003. Other Fleet	-	573,000	567,332	305,000	305,000
Expenditure	626,744	1,248,451	1,286,311	1,267,748	1,267,748
4196. Fleet Maintenance	481,690	675,451	713,120	717,748	717,748
4900. Capital	145,054	573,000	573,191	550,000	550,000
620. Information Tech Maintenance	(168)	10,484	11,878	9,087	9,087
Revenue	1,301,503	1,230,087	1,226,953	1,533,411	1,533,411
3000. Interdept Revenues	1,301,503	1,230,087	1,226,953	1,533,411	1,533,411
3003. I.T. Loan Revenues	-	-	-	-	-
Expenditure	1,301,671	1,219,603	1,215,075	1,524,324	1,524,324
4192. I.T. Maintenance	1,112,208	1,097,103	1,101,229	1,194,324	1,194,324
4901. Capital	189,464	122,500	113,846	330,000	330,000

City of Rifle - Fund Balance/Net Position Report

Projected @ March 2026

Fund No.	Fund Name	2025 Unaudited Fund Balance/Net Position	2026 Unaudited Revenues YTD	2026 Unaudited Expenditures YTD	2026 Unaudited Fund Balance/Net Position 3/2026	Net Change	Min Op Reserve (MOR) - Res. 5 Series 2020	GFOA Recommended Min Reserve	Current Reserve Estimate @ 3/2026	Reserve as % of Expenditures @ 3/2026
Governmental Funds										
100	***General***	$ 14,397,077.79	$ 1,431,644.77	$ 3,030,882.14	$ 12,797,840.42	**$ (1,599,237.37)**	$ 1,212,352.86	$ 2,391,539.91	$ 11,152,646.42	77.72%
201	***Street Improvement***	8,643,463.70	253,613.59	29,498.59	8,867,578.70	**224,115.00**		1,407,260.60	8,867,578.70	105.02%
202	***Conservation Trust***	394,116.59	39,521.82	-	433,638.41	**39,521.82**		66,666.67	433,638.41	108.41%
204	***Visitor Improvement***	510,404.75	11,952.66	58,064.30	464,293.11	**(46,111.64)**		52,584.00	464,293.11	147.16%
205	***Downtown Development***	103,993.16	9,193.78	7,348.44	105,838.50	**1,845.34**		12,398.67	105,838.50	142.27%
206	***Capital***	1,879,425.02	-	102,705.00	1,776,720.02	**(102,705.00)**		125,500.00	1,776,720.02	235.95%
207	***Tourism & Industry***	86,990.58	105,206.25	189,723.46	2,473.37	**(84,517.21)**		141,371.06	2,473.37	0.29%
208	***Urban Renewal***	462,546.86	-	2,035.00	460,511.86	**(2,035.00)**		87,916.67	460,511.86	87.30%
210	***Parks & Recreation***	2,877,390.05	343,455.10	1,157,623.66	2,063,221.49	**(814,168.56)**	2,047,904.51	1,365,269.67	2,063,221.49	25.19%
	TOTAL GOVERNMENTAL	**$ 29,355,408.50**	**$ 2,194,587.97**	**$ 4,577,880.59**	**$ 26,972,115.88**	**$ (2,383,292.62)**		$ 5,650,507.23	$ 25,326,921.88	
Proprietary Funds										
310	***Water***	$ 14,943,030.60	$ 825,008.01	$1,671,410.00	$ 14,096,628.61	**$ (846,401.99)**	$ 3,976,111.84	$ 2,650,741.23	$ 13,197,498.61	82.98%
320	***Wastewater***	11,104,912.73	857,686.09	956,196.00	11,006,402.82	**(98,509.91)**	1,498,092.31	998,728.21	10,456,651.82	174.50%
330	***Sanitation***	245,646.36	166,913.83	88,636.12	323,924.07	**78,277.71**		172,093.70	323,924.07	31.37%
350	***Rifle Creek Golf Course***	-	-	-	-	**-**			-	0.00%
610	***Fleet***	259,717.11	500.00	165,924.62	94,292.49	**(165,424.62)**		211,291.43	94,292.49	7.44%
620	***Information Tech***	69,807.22	-	274,613.08	(204,805.86)	**(274,613.08)**		254,053.88	(204,805.86)	-13.44%
	TOTAL PROPRIETARY	**$ 26,623,114.02**	**$ 1,850,107.93**	**$ 3,156,779.82**	**$ 25,316,442.13**	**$ (1,306,671.89)**		$ 4,286,908.45	$ 23,867,561.13	
Fiduciary Fund										
401	***Cemetery Perpetual Care***	$ 375,725.68	$ 2,250.00	$0.00	$ 377,975.68	**$ 2,250.00**		$ 13,333.33	$ 119,559.68	149.45%
	TOTAL REPORTING ENTITY	**$ 56,354,248.20**	**$ 4,046,945.90**	**$ 7,734,660.41**	**$ 52,666,533.69**	**$ (3,687,714.51)**		$ 9,950,749.01	$ 49,314,042.69	

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
GENERAL REVENUES	1,431,644.77	1,431,644.77	13,592,647.93	12,161,003.16	10.5
	1,431,644.77	1,431,644.77	13,592,647.93	12,161,003.16	10.5
EXPENDITURES					
MAYOR/COUNCIL	134,422.58	134,422.58	217,201.54	82,778.96	61.9
CITY CLERK	62,043.11	62,043.11	277,410.04	215,366.93	22.4
MUNICIPAL COURT	62,786.05	62,786.05	356,854.96	294,068.91	17.6
CITY MANAGER	188,525.79	188,525.79	573,206.60	384,680.81	32.9
HUMAN RESOURCES	83,328.99	83,328.99	398,479.90	315,150.91	20.9
FINANCE	188,853.86	188,853.86	812,607.90	623,754.04	23.2
ATTORNEY	62,500.00	62,500.00	285,000.00	222,500.00	21.9
COMMUNITY DEVELOPMENT	139,821.53	139,821.53	916,390.20	776,568.67	15.3
GROUNDS AND FACILITY MAINT.	110,419.40	110,419.40	683,325.39	572,905.99	16.2
COMMUNITY INVOLVEMT MULTIMEDI	106,054.88	106,054.88	342,565.66	236,510.78	31.0
POLICE	1,097,217.57	1,097,217.57	5,669,462.15	4,572,244.58	19.4
BUILDING INSPECTIONS	47,931.18	47,931.18	238,948.93	191,017.75	20.1
PUBLIC WORKS	356,825.14	356,825.14	1,952,671.32	1,595,846.18	18.3
PW - ENGINEERING	25,372.37	25,372.37	174,592.51	149,220.14	14.5
SENIOR CENTER	93,648.56	93,648.56	721,517.60	627,869.04	13.0
NON DEPARTMENTAL	274,383.10	274,383.10	374,004.75	99,621.65	73.4
OPERATING TRANSFERS OUT	.00	.00	355,000.00	355,000.00	.0
	3,034,134.11	3,034,134.11	14,349,239.45	11,315,105.34	21.1
	(1,602,489.34)	(1,602,489.34)	(756,591.52)	845,897.82	(211.8)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

STREET IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
GENERAL REVENUES	192,074.72	192,074.72	7,874,833.77	7,682,759.05	2.4
CAPITAL REVENUES	61,538.87	61,538.87	150,000.00	88,461.13	41.0
	253,613.59	253,613.59	8,024,833.77	7,771,220.18	3.2
EXPENDITURES					
PAVED STREETS	18,919.84	18,919.84	1,779,845.32	1,760,925.48	1.1
CONSTRUCTION PROJECT	10,578.75	10,578.75	6,663,718.25	6,653,139.50	.2
	29,498.59	29,498.59	8,443,563.57	8,414,064.98	.4
	224,115.00	224,115.00	(418,729.80)	(642,844.80)	53.5

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

CONSERVATION TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
CONSERVATION TRUST REVENUE	39,521.82	39,521.82	138,715.00	99,193.18	28.5
	39,521.82	39,521.82	138,715.00	99,193.18	28.5
EXPENDITURES					
CONSERVATION TRUST	.00	.00	400,000.00	400,000.00	.0
	.00	.00	400,000.00	400,000.00	.0
	39,521.82	39,521.82	(261,285.00)	(300,806.82)	15.1

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

VISITOR IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
VISITOR IMPROVEMENT	11,952.66	11,952.66	261,081.04	249,128.38	4.6
	11,952.66	11,952.66	261,081.04	249,128.38	4.6
EXPENDITURES					
VISITOR IMPROVEMENT	58,064.30	58,064.30	315,504.00	257,439.70	18.4
	58,064.30	58,064.30	315,504.00	257,439.70	18.4
	(46,111.64)	(46,111.64)	(54,422.96)	(8,311.32)	(84.7)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

DOWNTOWN DEVELOPMENT DISTRICT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
DOWNTOWN DEVELOPMENT	9,193.78	9,193.78	74,225.16	65,031.38	12.4
	9,193.78	9,193.78	74,225.16	65,031.38	12.4
EXPENDITURES					
DOWNTOWN DEVELOPMENT	7,348.44	7,348.44	74,392.00	67,043.56	9.9
	7,348.44	7,348.44	74,392.00	67,043.56	9.9
	1,845.34	1,845.34	(166.84)	(2,012.18)	1106.1

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
CAPITAL REVENUE	.00	.00	183,634.00	183,634.00	.0
	.00	.00	183,634.00	183,634.00	.0
EXPENDITURES					
CAPITAL IMPROVEMENTS	102,705.00	102,705.00	483,000.00	380,295.00	21.3
OPERATING TRANSFERS OUT	.00	.00	270,000.00	270,000.00	.0
	102,705.00	102,705.00	753,000.00	650,295.00	13.6
	(102,705.00)	(102,705.00)	(569,366.00)	(466,661.00)	(18.0)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

TOURISM & INDUSTRY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TOURISM & INDUSTRY	105,206.25	105,206.25	732,914.35	627,708.10	14.4
	105,206.25	105,206.25	732,914.35	627,708.10	14.4
EXPENDITURES					
TOURISM & INDUSTRY	189,723.46	189,723.46	848,226.34	658,502.88	22.4
	189,723.46	189,723.46	848,226.34	658,502.88	22.4
	(84,517.21)	(84,517.21)	(115,311.99)	(30,794.78)	(73.3)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

URBAN RENEWAL AUTHORITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
URBAN RENEWAL	.00	.00	164,667.00	164,667.00	.0
	.00	.00	164,667.00	164,667.00	.0
EXPENDITURES					
URBAN RENEWAL	2,035.00	2,035.00	527,500.00	525,465.00	.4
	2,035.00	2,035.00	527,500.00	525,465.00	.4
	(2,035.00)	(2,035.00)	(362,833.00)	(360,798.00)	(.6)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

PARKS & RECREATION

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
PARKS AND REC REVENUE	343,455.10	343,455.10	7,252,798.56	6,909,343.46	4.7
	343,455.10	343,455.10	7,252,798.56	6,909,343.46	4.7
EXPENDITURES					
RECREATION	123,338.35	123,338.35	1,126,775.84	1,003,437.49	11.0
POOL	41,457.85	41,457.85	890,131.92	848,674.07	4.7
PARK MAINTENANCE	263,913.33	263,913.33	2,035,450.75	1,771,537.42	13.0
PARKS CAPITAL	695,481.41	695,481.41	4,079,116.00	3,383,634.59	17.1
NON-DEPARTMENTAL	33,432.72	33,432.72	60,143.53	26,710.81	55.6
	1,157,623.66	1,157,623.66	8,191,618.04	7,033,994.38	14.1
	(814,168.56)	(814,168.56)	(938,819.48)	(124,650.92)	(86.7)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
WATER REVENUE	494,575.97	494,575.97	5,002,403.42	4,507,827.45	9.9
WATER RIGHTS REVENUE	4,950.00	4,950.00	25,000.00	20,050.00	19.8
CAPITAL REVENUE	73,188.19	73,188.19	513,000.00	439,811.81	14.3
WTP SALES & USE TAX REVENUES	252,293.85	252,293.85	3,531,743.73	3,279,449.88	7.1
	825,008.01	825,008.01	9,072,147.15	8,247,139.14	9.1
EXPENDITURES					
WATER O&H	492,581.93	492,581.93	2,702,674.45	2,210,092.52	18.2
WATER RIGHTS	4,999.98	4,999.98	141,499.92	136,499.94	3.5
WATER SYSTEM IMPROVEMENTS	452,873.92	452,873.92	11,276,968.00	10,824,094.08	4.0
WATER TREATMENT PLANT DEBT	720,954.17	720,954.17	1,441,909.00	720,954.83	50.0
WATER TANK DEBT	.00	.00	341,396.00	341,396.00	.0
	1,671,410.00	1,671,410.00	15,904,447.37	14,233,037.37	10.5
	(846,401.99)	(846,401.99)	(6,832,300.22)	(5,985,898.23)	(12.4)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
WASTE WATER REVENUE	803,919.69	803,919.69	5,200,625.10	4,396,705.41	15.5
WASTEWATER SYS IMPROVE	53,766.40	53,766.40	250,000.00	196,233.60	21.5
	857,686.09	857,686.09	5,450,625.10	4,592,939.01	15.7
EXPENDITURES					
SEWER O&H	956,196.00	956,196.00	5,992,369.24	5,036,173.24	16.0
	956,196.00	956,196.00	5,992,369.24	5,036,173.24	16.0
	(98,509.91)	(98,509.91)	(541,744.14)	(443,234.23)	(18.2)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

SANITATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
USER FEES	166,913.83	166,913.83	1,021,504.20	854,590.37	16.3
	166,913.83	166,913.83	1,021,504.20	854,590.37	16.3
EXPENDITURES					
SANITATION OPERATIONS	88,636.12	88,636.12	1,030,562.21	941,926.09	8.6
SANITATION TRANSFERS	.00	.00	2,000.00	2,000.00	.0
	88,636.12	88,636.12	1,032,562.21	943,926.09	8.6
	78,277.71	78,277.71	(11,058.01)	(89,335.72)	707.9

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

CEMETERY PERPETUAL CARE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
PERPETUAL CARE	2,250.00	2,250.00	22,158.00	19,908.00	10.2
	2,250.00	2,250.00	22,158.00	19,908.00	10.2
EXPENDITURES					
CEMETERY PERPETUAL CARE	64,410.60	64,410.60	80,000.00	15,589.40	80.5
	64,410.60	64,410.60	80,000.00	15,589.40	80.5
	(62,160.60)	(62,160.60)	(57,842.00)	4,318.60	(107.5)

CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

FLEET MAINTENANCE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
FLEET REVENUES	500.00	500.00	737,672.00	737,172.00	.1
OTHER FLEET	.00	.00	305,000.00	305,000.00	.0
	500.00	500.00	1,042,672.00	1,042,172.00	.1
EXPENDITURES					
FLEET MAINTENANCE	165,908.95	165,908.95	717,748.55	551,839.60	23.1
CAPITAL	15.67	15.67	550,000.00	549,984.33	.0
	165,924.62	165,924.62	1,267,748.55	1,101,823.93	13.1
	(165,424.62)	(165,424.62)	(225,076.55)	(59,651.93)	(73.5)

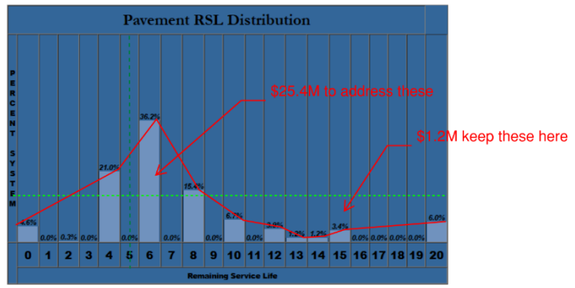
CITY OF RIFLE
FUND SUMMARY
FOR THE 3 MONTHS ENDING MARCH 31, 2026

INFORMATION TECH MAINTENANCE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
INTERDEPT REVENUES	.00	.00	1,533,411.00	1,533,411.00	.0
	.00	.00	1,533,411.00	1,533,411.00	.0
EXPENDITURES					
I.T. MAINTENANCE	274,613.08	274,613.08	1,194,323.30	919,710.22	23.0
CAPITAL	.00	.00	330,000.00	330,000.00	.0
	274,613.08	274,613.08	1,524,323.30	1,249,710.22	18.0
	(274,613.08)	(274,613.08)	9,087.70	283,700.78	(3021.

2026-2031 Street Fund Capital and Maintenance Plan

The City of Rifle currently has a Remaining Service Life (RSL) of 7.08 and an average Pavement Condition Index (PCI) of 61. The ongoing strategy for street improvements is to preserve roads in good condition while rehabilitating those in poorer condition. Streets are classified as "poor" when they fall below an RSL of 9, with significant deterioration—such as potholes and structural failures—typically occurring at an RSL of 4. The City's goal is to maintain a balanced distribution of street conditions, avoiding large clusters of roadway failures by addressing deterioration proactively. The current and projected remaining service life histograms are shown below in figure 1. The current Street Improvement Plan projects an average **Remaining Service Life of 9.78 in 2031.**



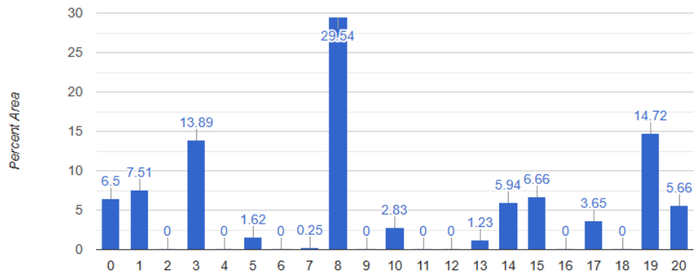


Figure 1. (left) histogram of 2026 pavements (right)histogram of 2031 pavements.

To do this, streets will continue to happen concurrently with water main replacements which are being replaced at a rate of 1% of the system annually. Projects that do not increase the RSL of the street network have been removed from the Street Fund and added to the General Fund Capital list. Street Capital projects are tabulated above in Table 1.

Capital Street Projects		
Year	**Projects**	**Est. Cost**
2026	Park Ave; WR 9–16	$2.25M
2027	Wamsley Way; RR Ave 9–Hwy 13	$3.60M
2028	24th St; RR Ave 9–Hwy 13; West Avenue; Ash Avenue; Aspen Avenue	$4.11M
2029	Park Ave (3–12); Tripp	$2.24M
2030	5th St Phase III	$2.60M

Table 1. Capital Street Projects

Rehabilitation prioritizes activities such as overlays that are lower cost to get them accomplished prior to the roadways degrading to a point that more expensive operations are necessary. These activities and the capital projects are combined with revenues in Table 2 below.

			2026	2027	2028	2029	2030	2031
	RSL less than 9							
Pavement Maintenance and Rehabilitation for Roads with Remaining Service Life 9 and below	Chip Seal/Surface Treatment	$ 6,354,137.88	$ -	$ 907,733.98	$ 907,733.98	$ 907,733.98	$ 907,733.98	$ 907,733.98
	Overlay	$ 7,108,127.67	$ -	$ 1,015,446.81	$ 1,015,446.81	$ 1,015,446.81	$ 1,015,446.81	$ 1,015,446.81
	Patching	$ 376,098.80	$ -	$ 376,098.80		$ 250,000.00		$ 250,000.00
	Rebuild	$ 23,097,887.11	$ 4,097,913.24	$ 3,682,731.00	$ 5,780,731.00	$ 2,227,215.48	$ 2,653,590.08	$ 3,526,041.50
	RSL 9 or greater							
Pavement Maintenance for Roads with Remaining Service Life 9 and above	Chip Seal/Surface Treatment	$ 544,200.27	$ -	$ 544,200.27				
	Crack Seal	$ 30,977.85	$ 30,977.85	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00
	HA5/Surface Treatment	$ 1,028,452.09	$ -	$ 257,113.02	$ 257,113.02	$ 257,113.02	$ 257,113.02	$ 224,452.80
		Total Expenditures Including Capital Street Fund Projects	$ 4,128,891.09	$ 6,843,323.88	$ 8,021,024.82	$ 4,717,509.30	$ 4,893,883.90	$ 5,983,675.09
		Regular Revenue	$ 2,971,919.00	$ 2,971,919.00	$ 2,971,919.00	$ 2,971,919.00	$ 2,971,919.00	$ 2,971,919.00
		Grant Revenue	$ 2,400,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00
		Water Fund allocation for replacement above waterlines	$ 1,808,832.64	$ 1,044,039.51	$ 1,510,261.74	$ 720,591.62	$ 815,341.53	$ 1,009,219.62
		Beginning	**$ 8,481,096.09**	**$ 11,532,956.64**	**$ 9,205,591.27**	**$ 6,166,747.19**	**$ 5,641,748.52**	**$ 5,035,125.15**
		Ending	**$ 11,532,956.64**	**$ 9,205,591.27**	**$ 6,166,747.19**	**$ 5,641,748.52**	**$ 5,035,125.15**	**$ 3,532,588.68**
		Ending % of operational	**279%**	**135%**	**77%**	**120%**	**103%**	**59%**

Table 2. Street Improvement Plan


COMPREHENSIVE · PLAN
CITY OF RIFLE, COLORADO
ESTABLISHED 1905
PLANNING & DEVELOPMENT DEPARTMENT

Table of Contents

Acknowledgements

CITY OF RIFLE

City Council

Barb Clifton, Mayor
Teresa Hamilton, Mayor Pro-Tem
Joe Elliot
Ed Green
Brian Condie
Sean Strode
Joe Carpenter

Planning Commission

Dustin Marantino, Chair
Mark Caldwell, Vice Chair
Dustin Marantino
Helen Rogers
Sharon Pettinger
Rick Steffen
Karen Roberts
Lee Damuth
Treonna Villasenor

City Staff

Scott Hahn, City Manager

Nathan Lindquist, Planning Director
Brian Rusche, Planner II

Saved for Comprehensive Plan adoption resolution

1.1 Executive Summary

The City of RIfle Planning Commission created the following vision statement for the Comprehensive Plan:

In 2040 Rifle seeks to be a community with a high quality of life, efficient infrastructure, and affordability for its residents.

The purpose of the 2019 Comprehensive Plan Update is to set a direction that implements this vision. The interaction between Rifle's neighborhoods, buildings, streets, businesses, and public spaces has a major affect on how people in Rifle live, work, and play.

This 2019 Comprehensive Plan update accomodates the next 5,000 residents of Rifle, for a total population of 15,000 over the next twenty years. It uses a 3% growth rate that matches the historic average of Rifle. This is lower than the growth envisioned by the 2009 Comprehensive Plan, which planned for a population of 25,000. Rifle has experienced many booms and busts over its history, which makes it difficult to predict the pace of growth.

Regardless of growth rates, the Comprehensive Plan seeks to create the kind of community that Rifle's residents desire.

This Comprehensive Plan update recognizes that some developments that were anticipated during boom times are unlikely to occur due to the cost of providing infrastructure to those areas. In order to ensure that growth is a benefit to the community, the Comprehensive Plan utilizes a "Smart Growth" approach that encourages development on infill properties instead of sprawl on the fringes of the community.

A critical direction of the 2019 Comprehensive Plan is to direct growth toward areas with cost-effective infrastructure and services.

The benefit of this approach is a high quality-of-life without the burden of unnecessary water, sewer, and street infrastructure. This approach seeks to revitalize the core areas of Rilfe and create vibrant neighborhoods without overburdening taxpayers.

The 2019 Comprehensive Plan sets a direction towards its vision through the following Chapters:

- Chapter 2 discusses the **Growth Principles** that guide the community. These include a Tiered System that directs growth towards infill on existing infrastructure; locates housing in high quality of life neighborhoods; and suggests policy tools the City can use to proactively guide growth.
- Chapter 3 discusses elements of **infrastructure and a high quality of life**. This includes transportation, utilities, economic development, walkability, parks, schools, and open space.
- Chapter 4 discusses priority issues in each of **Rifle's neighborhoods**. This includes streets, trails, sidewalks, housing types, entertainment, amenities, housing, and business opportunities for the benefit of Rifle's citizens.
- Chapter 5 describes future **Land Use Designations** that set the future character of Rifle and guide development proposals.

1.2 Summary of Rifle's Key Challenges and Opportunities

1. The challenge of maintaining Rifle's infrastructure and ensuring that growth "pays its own way".

Like many communities on the Western Slope, Rifle faces funding challenges with streets and utility maintenance. By encouraging **"infill development"** on existing infrastructure Rifle can ensure that growth is a good proposition for taxpayers, not an unfunded liability.

To encourage infill development, the Comprehensive Plan sets a **Tiered System of Growth**. Tier 1 areas can accommodate at least an additional 5,000 people to Rifle's population. Tier 1 areas include Graham Mesa, Prefontaine Mesa, the Railroad Avenue area, Downtown, the Colorado River area, and South Rifle. Areas where infrastructure is unaffordable (such as North Rifle areas like RimRock and Bryce's Valley) are in Tier 2 or 3.

The Comprehensive Plan recommends that the City create an application process for Tier 2 areas to become Tier 1. The City may require applicants to complete a Fiscal Impact Analysis before the City considers development.

The City should proactively encourage Tier 1 areas to develop to encourage revitalization of core areas and ensure an adequate supply of workforce housing. The City should continue its policies that encourage a wide range of housing types and affordability programs.

2. The challenge of future traffic congestion on Railroad Avenue and the Gateway.

The Comprehensive Plan summarizes the City's efforts to ensure that the street network can accommodate increased traffic volumes over time. Railroad Avenue has limited capacity, and the current Gateway configuration will fail when traffic volumes reach an increase of 25% above 2009 levels. Over the years Rifle has undertaken several efforts to address traffic congestion, including:

a. The **2009 Gateway Master Plan (with a 2014 update)** that sets a new street configuration for the Gateway area that can accommodate increased traffic volumes.

b. The **2003 Transportation Master Plan** recommends new street connections that disperse traffic throughout Rifle's street network. Some of its recommendations are out of date, however. An update should incorporates the goals of the Comprehensive Plan.

c. This Comprehensive Plan recommends that the City should **encourage new housing development to occur in areas that would cause less congestion on Railroad Avenue**. This includes Prefontaine Mesa (north and south of Rifle High School), an area that has access to the Hwy 13 bypass. Downtown Rifle, surrounding core neighborhoods, South Rifle, and the Colorado River area can also accommodate growth without adding traffic to Railroad Avenue. Infill housing in these areas also encourages people to reach destinations by walking or biking rather than automobiles.

3. Key opportunities to improve Rifle's neighborhoods and provide a high quality of life for Rifle's residents.

The Comprehensive Plan identifies many opportunities. Three of the most promising are:

a. The Gateway and the Colorado River. The primary entrance to Rifle has great potential for beautification, businesses, residential, recreation, and entertainment. Improvements may include historic bridge lighting and rehabilitation, new trails along the Colorado River, welcome signage, beautification of the I-70 area, the relocation of the Park n Ride on the north side of the railroad tracks, the redevelopment of the current Park n Ride property, construction of the North I-70 Roundabout, commercial/residential mixed-use development, the Gateway Roundabout, and amenities along the Colorado River.

b. The Railroad Avenue corridor. Railroad Avenue is Rifle's most important street, from the downtown to the Hwy 13 Bypass. Small improvements to Railroad Avenue's buildings, sidewalks, landscaping, and side streets can encourage investment in the local business community and revitalization of historic residential areas.

c. North Rifle improvements. Many of North Rifle's neighborhoods were developed during boom times and lack quality infrastructure and sidewalks. The Comprehensive Plan recommends the City work with CDOT to allow a stoplight at the Hwy 13 and 30th Street intersection, and build sidewalks on the west side of Highway 13. The City should also encourage the revitalization of the commercial area between Hwy 13 and Whiteriver Avenue.

1.3 What is A Comprehensive Plan?

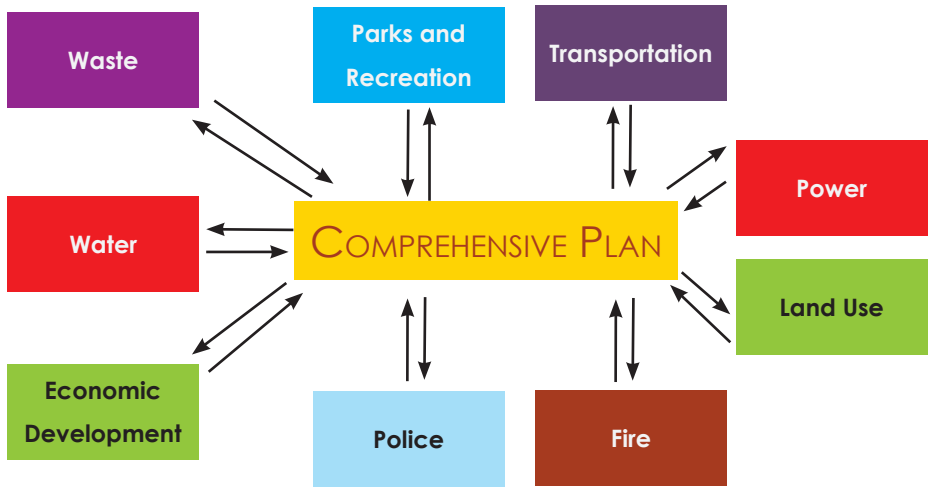
Every week, City elected officials, appointed officials, and staff make a variety of decisions concerning the "built environment" including roads, utilities, parks, budgets, housing, and commercial developments. Individually, the decisions may not seem related. However, the cumulative effect of such decisions has a significant impact on the community.

The purpose of a Comprehensive Plan is to provide big-picture direction so that each individual decision moves the community closer to its vision. Comprehensive planning protects public health, safety and welfare, and safeguards property rights and values. It provides predictability, promotes economic development, and preserves quality of life.

The Comprehensive Plan answers questions like:

- How can the City's infrastructure support housing and community needs while remaining affordable for taxpayers?
- What areas of Rifle should be developed, and what areas should be left alone?
- How can new development be designed so that it promotes a high quality of life for the community?
- How can Rifle's transportation system be designed for vehicles, pedestrians, and bicycles?

The Comprehensive Plan is a long-range document looking 20 years into the future. Some elements of the Comprehensive Plan may seem unrealistic at first, but consider the change that has taken place in the last 20 years. With effective visioning and action steps, significant progress towards Rifle's goals can be made over time.



USING THE COMPREHENSIVE PLAN

The City of Rifle Zoning Code requires that the Comprehensive Plan be followed when considering new subdivisions, annexations, Conditional Use Permits, or other land use cases. However, If circumstances have changed, or a Comprehensive Plan land use designation was not well thought out for an individual property, Planning Commission or City Council may modifiy the Comprehensive Plan when making a decision about an individual development proposal. The reasoning behind modifying the Comprehensive Plan should be clearly stated in the development approvals. However, larger variations from the intent of the Comprehensive Plan and the direction provided by the public should not be made without a wider public process.

UPDATING THE COMPREHENSIVE PLAN

The Comprehensive Plan should be reviewed every two years by Planning Commission and updated at least every five years. Minor updates to specific areas can occur as needed. Major amendments to the Comprehensive Plan should follow the same procedures as this update. The Plan was created through a comprehensive analysis with public input, so major amendments should occur the same way.

1.4 How Was the Comprehensive Plan Developed?

Rifle's previous Comprehensive Plan was adopted in 2009. Its major principles have not changed. They inform this 2019 Comprehensive Plan Update and are included in Chapter 2. The outcomes of the plan have changed, however, due to changes in RIfle's circumstances.

The process for the 2019 Comprehensive Plan Update was as follows:

January 2016: Staff held a kick-off workshop with Planning Commission and City Council. The outcome of the discussion supported beginning the Comp Plan update process.

Spring 2016: Staff created an inventory of developable properties. 1,500 housing units were identified as already-planned infill development on existing infrastructure.

July 2016: A Public workshop with Smart Growth America was held to discuss the benefits of smart growth and its implications for Rifle. The strong majority of public input was supportive of encouraging infill development and discouraging fringe development.

January 2017: Staff worked with Planning Commission on the goals and criteria that would guide the Comprehensive Plan update.

March 2017: Planning Staff gathered input from oher key City Staff (Public Works, Utilities, Parks, etc) on potential policy implications.

May 2017: With facilitation assistance from the Department of Local Affairs (DOLA) a Public Workshop was held to obtain input from the community. 50 community members attended. The audience supported the proposed direction to direct future development on existing infrastructure and the creation of walkable neighborhoods with a high quality of life.

The audience answered several survey questions that guide the development of this Comprehensive Plan (see page 9).

Spring 2019: Further refinement of the final plan document with Planning Commission and CIty Council.

?? 2020: Final presentation of the Comprehensive Plan document.

Comprehensive Plan Survey - May 2017 Public Workshop

Approximately 50 members of the public attended a May 2017 public workshop moderated by Elyse Ackerman of the State of Colorado Department of Local Affairs. Attendees were given maps of Rifle and walked through several scenarios of development. The following survey questions were polled during the workshop. Planning Commission, City Staff, and City Council used the public direction represented by these results to shape this Comprehensive Plan update.

1. How important is it for new housing in Rifle to be located within walking distance (5-10 minute walk) of parks, schools, trails, and other destinations?

- **Very important, should be highly prioritized. 43%**
- **Important, but one of several priorities. 43%**
- If it works out, great, but don't prioritize. 15%
- Not important to me. 0%

2. For major streets in town that are north of the river, what should be the City's major focus for improvements?

- **Wide sidewalks in good repair 38%**
- **Well-maintained buildings and properties (code enforcement) 30%**
- Street trees and landscaping 18%
- New buildings closer to the street with quality architecture 10%
- Attractive properties is a private issue, not a City priority. Focus on the condition of the asphalt roadway. 2%

3. For neighborhoods in Rifle, what would be the best investment in quality of life?

- **Trails for all users and an open space network. 49%**
- **Sidewalk repair and completing missing gaps. 34%**
- Mini-grants to improve building facades, landscaping, or public spaces on major streets. 7%
- These kinds of projects do not have a big enough impact on developing the community, focus instead on bringing in businesses and/or major infrastructure. 7%

4. For multi-family housing (apartments, condos, townhomes, duplexes, tiny homes, ADUs), would you prefer them to be located:

- **Encourage in the core areas, but also allow more to be dispersed throughout community. 49%**
- **Mostly in the core area. Allow small amounts in other areas near schools and parks. 41%**
- Disperse throughout community based on developer preference. 7%

Only in core areas. 2%

5. How proactive should the City and community partners be in encouraging affordable housing?

- **Yes, not direct investment, but make it easier for developers to build affordable housing with incentives and zoning relaxation. 40%**
- **Create more housing by making it easier to revitalize aging parts of town through an increase in density. 33%**

6. How proactive should the City be in improving transition areas?

- **Yes, continue current pace, slowly but surely 49%**
- **Yes, strongly proactive 44%**
- No, it is costly and disrupts existing property owners. 8%

7. Choose the project that would most spur economic development in Rifle:

- **Build sidewalks, trails, and an open space network. 22%**
- **Reduce fees on all new residential and commercial development . 22%**
- **Build the North I-70 Roundabout.** 18%
- **Improve Downtown Gateway area. 20%**
- Improve Railroad Avenue through downtown and towards City Market area, encourage investment in surrounding neighborhoods. 9%
- Expand Broadband access 9%
- None, only focus on maintaining existing streets and utilities. 0%

In discussions with Planning Commission after the Public Workhop, the consensus of Planning Commission was that the Railroad Avenue corridor should be a top priority of future economic development and beautification efforts.

Rifle Demographics

Population: The estimated population (2017) of Rifle is 9,465.

Age: The most dominant age group in Rifle is persons of age 0 to 9 (nearly 20% of total population). The median age of Rifle residents is 31.2 years of age, which is lower than Garfield County as a whole (36.2 years of age).

Household Size: The persons per household in Rifle is 3.11 persons
Education: nearly 85% of Rifle residents over 25 years in age are high school graduates; however less than 20% have obtained a bachelor's or graduate degree.

Minority Populations: The Hispanic population constitutes 24.3% of the local population (2017).

Median Income: Rifle's median household income is $61,696 (2016 estimate). 14.8% of Rifle's residents are below the poverty line (more than the State of Colorado at 11.5%).

Housing: 53.3% of Rifle's homes are owner occupied. The median value of owner-occupied homes is $221,600, significantly less than Garfield County as a whole ($323,800). However, 10.5% of owners and 13.4% of renters are paying 50% or more of their income on housing.

Working / Commuting Characteristics: In 2015, the number of residents who live and work in Rifle was 1,183, while 3,147 residents of Rifle reported working elsewhere – the largest number of these work in other parts of Garfield County (1,593).

Chapter 2: Growth Principles

Principle 2.1: Prevent Leap-Frog Development Patterns through a Tiered Growth System

Development shall only be allowed in areas that can be served by public infrastructure in a cost-effective manner. Therefore, Rifle's **Tiered Growth System** will encourage infill development and discourage leap-frog development on the fringes of the community. This preserves open spaces and agricultural lands that are not currently suitable for urban development.

To accomplish this, Rifle will implement the Tiered Growth System. Growth will be strongly favored in **Tier 1** areas. **Tier 2** areas will not be preferred for development, and will only be considered if identified issues can be resolved. **Tier 3** areas will not be considered for growth in the City of Rifle within the timeframe of this Comprehensive Plan update.

Principle 2.2: Growth Pays Its Own Way

New development in Rifle must "pay its own way" by constructing necessary infrastructure and paying impact fees. The infrastructure life-cycle cost of new development should not place a financial burden on the City's taxpayers.

A key aspect of this principle is that a development must build infrastructure through the entirety of the project so that the next adjacent property, if in Tier 1, may reach the infrastructure.

2017 Smart Growth America Study

In 2017 the City of RIfle commissioned Smart Growth America to study the fiscal benefits of a Tiered Growth System that follows the principle of "Smart Growth". The study found that development on infill properties instead of sprawling development could reduce the fiscal burden of infrastructure by up to 45%.

Fiscal Analysis

The SGA team conducted a scenario planning fiscal analysis of potential land use, densities, and costs to build, operate, and maintain various municipal services in Rifle. These services included roads, sidewalks, sewer, and water. The costs of these projects came directly from the City of Rifle.

The growth scenarios were based on population estimates from the Colorado State demographer's office, which anticipates an increase of 5,150 additional residents by 2036, a 2.1% growth rate per year. Scenarios were devised that would model what it would cost to build, finance, and maintain the infrastructure needed to accommodate the predicted growth in Rifle.

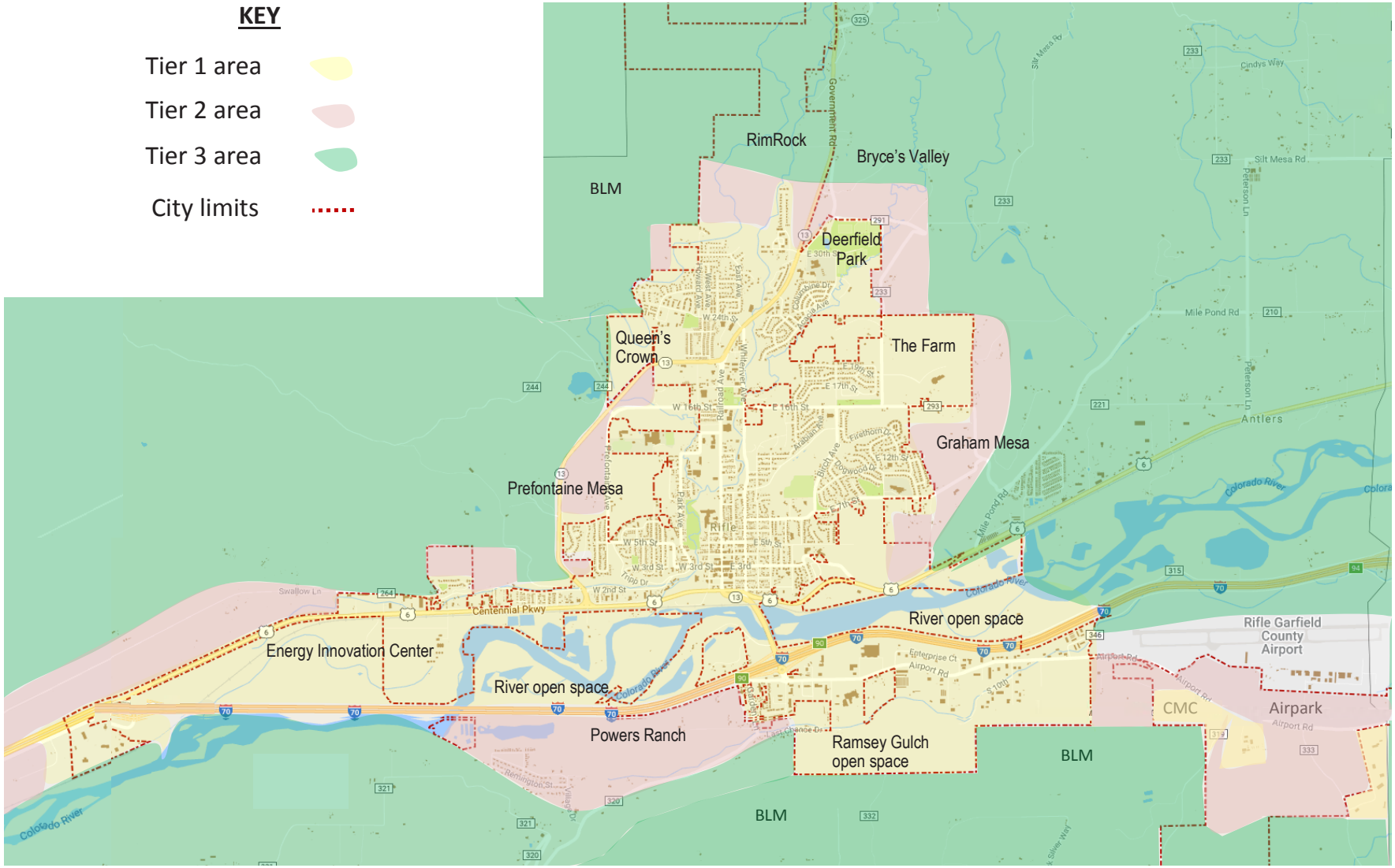
The 4 scenarios were :

- Baseline: Existing Avg. Density in Rifle **1.4 households** / acre
- Alt. A: Double Existing Density **2.6 households** per acre
- Alt B: Densest Areas of Rifle Today **4 houses** per acre
- Alt C: 50% population growth as Alt B, 50% infill at 10% of Alt B costs

	Baseline	Alt A	Alt B	Alt C
Capital Costs – 20 years	133,905,286	92,023,133	72,685,475	39,977,011
Amortized Costs (20 years at 2.2% rate)	166,962,267	114,740,734	90,629,220	49,846,071
Maintenance Costs – 20 years	6,695,264	4,601,157	3,634,274	1,998,851
Total Costs – 20 year	173,657,531	119,341,891	94,263,494	51,844,922
Cost per year (additional costs imposed by new development)	8,682,877 (+20% to budget)	5,967,095 (+14% to budget)	4,713,175 (+11% to budget)	2,592,246 (+6.1% to budget)
Total 20-year Savings	-	54,315,640	79,394,037	121,812,609
Savings per year	-	2,715,782	3,969,702	6,090,630

Rifle Tiered Growth System

See Neighborhood Maps for a more detailed image of parcel lines and tier designations.



Tier 1: Priority Growth Area

Tier 1 growth areas are sufficient to accept expected growth within the twenty-year timeframe of this Comprehensive Plan. This includes 1,500 - 2,000 residential units, over 100 acres of commercial property, and 700 - 900 acres of industrial property.

The Tier 1 boundary was created by considering the following criteria:

1. The area is either annexed or eligible for annexation.

2. The area is directly adjacent to existing neighborhoods and has adequate pedestrian and vehicular access.

3. The area is served by existing infrastructure (water, sewer, streets). Additional infrastructure can realistically be obtained and funded, including utilities and multiple vehicular access routes.

4. The area has proximity to schools, parks, civic destinations, and businesses (1/4 mile walkshed).

5. The development is of a size, shape, and pattern conducive to high quality neighborhood development.

Within Tier 1, the City of Rifle policy is that impact fees on development will be assessed. Developers are responsible for constructing infrastructure to be owned and maintained by the City. However the City also recognizes that in some cases assistance with infrastructure within Tier 1 can prevent the long-term impacts of development within Tier 2, where land has the advantage of being less expensive.

Tier 2: Secondary Growth Area

The Tier 2 Growth Area represents properties that have significant challenges towards meeting the Tier 1 criteria. Tier 2 property may require major infrastructure improvements or extensions that may be unaffordable to construct or maintain over time. Tier 2 areas may lack aspects of high quality of life neighborhoods, or other specific criteria listed for Tier 1. The challenges of specific Tier 2 areas are discussedin Chapter 4: Neighborhood Plans.

In many cases, Tier 2 properties may be able to solve the issues that led to a Tier 2 designation and move into Tier 1. In other cases, resolving the issues may not be feasible within the twenty-year timeframe of this Comprenensive Plan. Each Tier 2 property should be considered on a case-by-case basis.

TIER CHANGE APPLICATION PROCESS

A property may request a change from Tier 2 to Tier 1. If deemed relevant by staff, the City may require that the applicant submit a Fiscal Analysis. A Fiscal Analysis application may be required to be reviewed and approved by Planning Commission and Council before an annexation or subdivision application may be submitted. The Rifle Muncipal Code should be updated to create this process. Any analysis should take into account Chapter 4 (Neighborhood Plans and Priorities) that describes infrastructure needs associated with specific areas. The applicant must also demonstrate that the principles of a high-quality of life neighborhood can be met.

Another way Tier 2 properties may move into Tier 1 is through a rezoning that aligns the permitted uses with infrastructure realities and the direction of the Comprehensive Plan.

Tier 3: Rural Preservation Reserve

The Tier 3 Rural Preservation Reserve represents a tertiary ring of land that should not be annexed by the City, and should be preserved for agricultural or other uses typically associated with Garfield County zoning for the foreseeable future. Any development that may occur should utilize low-density clustered growth options that allows for long-term future city development.

Policies for Unincorporated Areas

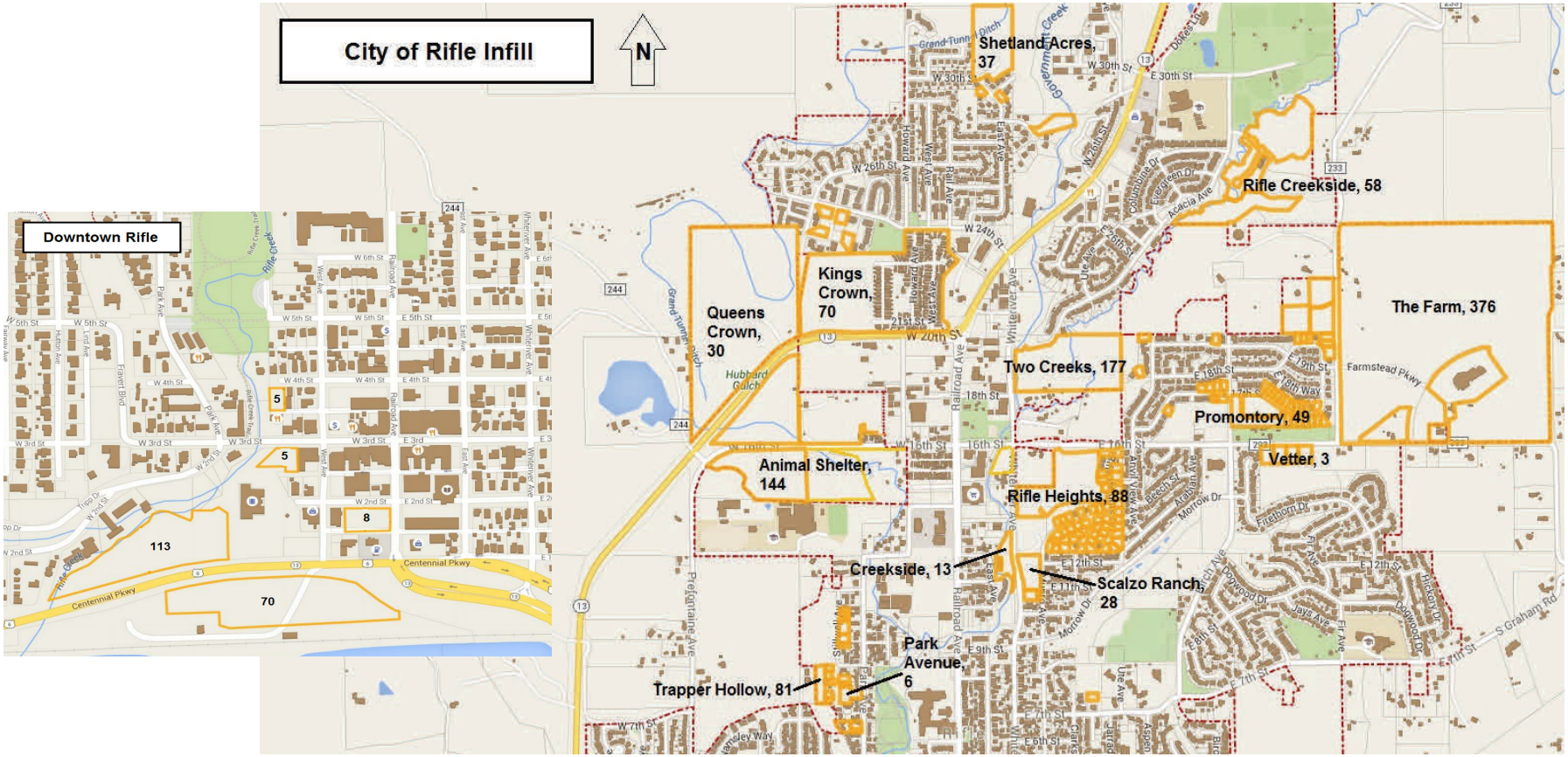
Annexation Policies

The City will only annex properties that are in Tier 1. The annexation must provide substantial benefits to the community (e.g., desirable housing, water rights, new employment opportunities, or commercial properties with positive sales tax implications).

Even within Tier 1, there is no guarantee that the annexation request will be approved by the City.

TIER 1 POTENTIAL DEVELOPMENT SITES

Within Tier 1 areas, an estimated 1,000 - 1,500 units can be developed on properties that have already been planned for development. An additional 500-1,000 units could be built on vacant properties on land that is suitable for development (but has not yet been planned).



Infrastructure extensions. The City has codified a policy for water service in unincorporated areas. This policy should be updated to encourage water service on already existing mains in unincorporated areas. The new water plant has a large capacity and new revenues will help offset loan payments.

However, no new mains should be constructed outside of City limits without careful consideration. Other than water, the City is unlikely to consider services outside of the city boundary.

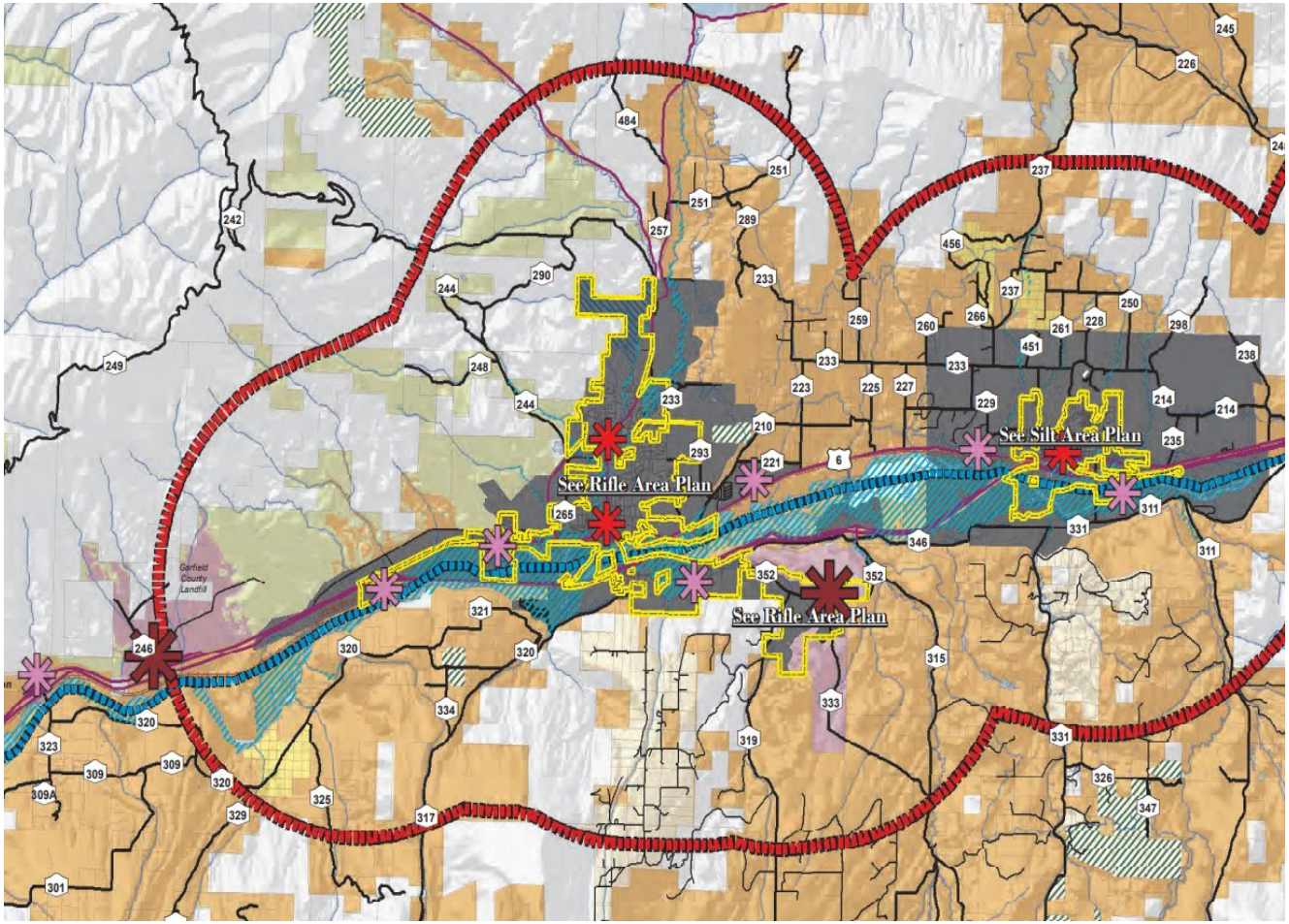
Sphere of Influence. The State of Colorado allows municipalities to set a 3-mile "Sphere of Influence" outside of City Limits. Rifle's Sphere of Influence is shown on the map from the Garfield County Comprehensive Plan. Within this area Rifle may coordinate with Garfield County or other jurisdictions to accomplish City goals regarding land use and development.

Urban Growth Area. Another important concept in municipal-county land use coordination is the "Urban Growth Area". The Urban Growth Area is smaller than the Sphere of Influence, and is composed of areas envisioned by the community for annexation and development to a municipal neighborhood standard. The Rifle Comprehensive Plan sets the Urban Growth Area as Tiers 1 and 2 in the Tiered Growth System. Rifle considers Tier 3 areas to be more appropriate for County-style land use patterns, thus it is outside the Urban Growth Area.

IGA with Garfield County. In 2007 Rifle entered into an intergovernmental agreement (IGA) with Garfield County regarding joint planning and review. The IGA has fostered an environment of trust and mutual respect and forms the foundation of the strong working relationship the City maintains with the County. The County's practice has been to consult the City's Comprehensive Plan and recommendations in reviewing land use applications within the City's Area of Influence. This ensures that patterns of development in the County accommodate the future growth of Rifle.

There are many specific instances where City-County coordination is important. One instance is the common practice in counties of subdividing larger tracts into 2 acre lots. Following the IGA with Garfield County, the City has the right to review and com-

Garfiield County Comprehensive Plan - Sphere of Influence Map. The red line shows the 3-mile Sphere of Influence of both Rifle and Silt. Some overlap exists.



ment on these applications within the City's Sphere of Influence. For properties within Tiers 1 and 2, the City would not recommend that this kind of subdivision occur. In Tier 3, a review on a case by case basis is appropriate. In locations where this type of subdivision would not negatively impact the future plans of the City, the City may not object to such a subdivision. In locations where such a subdivision would negatively affect the growth of the City or place undue strain on City infrastructure or services, Rifle may request that the County work with the City to mitigate negative impacts.

Another case that shows the need for City-County coordination is the need for new streets that connect Prefontaine Mesa to the Highway 13 Bypass, as called for by the CDOT Hwy 13 Bypass Access Control Plan. Right-of-way for these streets would need to be obtained from properties that are currently under County jurisdiction. Thus, when reviewing a land use application on these properties Rifle would request that the County consider the need for future streets in this area, as well as the need for higher-density neighborhoods that are annexed into the City of Rifle in order to pay for these streets.

Additionally, the County's agricultural/industrial zone is often utilized for unsanctioned equipment storage. While the City supports the energy development industry, the appearance of these facilities has a negative impact on this entrance to the City. To help improve the City's image, the City encourages that these uses be relocated or screened from public views.

Principle 2.3: Create High Quality of Life Neighborhoods

Within the Tier 1 area, a key principle of the Comprehensive Plan is to create neighborhoods with a high quality of life. The Comprehensive Plan identifies the following elements as important to fostering a high quality of life for Rifle's citizens.

A. ENHANCE THE VITALITY AND UNIQUENESS OF RIFLE

The vitality and uniqueness of RIfle can be enhanced by honoring iconic features of the community such as the downtown, the locally-owned restaurants and retail stores, trails, the Colorado River, and the preservation of Rifle's agricultural heritage.

B. CONNECTIVITY

Connectivity between developments and streets unifies the community. Coordination between adjacent developments should create neighborhoods that feel connected to one another. Developments should intregate streets, trails, utility, drainage and open space easements. A grid network of streets disperses traffic, prevents congestion, and reduces trip distance by providing more direct routes.

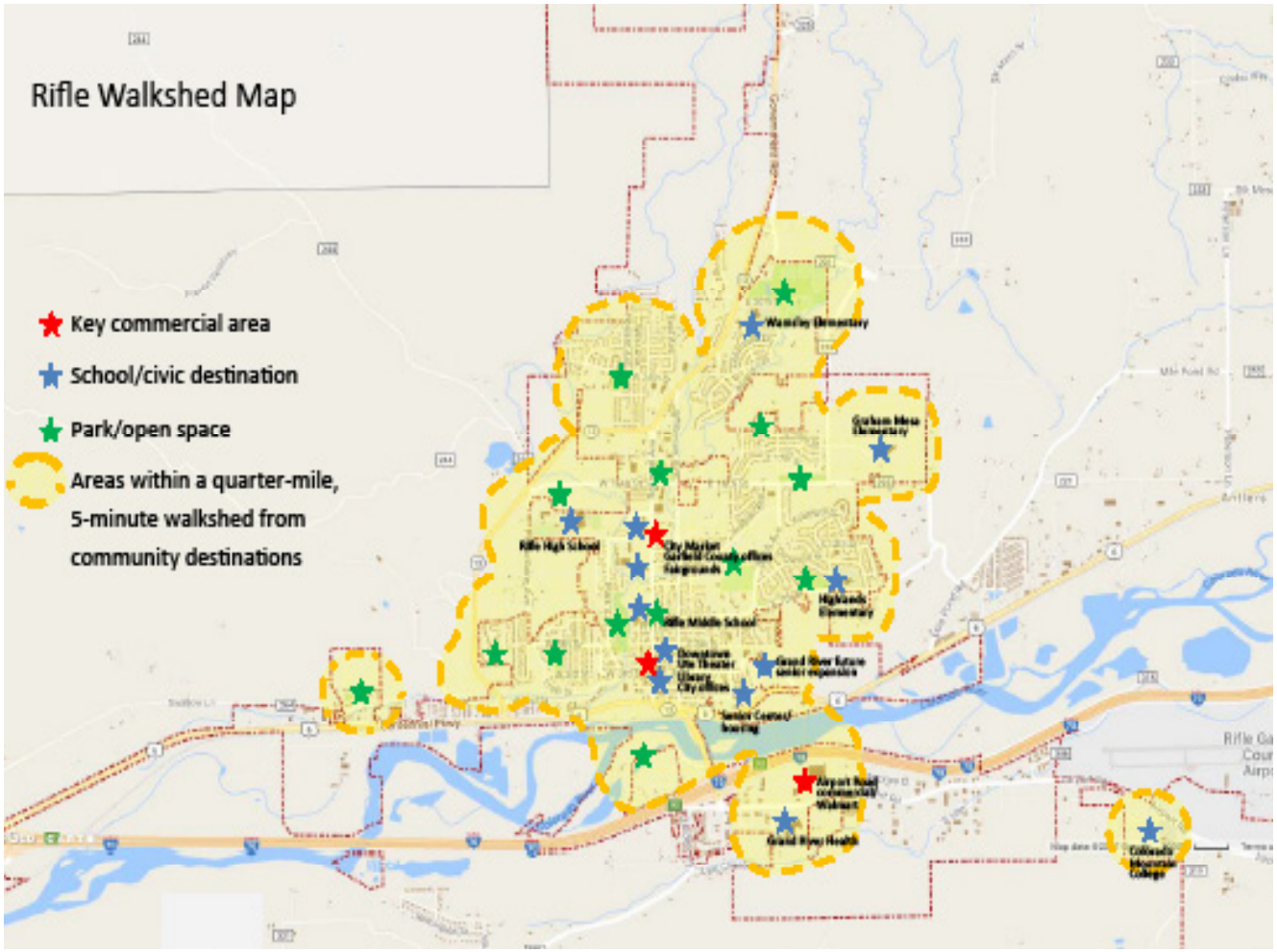
C. COMPLETE STREETS AND WALKABILITY

Streets must accommodate necessary traffic levels, but they must also respect pedestrians, bikers, and foster a pleasant living environment. Wide sidewalks, an interconnected trail network, alley-loaded garages, and, shared parking can improve the walkability of streets. Neighborhoods should be designed so that homes face streets. The visual interest of the streetscape can be enhanced through patios, outdoor dining, landscaping, and art.

D. A MIX OF USES

Each neighborhood should include one or more destinations such as a park, school, civic, open space, or commercial use within a 5-minute walk (1/4 mile). Destinations within a walkable distance may include tot-lots, community gardens, grocery stores, or preserved agricultural land. See the Walkability Map. The location of destinations in the community were analyzed as part of determining

Based on responses in the public workshop survey, the Comprehensive Plan recommends that neighborhoods include community destinations within a 5 minute "walkshed" distance.



E. HOUSING AFFORDABILITY

Housing should be provided in a range of types and price points to accomodate all of Rifle's population. In particular, "missing middle" housing that includes townhomes, duplexes, and small single family homes should be a focus. The City's zoning standards and incentive policies should focus on encouraging affordability of housing. The City currently allows ADUs as a by-right use in residential zoning districts, and this should be preserved. Manufactured homes and mobile home parks that are constructed and managed in a quality manner should be incorporated as a viable affordable housing strategy where appropriate in the community.

F. DENSITY WHERE APPROPRIATE

Density helps create walkable neighborhoods, provides a built-in clientele for businesses, provides housing choice and affordability, expand transportation choices, and improves the efficiency of public infrastructure and services. The Downtown will be the most preffered neighborhood for higher densities. Through density the City can encourage housing choices that allow residents to remain in their community as their life stages change; single, married, raising children, "empty nesters", and retirees.

G. PARKING

Parking needs must be accommodated, but large parking lots should avoid fronting a street. Parking should be provided on the sides and behind buildings. Mixed-use developments can reduce parking needs through shared parking arrangements.

H. ARCHITECTURE

Buildings should be broken-up architecturally to avoid large box-like structures. The use of a variety of architectural techniques, windows, colors and materials can accomplish this. Residential streets should be faced with windows, balconies, doors, and porches, allowing residents to watch over their neighborhoods. This provides "eyes on the street" at all hours to promote safety. Residential neighborhoods should maintain a variety of home types to avoid a cookie-cutter feel. The Downtown Zoning Code successfully implements these principles. However, other commercial zones may need updated architectural standards to promote these principles.

I. LANDSCAPING.

Proper use and placement of trees mitigate heat-island effects associated with parking lots and streets. Landscaping can be integrated with stormwater detention. Landscaping should utilize xeric planting methods and low-water use plants.

J. LAND USE TRANSITIONS

Rifle promotes appropriate transitions from one land use to another. The transition may involve different densities (apartment buildings to single-family homes), different uses (commercial to residential), or different intensities (noisy industrial area to quiet office space). For each land use transition, appropriate distances, fences, and other buffering techniques should be employed.

For density transitions, a gradual step-down from denser development to low-density development should occur across neighborhoods. For the City as a whole, the densest development should occur in the downtown. The neighborhoods around downtown should generally have the next most dense development, and so on.

Figure 1: Successful mixed-use centers provide comfortable outdoor spaces for the pedestrian and community interaction.

Principle 2.4: Strategic Investment To Achieve Community Goals

A strategic approach that prioritizes investments is critical for Rifle to achieve its goals.

The City has many policy tools that can ensure growth makes efficient use of infrastructure and creates a high quality of life in Rifle's neighborhoods. These include:

- **Fee structures and incentives** that encourage the types of development needed in desirable locations.

- **Zoning Codes and Public Works standards** that encourage desirable types of growth while remaining flexible for the private sector. Some zoning code sections may need updating, such as reviewing the land use table for commercial uses to ensure that appropriate transitions occur. The City should examine Public Works standards for development standards that are more affordable to construct and maintain.

- **Strategic infrastructure investment** to encourage development in priority areas, or for purposes of economic development. Chapters 3 and 4 discuss many specific infrastructure investments in Rifle.

- **Economic development efforts** to seek out partners for specific projects.

The City of Rifle's investment in infrastructure totals hundreds of millions of dollars. Proper planning can ensure the growth of Rifle makes the best use of this investment.

RIFLE INFRASTRUCTURE DATA

TYPE	TOTAL AMOUNT IN CITY SYSTEM	COST TO BUILD PER UNIT	TOTAL VALUE OF ASSET
Waterline	73 miles	$100/linear foot	$38,544,000
Sewerline	53 miles	$80/linear foot	$16,051,200
Storm sewer	9 miles	$60/linear foot	$2,851,200
Streets (not including sidewalks)	11,000,000 Sq Ft	$30/square foot	$33,000,000
Bridges	9	$3,000,000 per bridge	$33,000,000
Gravel Alleys	–	$2/square yard	–
Sidewalk	–	$36/square yard	–

Chapter 3: Infrastructure and Quality of Life

This Chapter describes important aspects of infrastructure and quality of life including: Transportation, Water and Wastewater Utilities, Economic Development, Parks and Open Space, Schools, and Public Lands.

3.1: Transportation

A. Transportation Master Plan

The **2003 Rifle Transportation Master Plan** identified the future needs of Rifle's transportation system.

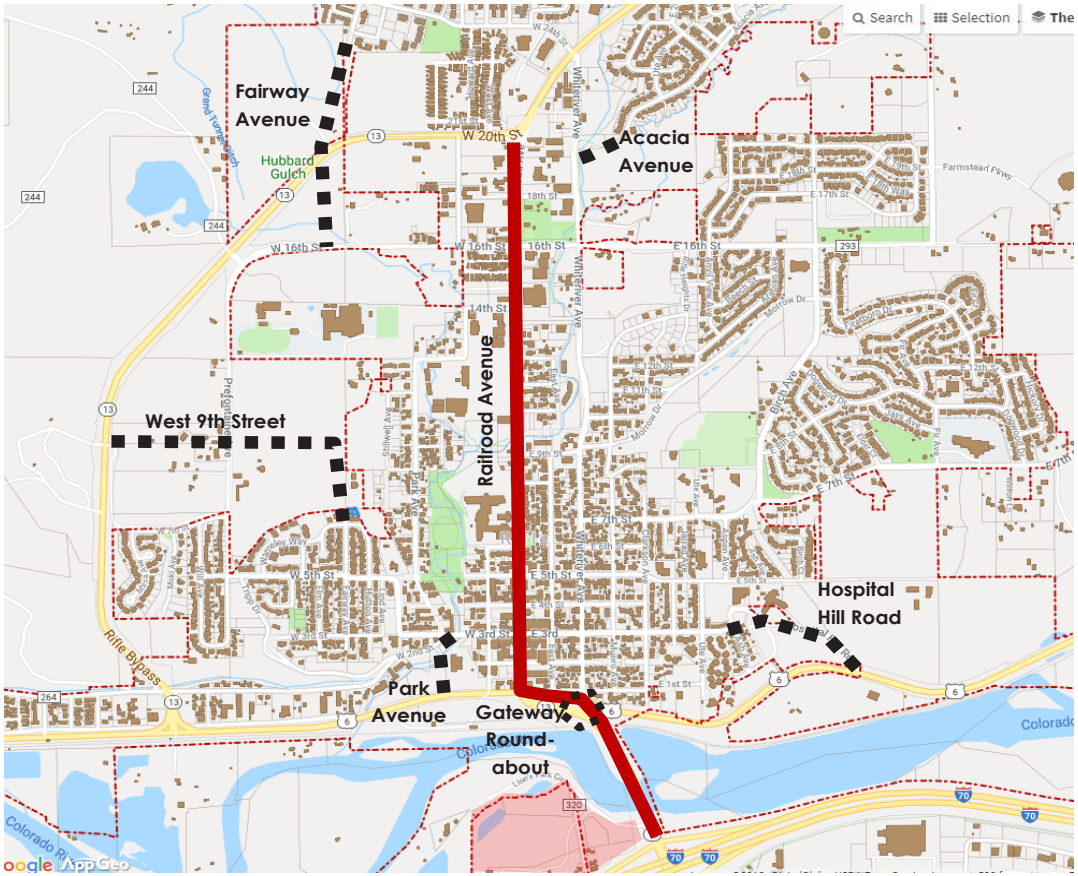
Since the Master Transportation Plan was developed in, 2003 several developments have occurred that affect Rifle's ability to implement its recommendations. These factors include:

- Construction costs have escalated rapidly as availability of funds from outside sources has diminished.
- Maintainence of existing infrastructure is likely to require additional resources, reducing resources available for new infrastructure.
- A more compact land use pattern is expected.

Due to these factors, the Comprehensive Plan recommends that some roads anticipated by the Transportation Master Plan not be constructed. These include:

1. The East Bypass from County Road 291 to State Highway 6. This route was intended to provide an

Recommended Street Connections in the Transportation Master Plan



alternative from Graham Mesa to Higwhay 6 and the I-70 Exit 87 at Mamm Creek. However, no ROW exists, the topography is challenging, and a bridge over the Colorado River would be cost prohibitive.

2. The Graham Mesa connections to the East Bypass is infeasible due to the same reasons listed above.

3. The Birch Avenue extension to Highway 6. Topography and past development approvals make this route infeasible. The need has been mitigated by improvements to Hospital Hill Road.

RECOMMENDATIONS FOR TRANSPORATION

1. Alternate Routes to Railroad Avenue. One of Rifle's major challenges it that the topography funnels much traffic to one crossing of the Colorado River and I-70 at the Rifle Gateway/Exit 90. Only two major north-south routes exist through the City: Railroad Avenue and Whiteriver Avenue. The Hwy 13 bypass is another alternative route to Railroad Avenue, but is not convenient to most residential areas. Thus a key recommendation of the Transportation Master Plan is the construction of alternative routes to prevent congestion on Railroad Avenue and the Gateway. The Transportation Master Plan recommends several projects that provide street network connectivity and alternatives to Railroad Avenue (see map on Page 20):

- Gateway Roundabout and Master Plan (see page 22)
- Park Avenue connection to Centennial Parkway
- Acacia Avenue connection to Whiteriver Avenue
- Fairway Avenue connection to Hwy 13 Bypass
- West Ninth Street - Prefontaine Avenue connection to Hwy 13 Bypass
- Hospital Hill Road improvements

2. Encourage development to locate in Tier 1 areas of Rifle such as Prefontaine Mesa, Downtown Rifle, the Colorado River development area, Park Avenue, and Whiteriver Avenue (see map). Growth in these areas add minimal vehicular stress to congested areas of the City. Unlike North Rifle and Graham Mesa, development here has the ability to utilize routes other than Railroad Avenue.

3. Encourage growth in areas with pedestrian, bicycle and transit infrastructure. Development in downtown Rifle and surrounding neighborhoods will have proximity to transit stops and is in easy walking distance to community destinations. Trail and sidewalk connections and improvements to transit stops and service can provide alternatives to vehicular travel.

4. Complete new traffic modeling. To gain a better understanding of the transportation impacts of future growth areas, Rifle should update traffic counts and models.

B. Gateway Improvements

NORTH I -70 ROUNDABOUT

The North I-70 Roundabout has been planned since the early 2000s. It would improve safety and traffic flow at the intersection of the I-70 Exit 90 on/off ramps, Highway 13, and Lions Park Circle. The roundabout is necessary for the development of the Colorado River area (see the Colorado River Neighborhood Plan). In 2015 the City of Rifle completed final design of the roundabout through Colorado River Engineering and received an A-line break approval from CDOT. The high project cost of $5 million prevented construction, but the design remains valid. The City should work with the CDOT Region 3 STIP list to obtain funding for eventual construction. In addition to the roundabout, the City has developed concept drawings for improvements to the Colorado River bridge area so that the link between the I-70 and Downtown Rifle presents a positive image of the City (see downtown neighborhood section).

GATEWAY MASTER PLAN

In 2009, the City of Rifle engaged PBS&J in a Conceptual Alternatives Study for the Gateway area (the intersection of former Highway 13, Highway 6, and Whiteriver Avenue. See maps on next page). It has long been recognized that the current street configuration would eventually fail to handle traffic flows, and in its current state, makes for an unattractive entrance to the community.

The study estimated that the Gateway area would experience traffic failure at a 25% increase over 2009 traffic volumes. In 2009, the Colorado River Bridge had 19,950 VPD and Railroad Avenue had 12,600 VPD. A 25% increase in traffic meant system failure would be experienced at 26,720 VPD on the Colorado River Bridge and 16,876 VPD on Railroad Avenue. The study's 3.3% annual traffic growth rate resulted in anticipated failure in 2018. To date, VPD has not increased at the level anticipated.

The study evaluated multiple alternatives. The study selected a Preferred Alternative for the Gateway street network. It involved a roundabout at the north end of the Colorado River Bridge and a one-way couplet for Centennial Parkway/Hwy 6(see map next page). This option was chosen because it:

- Encourages truck traffic to use the Hwy 13 bypass instead of Railroad Avenue
- Maximizes the amount of developable land in the Gateway area and continued the downtown block system and Main Street-style development south of Centennial Parkway.
- Encourages pedestrian, bicycle, and transit mobility.
- Provides options for multiple north-south streets, (Whiteriver Avenue, East Avenue, West Avenue, and Park Avenue), instead of focusing traffic only on Railroad Avenue.
- Provides an attractive entry feature to the community.
- Provides workable methods of stormwater drainage and business acess.

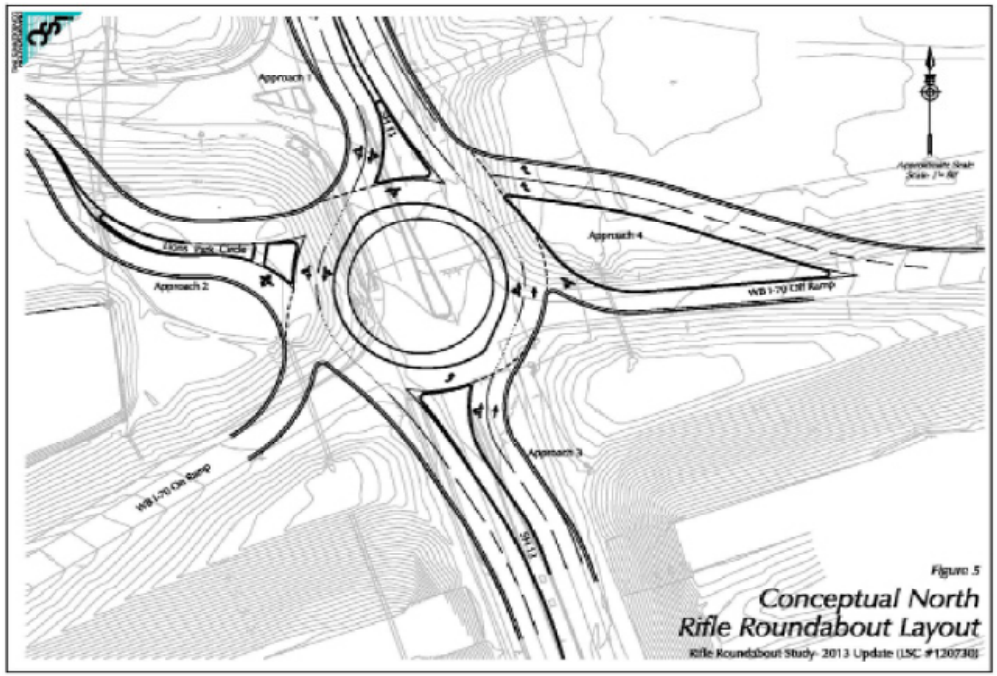


Figure 5
Conceptual North Rifle Roundabout Layout
Rifle Roundabout Study- 2013 Update (LSC #120730)

The project's estimated cost was $11 million in 2010.

2014 MODIFICATION TO GATEWAY PLAN

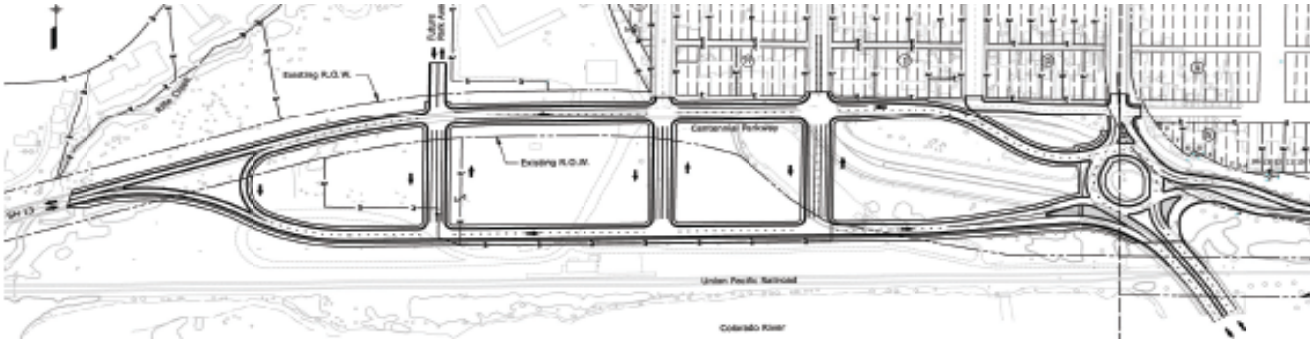
In 2014, the City of Rifle undertook a Downtown Strategic Plan. This process resulted in the devolution of the Gateway area from CDOT to the City of Rifle. With control over the Gateway street network, the City decided to make a modification to the 2009 Gateway Preferred Alternative: removal of the one-way couplet (see map at left).

Preserving Centennial Parkway as a two-way street preserved the system's ability to handle increased traffic capacity while decreasing project costs, lowering the City's maintenance obligations, and creating a more attractive environment for businesses and pedestrians.

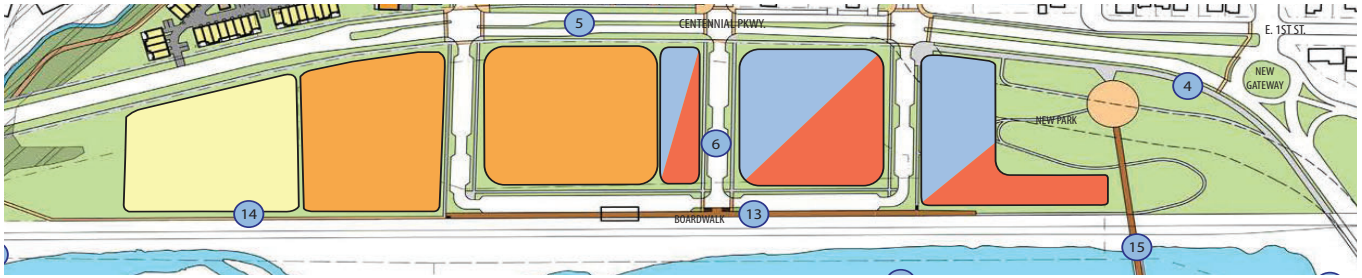
Further traffic modeling, engineering and design should occur well in advance of the need for implementation of the Gateway Master Plan.

Consideration should also be given to traffic calming on residential collector streets. The Gateway Plan could have an impact on Whiteriver Avenue and, to a lesser extent, Park Avenue that may need to be addressed.

2009 Gateway Study: Preferred Alternative with One-Way Couplet



2014 Downtown Strategic Plan: Removal of One-Way couplet, change to two-way Centennial Parkway



C. 2009 CDOT Access Control Plan

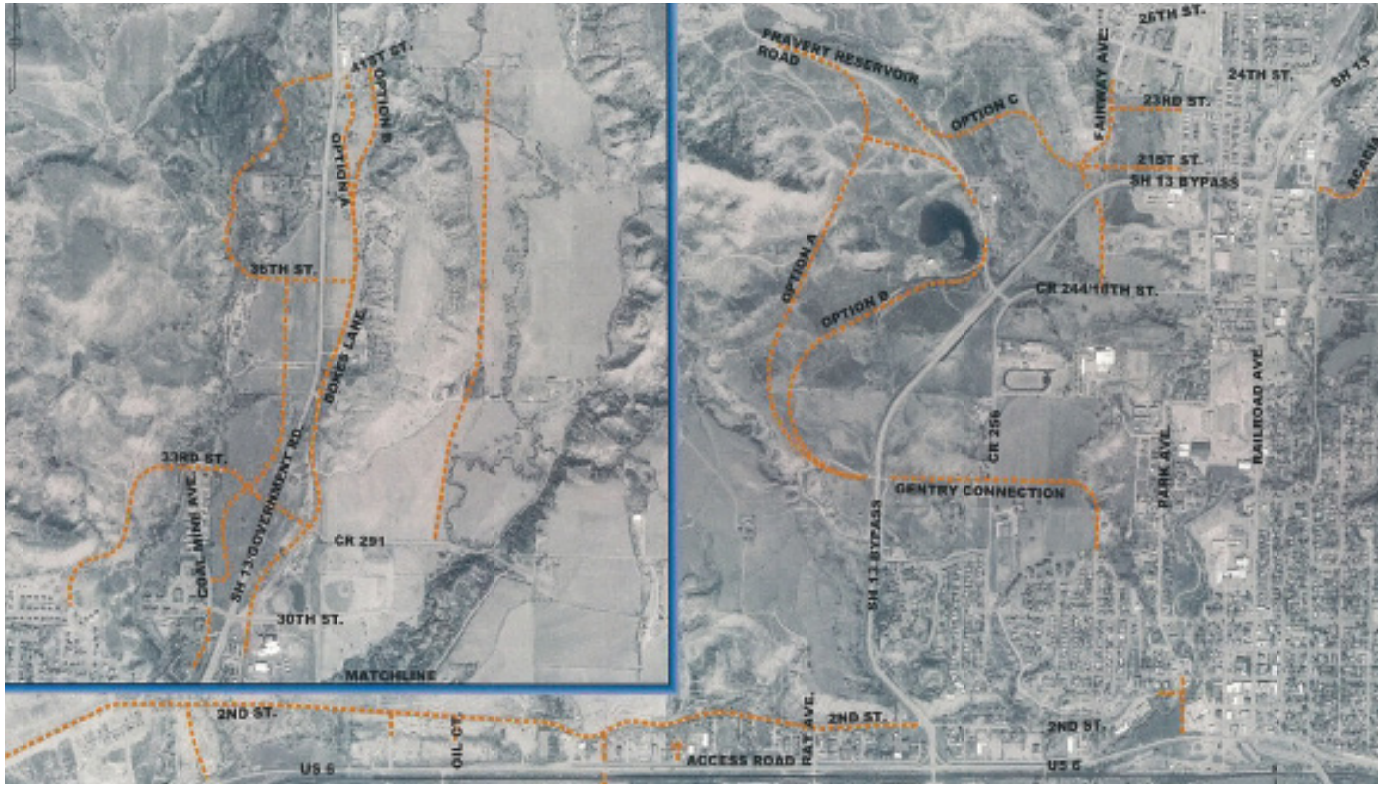
In 2009 the City of Rifle and CDOT jointly adopted an Access Control Plan for Highway 13. The plan ensures that safe access is available from North Rifle and West Rifle to Highway 13. In many cases it calls for major modifications of the existing street network. The Comprehensive Plan uses the Access Control Plan's recommendations as the foundations for future development in North Rifle, the Prefontaine Mesa neighborhood near the Bypass, and West Rifle. See Chapter 4 for specifics on these neighborhoods.

One area where the Highway 13 Access Control Plan should be revisited is between 21st Street and 30th Street in North Rifle. The City seeks the revitalization of this area and infrastructure that serves this purpose. The high traffic volumes projected by the Access Control Plan (40,000 VPD) are unlikely to occur because the development of RimRock/Bryce's Valley is no longer anticipated. Those developments account for 60% of projected traffic volume on this part of Hwy 13. Thus, two Access Control Plan's recommendations should be reconsidered

1. Provide a signalized intersection at 30th Street instead of 33rd Street. There is no longer a need for a signalized intersection at 33rd Street because RimRock/Bryce's Valley development is not anticipated. A signalized intersection at 30th Street is important to pedestrian safety and Rifle's quality of life. Residential areas with multi-family development cross Highway 13 at 30th Street to reach Wamsley Elementary and Deerfield Park. 30th Street can also serve vehicular traffic to Tier 2 areas of RimRock and Bryce's Valley, where some development is possible within existing water pressure zones. It appears that adequate spacing exists between the 24th Street and 30th Street intersections to allow for both intersections to be signalized.

Revise the Access Control Plan to allow Highway 13 access from 21st Street. The current plan states that development along 21st Street requires the closure of 21st Street. This negatively affects the City's desire to revitalize the 21st Street area with commercial/residential uses instead of industrial uses. With lower traffic volumes anticipated on Hwy 13, a three-quarter access to 21st Street may be feasible.

CDOT Access Control Plan Recommended Streets



E. Transit Planning

In 2011 the City of Rifle worked with the Roaring Fork Transit Authority to complete a study on a Circulator Bus System that would run a loop within Rifle. The results showed that the costs of this bus would likely make the project unfeasible within the short to medium term.

With the 2014 Downtown Strategic Plan, the City examined the possibility of Bus Rapid Transit extending from the Roaring Fork Valley to the Rifle area. While this is something that RFTA has showed interest in due to the high growth of the Rifle area, a BRT system would likely require a new funding source such as a dedicated tax.

D. Pedestrian and Bicycle Plan

The following sidewalk and trail projects include priorities identified by City Staff, Planning Commission, the Parks and Recreation Advisory Board, and members of the public. It updates the previous Pedestrian and Bicycle Plan to remove completed projects and include new priorities.

1. Middle Kingdom Trails. At the end of Howard Avenue a trail can reach BLM Hubbard Mesa area via a City-owned public access, which was created with the Bluffs Townhomes Plat. An access trail for hiking and biking only should be built through City property. In addition, the Middle Kingdom area should be moved outside of the BLM's Hubbard Mesa OHV area. Its proximity to City neighborhoods make it appropriate for defined hiking and biking trails, but not OHV use. This change in BLM designation would allow trails in the Middle Kingdom area to be formalized.

2. Government Creek Trail. A portion of the existing single-track trail is in City-owned open space near the Rifle Creek Apartments. The City should seek additional easements to connect the Government Creek Trail to the Knollridge neighborhood and to Willow Ranch.

3. Highway 13 Crosswalk and Stoplight. The Current CDOT Access Control Plan puts a stoplight at the future 33rd Street, not at 30th Street where existing residences, parks, and schools create a need for a pedestrian crossing of Highway 13. With RimRock development not anticipated, this should be rethought.

4. Highway 13 sidewalk. A sidewalk on the west side of Hwy 13 would allow Willow Ranch and Rifle Creek Apartment residents to reach the 24th Street stoplight to cross safely.

5. Fravert Trail. The Annexation Agreement with Queen's Crown allows recreational uses to occur on the property prior to development. The Fravert Trail would connect the Knollridge neighborhood with Fravert Reservoir. It would follow the future Fairway Ave Right Of Way, cross Queen's Crown, and then corss a small piece of Forest Service/BLM

property to reach the County Road at Fravert Reservoir.

6. Raynard Connector. The easement is in place in the North Pasture subdivision to connect the Raynard Ditch Trail to 16th Street.

7. Graham Mesa Avenue Trail/Sidewalk. A sidewalk or wider shoulder on Graham Mesa Avenue would provide better access to the north end of the Raynard Ditch Trail. Additionally, the City owns Right-of-Way for a future street that connects Graham Mesa Avenue to the Creekside Estates development at the bottom of the hill. Signage should alert pedestrians that this is a public access.

8. Grand Tunnel Trail. This trail should be created on the edge of Prefontaine Avenue if and when the Gentry property, which is currently agricultural, is developed.

9. Rifle Creek Trail. One easement is needed from a residential property owner to complete the missing section from 9th Street to 11th Street. The City owns the remaining land within the Rifle Creek floodplain, and has engineered drawings by Colorado River Engineering.

10. Highland East Subdivision connectors. The Highland East subdivision included trail easements through the neighborhood that have never been constructed.

11. 5th Street sidewalk. The existing situation where Fravert Avenue turns into 5th Street is unsafe. The sidewalk ends and pedestrians must cross the street at a blind corner. A new sidewalk would remedy the situation.

12. Park Avenue Sidewalk. The block between 3rd Street and 4th Street has a missing sidewalk gap on the east side of the street.

13. Cottonwood Trail. One easement through private property would be needed to bring a trail from Cottonwood Mobile Home Park to the Highlands Trails on City-property. This would allow Cottonwood residents to safely walk to destinations in Rifle and avoid Highway 6.

14. The Pioneer Ditch Trail. The City may have full control of this ditch at some point in the future making it possible to use as a trail. However, pedestrian access easements would need to be obtained from all property owners the ditch crosses. A sidewalk would be difficult to add to West 2nd Street so this trail may serve as a useful connection.

15. Centennial Parkway sidewalk. A sidewalk on the south side of Centennial Parkway would serve as a connection to the Rifle Creek Trail which crosses under the Centennial Parkway bridge. As it enters the Gateway area the sidewalk can be widened to include a bike path as it crosses the Colorado River.

16. Colorado River Trail extensions. The City may have an opportunity to work with the landowners west of the CDOT Rest Area to continue the trail along the river.

17. Ramsey Gulch Trails. The City owns this 110 acre property that includes a floodplain and steep slopes. A loop trail of at least 3 miles is possible in this scenic natural area. The trailhead would be at the end of Last Chance Drive behind Grand River Health. Trails could extend south on County Road 332 through Ramsey Gulch and BLM land. CR 332 has not been maintained for many years. It is no longer usable for vehicles but would make an excellent trail for hiking and mountain biking. From the Ramsey Gulch trails, a trail connection could be extended east to reach Colorado Mountain College and the Garfield County Airport. This trail would use either BLM land at the base of the mesa, or follow the south side of Airport Road on land owned by Garfield County.

18. Airpark Trails (not on main map)

The Rifle Airpark property is south of Garfield County Airpark. While most of the property is intended for industrial use, it also contains mountainous topography that has been identified as excellent for trails and open space. A trail connection could be made from Colorado Mountain College to the Airpark Trails, completing a South Rifle trail system. The Airpark PUD includes the following trail map:

3.2 Water & Wastewater Utilities

The City of Rifle operates water and wastewater utility systems. Recently, major upgrades have been made to treatment facilities, water tanks, and major transmission lines.

Moving forward, the City of Rifle's goal is to recoup the community's investment in the system by adding new revenue from development. The taxpayers will benefit if new development can be built in areas that are already served by the system, rather than on additional infrastructure that must be maintained at public cost.

Thus, the location of existing utility infrastructure is an important consideration to the Tiered Growth System. The areas served by the Utility Map closely conforms to Tier 1 growth areas. Areas outside of existing water pressure zones are in Tier 2 or 3.

The City of Rifle intends to update its water model which should provide more detailed information about what areas can be served with existing water infrastructure.

Utility issues of note include:

- Usage at the Airport Water Tank is low. Additional development in the Airpark would be beneficial. A redundant tank is needed in this location so that the existing tank can be serviced.

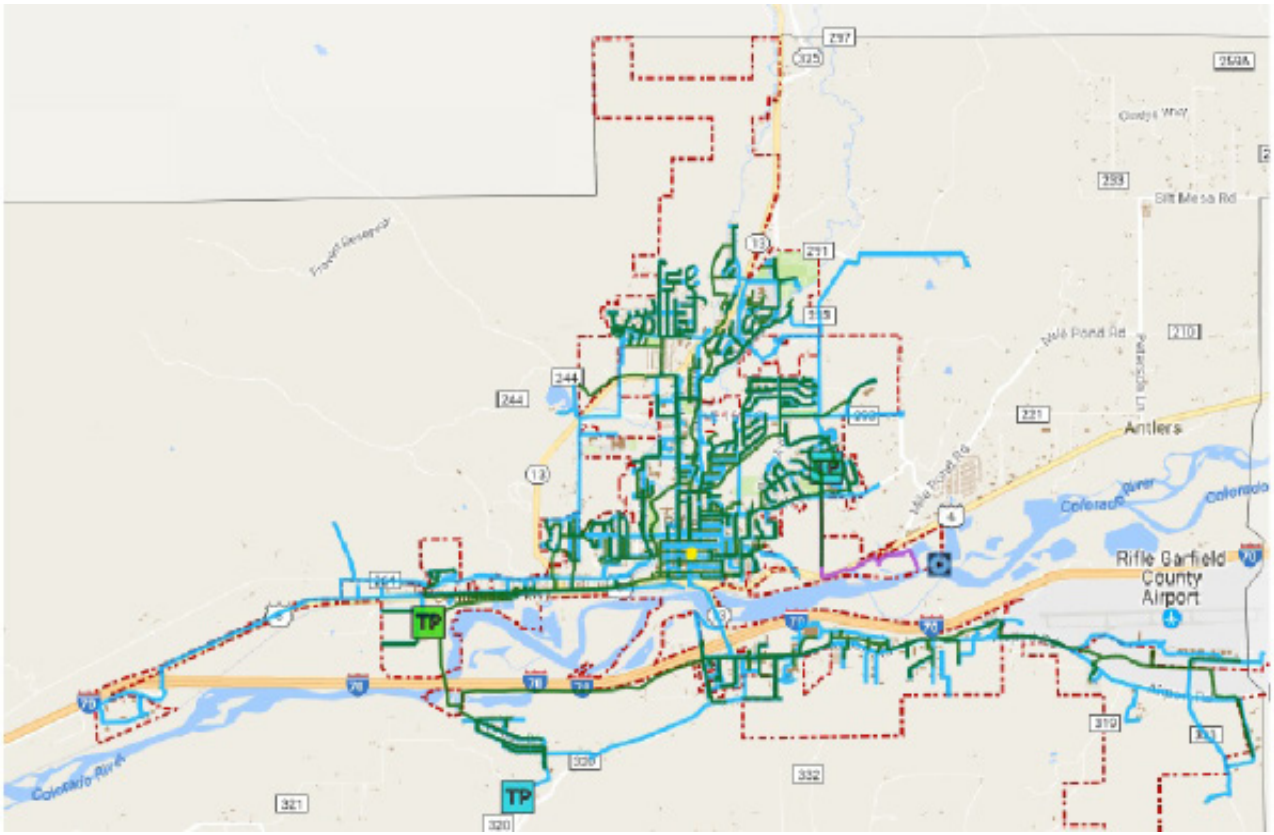
- RimRock and Bryce's Valley cannot be served in existing water pressure zones and would require new water tanks. The City of Rifle's policy is to not acquire new water tanks.

- the Northeast Water Tank may need increased capacity to serve growth in the Graham Mesa area.

- The City's "tap fee" policies should be studied and modified if necessary to ensure that it accurately accounts for water-wise types of development.

- Areas around Prefontaine Mesa should be reviewed for potential sewer basins and trunk lines. Development in this area is desirable but lacks sewer service.

City of Rifle Utility System Map showing water (blue) and wastewater (green)



3.3 Economic Development

A. Regional Center

Rifle is situated at the center of the Middle Colorado River Valley region, with a trade area (see map below) of 31,000 people from Parachute to New Castle to Meeker, according to a 2013 Market Study that was completed for the Downtown Strategic Plan. The study estimated that 39 percent of sales in Rifle are from Rifle residents, while 61 percent represent sales inflow from outside the City. This demonstrates Rifle's position as a burgeoning regional center between the more established regional centers of Glenwood Springs and Grand Junction. Future growth in the Middle Colorado River Valley will continue to enhance Rifle's status as a regional center for retail, services, and entertainment.

B. Attracting Primary Jobs

Rifle's main industries are health care, government, and the oil and gas industry. The boom and bust nature of the oil and gas industry has led Rifle to seek other more stable industries. The City and the Rifle Regional Economic Development Corporation (RREDC) have pursued many industries over the years, from marble processing to green home builders, to opportunities surrounding the Garfield County Airport. The attempt to attract new industry has clarified the structural challenges Rifle faces. These include high land and living costs, a small labor pool, and competition for labor from the oil and gas industry and nearby resort areas.

GOAL: Rifle will continue to pursue primary jobs particularly around the Airport and seek ways to mitigate the challenges to industry attraction.

Energy Innovation Center. In 2005 City Council adopted the Rifle Economic Opportunities Assessment, which included a vision for development of the Energy Innovation Center concept—a 160 acre, city-owned renewable energy industrial park. While the renewable energy industry has not shown the vitality anticipated, street and utility infrastructure are in place and pad sites are ready to be developed. One benefit of Rifle's association with renewal energy has been a large influx of community solar gardens. One utility executive stated that Rifle likely has the most solar per capita in the nation.

GOAL: The City should continue to consider other job-producing facilities at the City-owned Energy Innovation Center through public/private partnerships.

C. Commercial Opportunities

As Rifle grows, further big-box commercial is anticipated. However, anecdotal statements from national retailers points towards the need for Rifle's region to potentially grow another 30% (a regional population close to 50,000) to attract major sporting good retailers, or big box home improvement stores.

Therefore, it is important for Rifle to plan for these uses over the long-term. Rifle has a limited number of suitable locations for big box commercial. These include the Colroado River area near I-70 Exit 90, and parcels around Walmart. Other properties such as Powers Ranch are in Tier 2 development areas due to infrastructure needs.

GOAL: Rifle should ensure that at least one of these areas are reserved for regional commercial opportunities when they arise. The most likely will be the Colorado River area once a roundabout has been constructed.

D. Local Business Development Through Community Partnerships

Rifle has generally followed the principle that 20% of economic development efforts should go towards attracting new business, and 80% of efforts should go towards local business development.

To that end, the City has created the **Greater Rifle Improvement Team (GRIT).** GRIT is a partnership between the City of Rifle, the Chamber of Commerce, the Rifle Regional EDC, and other entities involved in economic development.

The purpose of GRIT is to create a more vibrant entrepreneurial environment through quality of life improvements.

To accomplish this, GRIT follows the four pillars of the Main Street Program on a City-wide basis. These are 1) marketing and events, 2) design, beautification, and capital improvements, 3) economic vitality; and, 4) organization.

1) Promotions and Events.

- GRIT will promote the Rifle region's brand (currently, Real Western Adventure) and Rifle's attractions to build the repuation and identity of Rifle.

- GRIT will promote signature events in Rifle, as well as more locally-focused community events.

- GRIT will support the Ute Theater as a unique attraction in Downtown Rifle.

2) Design, Beautification, and Capital Improvements. GRIT will build amenities that support quality of life and business development. Focus areas include:

- The Colorado River area for recreational amenities

- Beautification of gateways and key corridors such as 3rd Street, Railroad Avenue, Centennial Parkway, and Airport Road.

- Trails and sidewalks, both within town and on public lands.

3) Economic Vitality.

- GRIT will provide business support and networking services to help local businesses grow and thrive.

- GRIT will strategically seek to attract new businesses.

- the City of Rifle will improve processes and codes to support business development.

4) Organization

- GRIT will provide the resources and structure for groups to work together, including volunteer management and funding.

- GRIT will maintain and update a 5-year Strategic Plan that provides specifics to the four pillars of the program.

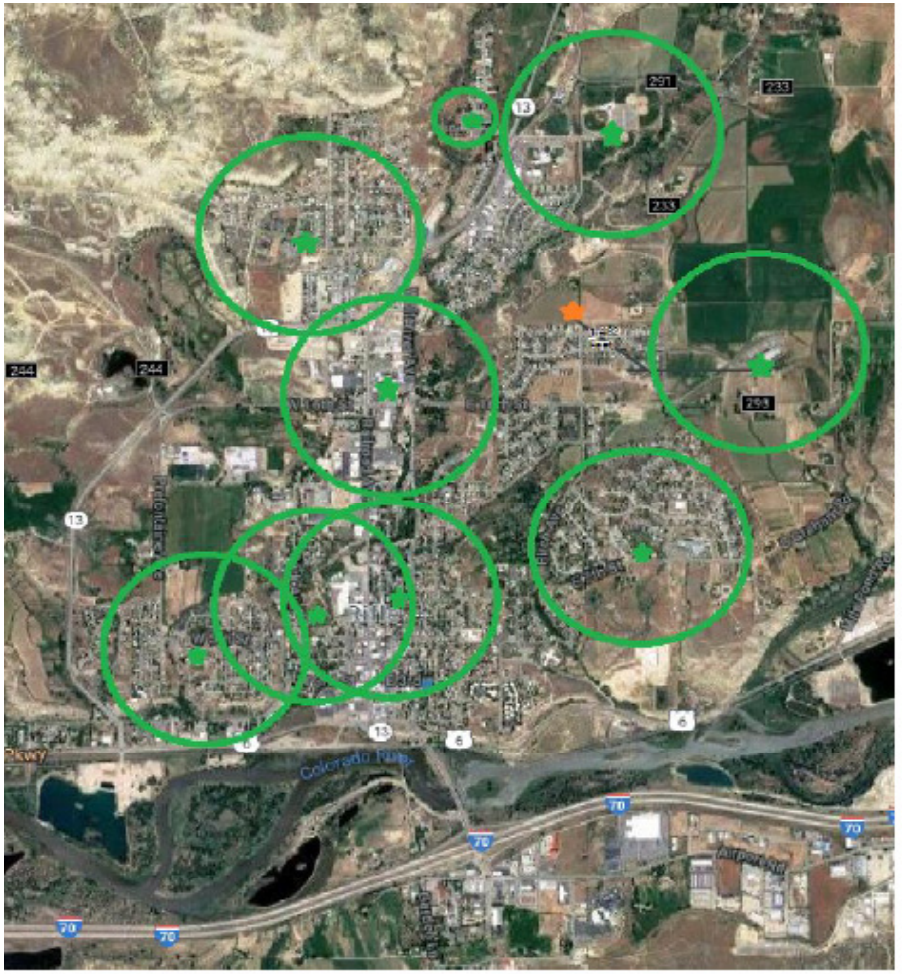
3.4 Parks & Open Space

A. Parks

The City of Rifle has dedicated 1% sales tax to parks and recreation. The City boasts an excellent network of neighborhood and regional parks. As a general rule, residences should be within 1/4 mile (walking distance) of a park. Using that measure, the map to the right shows the location of parks in Rifle with a 1/4 mile radius around them. This map identifies park gaps in:

- the North Pasture/Promontory neighborhood, where a park site is ready to be developed.

- South Rifle (no park site chosen). South Rifle does not currently have a large residential population. If the area south of Airport Road continues to develop, a park may be required here and should be considered during annexation and subdivision processes.



B. Open Space

Preserving key areas for recreation, agriculture, and wildlife is important to the character of the community. Key opportunities include:

1. **The Colorado River** provide great opportunities for canoeing, kayaking, fishing, and wildlife viewing. Plans are discussed in the Colorado River Neighborhood Plan section.

2. Open Space within City Limits. Morrow Draw, Highland Trails, the Airpark Trails, and Ramsey Gulch are key areas for preserving open space.

3. **Agricultural lands.** The Rifle Creek Valley, Clough Ranch and Tybar Ranch are in Tier 3. Powers Ranch is in Tier 2. These Tier Designations should preserve these areas as agricultural for some time.

3.5 Schools

A. School Locations and Municipal Planning

A key principle of Rifle is the creation of high quality of life neighborhoods with schools that are walkable and bikable for children and adults. Because finding land suitable for school sites is difficult, the City of Rifle seeks to proactively plan with the Re-2 School District and Colorado Mountain College to ensure future school sites are available in areas that serve as accessible community destinations.

The boom and bust cycle of growth has made planning for school facilities difficult. Between 2001 and 2007 enrollment grew by 17 percent. Overcrowding forced construction of Graham Mesa Elementary School in the "The Farm" development. With the onset of the recession, there has been excess capacity in facilities. Following national trends, the school age population in Rifle may not grow as fast as anticipated due to smaller family sizes within the Millenial generation.

B. Rifle Middle School And Rifle High School

Esma Lewis Middle School is currently situated in Downtown Rifle. If population growth occurs, it is possible that the Middle School could eventually exceed capacity. One option anticipates the Esma Lewis Middle School transition out of Downtown Rifle. If that were to occur, the City's recommendation is that the facility be replaced with more appropriate urban residential land uses and a small "urban", i.e. two-story, elementary school. It is possible that the Middle School would move into the High School, which would then seeks another location. The City should be proactive to assist Re2 in identifying a High School location within Tier 1 areas. The previous Comprehensive Plan identified a High School site in the RimRock subsidivision. As RimRock is no longer anticipated to occur, this location would not be able to be served by infrastructure.

3.6 Public Lands

The bulk of the federally owned lands that surround Rifle are managed by the Bureau of Land Management (BLM). There are also significant areas owned by the State of Colorado and the Forest Service. Rifle residents have a recreational interest in several areas of public lands, including:

Roan Plateau. The Roan Plateau is utilized by hunters, ATVers, hikers, and mountain bikers. Recreational access to land traditionally used for hunting has recently been limited by oil and gas development on both public and private land.

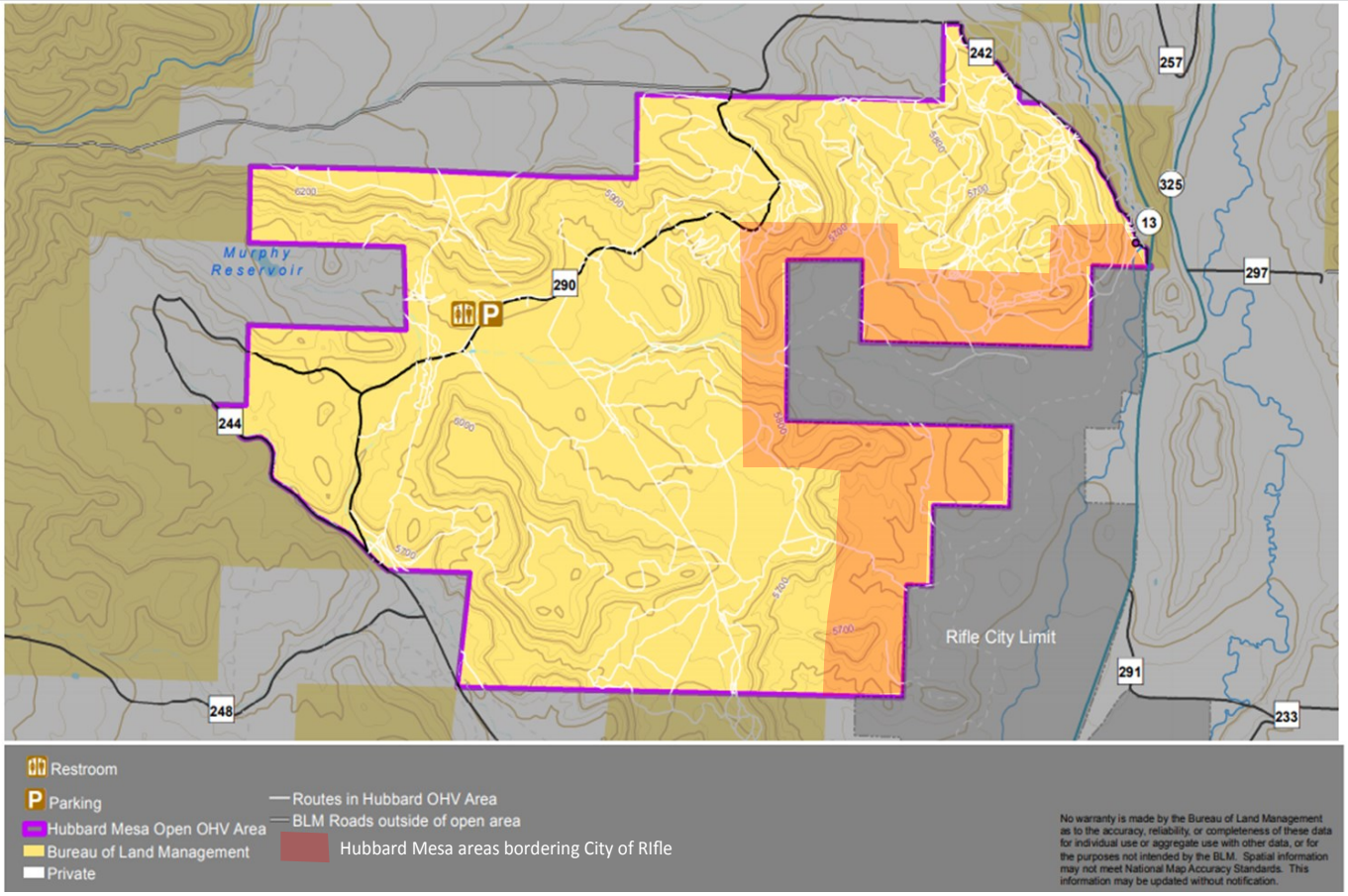
Rifle Arch. The BLM areas around the Rifle Arch have been identified by BLM and DOW as having excellent potential for new non-motorized hiking and biking trails.

The Hubbard Mesa OHV Area is a popular ATVing, shooting, dirt biking, mountain biking, and hiking area. Trash dumping and shooting safety are issues at Hubbard Mesa. As recreational use increases over time, the City of Rifle has requested that the BLM improve safety so that all users can continue to enjoy the area without injury

The map shows Hubbard Mesa areas that border the City of Rifle. The City of Rifle believes that BLM should manage these areas differently than the OHV area is managed so that City neighborhoods are not disrupted by trash dumping and recreational conflicts. This area also includes the Middle Kingdom trail area that has not been historically used by OHVs. Due to the cliff faces on the eastern edge of Hubbard Mesa, the area's only public access is owned by the City of Rifle at the end of Howard Avenue. It has excellent potential for low-impact recreation use.

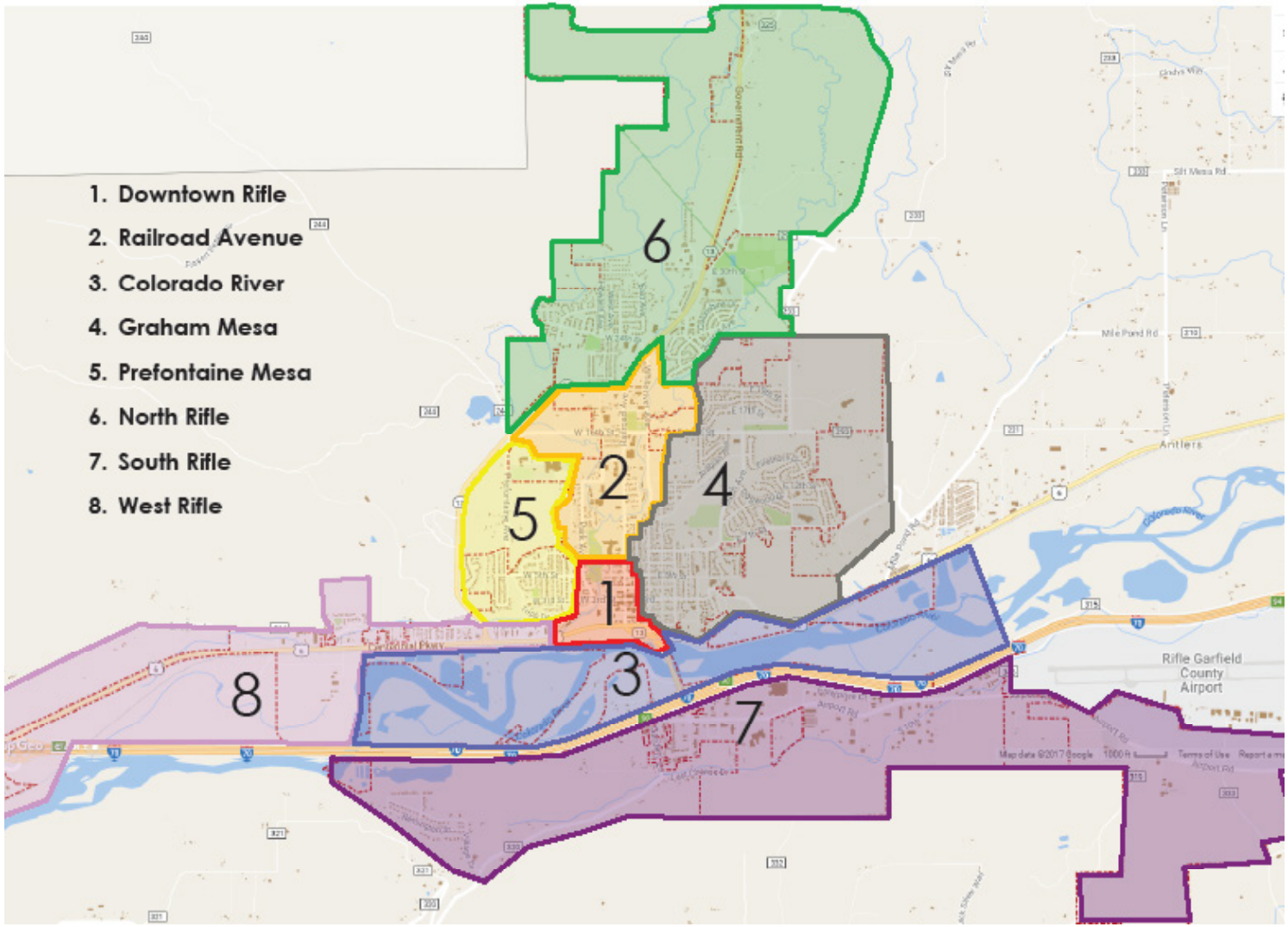
South Rifle. BLM areas near Ramsey Gulch and Colorado Mountain College on the slopes of Grass Mesa have potential for a South Rifle trail system that connects to the Airpark open space trails.

Hubbard Mesa — City of Rifle Interface



Chapter 4: Neighborhoods

This section of the Comprehensive Plan provides guidance on issues in each neighborhood. It describes the specific initiatives, projects, infrastructure needs,and redevelopment opportunities that will guide the City's future actions.



4.1 Downtown Rifle

The planning framework for a successful downtown is in place. Downtown Rifle is envisioned as a walkable, mixed-use center for entertainment and commercial opportunities. The Future Land Use map designates the downtown as "High Density Residential" and "Neighborhood Commercial". The number of large vacant parcels directly next to the historic downtown is an opportunity for new multi-family units. In recent years Rifle has adopted the 2009 Downtown Master Plan; the 2012 Downtown Zoning Code; the 2014 Downtown TOD Strategic Plan; and the 2015 Devolution of Hwy 6 & 24 from CDOT. The City received $5.6 million from CDOT for improvements and maintenance of Centennial Parkway.

AREA PRIORITIIES

Downtown Rifle is of critical importance for strategic investment. Gateway transportation improvements are critical for traffic circulation between I-70 and residential areas, as well as encouraging development on Downtown "Opportunity Sites". The Urban Renewal Authority will sunset after twenty years in 2027, unless it is renewed. This encourages action in the near term.

The 2014 Downtown Action Plan (see map) listed capital improvements for the Downtown/Gateway area. The top Priority Projects are in green. Each is discussed here:

A. Improvements to Bridge over Colorado River (not on map). the City has developed concept drawings for improvements to the main Colorado River bridge so that the link between the I-70 and Downtown Rifle presents a positive image of the City (see image next page).

B. Rifle Gateway Roundabout (#4) . The Rifle Gateway Roundabout is the preferred solution to the difficult intersection at Whiteriver Avenue and Centennial Parkway/Hwy 6 & 24. As Rifle grows, traffic levels will require a new street configuration. See the Transportation section for more discussion of this topic. While full implementation may take several years, the Gateway Roundabout concept has been adopted so that initial phases can proceed. With CDOT having "devolved" ownership of this area to the City of Rifle, the City can plan for this option without direct CDOT involvement.

C. Gateway Street Network and Park n Ride Reloca-

tion (#6). The City's plan is to extend the downtown block system south of Centennial Parkway to the "Rifle Depot" property. The Park n Ride is planned to be moved to the north side of the railroad tracks. This will allow the current park n ride site at the corner of Railroad Avenue and Centennial Parkway to be redeveloped. The bus stop will remain at its current location on Centennial Parkway. This project is anticipated to be developed in the short-term. See the conceptual plan below.

D. Centennial Parkway Street Improvements (#5). Centennial Parkway will be improved to downtown standards using Devolution funding. The Rifle Creek Bridge on State Highway 6 must be replaced. A separate pedestrian bridge will be less expensive than a widened deck and new girders for the vehicular bridge. The CIty has completed conceptual design of Centennial Parkway from the bridge to the Railroad Avenue intersection. Also, the Right-of-Way for Centennial Parkway is much wider than needed. With the devolution of the ROW to City ownership, the City may consider vacating the extra ROW for development use.

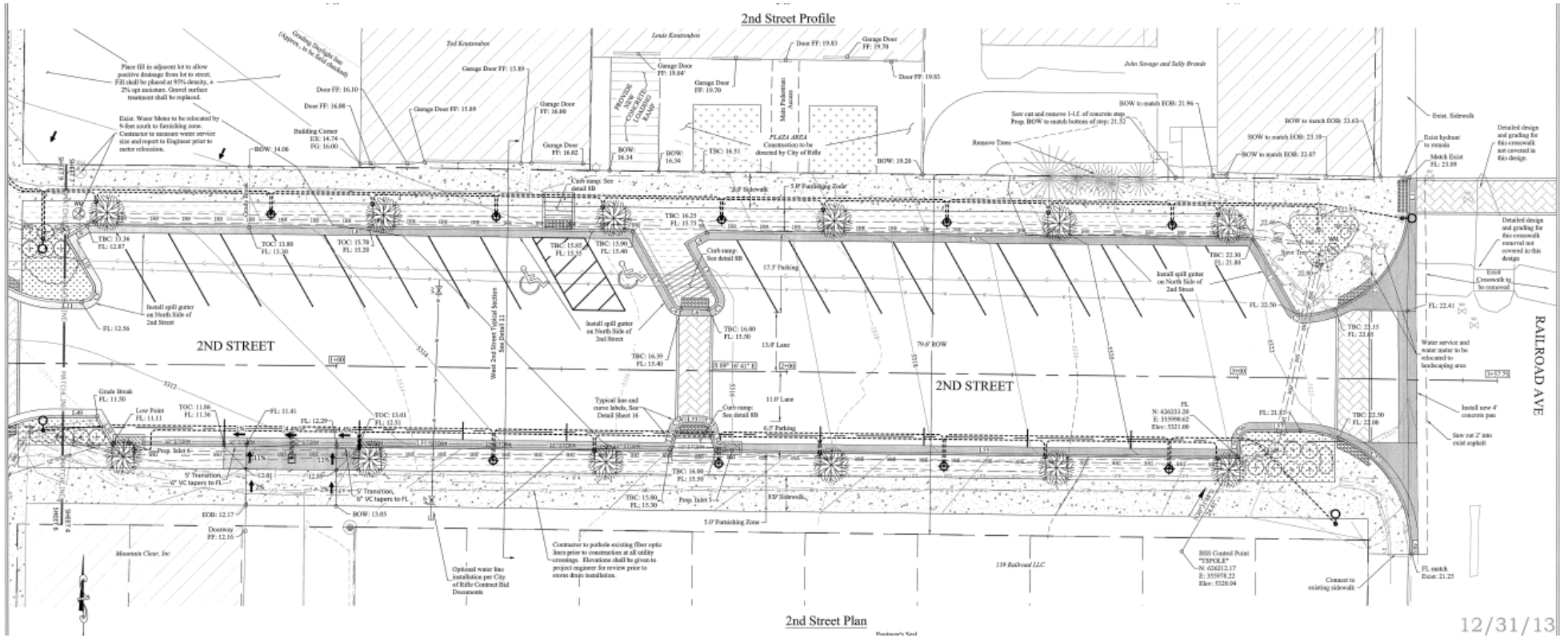
E. Park Avenue Extension (#1) and **Rifle Creek Trail Extension** (#11) are important improvements in conjunction with development of the Martin Property. The Park Avenue Extension is an important traffic link that will relieves congestion on Railroad Avenue. Conceptual plans for the Park Avenue extension have been completed by Colorado River Engineering.

F. Core Pedestrian Network (#3). Reconstruction of **3rd Street and Railroad Avenue** in the historic areas of the downtown can add outdoor dining and other placemaking opportunities. The intersection of 3rd Street and Railroad Avenue is a top priority for reconstruction Note that the "Transit Center" concept mentioned on the Action Plan Map has been moved to the existing bus stop location on Centennial Parkway.

Conceptual Plan of future Park n Ride and Gateway development

Before and after pictures of the Gateway Corridor adjacent to the bridge over the Colorado River

G. 2nd Street Plan and Reconstruction (#2). 2nd Street between West Avenue and Railroad Avenue has great potential for revitalization and development. The City has final engineered drawings of this block of 2nd Street, completed by Colorado River Engineering. This plan, showed below, is recommended to be approved as the City of Rifle Street Plan for 2nd Street. Some modifications may occur to align the streetscape with specific opportunities for outdoor dining and vitality. Curb cuts on 2nd Street should not be permitted unless they serve a purpose that fits the City's vision for 2nd Street as discussed in the Downtown Master Plan.



4.2 Railroad Avenue Area

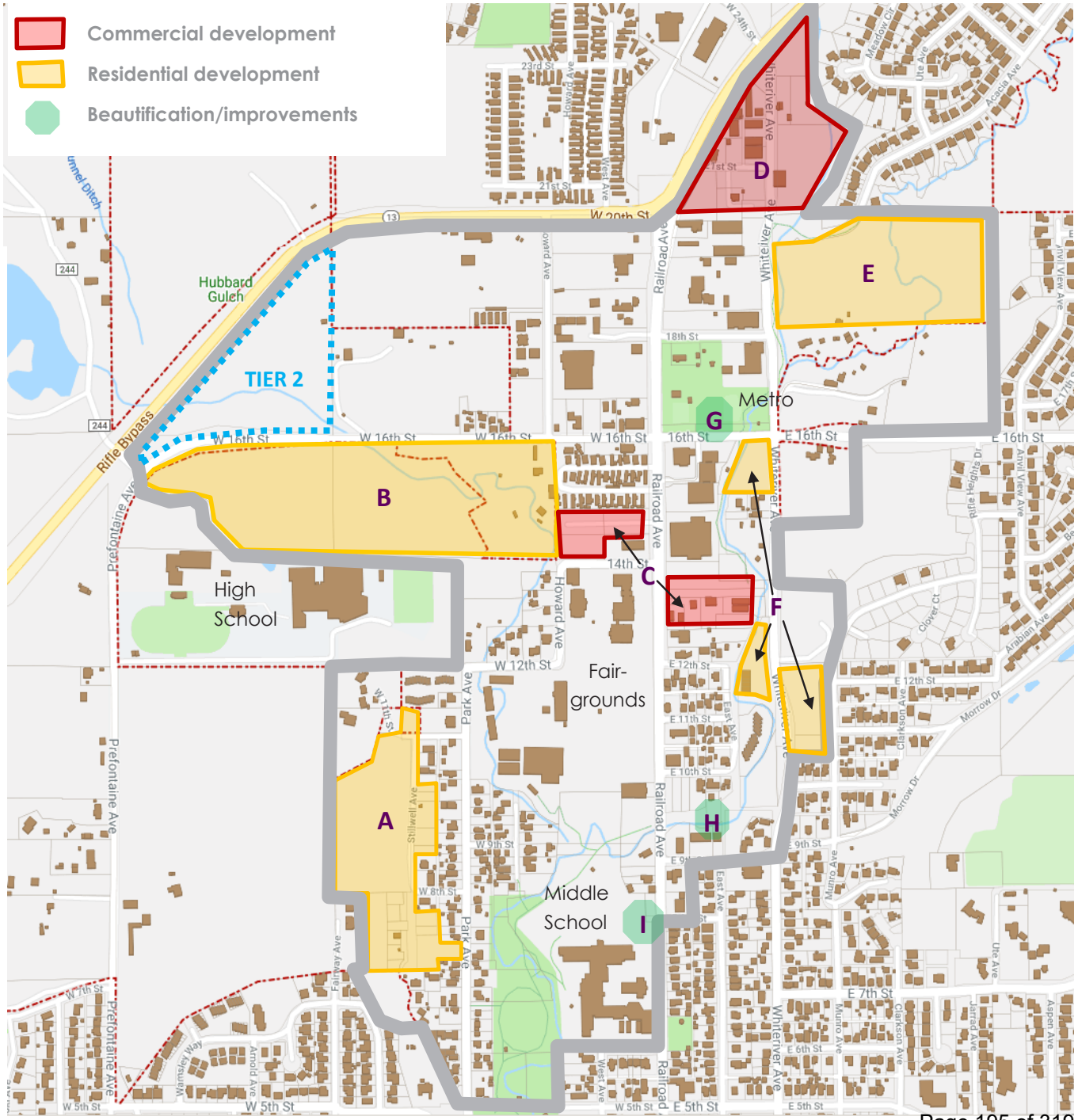
OVERVIEW

The Railroad Avenue area is north of the downtown and south of Hwy 13. It includes Park Avenue and Whiteriver Avenue. The area is a central artery of the local business community and has historic residential areas as well as significant development opportunities. The Future Land Use Map shows areas of "High Density Residential" and "Moderate Density Residential", along with "Community Commercial". It is walkable to destinations like schools, downtown, major parks, City Market, and County services. Encouraging growth in this area is key to the goals of the Comprehensive Plan to build neighborhoods near existing infrastructure and services. The beautification and revitalization of Railroad Avenue is important to present a positive image of the City.

AREA PRIORITIES

This area is a high priority for investment. Priorities are identified on the Map and described below.

A. Stillwell Avenue area. The City allowed the area to be subdivided in the 1950s without construction of streets and water mains. The lots are now under separate ownership and likely undevelopable unless the City completes the infrastructure. Creating new housing in this area would revitialize the Park Avenue neighborhood. Garfield County owns the largest parcel in the area and does not intend to use all of the property. A partnership could be contemplated where the City completes the infrastructure in exchange for affordable housing requirements on both Garfield County property and private property.



B. Animal Shelter/Whitcombe properties. The Animal Shelter obtained the property south of 16th Street, annexed it into the City, and is interested in selling it for residential development. It lacks a sewer main in 16th Street which is still a County Road and needs to be improved to City standards. It has high potentail for neighborhood development and is close to Rifle High School, businesses, parks, and services.

On the north side of 16th Street, part of the Brown property (triangle shape adjacent to Hwy 13) is in Tier 2 due to CDOT Access Control requirements to build a Fairway Avenue Extension that connects the Hwy 13 Bypass to 16th Street. This also involves the closure of the current access of Prefontaine Ave to the bypass. See the Transportation section for more information.

C Former Kum and Go Property (Domino's) and 14th Street Marketplace. These are prime commercial redevelopment opportunities adjacent to City Market. The former Kum and Go property is in need of curb, gutter, and sidewalk along Railroad Avenue. The parking lot, which is used to access City Market, is in need of repaving. Overall circulation of these adjoining commercial sites should be improved. The lighting in the City Market parking lot should be retrofitted with downcast lights to meet City codes. Three parcels remain in the 14th Street Marketplace development that are suitable for commercial uses.

D. Whiteriver Avenue/Hwy 13 Light Industrial Area. This area is in need of beautification and infrastructure as it transitions from light industrial use to commercial and residential uses that are more aligned with the surrounding neighborhood. The Comprehensive Plan recomends a rezoning from Light Industrial to Community Service. The intersection of 21st Street and Highway 13 is slated for closure in the CDOT Access Control Plan. However, without the development and resulting vehicular traffic from RimRock and Bryce's Valley, the traffic volume of Hwy 13 may no longer create the need to close 21st Street. A three quarter movement intersection may be more appropriate and friendly to businesses.

The northern end of this area has storage and tow yards that are incompatible with the City's goal to improve the entrances to the community. The yard- were permitted under Conditional Use Permits that have an expiration date. In 2016, the City updated the zoning code to limit outdoor storage near major streets, including Whiteriver Avenue and the Hwy 13 Bypass. This make a renewal of these CUPs for storage yards incompatible with the zoning code as well as the Comprehensive Plan.

E. Two Creeks. This is a large development of 177 units very close to parks, trails, businesses, and services. It would require the continuation of Acacia Avenue to Whiteriver Avenue. This is an important street connection for traffic circulation.

F. Whiteriver Avenue residential projects. From north to south, these developments are Lancewood Plaza, Creekside Townhomes, and Scalzo Ranch. Each are small developments that would provide excellent infill housing walkable to community destinations.

G. Metro Park Bus Stop and streetscape. RFTA receives high ridership at this bus stop, which should continue to increase in the future. The bus stop area of Metro Park is in poor condition, including the shelter itself and the surrounding landscaping.

H. Rifle Creek Trail Connection. This is the last segment of the Rifle Creek Trail needed to complete the full 3-mile-long trail. One easement from a private property owner is still needed, and should be a top priority for the City to obtain.

I. Rifle Middle School gravel lot. The Railroad Av-

Concert at the Garfield County Fair

enue frontage could be beautified with landscaping or art with an educational feature.

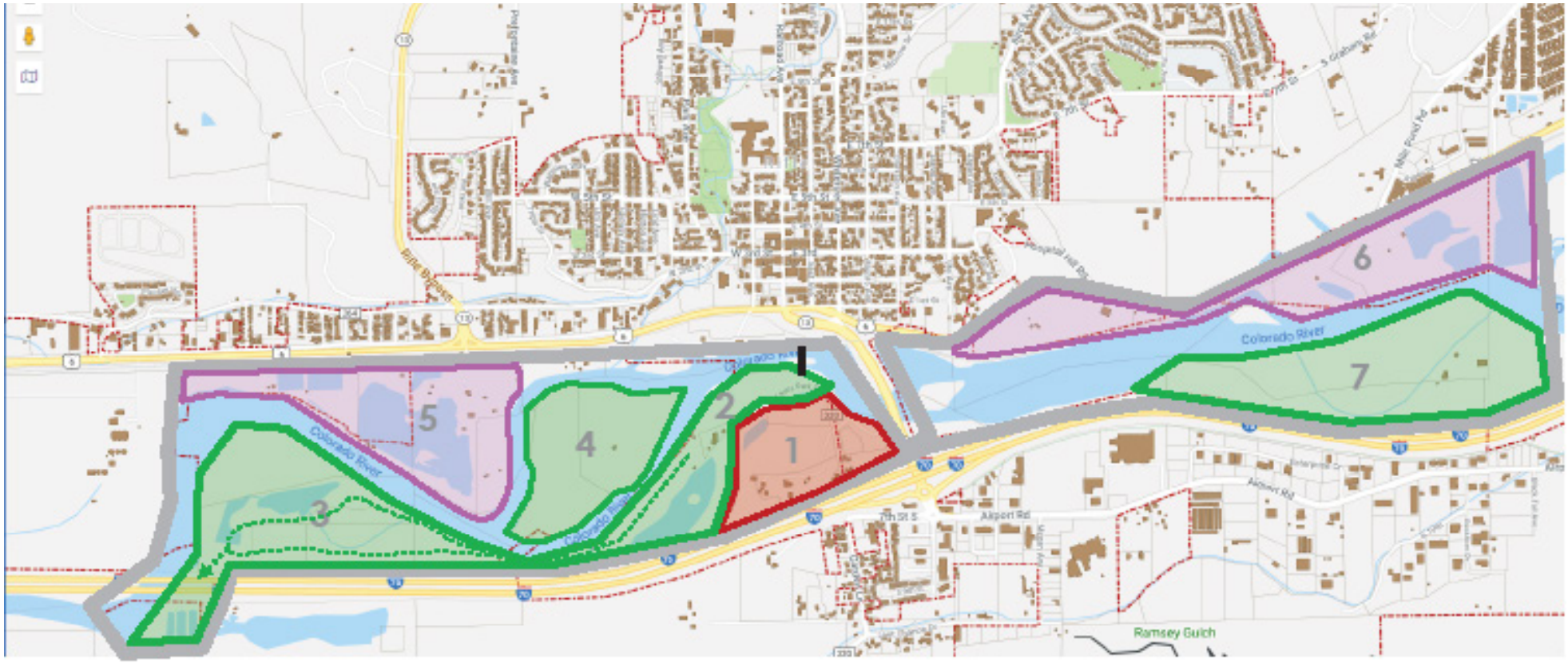
4.3 Colorado River Corridor

The Colorado River is one of Rifle's defining features. The river is an amenity for visitors and a unifying feature for residents. Several opportunities exist in this area, including:

1. Colorado River Development Area. The CIty must ensure this key opportunity reaches its full potential to incorporate development, the river and recreational opportunities. It is the only developable area in Rifle that has unencumbered riverfront access and I-70 visibilty. It is one of the few areas large enough to accomodate future big box retail. The City should require master planning of the area as part of its annexation. The Future Land Use Map designates it as "High Density Residential" and "Regional Commercial". Industrial uses will not be considered.

Any major development will require The North I-70 Roundabout at the intersection of the I-70 Exit 90 north on/off ramps. Lions Park Circle will join into the roundabout. (see the the Transportation Section). The roundabout also beautifies the main entrance to Rifle.

2. River Recreation and CDOT Rest Area. This area provides river-based amenities to the community. The City has constructed a new boat ramp here. The CR 320 Bridge is on the National Historic Register. It can be rehabilitated and utilized as an amenity. The City lost the access easement over the UP railroad tracks in the 1980s, so a more creative crossing



would be needed. The Downtown Strategic Plan studied the feasibility of a "bridge to the bridge" but determined it to be difficult, unsightly, and expesn-sive. Other options may include turning it into a pier, or accessing it from the Hwy 13 bridge so that a crossing of the Union Pacific Railroad tracks can be avoided.

3. Colorado River Trail and natural area. Rifle will encourage the construction of a multi-use trail that will stretch the length of the Colorado River, following the LOVA Trail concept. Easements and property acquisition should begin now in order to allow future construction. The area shown on the map is most feasible for a Phase 1 of the Colorado River Trail.

4. Paradise Island. The island in the river could be purchased and utilized as an extension of the ripar-ian open space network.

5. Gravel mining area. North of the Colorado River is an existing gravel and stone mining operation. The City-owned decommissioned sewer lagoon property could be sold or traded for other more desirable properties.

6. Municipal Utilities and Facilities. The existing Rifle water intake is located South of State Highway 6, as well as the City's O & M facility.

7. Gravel Mine Reclamation area. The East Gate-way Subarea Plan was put in place to protect the visual impact of the area from gravel mining. When gravel mines cease operation the landowners should be approached for public open space and trail easements. The County has implemented gravel pit operation and reclamation standards.

Colorado River and Historic Bridge

4.4 Graham Mesa

Graham Mesa is expected to see significant new residential development within its Tier 1 areas. Unlike other neighborhoods, Graham Mesa lacks lacks alternate routes to the Gateway and development here may eventually contribute to more congestion on Railroad Avenue. For that reason, more Tier 1 areas are designated "Suburban Residential" rather than "Moderate Residential" on the Future Land Use Map. Opportunities in the neighborhood include:

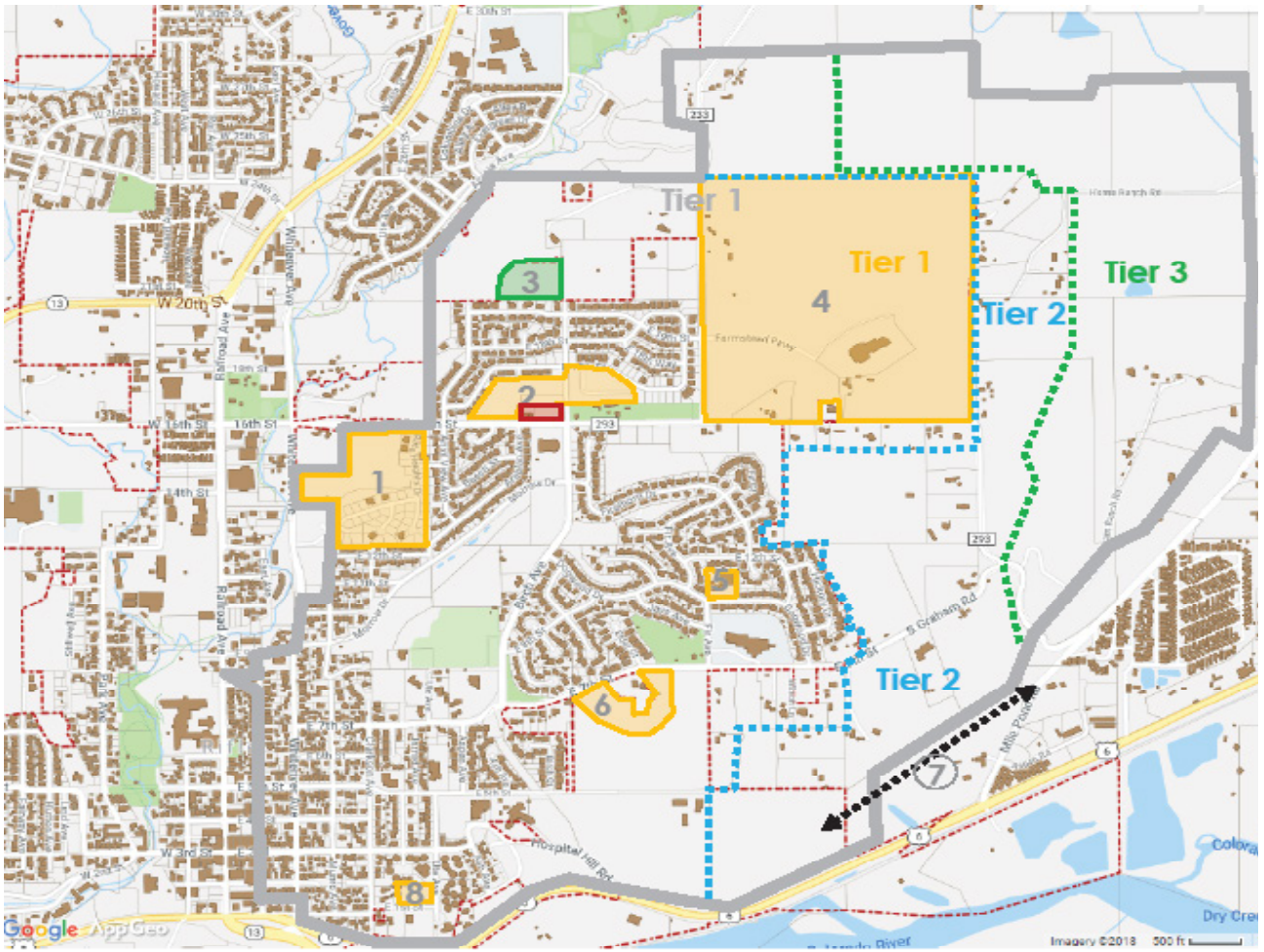
1. Rifle Heights. 81 units with a mix of single and multi-family are planned here.

2. North Pasture/Promontory. The area has some vacant parcels left to be developed. The area at the corner of 16th Street and Birch Avenue is planned for neighborhood commercial uses.

3. North Pasture Park. The City owns land for a park here. This neighborhood is one of the few that lacks a park within a 5-10 minute walk and has been identified as a priority by City Council.

4. The Farm. The Farm is a 160-acre parcel that was planned during the mid-2000s. The change in the growth trajectory of RIfle may significantly change the plans that were created. An elementary school within the development is already built. A high-pressure natural gas line cuts across the property from the northwest corner to the southeast corner of the property. This may create an obstacle to full development of the property.

5. Old water plant property. The City owns this property and may seek to redevelop it.



6. Water Plant Area. The City owns several properties south of 7th Street that were purchased for various utility reasons. With construction of the water plant complete, additional uses can be considered on various pieces of the property. See details on the next page.

7. Cottonwood Trail. One easement across private property is needed to create a pedestrian connection to Cottonwood Mobile Home Park from the Highland Trail system. This would be a beneficial link to an area that is outside of City limits but needs better pedestrian and bike connections to schools and services.

8. Senior Housing. The RIfle Housing Authority and Grand River Hospital District (further to the west) own

property intended for additional senior housing and assisted living.

Tybar Ranch (not on map) on the extreme northeast edge of Rifle, is currently composed of rangeland and located in Tier 3. The City has obtained a 40-year conservation easement on this land that allows 40 rural home sites in exchange for temporary preservation of a significant amount of ranch land.

WATER PLANT AREA MASTER PLAN

The City-owned properties around the water plant have been master planned. The folllowing describes appropriate uses for each area of the properties. The Highland Trail system has already been constructed in the open space portions.

Area 1 is relatively flat and has access from 7th Street. It could be developed with residential uses or reserved for parks or cemetery space. It may have potential for workforce housing.

Area 2 is composed of gullies and steep slopes. It is excellent terrain for trails but not usable otherwise.

Area 5 is also composed of steep slopes and gullies. It is appropriate for trails and open space. A trail can connect Area 2 and 5 without interfering with Utility plans.

Area 3 and Area 4 are reserved for Utility and Resource Pit functions. A future expansion of the water plant would be located on the northern part of Area 3 with access from 7th Street.

Area 6 is flat and has access from Hwy 6. However, groundwater issues and CDOT access permitting may make any developable use difficult.

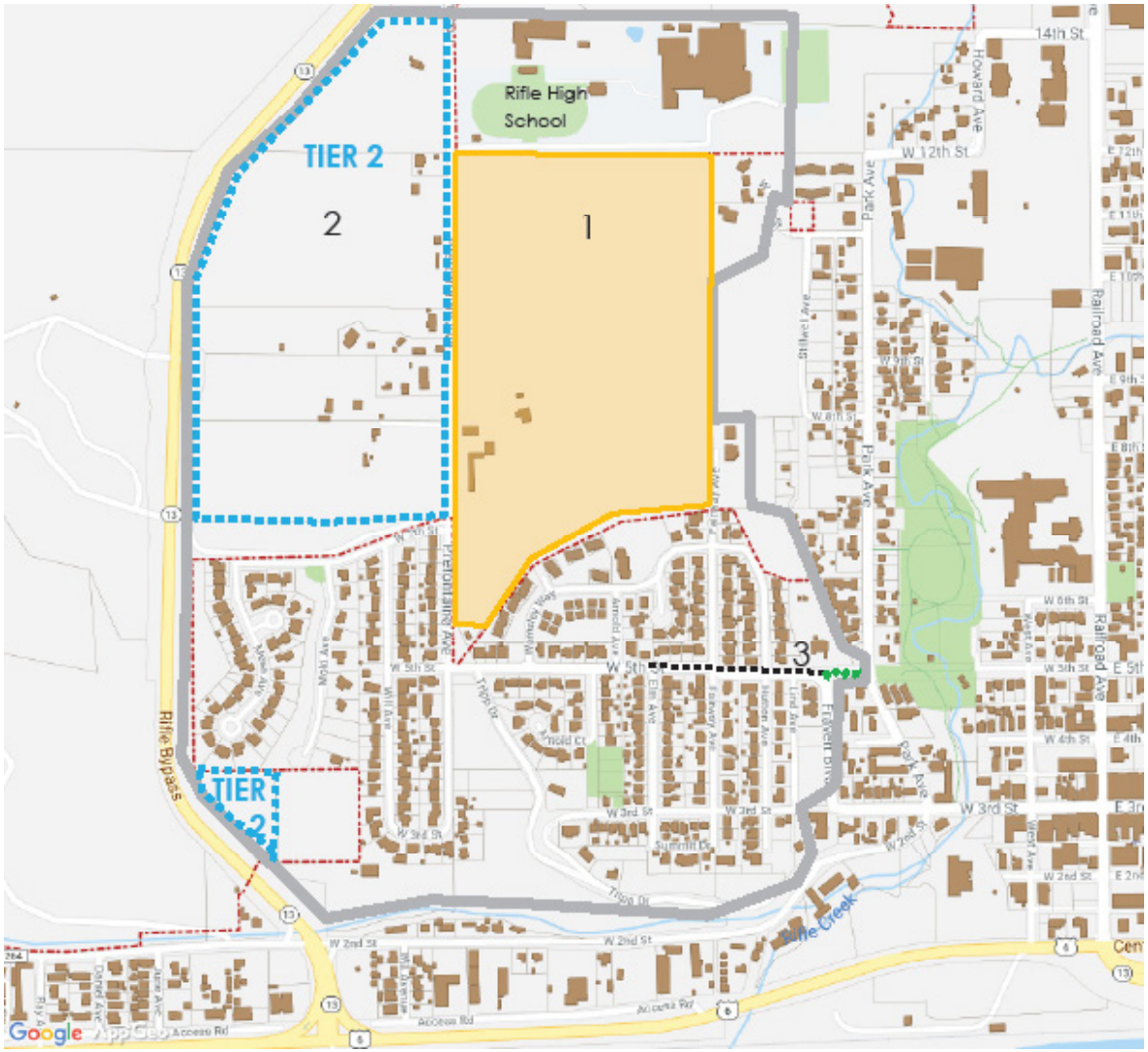
4.5 Prefontaine Mesa

The **Prefontaine Mesa** neighborhood is a mix of single-family and multi-family homes. It is separated from downtown by steep hillsides. Rifle High School is at the north end of the neighborhood. Development in this area can utilize the Hwy 13 Bypass which may avoid adding congestion to Railroad Avenue and the Gateway. Much of the developable property lacks sewer service, however. Public-private partnerships in infrastructure may repay itself through better traffic flows throughout the City. Because of the infrastructure needs and opportunities for high quality neighborhoods, the area is designated "Moderate Density Residential" to ensure that development includes enough density to provide housing opportunities and pay for infrastructure.

1. The Gentry property south of Rifle High School could be an infill development if the property owner were to decide to transition from agricultural use. The development would need to include land for a neighborhood park and a trail along the Grand Tunnel Ditch along the eastern edge of the Mesa. The "West 9th Street" connection to the Highway 13 Bypass (see transportation section) should be contemplated at the time of Gentry property development. Connections to the street grid at Fairway Avenue and Wamsley Way should be incorporated.

2. Tier 2 property. The properties west of Prefontaine Avenue are in Tier 2 and range in size between 5 and 20 acres. With no sewer service in Prefontaine Avenue, it is not anticipated that development of these parcels is likely in the near future. However, this area is important because a connection to the Hwy 13 Bypass through these properties is required by the CDOT Access Control Plan. Any development proposal in this area, whether in the County or in conjunction with an annexation proposal to the City, should include planning of a connection to the Hwy 13 Bypass.

3. 5th Street sidewalk and trail to Centennial Park. An unsafe situation exists at the top of 5th Street where a lack of sidewalk occurs near a blind curve. Another pedestrian improvement to be investigated is a switchbacking trail down the vacant 5th Street ROW to reach Centennial Park.



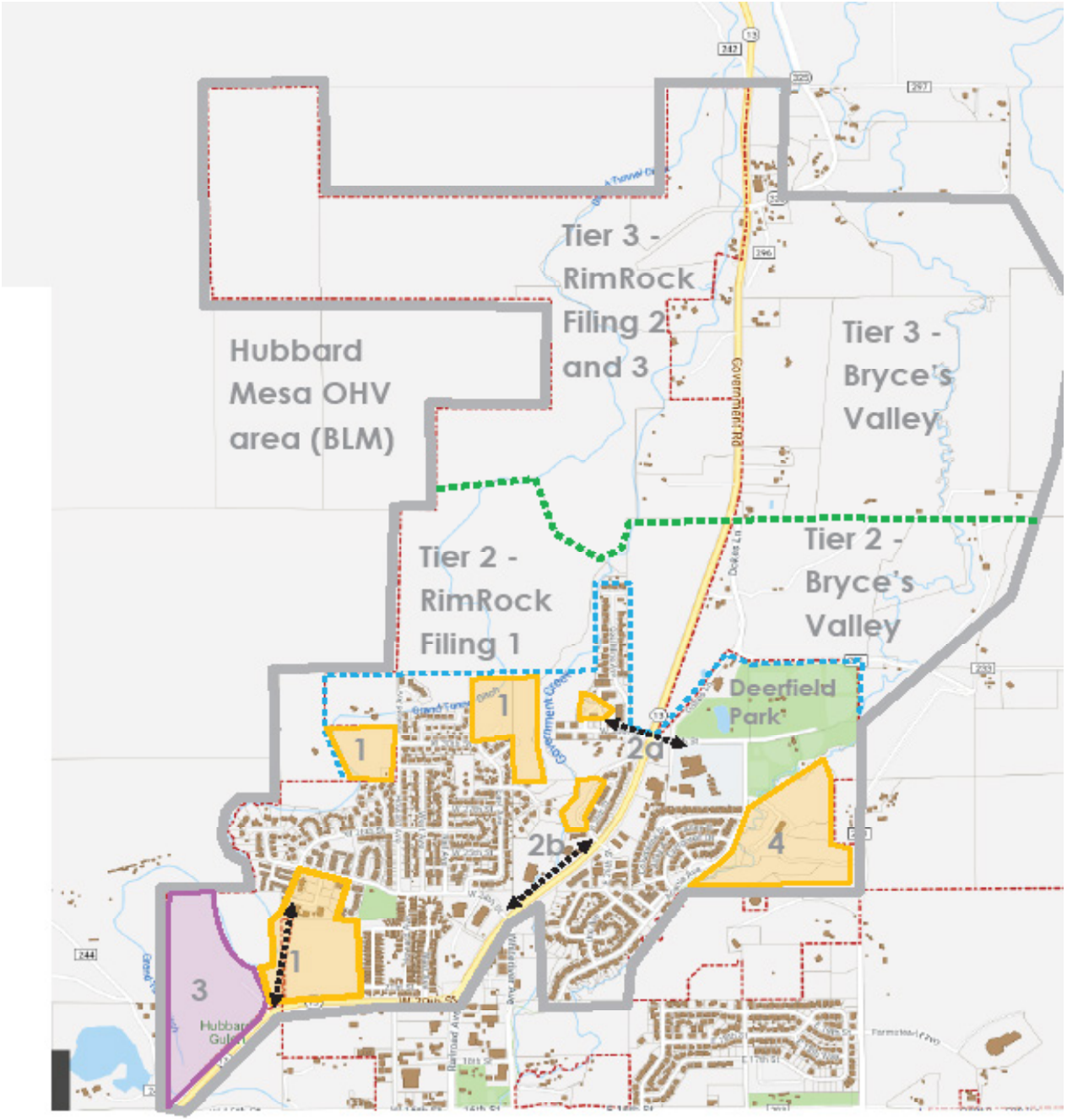
4.6 North Rifle

North Rifle includes the existing neighborhoods of Palomino Park, Knollridge, and Deerfield Park, and the undeveloped areas of RimRock and Bryce's Valley.

1. Fairway Avenue Extension and affected development opportunity sites. Tier 1 development opportunities are within the existing neighborhoods (#1 on map). While development here is appropriate as either Suburban or Moderate Density Residential, there are still significant infrastructure issues that must be solved. These include: The Palomino Park and Knollridge areas were developed during the Oil Shale era with only one access point at 24th Street. Thus, the Fairway Avenue Extension is important for emergency access and trafic circulation. An entrance with acceleration and deceleration lanes has already been constructed on Hwy 13. However, this project drained the City's fund that had been fed by an impact fee imposed on new development in Knollridge and Palomino Park. Future development impact fees will continue be collected on new subdivisions, but are unlikely to be sufficient to cover the costs of construction of the Fairway Avenue Extension.

In this area, vacant developable lots exist in Eagles Nest, Kings Crown, Shetland Acres/North Ridge, and the Southern tip of RimRock Filing 1.

2. Highway 13 pedestrian improvements. A lack of safe pedestrian access is an issue for several developments on the West side of Highway 13 including Willow Ranch, Rifle Creek Apartments, and Coal Mine Avenue. Two solutions are proposed:



2a. Hwy 13 sidewalk. A sidewalk on the west side of Hwy 13 from 26th Street to 24th Street would allow pedestrians to reach a signalized crossing. Better signage and a paved sidewalk should connect Coal Mine Avenue to the Willow Ranch development on existing City-owned right of way.

2b. 30th Street signalized intersection. There is a need for a safe pedestrian crossing of Highway 13 at 30th Street to provide safe access to Wamsley Elementary and Deerfield Park for the residents of Coal Mine Avenue and the Rifle Creek Apartments. Currently the CDOT Hwy 13 Access Control Plan envisions a signalized intersection at 33rd Street, not 30th Street. Since this Comprehensive Plan recognizes that the development of RimRock is unlikely to occur, the 33rd Street intersection is not anticipated to be needed. The Comprehensive Plan recommends that the City work with CDOT to modify the Highway 13 Access Plan to allow a signalized intersection at 30th Street instead of 33rd Street.

3. Queens Crown. Queen's Crown has been zoned Light Industrial, with a small area of residential on the east side of the property. Noise from the adjacent gun range makes any other use unlikely. The parcels fronting Hwy 13 have restrictions on storage yards. The annexation agreement allows for public recreational use in the time before development occurs. The City's Bike-Ped plan shows a trail through the property to connect Fairway Avenue with Fravert Reservoir and Hubbard Mesa. The access from Highway 13 has been constructed so the property is ready to develop. The CDOT Access Control Plan shows a new access to Hubbard Mesa through Queen's Crown.

4. Creekside Estates. This development has many unbuilt units. The location is near parks and schools and much infrastructure has already been constructed.

5. Tier 2 and 3 Areas: RimRock and Bryce's Valley. North Rifle also includes the Tier 2 and 3 areas of RimRock and Bryce's Valley. Bryce's Valley was the developer's name for the Purkey-Biscuit ranches. During the 2000s boom period, Master Plans were developed for both projects. However, the evaluation of infrastrucure needed to serve the developments made clear that development would likely be financially unfeasible during the next twenty years. This has led to a Tier 2 or Tier 3 designation. Infrastructure needs include:

Water: The Tier 3 areas of RimRock and Bryce's Valley are outside of the existing water pressure zones. Development would require a new water tank, which the City does not desire to own. For the Tier 2 areas in the southern parts of RimRock (RimRock Filing 1) and Bryce's Valley, along with the Black Lion property, it is possible that development may be able to be served by the City's existing water tanks. Water modeling would need to be completed as part of a Fiscal Analysis to request redesignation from Tier 2 to Tier 1.

Streets: The City has adopted the Hwy 13 CDOT Access Control Plan. RimRock and Bryce's Valley are required to implement expensive transportation improvements (stoplights, intersections, alternative street networks). The purpose is to accomodate high traffic levels (especially truck traffic) on State Highway 13. The plan limits access to State Highway 13 to intersections at 24th Street, 26th Street, 30th Street, 33rd Street, 36th Street, and 41st Street.

RimRock Filing 1 (the Tier 2 area of Rimrock) would require a street connection from the end of East Avenue to 33rd Street and Coalmine Avenue. Evaluation of a Highway 13 intersection at 33rd Street or 30th Street signalization would be required for consideration of a Tier designation change from Tier 2 to TIer 1.

The southern part of Bryce's Valley would require improvement of CR 291 and connection to the 33rd Street/Hwy 13 intersection, or an alternate route to reach 30th Street.

Recommended land use for Tier 3 areas: Bryce's Valley has not been annexed to the City. Its Tier 3 areas are currently in agricultural use and should continue as such under Garfield County jurisdiction.

RimRock Tier 3 areas (RimRock Filings 2 and 3) are annexed. This area has been designated as "Rural Residential" on the Future Land Use Map. It may be appropriate for County-style large-lot subdivisions, agriculture, solar fields, or campgrounds with recreational uses that can develop without access to municipal utilities. In addition, the area is close to Hubbard Mesa BLM recreation area. A non-motorized trail system could incorporate parts of RimRock with the Middle Kingdom area of Hubbard Mesa. RimRock Filings 2 and 3 should be rezoned out of its current LDR and MDR zoning to Developing Resources. Over time, a new PUD zone could be created that reflects County-style development for areas that lacks municipal infrastructure.

4.7 South Rifle

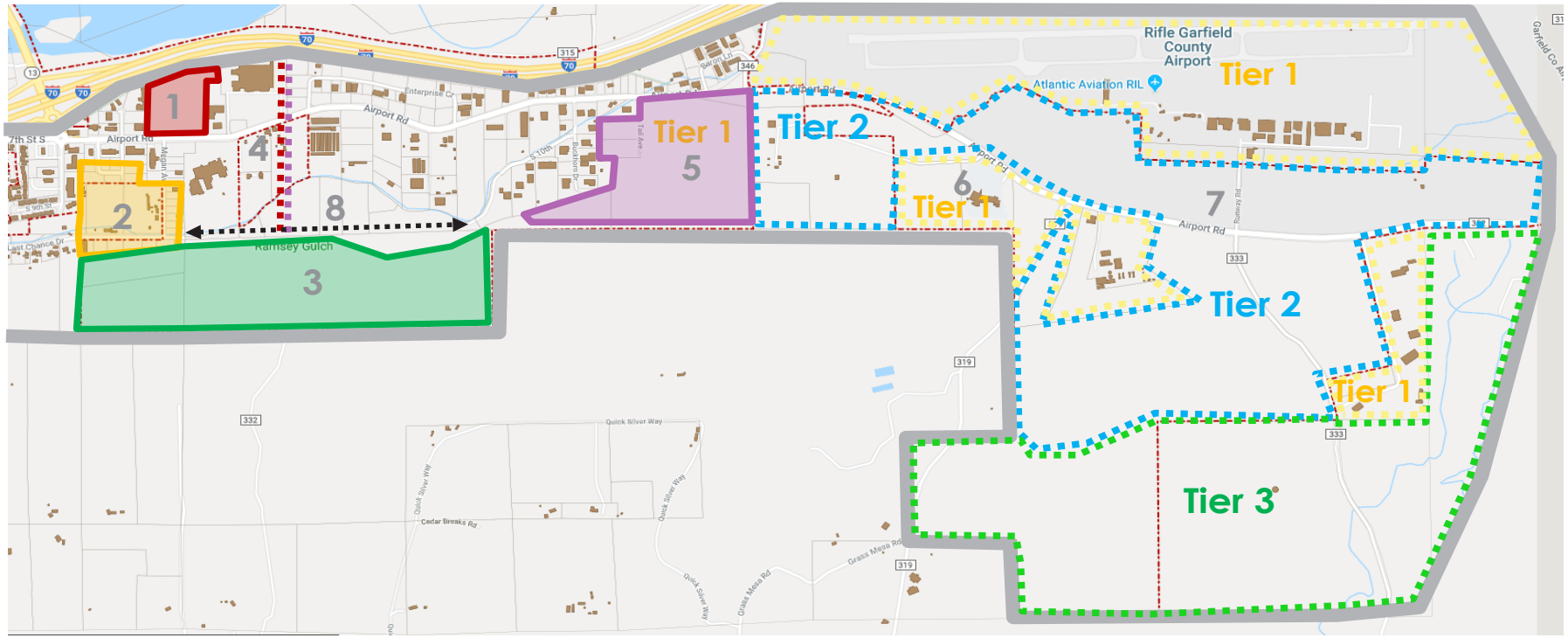
South Rifle is south of the interstate and the Colorado River. It is the City's regional business and services center.

1. Rifle Retail Ventures property. The Rifle Retail Ventures property, west of Walmart, is a key vacant commercial opportunity and must be master-planned to ensure full use of the property.

2. Undeveloped areas south of Airport Road. This area west of Grand River Health has several vacant developable parcels on both annexed and unannexed property. The best use for the area is difficult to predict. The area does not directly front on Airport Road, so commercial development may be unlikely due to a lack of visibility. Industrial or light industrial uses should not be permitted due to the proximity to Grand River Health and other commercial/residential areas. By process of elimination, acceptable uses may include residential, office, business, or other commercial uses that are compatible in a mixed-use setting. The Future Land Use Map designates the area as "High Density Residential" and "Neighborhood Commercial". The intent is to allow for apartment buildings and ensure that any commercial use would be compatible with nearby residential use. If significant new residential development were to be proposed, a public park should be designated as one does not exist currently in South Rifle. Another potential use for the area may be affordable housing in the form of manufactured housing or mobile homes parks that are constructed and managed to a high standard of quality.

3. Ramsey Gulch Natural Area. This area is owned by the City of Rifle and may be available for trails in an attractive natural setting. A Ramsey Gulch flood channel has been master planned to direct flows along the same line that marks the "Commercial/Light Industrial Boundary" (see map). This flood channel should be constructed as each property develops.

4. Commercial/Light Industrial boundary. This line demarcates the end of the commercial/residential



area of Airport Road, and the beginning of the light industrial area of Airport Road. West of the line, light industrial or industrial uses should not be permitted. East of the line, the Light Industrial nature of Airport Road should be maintained and residential uses should not be permitted. Furthermore, the heavy truck traffic and predominance of gas and oil service companies make the area unappealing as a living environment.

5. Continental Rifle property. This property is zoned Light Industrial PUD with the only currently permitted use "resource extraction/gravel pit". The annexation agreement requires master planning and finalization of the zoning before other uses may occur.

6. Colorado Mountain College. A Colorado Mountain College campus is located adjacent to the airport. The City's position has been that residential or customer-oriented commercial uses are inappropriate in this location due to the surrounding industrial land uses. The City would assist CMC with future expansion in the core areas of Rifle.

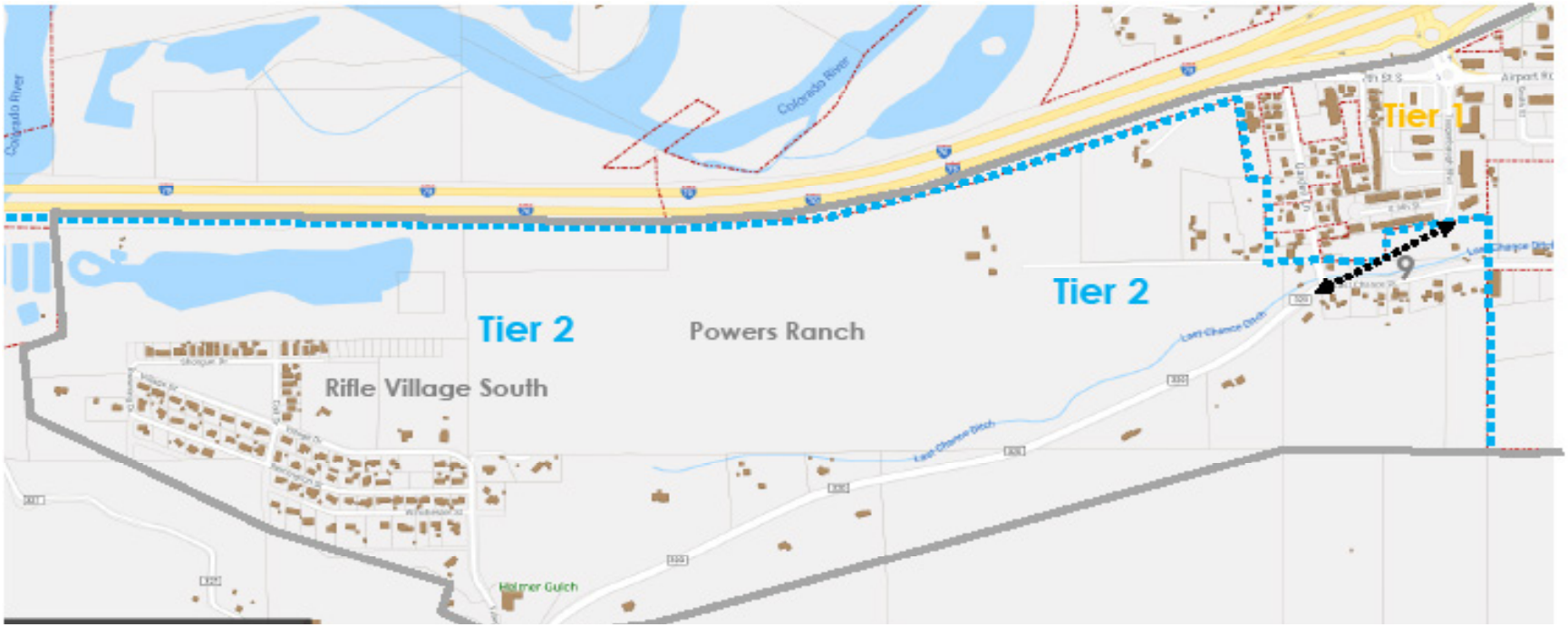
7. Rifle Airpark and Garfield County Airport. The Rifle-Garfield County Regional Airport has potential to attract job-producing industries. It has facilities to accommodate commercial flights, but does not currently offer passenger service. It is, however, home to the forest fire fighting service (multiple jurisdictions) and a new drone testing facility, both of which could create spin-off industries that would be a perfect fit for this area.

The **Rifle Airpark** property is south of the Airport and includes over 700 acres. The Airpark was annexed and master planned in 2007 and the PUD includes a mix of industrial, commercial, airport-related and governmental land uses that is guided by a tightly controlled set of development standards. If the market cannot accomodate uses at this level, it may be appropriate to reset the standards for some areas of the PUD to a level more similar to the City's light industrial zoning standards while maintaining standards around Colorado Mountain College and the entrance to the Airport as referenced in the Airpark PUD zoning map. The Airpark is designated as Tier 2 due to the need for infrastructure extensions, water tank redundancy, and designation of responsibility for future road maintenance. These issues are solvable with effective coordination between the property owner, Garfield County, and the City of Rifle. The property also includes an area of mesas that would make an excellent open space preserve with recreational trails.

8. Last Chance Drive Extension. A key street connection is the continuance of South 10th Street to the west, where it connects to Last Chance Drive. This would create an alternative east-west route that would relieve congestion on Airport Road.

9. Taughenbaugh Boulevard, Powers Ranch, and Rifle Village South. Powers Ranch is a large piece of unannexed agricultural land south of Interstate 70. The visibility of Powers Ranch from Interstate 70 offers the potential for future commercial and office development. The Taughenbaugh Boulevard connection to Powers Ranch is required for any development. The expense of infrastructure extensions- make this a Tier 2 area. Other large commercial areas near Walmart or the Colorado River development area can develop without large expansions of infrastructure.

Rifle Village South is an unincorporated development. After its metro district failed the City of Rifle was legally required to provide the subdivision with utilities.



4.8 West Rifle

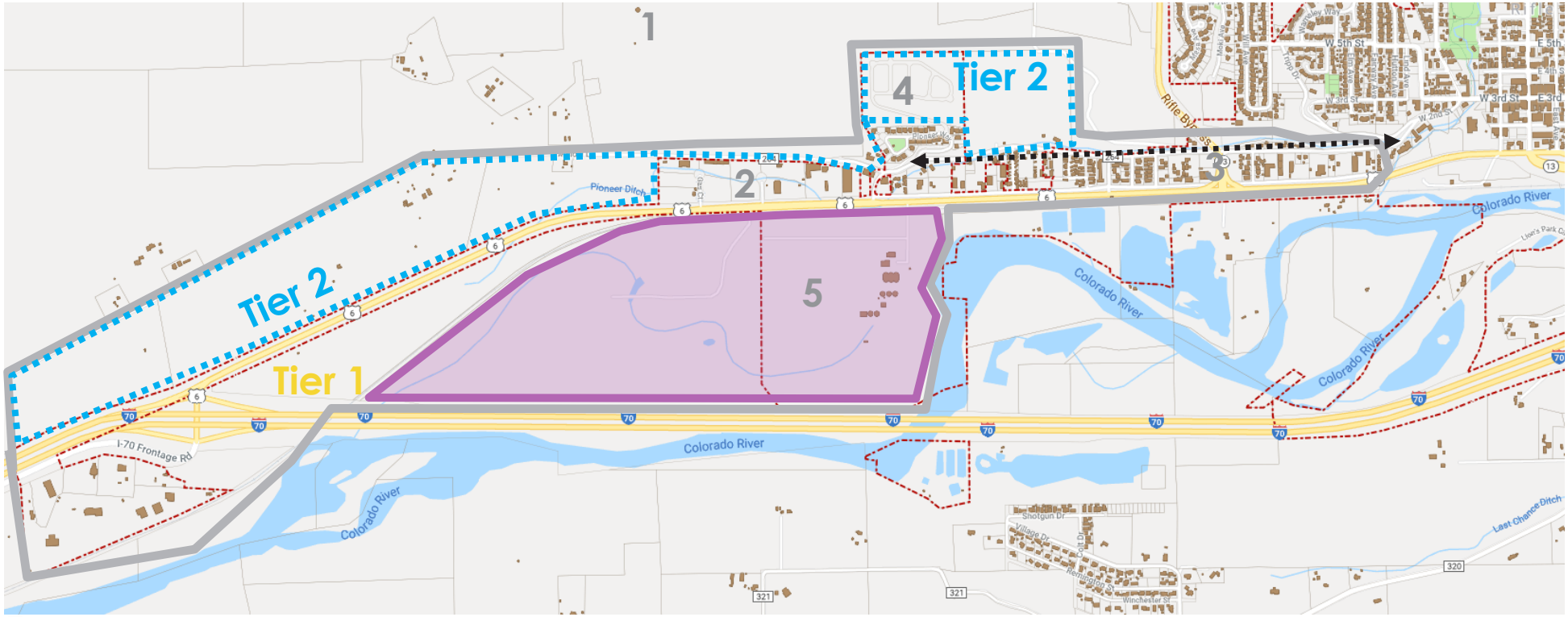
West Rifle includes State Highway 6 and a large industrial land base. The area also includes an "Institutional Control Boundary" that is shown on the City's zoning map. The intent is to prevent the use of well water in the areas that have contamination from the UMTRA site. Other notable elements include:

1. The West Rifle Water Tank is located within the Clough property.

2. Light Industrial areas. The West Rifle Industrial area around Gas Court and Oil Court should remain light industrial in character. However sewer service is not in place, and it may be cost-prohibitive to install sewer west of the wastewater plant because of grade issues. This may limit development further to the west of Oil and Gas Court.

3. Old Hwy 6 & 24 neighborhood and pedestrian access. The State Highway 6 & 24 neighborhood includes a mix of older residential uses (including RV Parks and mobile home parks), commercial, and light industrial uses along the Access Road of State Highway 6 / 24. This mixed-use pattern makes transitioning to any one land use challenging. The Future Land Use Map designates these areas for "Neighborhood Commercial" uses that are compatible with nearby residences. Light industrial activities that include heavy equipment, high truck traffic, and large outdoor storage yards should not be permitted near residential areas, but are appropriate towards the western end of the area (near the "Action Shop" business).

Pedestrian access is lacking between Downtown Rifle and West Rifle (see black arrow on map). Adding sidewalks to West 2nd Street is one option. Another option might be using the Pioneer Ditch ROW, although no public access easements are in place and would have to be acquired from several property owners. A third option would be a sidewalk along the



Access Road.

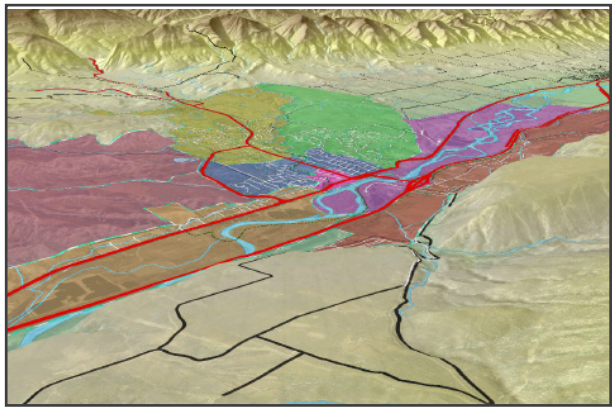
4. Pioneer Mesa Phase 2. Pioneer Mesa Phase 2 is within Tier 2. Although Pioneer Mesa Phase 1 has been developed, Phase 2 has not been completed. In 2008 the developer installed some infrastructure without City approval. The access to Phase 2 is cut into a steep hillside and the road must allow safe access and direct drainage away from Phase 1 homes. The CDOT Access Control Plan also recommends a redesigned intersection of Hwy 6 and County Road 264 that involves acquiring new Right of Way. A lower impact development pattern or non-residential uses may be appropriate given these constraints, the City's concern for future maintenance responsibilities, and the isolation of the property from community services.

5. Uranium Mill Tailings (UMTRA) Site, Energy Innovation Center, and CIty Wastewater Facility. This property is the former location of a Uranium Processing Plant. The Department of Energy cleaned up the site and transferred ownership of the eastern half of the property to the City of Rifle. The western half of the property is owned by UMETCO (Dow Chemical) and available for industrial use, although groundwater contamination issues must be monitored during construction.

The City's property has infrastructure installed and ready to locate job-producing enterprises. The Depatrment of Energy has convenants on the property requiring permanent ownership by the City of Rifle. The City is able to enter long-term leases with other entities. See the Economic Development section for more information on the "Energy Innovation Center".

The topic of radiation contamination is an important concern, both on the UMTRA site and in the wider Rifle area. During the operation of the processing plant from the 1950s to the 1970s, tailing piles with high levels of radioactivity were used as fill material by the community. The Department of Energy made a "sweep" of the community in the 1990s to remove radioactive materials from residential and commercial properties. This removed much of the hazard, but the Colorado Department of Health and Environment (CDPHE) maintains an active program to assist property owners with testing and removal of contaminated soils. The City of Rifle has required Radiation Hazard Reports to be conducted with all annexations since the early 1990s. This reduces the risk of contamination in the newer subdivisions of Rifle.

Chapter 5: Land Use Designations And Future Land Use Map



The Future Land Use Map and Designations are a reminder of the community's vision for itself. The Future Land Use is different than zoning. While zoning represents the current regulations that are in place, the Future Land Use Map expresses the future vision for a property or neighborhood. The Future Land Use Map should be consulted whenever a land use action is proposed for a property, in particular, during annexations, subdivisions, and zoning actions.

Two Future Land Use Maps have been created: one map for commercial uses, and one map for residential uses. Some properties have a designation in both the commercial and the residential map. This means the property is appropriate for both types of uses.

The residential map only shows designations for areas that are expected to see change in the future. It does not show a designation for many of Rifle's stable residential neighborhoods that have already been built out. For these areas, the existing zoning should be followed.

Some areas in Tier 2 and Tier 3 are not shown with Future Land Use designations. If the City were to contemplate annexation or development of these areas, a master plan would be needed to identify a vision for the land uses.

5.1 RESIDENTIAL LAND USES

High Density Residential

Density: 12-30 du/acre

Housing Types: Apartment and condo buildings; townhomes; duplexes; and in some cases small homes/patio homes with less than 3,000 square foot lots.

Location Criteria: Areas that are walkable to services and core areas of the community such as Downtown Rifle; the Colorado River Development Area; areas in South Rifle that are south of Airport Road and west of Grand River Health; areas east and west of Railroad Avenue.

Zoning: High Density Residential is desirable in some, but not all, areas zoned the following: Central Business District (CBD); Medium Density Residential Redeveloping (MDR-X); Medium Density Residential (MDR)

Moderate Density Residential

Density: 7-15 du/acre

Housing Types: Townhomes (in some cases); duplexes; small homes/patio homes on small lots; average single-family lots (approximately 8,000 square feet).

Location Criteria: Areas with at least moderate access to services; areas that need major infrastructure improvements that require enough density to fund the infrastructure; areas where streets and infrastructure can accomodate medium densities.

Zoning: Medium Density Residential Redeveloping (MDR-X); Medium Density Residential (MDR); Low-Density Residential (LDR)

RESIDENTIAL LAND USES

Suburban Residential

Density: 0.5 to 6 du/acre

Housing types: Average single-family lots (approximately 6,000 - 10,000 square feet); large single-family lots up to half an acre.

Locational Criteria: Areas that are not adjacent to collector streets or community services; areas where higher density may lead to impacts such as traffic congestion or overburdened infrastructure.

Zoning: Low Density Residential (LDR); Estate Zoning

Rural Residential

Density: 1 du per acre and below

Housing Types: very large lot single-family homes and ranchettes. Clustering is encouraged in order to provide flexibilty for future land uses.

Locational Criteria: Areas that have been annexed into the City of Rifle but are unlikely to receive water and/or sewer service within the planning horizon. Areas that are more appropriate for County-style rural/agricultural development on well and/or septic systems.

Zoning: An applicable zoning district does not currently exist. Developing Resources is the closest, but is not a complete match for this intended use.

5.2 COMMERCIAL LAND USES

Neighborhood Commercial (NC)

Neighborhood Commercial areas are designated for commercial uses that are compatible within close proximity to residential uses in a walkable environment. Uses may include, but are not limited to: office, retail, restaurants, and many types of personal services. Neighborhood Commercial does not allow commercial uses that would negatively impact nearby residential uses. This may include, but is not limited to: auto-body shops, mini-storage, outdoor storage, gas stations, or warehouses. Impacts such as noise, odors, or visual unattractiveness are not permitted. A walkable urban design is important. Parking lots should not front streets but be located at the side or rear of buildings. Large parking lots, and the commercial use types that are at a scale large enough to require them, are likely to be inappropriate.

Locations: Downtown Rifle; areas in South Rifle south of Airport Road and west of Grand River Health; West Rifle areas between Hwy 6 and West 2nd Street.

Zoning: Central Business District (CBD); Tourist Commercial (TC)

Community Commercial (CC)

Community Commercial uses operate at a larger scale than those in Neighborhood Commercial. They locate near arterial or collector streets and serve the entire community. Their design is more accessible to vehicles. Uses may include grocery stores, auto-parts stores, shopping centers, offices and personal services. In many areas designated Community Commercial, allowance for commercial uses with a higher level of impacts, including auto-body shops, mini-storage, limited outdoor storage, gas stations, or warehouses, is appropriate. However, these uses may not be appropriate in all Community Commercial areas, especially those that are adjacent to residential areas. To ensure high-impact uses are located in appropriate areas, they should be listed as a Conditional Use in the Community Service (CS) zone district.

Locations: Railroad Avenue corridor; Airport Road

Zoning: Community Service (CS)

Regional Commercial (RC)

Regional Commercial uses are at a large enough scale to attract customers from the wider region. Big Box stores and shopping centers are appropriate. Sites for Regional Commercial are likely to require visibility from the interstate or arterial streets. Only a few locations in Rifle have the potential for these types of uses.

Locations: Airport Road; Colorado River Development Area.

Zoning: Community Service (CS)

EMPLOYMENT LAND USES

Light Industrial (LI)

The Light Industrial land use provides locations for uses including indoor fabrication, contractor shops, design centers, research and development offices and institutions, and oil and gas industry support services. The Light Industrial land use designation will not permit heavy industrial uses. Design and performance standard will limit the visual impact of Light Industrial uses especially along major road corridors such as Airport Road.

Restaurants, hotels, common household goods, personal service, and medical offices are only allowed in certain PUD areas within Light Industrial, such as Rifle Business Park. In general, they are not appropriate in those areas. Gas stations and truck stops shall be permitted in light industrial.

Location: the eastern side of Airport Road; West Rifle; Queen's Crown

Zoning: Light Industrial

Industrial (IND)

Density: n/a

The Industrial land use is intended to provide a location for employment opportunities such as manufacturing, warehousing and distributing, oil and gas production facilities; indoor and outdoor storage and a wide range of commercial and industrial operations. These uses tend to have the highest impacts such as noise, odors, and unsightly visuals. Industrial land uses should only be allowed in areas with appropriate distances from commercial or residential uses

Locations: South of the West Rifle interchange; South of Airport Road in the Airpark.

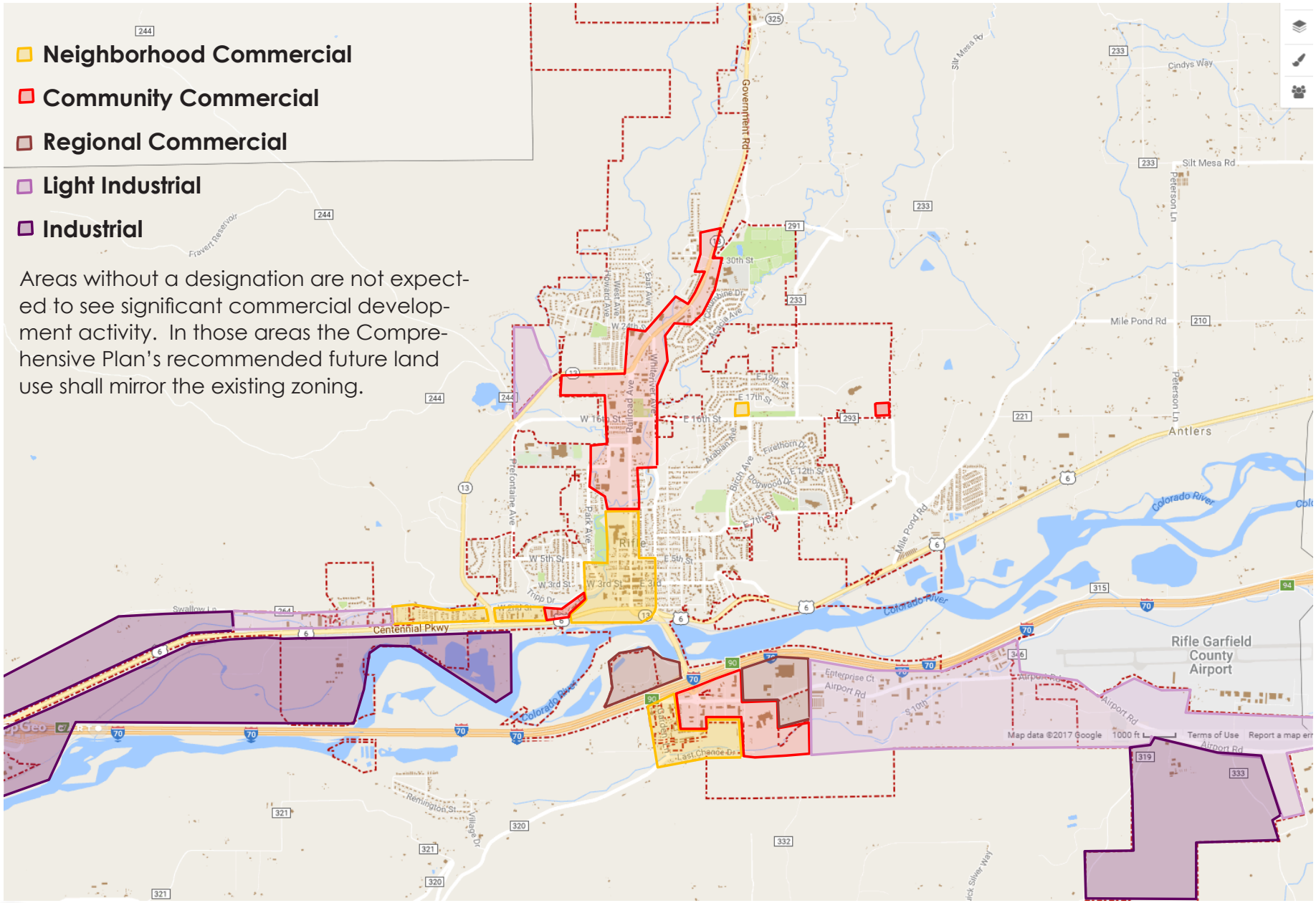
Zoning: Industrial

Future Land Use Map

Commercial and Industrial Uses

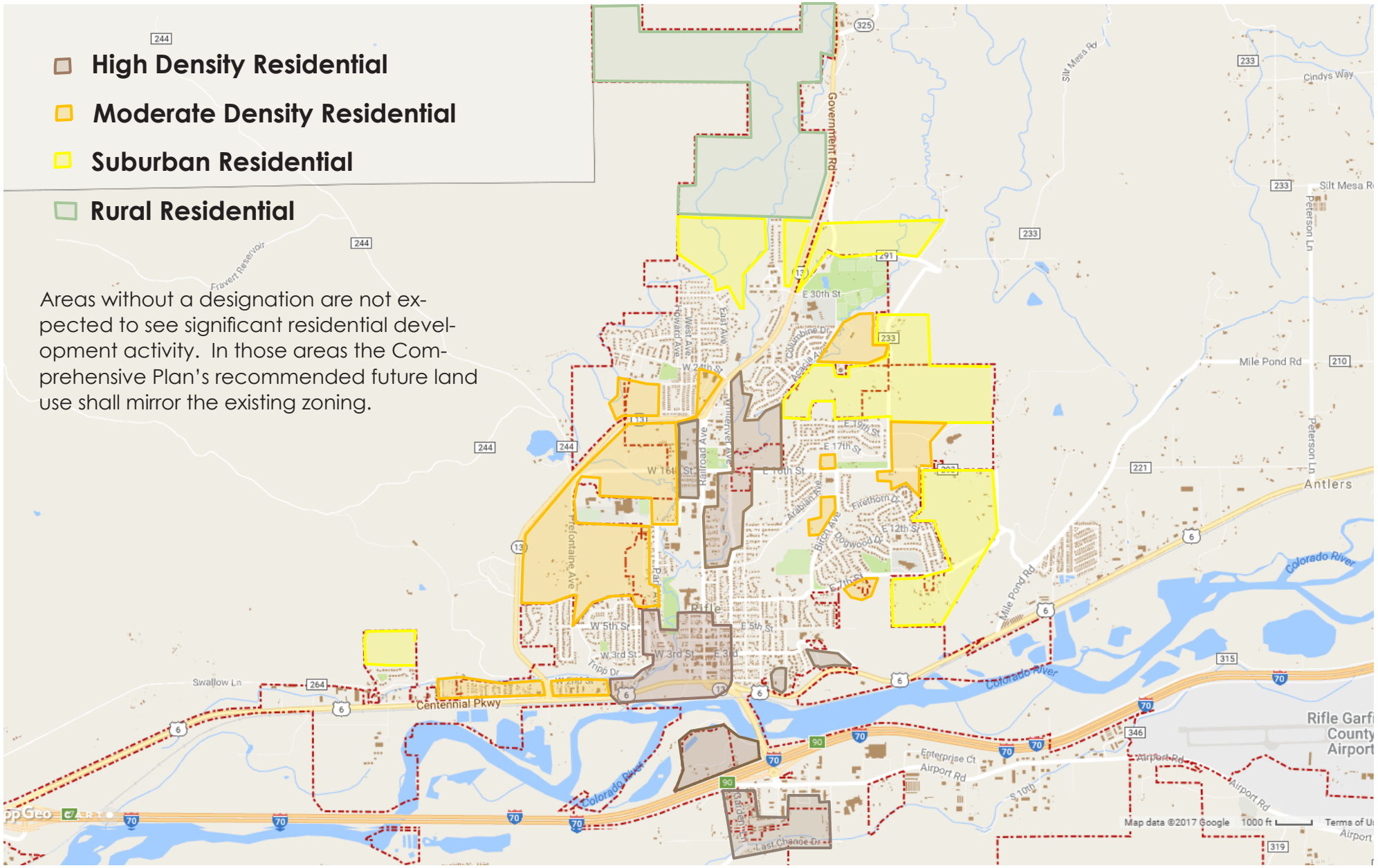
- **Neighborhood Commercial**
- **Community Commercial**
- **Regional Commercial**
- **Light Industrial**
- **Industrial**

Areas without a designation are not expected to see significant commercial development activity. In those areas the Comprehensive Plan's recommended future land use shall mirror the existing zoning.



Future Land Use Map

Residential Uses



STRATEGIC PLAN

2024 - 2028

POLICE CHIEF

Debra Funston

Working on the plan.

On December 15, 2023, the Rifle Police Department leadership Team met at a conference room in Grand River Hospital to discuss strategic planning for 2024. Supervisors in the department were asked to discuss ideas with their staff and bring those ideas to the meeting.

The leadership team met for approximately three and one half hours compiling information they received from the team, discussing and prioritizing the possible goals.

We worked on developing a list of all the ideas. We broke those ideas down focusing on those that fit within our mission statement and our core values.

Once ideas were categorized by our core values we began to weed ideas out using our Mission and Vision as a guideline. The team prioritized the list into goals for years 1-3 and years 3-5 and if there are any that go beyond 5 years.

Once the total list was broken down into goals for 1-3 years and goals for 3-5 years, it made sense to pick the top 3-6 priorities for each group. We soon realized there was low-hanging fruit that we could art on immediately.

Mission Statement

"We endeavor to promote the peace, safety, and well-being of our community through interaction, education, and enforcement of the law."

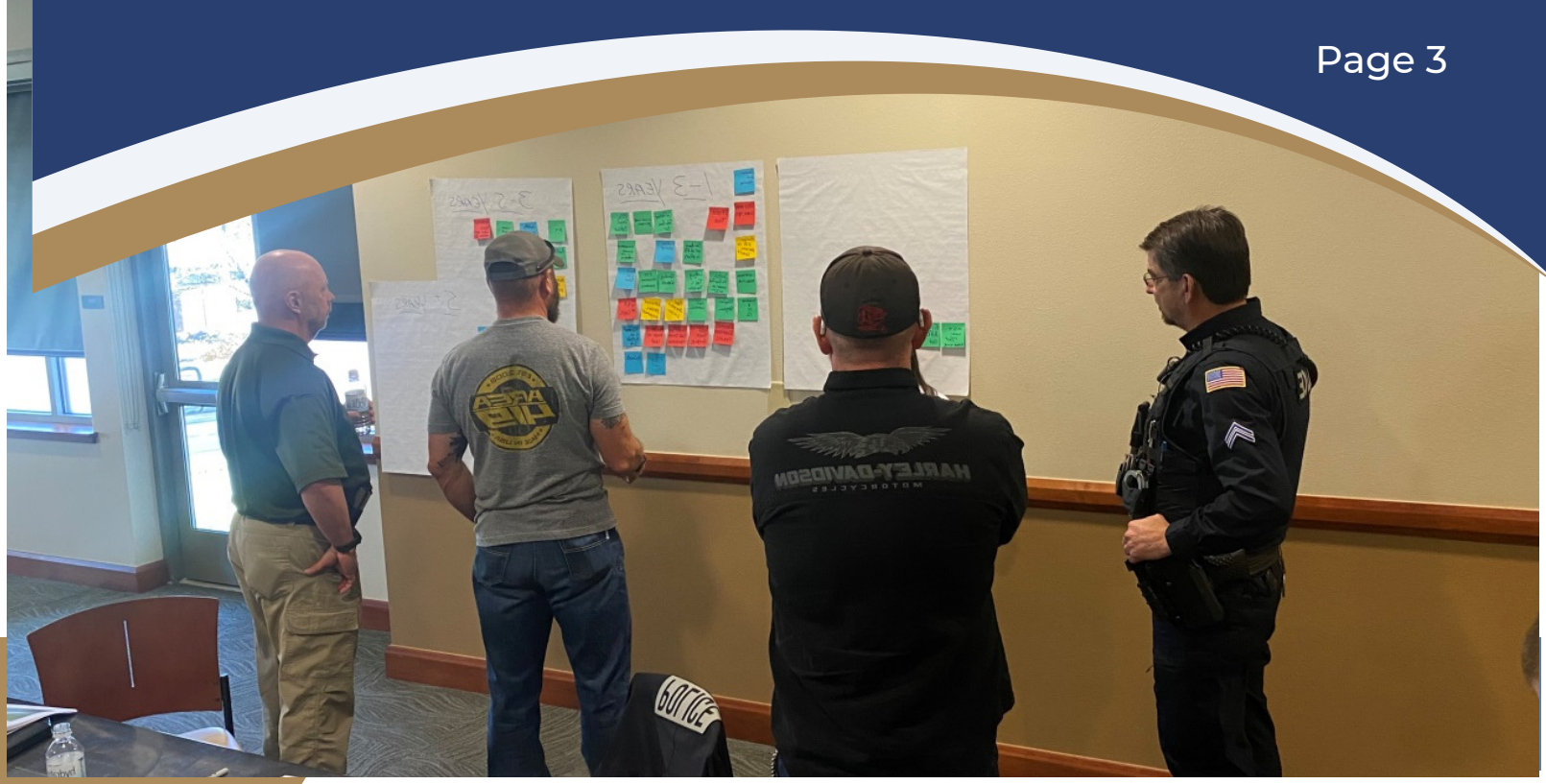
Organizational Values

- Integrity
- Proactivity
- Professionalism
- Compassion
- Teamwork
- Innovation

Vision Statement

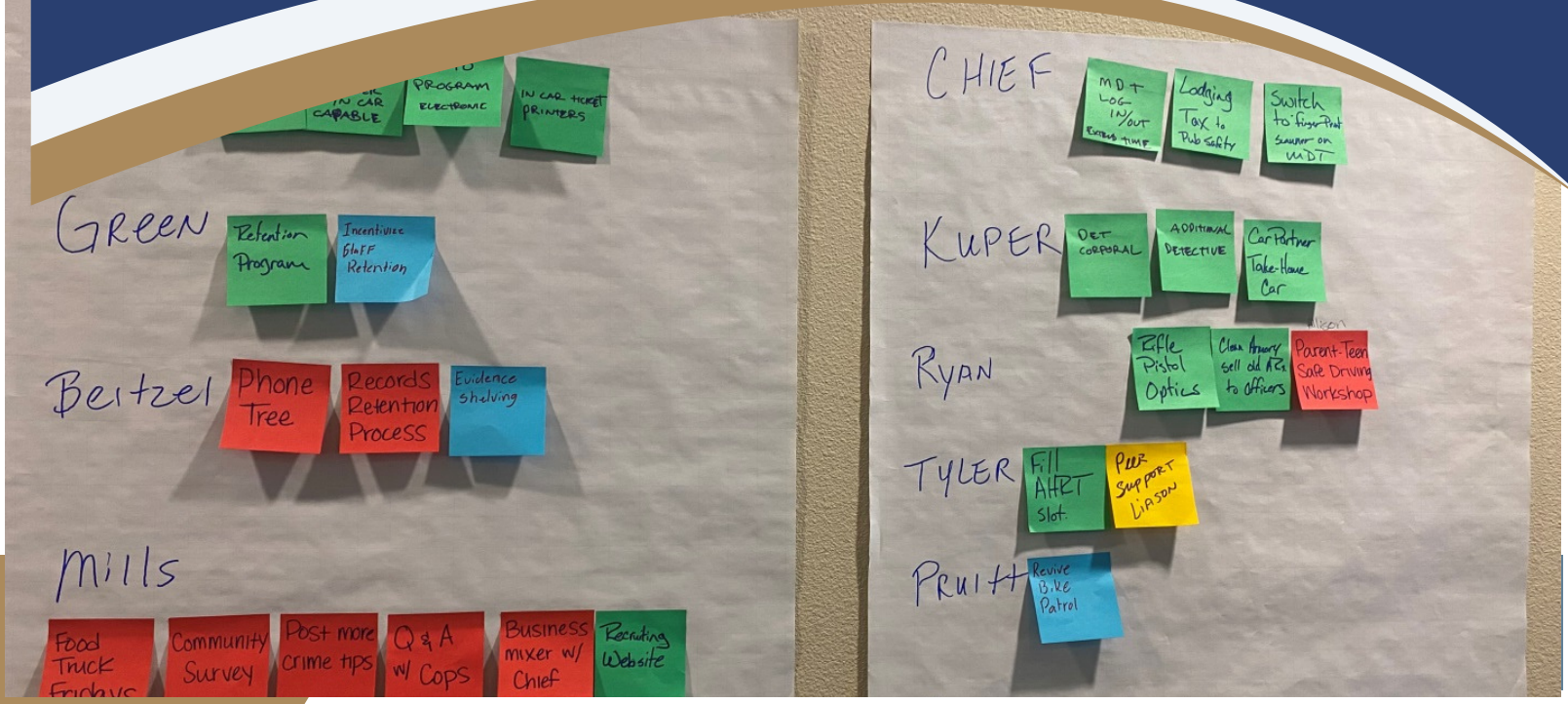
Through innovative thinking and goal setting, the Rifle Police Department is committed to delivering exceptional law enforcement services to our city.

We will continue to strengthen community relationships and public trust while striving for excellence through employee development, self-discipline, and strong leadership.



IMMEDIATE GOALS

1. MDT Log in/out - extended time	Chief Funston
2. Fill AHRT slot	Sgt. Tyler
3. Community Survey	Angela Mills
4. Walking Patrol Assignments	Sgt. Flaten
5. Look at 8/10/12 hour shifts	Cpl. Pina
6. Detective Corporal	Lt. Kuper
7. Revive Bike Patrol	Sgt. Pruitt
8. Additional Detective	Lt. Kuper
9. Phone Tree answering system	Shelby Beitzel
10. Food Truck Fridays	Angela Mills
11. Parent-Teen Safe Driving Workshop	Sgt. Ryan
12. Business Mixer with Chief	Angela Mills
13. Post more crime tips	Angela Mills
14. Assign FTO to Academy Cadets	Sgt. Flaten
15. Evidence Shelving	Shelby Beitzel
16. Q & A with Cops	Angela Mills



IMMEDIATE GOALS

Continued

17. Peer Support Liason	Sgt. Tyler
18. Records Retention Process	Shelby Beitzel
19. Clear/Sell old ARs to Officers	Sgt. Ryan
20. Lodging Tax for Public Safety	Chief Funston
21. RPD Recruiting Website	Angela Mills
22. Switch to the fingerprint sensor on MDT	Chief Funston
23. K9 Program	Lt. Kuper

1 TO 3 YEARS

Within the goals we wish to achieve in 1-3 years, we decided on action steps or assignments to those willing to work on plans and/or develop a team to work towards those goals.

1. New rifle/pistol optics	Sgt. Ryan
2. Electronic FTO Program	Cpl. Pina
3. Take home car partner program	Lt. Kuper
4. In-car ticket printers	Cpl. Pina
5. Helmets	Sgt. Flaten
6. Rifle-rated shields	Sgt. Flaten
7. Retention Program	Cpl. Green

3 TO 5 YEARS

The following are goals identified that the team wanted to work towards in the next 3-5 years. No specific action steps or assignments were added to these longer-extended goals.

1. Accreditation for RPD
2. Update back gate
3. Take home cars
4. Update front office
5. Another SRO
6. Expand the Drone Program by adding thermal imaging
7. Evidence - fire suppression system
8. Front Window - Four 10 hour shifts

5 YEARS AND BEYOND

1. Additional evidence building

Report prepared December 21, 2023

Angela Mills - Executive Assistant

Addendum 1: Approximate Timeline--Parks Projects

*Costs shown may be actual/current, or are rough estimates for future projects. Except for the pool project, no dollars have been invested in planning or design for refined estimates.

#NAME?	Year/ Priority	Time Frame	Location	Item	Estimated/Cost	Notes:	Completed/other
		(TBD)	Acacia Trail	Add trail lighting/street lighting			
		(TBD)	All Parks	Security Cameras	$ -	I.T. planning, --Prioritize Parks, long term-phase (Comes out of IT budget	
GRANT $		(TBD)	Centennial Park	Complete Cent Park-Remove Solar,Install Hard wired LED Trail Lights/north end, lights on south end	$ 85,000.00	Safety Concern--Estimates are being sought	
		(TBD)	Colorado River (Rifle Island Park)	Participate in Developing River Plan (Work with Planning dept.)	$ -	GRANT $	Council '19
GRANT $		(TBD)	Community Parks, Open Space and Trails Master Plan	Master Plan All Park locations	$ 300,000.00		
		(TBD)	Field House/Community Center - Construction	Build Field House/Community Center	$ 50,000,000.00	Fort Morgan bulit in 2021 for 9.3 Million	
GRANT $		(TBD)	Field House/Community Center - Design/Construction Documents	Design and Construction Documents	$ 350,000.00		
		(TBD)	Field House/Community Center - Land Acquisition	Purchase Land for Field House/Community Center	$ 1,500,000.00	Pending if the City has land or if it needs to be acquired	
GRANT $		(TBD)	Metro Park	Replace Picnic Shelter / tennis / etc.	$ 275,000.00		
		(TBD)	Metro Park	Re-Plan the Metro Park Area		This could be combined with POST Master Plan	
		(TBD)	Metro Park	Determine use of Dirt Jump Area	$ -	Target what community wants within survey. Could Fit in the POST Master Plan	
		2025-2026	Birch Park	Construct Playground , Parking area, Picnic Shelter	$ 4,250,000.00	LWCF 1.2 Million (PENDING) - GOCO 1 Million (PENDING) - City 650,000	Council '2019
		2025-2026	Deerfield Park	Complete DFP Trails and Sidewalks	$ 200,000.00	Cooper planters, Complete Landscape,	
		2025-2026	Deerfield Park	Skinner/Graham Concession Area Upgrades	$ 65,000.00	Concrete under Pavillion/ADA Access to Pavillion	
		2025-2026	Field House/Community Center - Feasibility Study	Feasibility Study to determine location, price and size.	$ 100,000.00		
		2025-2026	South Rifle property	Master Plan	$ 50,000.00	May be able to include this in Community Park Master Plan????	
		2025-2028	Deerfield Park	Compete DFP Covered dugouts on all fields	$ 800,000.00	Skinner, Roan, Graham, Bookcliff, and Hogback	
		2025-2030	Deerfield Park	Chainlink Fence Replacement Project	$ 100,000.00		
		2025-2030	Deerfield Park	Baseball/Softball Field Renovations	$ 200,000.00	Five Fields	
GRANT $		2026-2027	Rifle Mountain Park	Clean up RMP Dead Trees	$ 150,000.00	Partner with CSU Extention and Colorado State Forest Service/BLM	
		2026-2030	Deerfield Park	Musco LED Retrofit Project	$ 700,000.00		
GRANT $		2026-2030	Rifle Mountain Park	Master Plan - Build Out	$ 2,500,000.00	Theming, landscape, screening between campsites	
		2027-2028	Davidson Park	Parking Lot Replacement	$ 100,000.00		
		2027-2028	Palomino Park	Shade Structure	$ 100,000.00		
		2028-2029	Rifle Metro Pool	Resurface Leisure Pool	$ 100,000.00		
		2028-2030	Rifle Metro Pool	New slide	$ 300,000.00		
		2028-2030	Rifle Mountain Park	Replace chinking on Community House	$ 12,500.00		
		2029-2030	Metro Park	Pump Track and Expand Skate Park	$ 1,000,000.00		
		2030-2031	Deerfield Park	Playground Replacement	$ 200,000.00		
		2030-2032	Rifle Metro Pool	Resurface Comp Pool	$ 150,000.00		
Total Amount					**$ 63,587,500.00**		

City of Rifle

CIP 2026

O&M

Garage door replacement- $25,000
Heat tape in roof drains- $8,000
LED light upgrade- $2,000
Exterior Siding Repairs- $50,000
Increase electrical capacity – Cost unknown maybe $50,000

Ute Theater

ADA push buttons- $12,000
Stucco cracking- $10,000
Roof repair- $1,000

Parks Building

ADA push buttons- $6,000
Window replacement- $2,000

Water Treatment Plant

LED light upgrade- $12,000
Roof repair- $5,000
Window replacement- $4,000
Women's restroom sewer issue- $2,000

Senior Center

LED light upgrade- $2,000
Boiler replacement- $20,000
ADA Restroom Conversion- $60,000

City Hall

ADA push buttons- $12,000

Rain gutter drainage- $15,000
Roof repair- $2,000
LED light upgrade $1,000

Police Department

Window replacement- $3,000
Exterior masonry work- $30,000

Waste Water Facility

Siding repair Biosolids building- $5,000
LED light upgrade- $5,000
Demo muffin monster building- $5,000
Window replacement- $8,000
Shed at lift station, currently using pop up tent- $10,000
Repair outside sight lights/poles- $2,000
Replace exterior lights on headworks building- $4,000
Storage shed for spare parts- $10,000
Garage door install X2 biosolids building- $50,000

Rifle Metro Pool

Remove garage door at concession- $6,000
Roof repair- $500

Rifle Metro Park

Window replacement- $15,000
Host cabin roof repair- $2,000
Community house full replacement- $20,000

Grand Total : $477,000

City of Rifle Parks & Recreation Strategic Plan 2025-2026

Parks & Recreation Advisory Board Adoption:

Facilitator: Austin Rickstrew

PRAB Adoption: February 10, 2025

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Executive Summary

Strategic planning is a process for clarifying the aspirations of a Board and Staff. It establishes goals to be met and identifies broad strategies to achieve them.

Everything that happens in an organization is driven by its values. These are the principles and beliefs that explain why the organization exists. Values define the goals and boundaries of behavior for the board, staff, and volunteers in their interactions with each other, with clients, and with the community.

Values are the things we believe are important. Values govern the way we behave, communicate, and interact with others. Values help us determine our priorities. Values are a small set of general guiding principles not to be compromised for short-term financial gain or expediency. Below are the values the Parks & Recreation Advisory Board and Staff set forth.

Mission

The mission is a summary of the means that the organization will employ to achieve its vision. The mission statement answers the question, “Why do we exist?”

“To put forth the highest level of parks, programs, facilities, and services necessary, to establish Rifle as the premier recreational community on the Western Slope.”

Vision

The vision is a picture of the future state of the community we serve as a result of our work. Our vision statement is our destination.

“We strive to enrich lives through quality parks, programs, facilities, and services.”

Values

When an organization’s values appear as guiding principles, a code of conduct, or a culture code that explains how the organization intends to operate in accordance with those values, a values statement makes a promise. Complimentary to the City’s values, Parks & Recreation has identified additional values that guide how they provide services.

City of Rifle Parks & Recreation Values

- Integrity
- Community
- Collaboration
- Safety
- Leadership
- Positive Attitude

City of Rifle Parks & Recreation Strategic Plan Values

The City of Rifle Parks & Recreation's vision is to be nimble, responsive, and innovative in serving our community.

Goals

Goal 1: Promote a healthy lifestyle through year-round recreational and leisure opportunities.

Strategy #1: Develop Recreational Programs (dependent on community needs and availability of funding)

Action Steps

1. Identify opportunities to increase activities, either upon request or as opportunities are made available.
2. Implement year-round opportunities for public recreational activities.
3. Study opportunities for new recreational and leisure activities.

Strategy #2: Improve Rifle Mountain Park

Action Steps

1. Repair and maintain the Community House.
2. Use the Department of Corrections, Boy Scouts, Rocky Mountain Youth Corps, and volunteers to work at RMP.
3. Identify programs and activities that better utilize Rifle Mountain Park.
4. Improve parking in RMP (Follow Master Plan).
5. Add Information Center (Bulletin Board) in RMP to advertise things that are happening in town.

Goal 2: Work to maintain, complete, landscape, and beautify all parks.

Strategy #1: Increase funding for parks through grants and donations. Consider funding for ongoing maintenance costs.

Action Steps

1. Identify potential grant opportunities.
2. Secure other funding opportunities.
3. Review and expand business advertising and collaboration opportunities. (Baseball/Softball Field Score Boards)
4. Develop a list of all known Parks Capital Projects.
5. Prioritize projects with estimated timelines. (Refer to Addendum 1)

6. Collaborate with the State and Federal Forest Service to help with trees. (Deadfall and wildfire mitigation)

Strategy #2: Implement a list of known projects based on appropriated funds

Action Steps

1. Prioritize Projects with estimated timeline.
2. Use completed master plans to phase projects.
3. Seek grant funding opportunities.

Strategy #3: Create a unified approach – theme to beautify City Parks

Action Steps

1. Uniform signage and planned themes.
2. Translate signs to Spanish. (Physical or QR Code)
3. Community Master Plan.
4. Adopt a Trail Program (this is newly fully implemented)

Strategy #4: Deter Vandalism in City Parks

Action Steps

1. Keep trash picked up.
2. Cover up vandalism within 24 hours.
3. Develop a program collaborating with community resources to deter and clean up graffiti.
    a. Use lighting as a deterrent. Remove solar and replace with LEDs at Centennial and add lights going south to 3rd street.
    b. Explore alternative measures such as security cameras.
    c. Work with Rifle Police Department.
    d. Increase and maintain security.

Goal 3: Continue investment of park and recreation funds for recreation programs, parks, trails, open space, indoor and outdoor facilities, operations, maintenance, equipment, and reserves.

Strategy #1: Conduct Strategic Planning quarterly.

Action Steps

1. Review Strategic Plan quarterly.
2. Develop a five-year plan.
3. Conduct a community survey every five years. (2029)
4. Develop a capital reserve and investment strategy.
5. Coordinate with the City Planning Department for trail development.

Goal 4: Provide optimal workspace for efficient operations.

Strategy #1: Identify opportunities for Parks & Recreation Department workspace.

Action Steps

1. Evaluate the current work area and provide a work area to meet staff needs (i.e., privacy, line of sight for supervision, proximity to work groups).
2. Identify adequate storage for equipment and supplies (present and future).
3. Evaluate opportunities for expansion in existing facilities.
4. Build Field House (5-10 Year Plan).

Goal 5: Build/maintain relationships and collaborate with outside organizations.

Strategy #1: Partner with other organizations.

Action Steps

1. Continue to collaborate and maintain relationships with existing partners.
    a. RE-2 School District
    b. Rifle Climbing Coalition
    c. Forest Service

2. Identify and build new relationships with community partners.
    a. RAMBO
    b. Colorado Outfitters Association
3. Identify and partner with Private Business
    a. Market Vendor Application Better

Strategy #2: Evaluate the Marketing Plan

Action Steps

1. Evaluate and maintain current marketing strategies
2. Review Marketing Plan

Next Steps

- Update Strategic Plan annually.
- Parks & Recreation Advisory Board and Staff review and approve the document.
- Participate in City Strategic Planning Process.
- Review quarterly.

Appendix A – Beliefs

Beliefs are convictions that we generally hold to be true, usually without actual proof or evidence. Beliefs grow from what we see, hear, experience, read and think about.

- Parks and recreational activities foster human development, promote health and wellness, strengthen community image and sense of place, efficiently utilize resources, demonstrate fiscal responsibility, develop and cultivate partnership, support economic development, protect environmental resources, develop and empower staff, and increase cultural unity.
- Recreational activities should develop one physically, socially, and emotionally by enhancing athletic, cultural, and life skills.
- Programs should adapt to changing needs, age, and culture of the community.
- Participation in programs enhances one's education, promotes sportsmanship, advocacy, inclusiveness, and develops good citizenship, and overall well-being.
- A variety of recreational opportunities should be available to everyone.
- Amenities should meet the needs of a diverse population by providing a safe, clean, affordable, well-balanced, educational, wholesome, enjoyable, and rewarding experience.
- Investments in parks maintenance and improvements provide dividends that enhance the quality of life, property values, and the community's self-perception.
- Recreational activities enhance the quality of life in Rifle.
- Operations should be efficient, maintaining the facilities we currently have before building new facilities.
- Support high quality youth and adult programs through collaborative efforts.

Appendix B – Strategic Planning Participants

Parks & Recreation Advisory Board:

– Annie MacGregor	Board Member/Chairman
– Aaron Cumming	Board Member/Vice Chairman
– Ken Blatter	Board Member/Secretary
– Jens Smith	Board Member
– John Douglas	Board Member
– Betsey Seymour	Board Member
– Kirsten Clancy	Board Member
– Ari Philipson	Board Member
– Chris Bornholdt	Council Liason

Parks & Recreation Staff:

– Austin Rickstrew	Parks & Recreation Director
– Kim Arnold	Parks & Recreation Administrative Assistant
– Matt Rowe	Recreation Program Manager
– Keith Gray	Parks & Facilities Maintenance Manager
– Kyle Mills	Recreation Coordinator
– Taylor Walters	Recreation Coordinator
– James Magnuson	Parks Maintenance Worker
– Jon Hutchinson	Parks Maintenance Worker
– David Lowery	Grounds & Facilities, Building Maintenance, Cemetery Supervisor


COMPREHENSIVE · PLAN
CITY OF RIFLE, COLORADO
ESTABLISHED 1905
PLANNING & DEVELOPMENT DEPARTMENT

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Acknowledgements

CITY OF RIFLE

City Council

Barb Clifton, Mayor
Teresa Hamilton, Mayor Pro-Tem
Joe Elliot
Ed Green
Brian Condie
Sean Strode
Joe Carpenter

Planning Commission

Dustin Marantino, Chair
Mark Caldwell, Vice Chair
Dustin Marantino
Helen Rogers
Sharon Pettinger
Rick Steffen
Karen Roberts
Lee Damuth
Treonna Villasenor

City Staff

Scott Hahn, City Manager

Nathan Lindquist, Planning Director
Brian Rusche, Planner II

Saved for Comprehensive Plan adoption resolution

1.1 Executive Summary

The City of RIfle Planning Commission created the following vision statement for the Comprehensive Plan:

In 2040 Rifle seeks to be a community with a high quality of life, efficient infrastructure, and affordability for its residents.

The purpose of the 2019 Comprehensive Plan Update is to set a direction that implements this vision. The interaction between Rifle's neighborhoods, buildings, streets, businesses, and public spaces has a major affect on how people in Rifle live, work, and play.

This 2019 Comprehensive Plan update accomodates the next 5,000 residents of Rifle, for a total population of 15,000 over the next twenty years. It uses a 3% growth rate that matches the historic average of Rifle. This is lower than the growth envisioned by the 2009 Comprehensive Plan, which planned for a population of 25,000. Rifle has experienced many booms and busts over its history, which makes it difficult to predict the pace of growth.

Regardless of growth rates, the Comprehensive Plan seeks to create the kind of community that Rifle's residents desire.

This Comprehensive Plan update recognizes that some developments that were anticipated during boom times are unlikely to occur due to the cost of providing infrastructure to those areas. In order to ensure that growth is a benefit to the community, the Comprehensive Plan utilizes a "Smart Growth" approach that encourages development on infill properties instead of sprawl on the fringes of the community.

A critical direction of the 2019 Comprehensive Plan is to direct growth toward areas with cost-effective infrastructure and services.

The benefit of this approach is a high quality-of-life without the burden of unnecessary water, sewer, and street infrastructure. This approach seeks to revitalize the core areas of Rilfe and create vibrant neighborhoods without overburdening taxpayers.

The 2019 Comprehensive Plan sets a direction towards its vision through the following Chapters:

- Chapter 2 discusses the **Growth Principles** that guide the community. These include a Tiered System that directs growth towards infill on existing infrastructure; locates housing in high quality of life neighborhoods; and suggests policy tools the City can use to proactively guide growth.
- Chapter 3 discusses elements of **infrastructure and a high quality of life**. This includes transportation, utilities, economic development, walkability, parks, schools, and open space.
- Chapter 4 discusses priority issues in each of **Rifle's neighborhoods**. This includes streets, trails, sidewalks, housing types, entertainment, amenities, housing, and business opportunities for the benefit of Rifle's citizens.
- Chapter 5 describes future **Land Use Designations** that set the future character of Rifle and guide development proposals.

1.2 Summary of Rifle's Key Challenges and Opportunities

1. The challenge of maintaining Rifle's infrastructure and ensuring that growth "pays its own way".

Like many communities on the Western Slope, Rifle faces funding challenges with streets and utility maintenance. By encouraging **"infill development"** on existing infrastructure Rifle can ensure that growth is a good proposition for taxpayers, not an unfunded liability.

To encourage infill development, the Comprehensive Plan sets a **Tiered System of Growth**. Tier 1 areas can accommodate at least an additional 5,000 people to Rifle's population. Tier 1 areas include Graham Mesa, Prefontaine Mesa, the Railroad Avenue area, Downtown, the Colorado River area, and South Rifle. Areas where infrastructure is unaffordable (such as North Rifle areas like RimRock and Bryce's Valley) are in Tier 2 or 3.

The Comprehensive Plan recommends that the City create an application process for Tier 2 areas to become Tier 1. The City may require applicants to complete a Fiscal Impact Analysis before the City considers development.

The City should proactively encourage Tier 1 areas to develop to encourage revitalization of core areas and ensure an adequate supply of workforce housing. The City should continue its policies that encourage a wide range of housing types and affordability programs.

2. The challenge of future traffic congestion on Railroad Avenue and the Gateway.

The Comprehensive Plan summarizes the City's efforts to ensure that the street network can accommodate increased traffic volumes over time. Railroad Avenue has limited capacity, and the current Gateway configuration will fail when traffic volumes reach an increase of 25% above 2009 levels. Over the years Rifle has undertaken several efforts to address traffic congestion, including:

a. The **2009 Gateway Master Plan (with a 2014 update)** that sets a new street configuration for the Gateway area that can accommodate increased traffic volumes.

b. The **2003 Transportation Master Plan** recommends new street connections that disperse traffic throughout Rifle's street network. Some of its recommendations are out of date, however. An update should incorporates the goals of the Comprehensive Plan.

c. This Comprehensive Plan recommends that the City should **encourage new housing development to occur in areas that would cause less congestion on Railroad Avenue**. This includes Prefontaine Mesa (north and south of Rifle High School), an area that has access to the Hwy 13 bypass. Downtown Rifle, surrounding core neighborhoods, South Rifle, and the Colorado River area can also accommodate growth without adding traffic to Railroad Avenue. Infill housing in these areas also encourages people to reach destinations by walking or biking rather than automobiles.

3. Key opportunities to improve Rifle's neighborhoods and provide a high quality of life for Rifle's residents.

The Comprehensive Plan identifies many opportunities. Three of the most promising are:

a. The Gateway and the Colorado River. The primary entrance to Rifle has great potential for beautification, businesses, residential, recreation, and entertainment. Improvements may include historic bridge lighting and rehabilitation, new trails along the Colorado River, welcome signage, beautification of the I-70 area, the relocation of the Park n Ride on the north side of the railroad tracks, the redevelopment of the current Park n Ride property, construction of the North I-70 Roundabout, commercial/residential mixed-use development, the Gateway Roundabout, and amenities along the Colorado River.

b. The Railroad Avenue corridor. Railroad Avenue is Rifle's most important street, from the downtown to the Hwy 13 Bypass. Small improvements to Railroad Avenue's buildings, sidewalks, landscaping, and side streets can encourage investment in the local business community and revitalization of historic residential areas.

c. North Rifle improvements. Many of North Rifle's neighborhoods were developed during boom times and lack quality infrastructure and sidewalks. The Comprehensive Plan recommends the City work with CDOT to allow a stoplight at the Hwy 13 and 30th Street intersection, and build sidewalks on the west side of Highway 13. The City should also encourage the revitalization of the commercial area between Hwy 13 and Whiteriver Avenue.

1.3 What is A Comprehensive Plan?

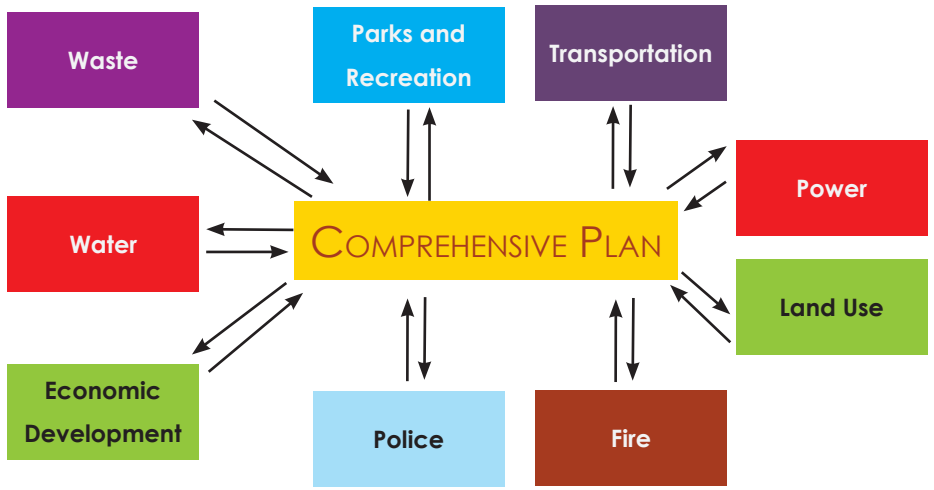
Every week, City elected officials, appointed officials, and staff make a variety of decisions concerning the "built environment" including roads, utilities, parks, budgets, housing, and commercial developments. Individually, the decisions may not seem related. However, the cumulative effect of such decisions has a significant impact on the community.

The purpose of a Comprehensive Plan is to provide big-picture direction so that each individual decision moves the community closer to its vision. Comprehensive planning protects public health, safety and welfare, and safeguards property rights and values. It provides predictability, promotes economic development, and preserves quality of life.

The Comprehensive Plan answers questions like:

- How can the City's infrastructure support housing and community needs while remaining affordable for taxpayers?
- What areas of Rifle should be developed, and what areas should be left alone?
- How can new development be designed so that it promotes a high quality of life for the community?
- How can Rifle's transportation system be designed for vehicles, pedestrians, and bicycles?

The Comprehensive Plan is a long-range document looking 20 years into the future. Some elements of the Comprehensive Plan may seem unrealistic at first, but consider the change that has taken place in the last 20 years. With effective visioning and action steps, significant progress towards Rifle's goals can be made over time.



USING THE COMPREHENSIVE PLAN

The City of Rifle Zoning Code requires that the Comprehensive Plan be followed when considering new subdivisions, annexations, Conditional Use Permits, or other land use cases. However, If circumstances have changed, or a Comprehensive Plan land use designation was not well thought out for an individual property, Planning Commission or City Council may modifiy the Comprehensive Plan when making a decision about an individual development proposal. The reasoning behind modifying the Comprehensive Plan should be clearly stated in the development approvals. However, larger variations from the intent of the Comprehensive Plan and the direction provided by the public should not be made without a wider public process.

UPDATING THE COMPREHENSIVE PLAN

The Comprehensive Plan should be reviewed every two years by Planning Commission and updated at least every five years. Minor updates to specific areas can occur as needed. Major amendments to the Comprehensive Plan should follow the same procedures as this update. The Plan was created through a comprehensive analysis with public input, so major amendments should occur the same way.

1.4 How Was the Comprehensive Plan Developed?

Rifle's previous Comprehensive Plan was adopted in 2009. Its major principles have not changed. They inform this 2019 Comprehensive Plan Update and are included in Chapter 2. The outcomes of the plan have changed, however, due to changes in RIfle's circumstances.

The process for the 2019 Comprehensive Plan Update was as follows:

January 2016: Staff held a kick-off workshop with Planning Commission and City Council. The outcome of the discussion supported beginning the Comp Plan update process.

Spring 2016: Staff created an inventory of developable properties. 1,500 housing units were identified as already-planned infill development on existing infrastructure.

July 2016: A Public workshop with Smart Growth America was held to discuss the benefits of smart growth and its implications for Rifle. The strong majority of public input was supportive of encouraging infill development and discouraging fringe development.

January 2017: Staff worked with Planning Commission on the goals and criteria that would guide the Comprehensive Plan update.

March 2017: Planning Staff gathered input from oher key City Staff (Public Works, Utilities, Parks, etc) on potential policy implications.

May 2017: With facilitation assistance from the Department of Local Affairs (DOLA) a Public Workshop was held to obtain input from the community. 50 community members attended. The audience supported the proposed direction to direct future development on existing infrastructure and the creation of walkable neighborhoods with a high quality of life.

The audience answered several survey questions that guide the development of this Comprehensive Plan (see page 9).

Spring 2019: Further refinement of the final plan document with Planning Commission and CIty Council.

?? 2020: Final presentation of the Comprehensive Plan document.

Comprehensive Plan Survey - May 2017 Public Workshop

Approximately 50 members of the public attended a May 2017 public workshop moderated by Elyse Ackerman of the State of Colorado Department of Local Affairs. Attendees were given maps of Rifle and walked through several scenarios of development. The following survey questions were polled during the workshop. Planning Commission, City Staff, and City Council used the public direction represented by these results to shape this Comprehensive Plan update.

1. How important is it for new housing in Rifle to be located within walking distance (5-10 minute walk) of parks, schools, trails, and other destinations?

- **Very important, should be highly prioritized. 43%**
- **Important, but one of several priorities. 43%**
- If it works out, great, but don't prioritize. 15%
- Not important to me. 0%

2. For major streets in town that are north of the river, what should be the City's major focus for improvements?

- **Wide sidewalks in good repair 38%**
- **Well-maintained buildings and properties (code enforcement) 30%**
- Street trees and landscaping 18%
- New buildings closer to the street with quality architecture 10%
- Attractive properties is a private issue, not a City priority. Focus on the condition of the asphalt roadway. 2%

3. For neighborhoods in Rifle, what would be the best investment in quality of life?

- **Trails for all users and an open space network. 49%**
- **Sidewalk repair and completing missing gaps. 34%**
- Mini-grants to improve building facades, landscaping, or public spaces on major streets. 7%
- These kinds of projects do not have a big enough impact on developing the community, focus instead on bringing in businesses and/or major infrastructure. 7%

4. For multi-family housing (apartments, condos, townhomes, duplexes, tiny homes, ADUs), would you prefer them to be located:

- **Encourage in the core areas, but also allow more to be dispersed throughout community. 49%**
- **Mostly in the core area. Allow small amounts in other areas near schools and parks. 41%**
- Disperse throughout community based on developer preference. 7%

Only in core areas. 2%

5. How proactive should the City and community partners be in encouraging affordable housing?

- **Yes, not direct investment, but make it easier for developers to build affordable housing with incentives and zoning relaxation. 40%**
- **Create more housing by making it easier to revitalize aging parts of town through an increase in density. 33%**

6. How proactive should the City be in improving transition areas?

- **Yes, continue current pace, slowly but surely 49%**
- **Yes, strongly proactive 44%**
- No, it is costly and disrupts existing property owners. 8%

7. Choose the project that would most spur economic development in Rifle:

- **Build sidewalks, trails, and an open space network. 22%**
- **Reduce fees on all new residential and commercial development . 22%**
- **Build the North I-70 Roundabout.** 18%
- **Improve Downtown Gateway area. 20%**
- Improve Railroad Avenue through downtown and towards City Market area, encourage investment in surrounding neighborhoods. 9%
- Expand Broadband access 9%
- None, only focus on maintaining existing streets and utilities. 0%

In discussions with Planning Commission after the Public Workhop, the consensus of Planning Commission was that the Railroad Avenue corridor should be a top priority of future economic development and beautification efforts.

Rifle Demographics

Population: The estimated population (2017) of Rifle is 9,465.

Age: The most dominant age group in Rifle is persons of age 0 to 9 (nearly 20% of total population). The median age of Rifle residents is 31.2 years of age, which is lower than Garfield County as a whole (36.2 years of age).

Household Size: The persons per household in Rifle is 3.11 persons
Education: nearly 85% of Rifle residents over 25 years in age are high school graduates; however less than 20% have obtained a bachelor's or graduate degree.

Minority Populations: The Hispanic population constitutes 24.3% of the local population (2017).

Median Income: Rifle's median household income is $61,696 (2016 estimate). 14.8% of Rifle's residents are below the poverty line (more than the State of Colorado at 11.5%).

Housing: 53.3% of Rifle's homes are owner occupied. The median value of owner-occupied homes is $221,600, significantly less than Garfield County as a whole ($323,800). However, 10.5% of owners and 13.4% of renters are paying 50% or more of their income on housing.

Working / Commuting Characteristics: In 2015, the number of residents who live and work in Rifle was 1,183, while 3,147 residents of Rifle reported working elsewhere – the largest number of these work in other parts of Garfield County (1,593).

Chapter 2: Growth Principles

Principle 2.1: Prevent Leap-Frog Development Patterns through a Tiered Growth System

Development shall only be allowed in areas that can be served by public infrastructure in a cost-effective manner. Therefore, Rifle's **Tiered Growth System** will encourage infill development and discourage leap-frog development on the fringes of the community. This preserves open spaces and agricultural lands that are not currently suitable for urban development.

To accomplish this, Rifle will implement the Tiered Growth System. Growth will be strongly favored in **Tier 1** areas. **Tier 2** areas will not be preferred for development, and will only be considered if identified issues can be resolved. **Tier 3** areas will not be considered for growth in the City of Rifle within the timeframe of this Comprehensive Plan update.

Principle 2.2: Growth Pays Its Own Way

New development in Rifle must "pay its own way" by constructing necessary infrastructure and paying impact fees. The infrastructure life-cycle cost of new development should not place a financial burden on the City's taxpayers.

A key aspect of this principle is that a development must build infrastructure through the entirety of the project so that the next adjacent property, if in Tier 1, may reach the infrastructure.

2017 Smart Growth America Study

In 2017 the City of RIfle commissioned Smart Growth America to study the fiscal benefits of a Tiered Growth System that follows the principle of "Smart Growth". The study found that development on infill properties instead of sprawling development could reduce the fiscal burden of infrastructure by up to 45%.

Fiscal Analysis

The SGA team conducted a scenario planning fiscal analysis of potential land use, densities, and costs to build, operate, and maintain various municipal services in Rifle. These services included roads, sidewalks, sewer, and water. The costs of these projects came directly from the City of Rifle.

The growth scenarios were based on population estimates from the Colorado State demographer's office, which anticipates an increase of 5,150 additional residents by 2036, a 2.1% growth rate per year. Scenarios were devised that would model what it would cost to build, finance, and maintain the infrastructure needed to accommodate the predicted growth in Rifle.

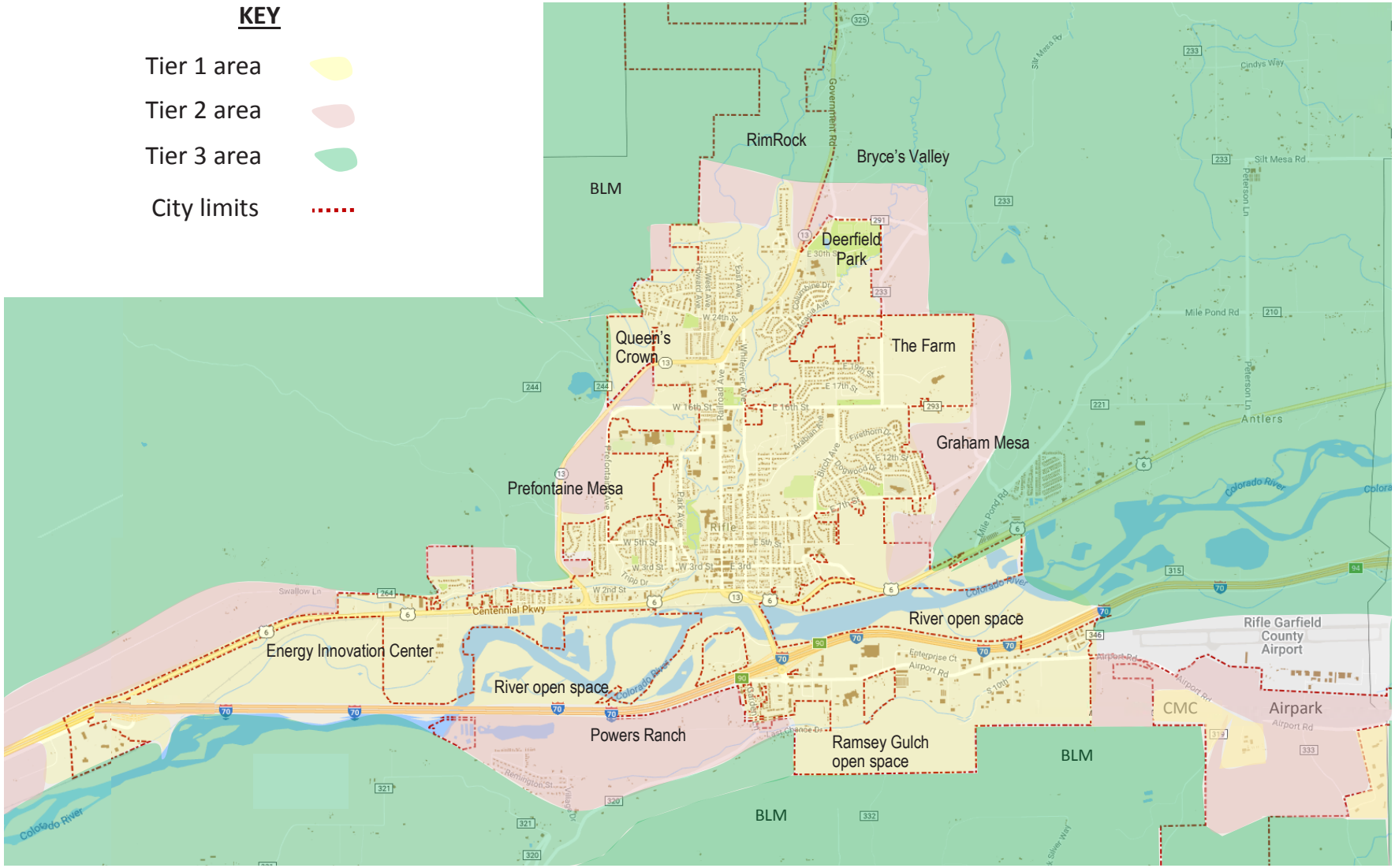
The 4 scenarios were :

- Baseline: Existing Avg. Density in Rifle **1.4 households** / acre
- Alt. A: Double Existing Density **2.6 households** per acre
- Alt B: Densest Areas of Rifle Today **4 houses** per acre
- Alt C: 50% population growth as Alt B, 50% infill at 10% of Alt B costs

	Baseline	Alt A	Alt B	Alt C
Capital Costs – 20 years	133,905,286	92,023,133	72,685,475	39,977,011
Amortized Costs (20 years at 2.2% rate)	166,962,267	114,740,734	90,629,220	49,846,071
Maintenance Costs – 20 years	6,695,264	4,601,157	3,634,274	1,998,851
Total Costs – 20 year	173,657,531	119,341,891	94,263,494	51,844,922
Cost per year (additional costs imposed by new development)	8,682,877 (+20% to budget)	5,967,095 (+14% to budget)	4,713,175 (+11% to budget)	2,592,246 (+6.1% to budget)
Total 20-year Savings	-	54,315,640	79,394,037	121,812,609
Savings per year	-	2,715,782	3,969,702	6,090,630

Rifle Tiered Growth System

See Neighborhood Maps for a more detailed image of parcel lines and tier designations.



Tier 1: Priority Growth Area

Tier 1 growth areas are sufficient to accept expected growth within the twenty-year timeframe of this Comprehensive Plan. This includes 1,500 - 2,000 residential units, over 100 acres of commercial property, and 700 - 900 acres of industrial property.

The Tier 1 boundary was created by considering the following criteria:

1. The area is either annexed or eligible for annexation.

2. The area is directly adjacent to existing neighborhoods and has adequate pedestrian and vehicular access.

3. The area is served by existing infrastructure (water, sewer, streets). Additional infrastructure can realistically be obtained and funded, including utilities and multiple vehicular access routes.

4. The area has proximity to schools, parks, civic destinations, and businesses (1/4 mile walkshed).

5. The development is of a size, shape, and pattern conducive to high quality neighborhood development.

Within Tier 1, the City of Rifle policy is that impact fees on development will be assessed. Developers are responsible for constructing infrastructure to be owned and maintained by the City. However the City also recognizes that in some cases assistance with infrastructure within Tier 1 can prevent the long-term impacts of development within Tier 2, where land has the advantage of being less expensive.

Tier 2: Secondary Growth Area

The Tier 2 Growth Area represents properties that have significant challenges towards meeting the Tier 1 criteria. Tier 2 property may require major infrastructure improvements or extensions that may be unaffordable to construct or maintain over time. Tier 2 areas may lack aspects of high quality of life neighborhoods, or other specific criteria listed for Tier 1. The challenges of specific Tier 2 areas are discussedin Chapter 4: Neighborhood Plans.

In many cases, Tier 2 properties may be able to solve the issues that led to a Tier 2 designation and move into Tier 1. In other cases, resolving the issues may not be feasible within the twenty-year timeframe of this Comprenensive Plan. Each Tier 2 property should be considered on a case-by-case basis.

TIER CHANGE APPLICATION PROCESS

A property may request a change from Tier 2 to Tier 1. If deemed relevant by staff, the City may require that the applicant submit a Fiscal Analysis. A Fiscal Analysis application may be required to be reviewed and approved by Planning Commission and Council before an annexation or subdivision application may be submitted. The Rifle Muncipal Code should be updated to create this process. Any analysis should take into account Chapter 4 (Neighborhood Plans and Priorities) that describes infrastructure needs associated with specific areas. The applicant must also demonstrate that the principles of a high-quality of life neighborhood can be met.

Another way Tier 2 properties may move into Tier 1 is through a rezoning that aligns the permitted uses with infrastructure realities and the direction of the Comprehensive Plan.

Tier 3: Rural Preservation Reserve

The Tier 3 Rural Preservation Reserve represents a tertiary ring of land that should not be annexed by the City, and should be preserved for agricultural or other uses typically associated with Garfield County zoning for the foreseeable future. Any development that may occur should utilize low-density clustered growth options that allows for long-term future city development.

Policies for Unincorporated Areas

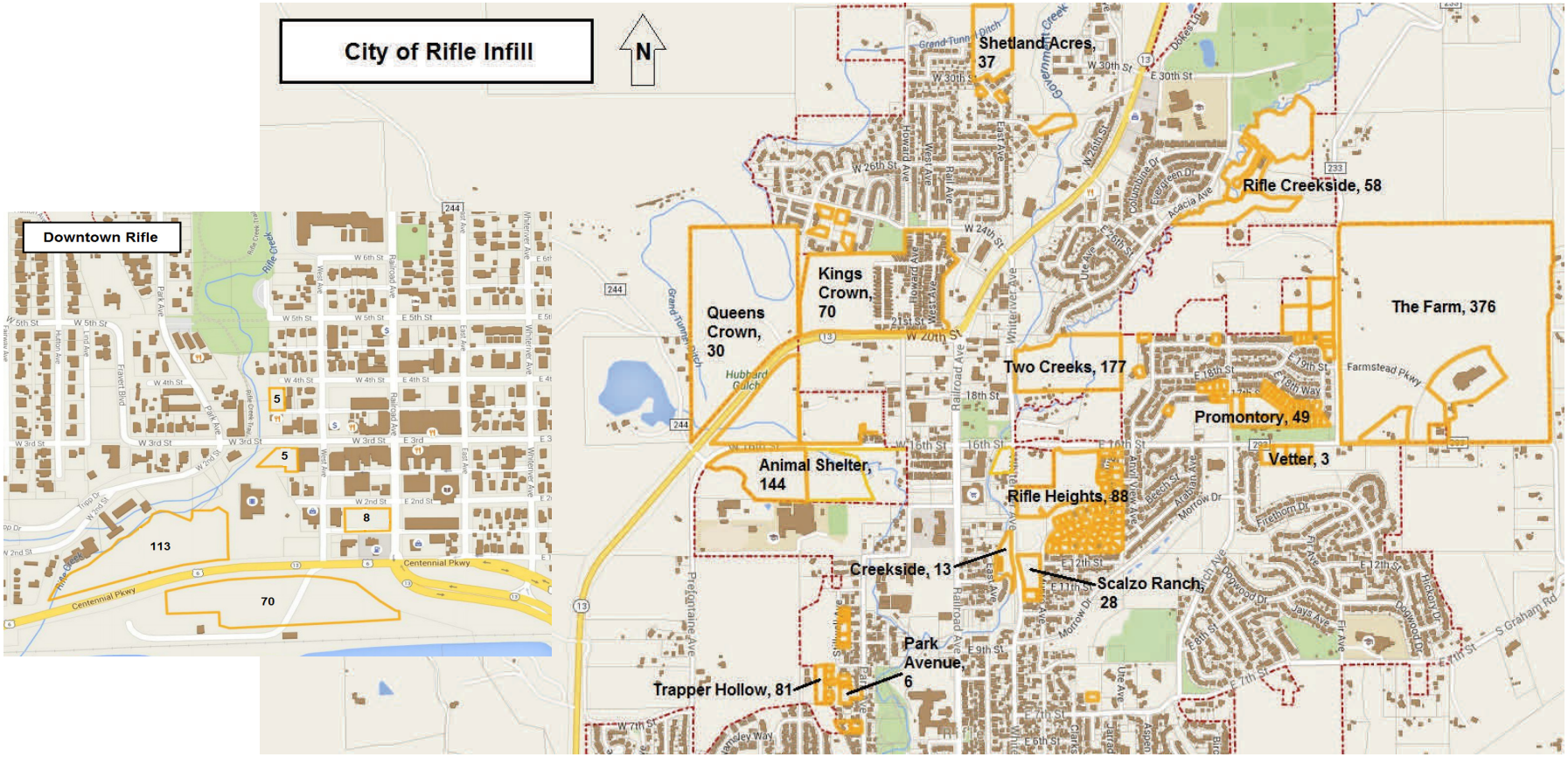
Annexation Policies

The City will only annex properties that are in Tier 1. The annexation must provide substantial benefits to the community (e.g., desirable housing, water rights, new employment opportunities, or commercial properties with positive sales tax implications).

Even within Tier 1, there is no guarantee that the annexation request will be approved by the City.

TIER 1 POTENTIAL DEVELOPMENT SITES

Within Tier 1 areas, an estimated 1,000 - 1,500 units can be developed on properties that have already been planned for development. An additional 500-1,000 units could be built on vacant properties on land that is suitable for development (but has not yet been planned).



Infrastructure extensions. The City has codified a policy for water service in unincorporated areas. This policy should be updated to encourage water service on already existing mains in unincorporated areas. The new water plant has a large capacity and new revenues will help offset loan payments.

However, no new mains should be constructed outside of City limits without careful consideration. Other than water, the City is unlikely to consider services outside of the city boundary.

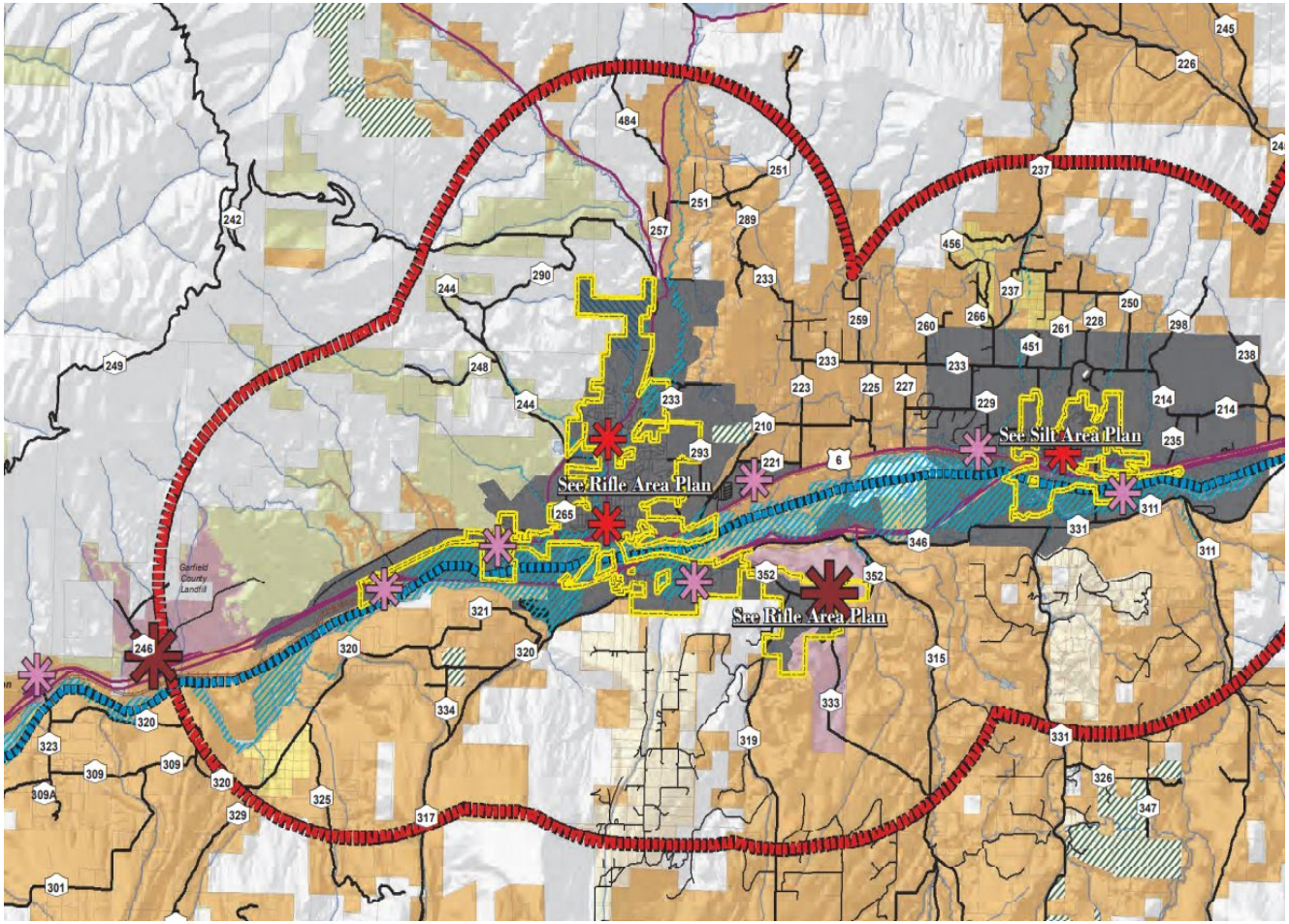
Sphere of Influence. The State of Colorado allows municipalities to set a 3-mile "Sphere of Influence" outside of City Limits. Rifle's Sphere of Influence is shown on the map from the Garfield County Comprehensive Plan. Within this area Rifle may coordinate with Garfield County or other jurisdictions to accomplish City goals regarding land use and development.

Urban Growth Area. Another important concept in municipal-county land use coordination is the "Urban Growth Area". The Urban Growth Area is smaller than the Sphere of Influence, and is composed of areas envisioned by the community for annexation and development to a municipal neighborhood standard. The Rifle Comprehensive Plan sets the Urban Growth Area as Tiers 1 and 2 in the Tiered Growth System. Rifle considers Tier 3 areas to be more appropriate for County-style land use patterns, thus it is outside the Urban Growth Area.

IGA with Garfield County. In 2007 Rifle entered into an intergovernmental agreement (IGA) with Garfield County regarding joint planning and review. The IGA has fostered an environment of trust and mutual respect and forms the foundation of the strong working relationship the City maintains with the County. The County's practice has been to consult the City's Comprehensive Plan and recommendations in reviewing land use applications within the City's Area of Influence. This ensures that patterns of development in the County accommodate the future growth of Rifle.

There are many specific instances where City-County coordination is important. One instance is the common practice in counties of subdividing larger tracts into 2 acre lots. Following the IGA with Garfield County, the City has the right to review and com-

Garfiield County Comprehensive Plan - Sphere of Influence Map. The red line shows the 3-mile Sphere of Influence of both Rifle and Silt. Some overlap exists.



ment on these applications within the City's Sphere of Influence. For properties within Tiers 1 and 2, the City would not recommend that this kind of subdivision occur. In Tier 3, a review on a case by case basis is appropriate. In locations where this type of subdivision would not negatively impact the future plans of the City, the City may not object to such a subdivision. In locations where such a subdivision would negatively affect the growth of the City or place undue strain on City infrastructure or services, Rifle may request that the County work with the City to mitigate negative impacts.

Another case that shows the need for City-County coordination is the need for new streets that connect Prefontaine Mesa to the Highway 13 Bypass, as called for by the CDOT Hwy 13 Bypass Access Control Plan. Right-of-way for these streets would need to be obtained from properties that are currently under County jurisdiction. Thus, when reviewing a land use application on these properties Rifle would request that the County consider the need for future streets in this area, as well as the need for higher-density neighborhoods that are annexed into the City of Rifle in order to pay for these streets.

Additionally, the County's agricultural/industrial zone is often utilized for unsanctioned equipment storage. While the City supports the energy development industry, the appearance of these facilities has a negative impact on this entrance to the City. To help improve the City's image, the City encourages that these uses be relocated or screened from public views.

Principle 2.3: Create High Quality of Life Neighborhoods

Within the Tier 1 area, a key principle of the Comprehensive Plan is to create neighborhoods with a high quality of life. The Comprehensive Plan identifies the following elements as important to fostering a high quality of life for Rifle's citizens.

A. ENHANCE THE VITALITY AND UNIQUENESS OF RIFLE

The vitality and uniqueness of RIfle can be enhanced by honoring iconic features of the community such as the downtown, the locally-owned restaurants and retail stores, trails, the Colorado River, and the preservation of Rifle's agricultural heritage.

B. CONNECTIVITY

Connectivity between developments and streets unifies the community. Coordination between adjacent developments should create neighborhoods that feel connected to one another. Developments should intregate streets, trails, utility, drainage and open space easements. A grid network of streets disperses traffic, prevents congestion, and reduces trip distance by providing more direct routes.

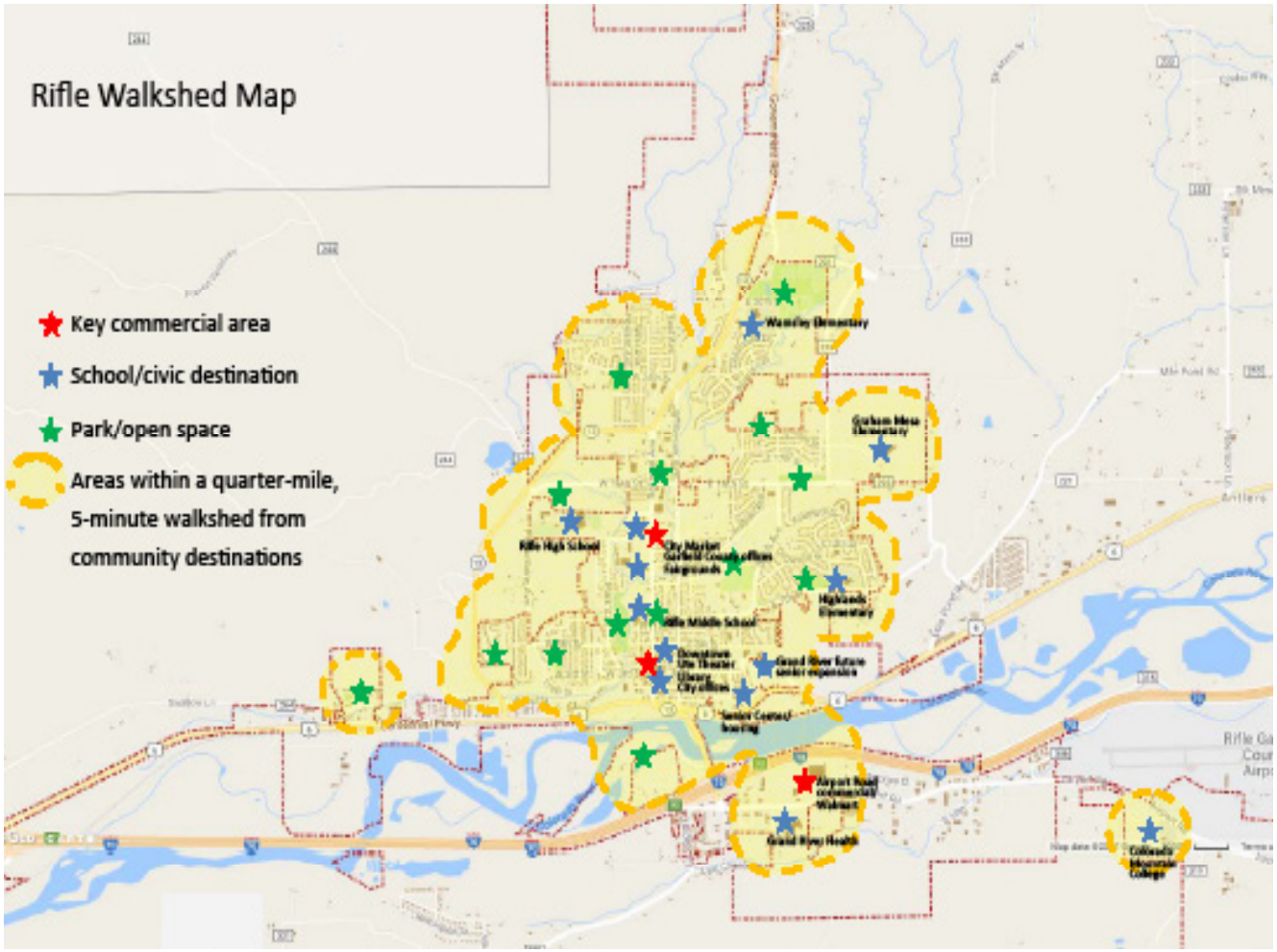
C. COMPLETE STREETS AND WALKABILITY

Streets must accommodate necessary traffic levels, but they must also respect pedestrians, bikers, and foster a pleasant living environment. Wide sidewalks, an interconnected trail network, alley-loaded garages, and, shared parking can improve the walkability of streets. Neighborhoods should be designed so that homes face streets. The visual interest of the streetscape can be enhanced through patios, outdoor dining, landscaping, and art.

D. A MIX OF USES

Each neighborhood should include one or more destinations such as a park, school, civic, open space, or commercial use within a 5-minute walk (1/4 mile). Destinations within a walkable distance may include tot-lots, community gardens, grocery stores, or preserved agricultural land. See the Walkability Map. The location of destinations in the community were analyzed as part of determining

Based on responses in the public workshop survey, the Comprehensive Plan recommends that neighborhoods include community destinations within a 5 minute "walkshed" distance.



E. HOUSING AFFORDABILITY

Housing should be provided in a range of types and price points to accomodate all of Rifle's population. In particular, "missing middle" housing that includes townhomes, duplexes, and small single family homes should be a focus. The City's zoning standards and incentive policies should focus on encouraging affordability of housing. The City currently allows ADUs as a by-right use in residential zoning districts, and this should be preserved. Manufactured homes and mobile home parks that are constructed and managed in a quality manner should be incorporated as a viable affordable housing strategy where appropriate in the community.

F. DENSITY WHERE APPROPRIATE

Density helps create walkable neighborhoods, provides a built-in clientele for businesses, provides housing choice and affordability, expand transportation choices, and improves the efficiency of public infrastructure and services. The Downtown will be the most preffered neighborhood for higher densities. Through density the City can encourage housing choices that allow residents to remain in their community as their life stages change; single, married, raising children, "empty nesters", and retirees.

G. PARKING

Parking needs must be accommodated, but large parking lots should avoid fronting a street. Parking should be provided on the sides and behind buildings. Mixed-use developments can reduce parking needs through shared parking arrangements.

H. ARCHITECTURE

Buildings should be broken-up architecturally to avoid large box-like structures. The use of a variety of architectural techniques, windows, colors and materials can accomplish this. Residential streets should be faced with windows, balconies, doors, and porches, allowing residents to watch over their neighborhoods. This provides "eyes on the street" at all hours to promote safety. Residential neighborhoods should maintain a variety of home types to avoid a cookie-cutter feel. The Downtown Zoning Code successfully implements these principles. However, other commercial zones may need updated architectural standards to promote these principles.

I. LANDSCAPING.

Proper use and placement of trees mitigate heat-island effects associated with parking lots and streets. Landscaping can be integrated with stormwater detention. Landscaping should utilize xeric planting methods and low-water use plants.

J. LAND USE TRANSITIONS

Rifle promotes appropriate transitions from one land use to another. The transition may involve different densities (apartment buildings to single-family homes), different uses (commercial to residential), or different intensities (noisy industrial area to quiet office space). For each land use transition, appropriate distances, fences, and other buffering techniques should be employed.

For density transitions, a gradual step-down from denser development to low-density development should occur across neighborhoods. For the City as a whole, the densest development should occur in the downtown. The neighborhoods around downtown should generally have the next most dense development, and so on.

Figure 1: Successful mixed-use centers provide comfortable outdoor spaces for the pedestrian and community interaction.

Principle 2.4: Strategic Investment To Achieve Community Goals

A strategic approach that prioritizes investments is critical for Rifle to achieve its goals.

The City has many policy tools that can ensure growth makes efficient use of infrastructure and creates a high quality of life in Rifle's neighborhoods. These include:

- **Fee structures and incentives** that encourage the types of development needed in desirable locations.

- **Zoning Codes and Public Works standards** that encourage desirable types of growth while remaining flexible for the private sector. Some zoning code sections may need updating, such as reviewing the land use table for commercial uses to ensure that appropriate transitions occur. The City should examine Public Works standards for development standards that are more affordable to construct and maintain.

- **Strategic infrastructure investment** to encourage development in priority areas, or for purposes of economic development. Chapters 3 and 4 discuss many specific infrastructure investments in Rifle.

- **Economic development efforts** to seek out partners for specific projects.

The City of Rifle's investment in infrastructure totals hundreds of millions of dollars. Proper planning can ensure the growth of Rifle makes the best use of this investment.

RIFLE INFRASTRUCTURE DATA

TYPE	TOTAL AMOUNT IN CITY SYSTEM	COST TO BUILD PER UNIT	TOTAL VALUE OF ASSET
Waterline	73 miles	$100/linear foot	$38,544,000
Sewerline	53 miles	$80/linear foot	$16,051,200
Storm sewer	9 miles	$60/linear foot	$2,851,200
Streets (not including sidewalks)	11,000,000 Sq Ft	$30/square foot	$33,000,000
Bridges	9	$3,000,000 per bridge	$33,000,000
Gravel Alleys	–	$2/square yard	–
Sidewalk	–	$36/square yard	–

Chapter 3: Infrastructure and Quality of Life

This Chapter describes important aspects of infrastructure and quality of life including: Transportation, Water and Wastewater Utilities, Economic Development, Parks and Open Space, Schools, and Public Lands.

3.1: Transportation

A. Transportation Master Plan

The **2003 Rifle Transportation Master Plan** identified the future needs of Rifle's transportation system.

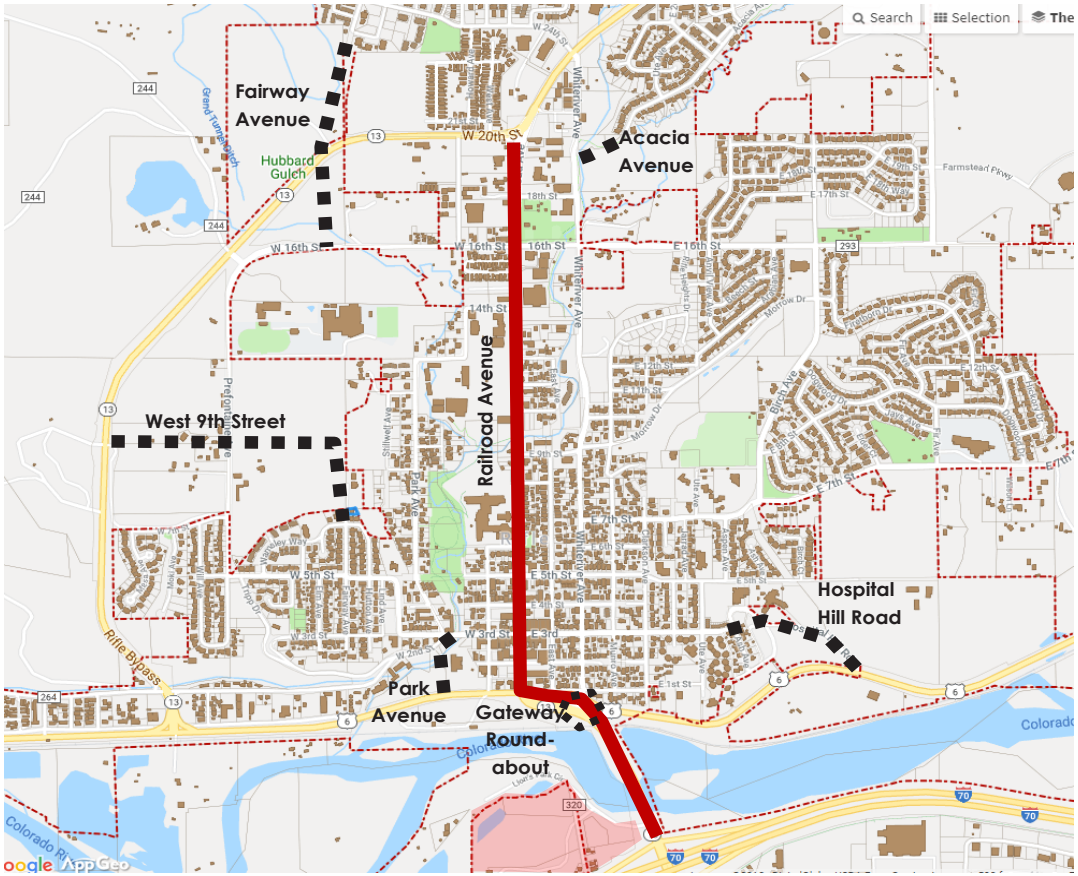
Since the Master Transportation Plan was developed in, 2003 several developments have occurred that affect Rifle's ability to implement its recommendations. These factors include:

- Construction costs have escalated rapidly as availability of funds from outside sources has diminished.
- Maintainence of existing infrastructure is likely to require additional resources, reducing resources available for new infrastructure.
- A more compact land use pattern is expected.

Due to these factors, the Comprehensive Plan recommends that some roads anticipated by the Transportation Master Plan not be constructed. These include:

1. The East Bypass from County Road 291 to State Highway 6. This route was intended to provide an

Recommended Street Connections in the Transportation Master Plan



alternative from Graham Mesa to Higwhay 6 and the I-70 Exit 87 at Mamm Creek. However, no ROW exists, the topography is challenging, and a bridge over the Colorado River would be cost prohibitive.

2. The Graham Mesa connections to the East Bypass is infeasible due to the same reasons listed above.

3. The Birch Avenue extension to Highway 6. Topography and past development approvals make this route infeasible. The need has been mitigated by improvements to Hospital Hill Road.

RECOMMENDATIONS FOR TRANSPORATION

1. Alternate Routes to Railroad Avenue. One of Rifle's major challenges it that the topography funnels much traffic to one crossing of the Colorado River and I-70 at the Rifle Gateway/Exit 90. Only two major north-south routes exist through the City: Railroad Avenue and Whiteriver Avenue. The Hwy 13 bypass is another alternative route to Railroad Avenue, but is not convenient to most residential areas. Thus a key recommendation of the Transportation Master Plan is the construction of alternative routes to prevent congestion on Railroad Avenue and the Gateway. The Transportation Master Plan recommends several projects that provide street network connectivity and alternatives to Railroad Avenue (see map on Page 20):

- Gateway Roundabout and Master Plan (see page 22)
- Park Avenue connection to Centennial Parkway
- Acacia Avenue connection to Whiteriver Avenue
- Fairway Avenue connection to Hwy 13 Bypass
- West Ninth Street - Prefontaine Avenue connection to Hwy 13 Bypass
- Hospital Hill Road improvements

2. Encourage development to locate in Tier 1 areas of Rifle such as Prefontaine Mesa, Downtown Rifle, the Colorado River development area, Park Avenue, and Whiteriver Avenue (see map). Growth in these areas add minimal vehicular stress to congested areas of the City. Unlike North Rifle and Graham Mesa, development here has the ability to utilize routes other than Railroad Avenue.

3. Encourage growth in areas with pedestrian, bicycle and transit infrastructure. Development in downtown Rifle and surrounding neighborhoods will have proximity to transit stops and is in easy walking distance to community destinations. Trail and sidewalk connections and improvements to transit stops and service can provide alternatives to vehicular travel.

4. Complete new traffic modeling. To gain a better understanding of the transportation impacts of future growth areas, Rifle should update traffic counts and models.

B. Gateway Improvements

NORTH I -70 ROUNDABOUT

The North I-70 Roundabout has been planned since the early 2000s. It would improve safety and traffic flow at the intersection of the I-70 Exit 90 on/off ramps, Highway 13, and Lions Park Circle. The roundabout is necessary for the development of the Colorado River area (see the Colorado River Neighborhood Plan). In 2015 the City of Rifle completed final design of the roundabout through Colorado River Engineering and received an A-line break approval from CDOT. The high project cost of $5 million prevented construction, but the design remains valid. The City should work with the CDOT Region 3 STIP list to obtain funding for eventual construction. In addition to the roundabout, the City has developed concept drawings for improvements to the Colorado River bridge area so that the link between the I-70 and Downtown Rifle presents a positive image of the City (see downtown neighborhood section).

GATEWAY MASTER PLAN

In 2009, the City of Rifle engaged PBS&J in a Conceptual Alternatives Study for the Gateway area (the intersection of former Highway 13, Highway 6, and Whiteriver Avenue. See maps on next page). It has long been recognized that the current street configuration would eventually fail to handle traffic flows, and in its current state, makes for an unattractive entrance to the community.

The study estimated that the Gateway area would experience traffic failure at a 25% increase over 2009 traffic volumes. In 2009, the Colorado River Bridge had 19,950 VPD and Railroad Avenue had 12,600 VPD. A 25% increase in traffic meant system failure would be experienced at 26,720 VPD on the Colorado River Bridge and 16,876 VPD on Railroad Avenue. The study's 3.3% annual traffic growth rate resulted in anticipated failure in 2018. To date, VPD has not increased at the level anticipated.

The study evaluated multiple alternatives. The study selected a Preferred Alternative for the Gateway street network. It involved a roundabout at the north end of the Colorado River Bridge and a one-way couplet for Centennial Parkway/Hwy 6(see map next page). This option was chosen because it:

- Encourages truck traffic to use the Hwy 13 bypass instead of Railroad Avenue
- Maximizes the amount of developable land in the Gateway area and continued the downtown block system and Main Street-style development south of Centennial Parkway.
- Encourages pedestrian, bicycle, and transit mobility.
- Provides options for multiple north-south streets, (Whiteriver Avenue, East Avenue, West Avenue, and Park Avenue), instead of focusing traffic only on Railroad Avenue.
- Provides an attractive entry feature to the community.
- Provides workable methods of stormwater drainage and business acess.

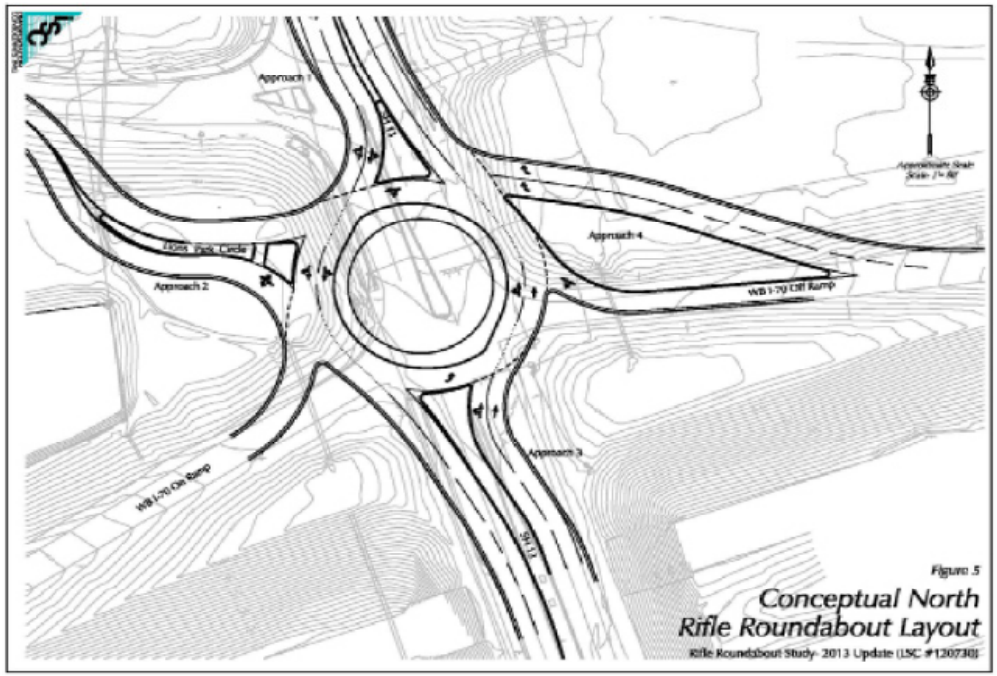


Figure 5
Conceptual North Rifle Roundabout Layout
Rifle Roundabout Study- 2013 Update (LSC #120730)

The project's estimated cost was $11 million in 2010.

2014 MODIFICATION TO GATEWAY PLAN

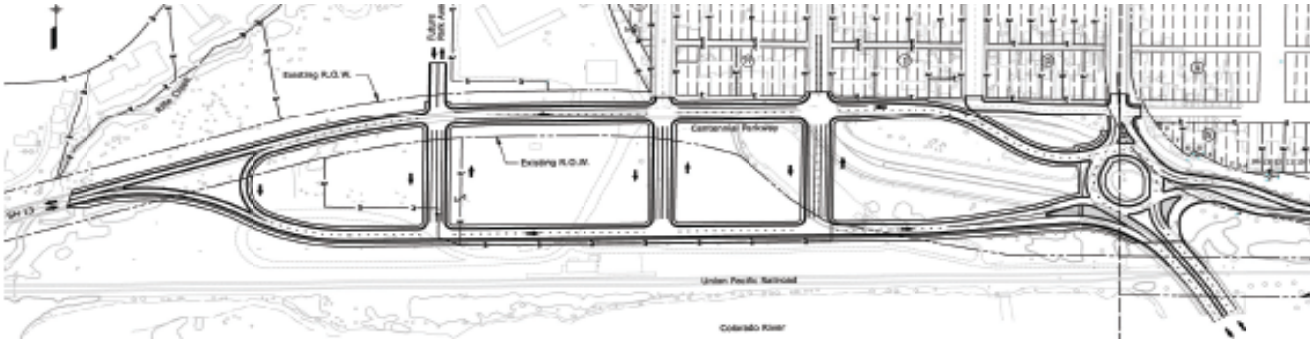
In 2014, the City of Rifle undertook a Downtown Strategic Plan. This process resulted in the devolution of the Gateway area from CDOT to the City of Rifle. With control over the Gateway street network, the City decided to make a modification to the 2009 Gateway Preferred Alternative: removal of the one-way couplet (see map at left).

Preserving Centennial Parkway as a two-way street preserved the system's ability to handle increased traffic capacity while decreasing project costs, lowering the City's maintenance obligations, and creating a more attractive environment for businesses and pedestrians.

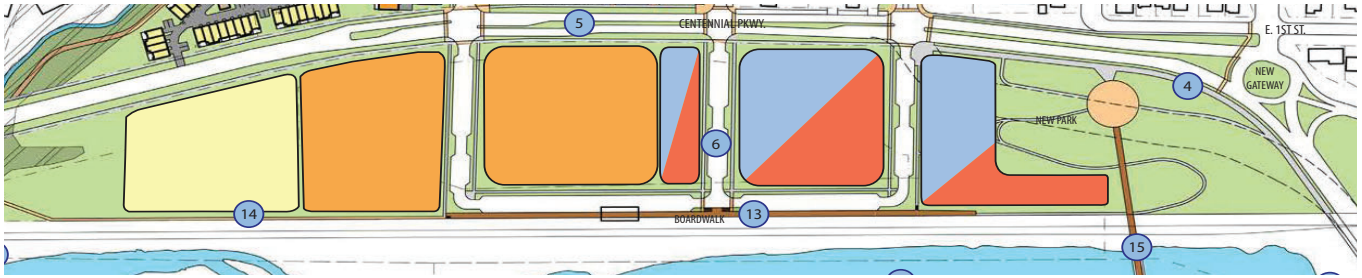
Further traffic modeling, engineering and design should occur well in advance of the need for implementation of the Gateway Master Plan.

Consideration should also be given to traffic calming on residential collector streets. The Gateway Plan could have an impact on Whiteriver Avenue and, to a lesser extent, Park Avenue that may need to be addressed.

2009 Gateway Study: Preferred Alternative with One-Way Couplet



2014 Downtown Strategic Plan: Removal of One-Way couplet, change to two-way Centennial Parkway



C. 2009 CDOT Access Control Plan

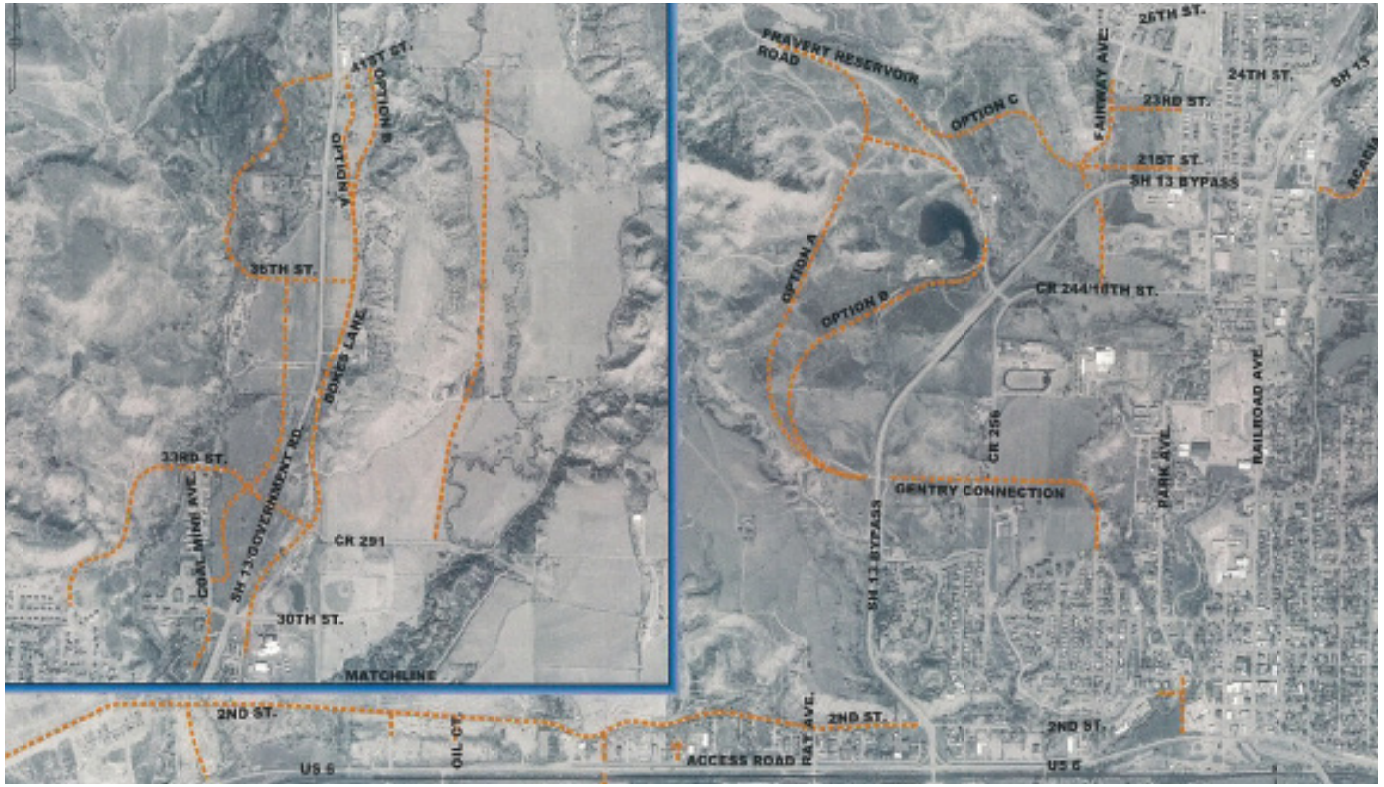
In 2009 the City of Rifle and CDOT jointly adopted an Access Control Plan for Highway 13. The plan ensures that safe access is available from North Rifle and West Rifle to Highway 13. In many cases it calls for major modifications of the existing street network. The Comprehensive Plan uses the Access Control Plan's recommendations as the foundations for future development in North Rifle, the Prefontaine Mesa neighborhood near the Bypass, and West Rifle. See Chapter 4 for specifics on these neighborhoods.

One area where the Highway 13 Access Control Plan should be revisited is between 21st Street and 30th Street in North Rifle. The City seeks the revitalization of this area and infrastructure that serves this purpose. The high traffic volumes projected by the Access Control Plan (40,000 VPD) are unlikely to occur because the development of RimRock/Bryce's Valley is no longer anticipated. Those developments account for 60% of projected traffic volume on this part of Hwy 13. Thus, two Access Control Plan's recommendations should be reconsidered

1. Provide a signalized intersection at 30th Street instead of 33rd Street. There is no longer a need for a signalized intersection at 33rd Street because RimRock/Bryce's Valley development is not anticipated. A signalized intersection at 30th Street is important to pedestrian safety and Rifle's quality of life. Residential areas with multi-family development cross Highway 13 at 30th Street to reach Wamsley Elementary and Deerfield Park. 30th Street can also serve vehicular traffic to Tier 2 areas of RimRock and Bryce's Valley, where some development is possible within existing water pressure zones. It appears that adequate spacing exists between the 24th Street and 30th Street intersections to allow for both intersections to be signalized.

Revise the Access Control Plan to allow Highway 13 access from 21st Street. The current plan states that development along 21st Street requires the closure of 21st Street. This negatively affects the City's desire to revitalize the 21st Street area with commercial/residential uses instead of industrial uses. With lower traffic volumes anticipated on Hwy 13, a three-quarter access to 21st Street may be feasible.

CDOT Access Control Plan Recommended Streets



E. Transit Planning

In 2011 the City of Rifle worked with the Roaring Fork Transit Authority to complete a study on a Circulator Bus System that would run a loop within Rifle. The results showed that the costs of this bus would likely make the project unfeasible within the short to medium term.

With the 2014 Downtown Strategic Plan, the City examined the possibility of Bus Rapid Transit extending from the Roaring Fork Valley to the Rifle area. While this is something that RFTA has showed interest in due to the high growth of the Rifle area, a BRT system would likely require a new funding source such as a dedicated tax.

D. Pedestrian and Bicycle Plan

The following sidewalk and trail projects include priorities identified by City Staff, Planning Commission, the Parks and Recreation Advisory Board, and members of the public. It updates the previous Pedestrian and Bicycle Plan to remove completed projects and include new priorities.

1. Middle Kingdom Trails. At the end of Howard Avenue a trail can reach BLM Hubbard Mesa area via a City-owned public access, which was created with the Bluffs Townhomes Plat. An access trail for hiking and biking only should be built through City property. In addition, the Middle Kingdom area should be moved outside of the BLM's Hubbard Mesa OHV area. Its proximity to City neighborhoods make it appropriate for defined hiking and biking trails, but not OHV use. This change in BLM designation would allow trails in the Middle Kingdom area to be formalized.

2. Government Creek Trail. A portion of the existing single-track trail is in City-owned open space near the Rifle Creek Apartments. The City should seek additional easements to connect the Government Creek Trail to the Knollridge neighborhood and to Willow Ranch.

3. Highway 13 Crosswalk and Stoplight. The Current CDOT Access Control Plan puts a stoplight at the future 33rd Street, not at 30th Street where existing residences, parks, and schools create a need for a pedestrian crossing of Highway 13. With RimRock development not anticipated, this should be rethought.

4. Highway 13 sidewalk. A sidewalk on the west side of Hwy 13 would allow Willow Ranch and Rifle Creek Apartment residents to reach the 24th Street stoplight to cross safely.

5. Fravert Trail. The Annexation Agreement with Queen's Crown allows recreational uses to occur on the property prior to development. The Fravert Trail would connect the Knollridge neighborhood with Fravert Reservoir. It would follow the future Fairway Ave Right Of Way, cross Queen's Crown, and then corss a small piece of Forest Service/BLM

property to reach the County Road at Fravert Reservoir.

6. Raynard Connector. The easement is in place in the North Pasture subdivision to connect the Raynard Ditch Trail to 16th Street.

7. Graham Mesa Avenue Trail/Sidewalk. A sidewalk or wider shoulder on Graham Mesa Avenue would provide better access to the north end of the Raynard Ditch Trail. Additionally, the City owns Right-of-Way for a future street that connects Graham Mesa Avenue to the Creekside Estates development at the bottom of the hill. Signage should alert pedestrians that this is a public access.

8. Grand Tunnel Trail. This trail should be created on the edge of Prefontaine Avenue if and when the Gentry property, which is currently agricultural, is developed.

9. Rifle Creek Trail. One easement is needed from a residential property owner to complete the missing section from 9th Street to 11th Street. The City owns the remaining land within the Rifle Creek floodplain, and has engineered drawings by Colorado River Engineering.

10. Highland East Subdivision connectors. The Highland East subdivision included trail easements through the neighborhood that have never been constructed.

11. 5th Street sidewalk. The existing situation where Fravert Avenue turns into 5th Street is unsafe. The sidewalk ends and pedestrians must cross the street at a blind corner. A new sidewalk would remedy the situation.

12. Park Avenue Sidewalk. The block between 3rd Street and 4th Street has a missing sidewalk gap on the east side of the street.

13. Cottonwood Trail. One easement through private property would be needed to bring a trail from Cottonwood Mobile Home Park to the Highlands Trails on City-property. This would allow Cottonwood residents to safely walk to destinations in Rifle and avoid Highway 6.

14. The Pioneer Ditch Trail. The City may have full control of this ditch at some point in the future making it possible to use as a trail. However, pedestrian access easements would need to be obtained from all property owners the ditch crosses. A sidewalk would be difficult to add to West 2nd Street so this trail may serve as a useful connection.

15. Centennial Parkway sidewalk. A sidewalk on the south side of Centennial Parkway would serve as a connection to the Rifle Creek Trail which crosses under the Centennial Parkway bridge. As it enters the Gateway area the sidewalk can be widened to include a bike path as it crosses the Colorado River.

16. Colorado River Trail extensions. The City may have an opportunity to work with the landowners west of the CDOT Rest Area to continue the trail along the river.

17. Ramsey Gulch Trails. The City owns this 110 acre property that includes a floodplain and steep slopes. A loop trail of at least 3 miles is possible in this scenic natural area. The trailhead would be at the end of Last Chance Drive behind Grand River Health. Trails could extend south on County Road 332 through Ramsey Gulch and BLM land. CR 332 has not been maintained for many years. It is no longer usable for vehicles but would make an excellent trail for hiking and mountain biking. From the Ramsey Gulch trails, a trail connection could be extended east to reach Colorado Mountain College and the Garfield County Airport. This trail would use either BLM land at the base of the mesa, or follow the south side of Airport Road on land owned by Garfield County.

18. Airpark Trails (not on main map)

The Rifle Airpark property is south of Garfield County Airpark. While most of the property is intended for industrial use, it also contains mountainous topography that has been identified as excellent for trails and open space. A trail connection could be made from Colorado Mountain College to the Airpark Trails, completing a South Rifle trail system. The Airpark PUD includes the following trail map:

3.2 Water & Wastewater Utilities

The City of Rifle operates water and wastewater utility systems. Recently, major upgrades have been made to treatment facilities, water tanks, and major transmission lines.

Moving forward, the City of Rifle's goal is to recoup the community's investment in the system by adding new revenue from development. The taxpayers will benefit if new development can be built in areas that are already served by the system, rather than on additional infrastructure that must be maintained at public cost.

Thus, the location of existing utility infrastructure is an important consideration to the Tiered Growth System. The areas served by the Utility Map closely conforms to Tier 1 growth areas. Areas outside of existing water pressure zones are in Tier 2 or 3.

The City of Rifle intends to update its water model which should provide more detailed information about what areas can be served with existing water infrastructure.

Utility issues of note include:

- Usage at the Airport Water Tank is low. Additional development in the Airpark would be beneficial. A redundant tank is needed in this location so that the existing tank can be serviced.

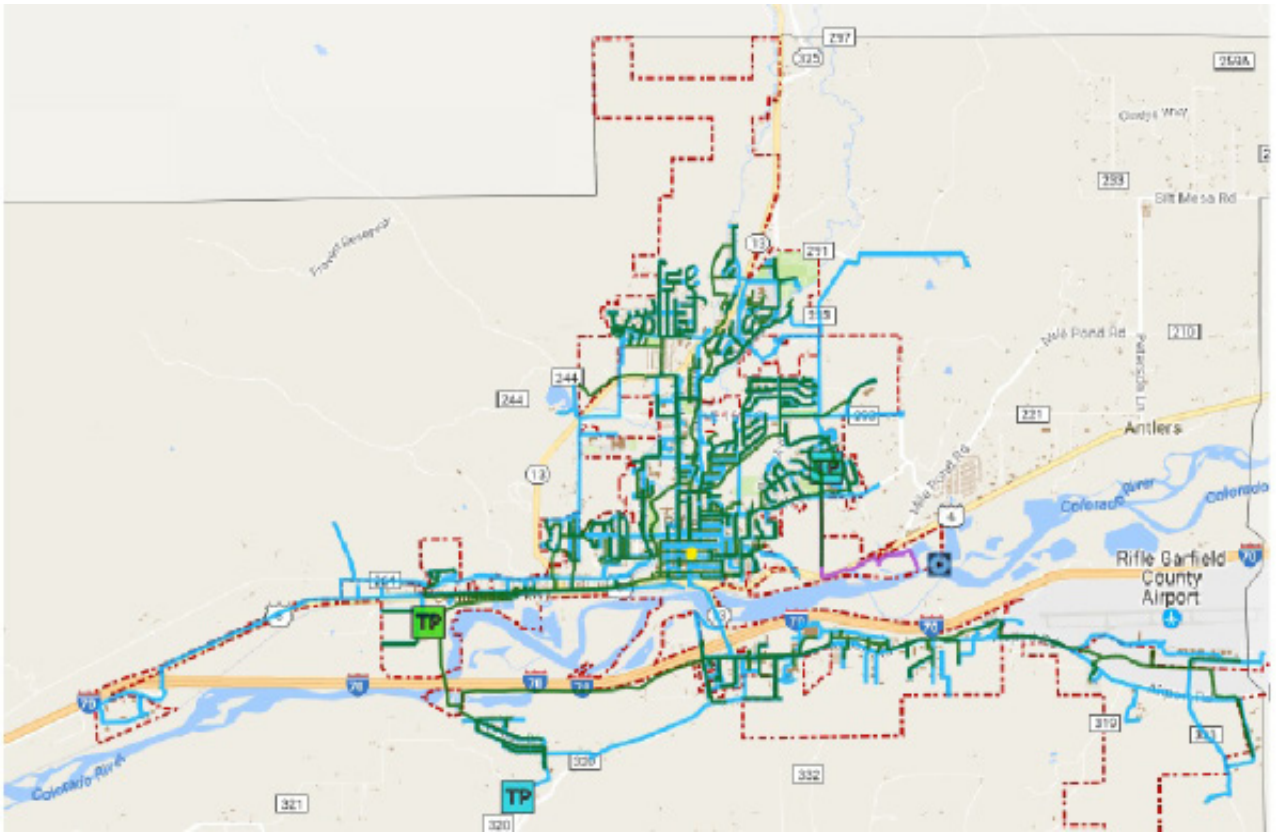
- RimRock and Bryce's Valley cannot be served in existing water pressure zones and would require new water tanks. The City of Rifle's policy is to not acquire new water tanks.

- the Northeast Water Tank may need increased capacity to serve growth in the Graham Mesa area.

- The City's "tap fee" policies should be studied and modified if necessary to ensure that it accurately accounts for water-wise types of development.

- Areas around Prefontaine Mesa should be reviewed for potential sewer basins and trunk lines. Development in this area is desirable but lacks sewer service.

City of Rifle Utility System Map showing water (blue) and wastewater (green)



3.3 Economic Development

A. Regional Center

Rifle is situated at the center of the Middle Colorado River Valley region, with a trade area (see map below) of 31,000 people from Parachute to New Castle to Meeker, according to a 2013 Market Study that was completed for the Downtown Strategic Plan. The study estimated that 39 percent of sales in Rifle are from Rifle residents, while 61 percent represent sales inflow from outside the City. This demonstrates Rifle's position as a burgeoning regional center between the more established regional centers of Glenwood Springs and Grand Junction. Future growth in the Middle Colorado River Valley will continue to enhance Rifle's status as a regional center for retail, services, and entertainment.

B. Attracting Primary Jobs

Rifle's main industries are health care, government, and the oil and gas industry. The boom and bust nature of the oil and gas industry has led Rifle to seek other more stable industries. The City and the Rifle Regional Economic Development Corporation (RREDC) have pursued many industries over the years, from marble processing to green home builders, to opportunities surrounding the Garfield County Airport. The attempt to attract new industry has clarified the structural challenges Rifle faces. These include high land and living costs, a small labor pool, and competition for labor from the oil and gas industry and nearby resort areas.

GOAL: Rifle will continue to pursue primary jobs particularly around the Airport and seek ways to mitigate the challenges to industry attraction.

Energy Innovation Center. In 2005 City Council adopted the Rifle Economic Opportunities Assessment, which included a vision for development of the Energy Innovation Center concept—a 160 acre, city-owned renewable energy industrial park. While the renewable energy industry has not shown the vitality anticipated, street and utility infrastructure are in place and pad sites are ready to be developed. One benefit of Rifle's association with renewal energy has been a large influx of community solar gardens. One utility executive stated that Rifle likely has the most solar per capita in the nation.

GOAL: The City should continue to consider other job-producing facilities at the City-owned Energy Innovation Center through public/private partnerships.

C. Commercial Opportunities

As Rifle grows, further big-box commercial is anticipated. However, anecdotal statements from national retailers points towards the need for Rifle's region to potentially grow another 30% (a regional population close to 50,000) to attract major sporting good retailers, or big box home improvement stores.

Therefore, it is important for Rifle to plan for these uses over the long-term. Rifle has a limited number of suitable locations for big box commercial. These include the Colroado River area near I-70 Exit 90, and parcels around Walmart. Other properties such as Powers Ranch are in Tier 2 development areas due to infrastructure needs.

GOAL: Rifle should ensure that at least one of these areas are reserved for regional commercial opportunities when they arise. The most likely will be the Colorado River area once a roundabout has been constructed.

D. Local Business Development Through Community Partnerships

Rifle has generally followed the principle that 20% of economic development efforts should go towards attracting new business, and 80% of efforts should go towards local business development.

To that end, the City has created the **Greater Rifle Improvement Team (GRIT).** GRIT is a partnership between the City of Rifle, the Chamber of Commerce, the Rifle Regional EDC, and other entities involved in economic development.

The purpose of GRIT is to create a more vibrant entrepreneurial environment through quality of life improvements.

To accomplish this, GRIT follows the four pillars of the Main Street Program on a City-wide basis. These are 1) marketing and events, 2) design, beautification, and capital improvements, 3) economic vitality; and, 4) organization.

1) Promotions and Events.

- GRIT will promote the Rifle region's brand (currently, Real Western Adventure) and Rifle's attractions to build the repuation and identity of Rifle.

- GRIT will promote signature events in Rifle, as well as more locally-focused community events.

- GRIT will support the Ute Theater as a unique attraction in Downtown Rifle.

2) Design, Beautification, and Capital Improvements. GRIT will build amenities that support quality of life and business development. Focus areas include:

- The Colorado River area for recreational amenities

- Beautification of gateways and key corridors such as 3rd Street, Railroad Avenue, Centennial Parkway, and Airport Road.

- Trails and sidewalks, both within town and on public lands.

3) Economic Vitality.

- GRIT will provide business support and networking services to help local businesses grow and thrive.

- GRIT will strategically seek to attract new businesses.

- the City of Rifle will improve processes and codes to support business development.

4) Organization

- GRIT will provide the resources and structure for groups to work together, including volunteer management and funding.

- GRIT will maintain and update a 5-year Strategic Plan that provides specifics to the four pillars of the program.

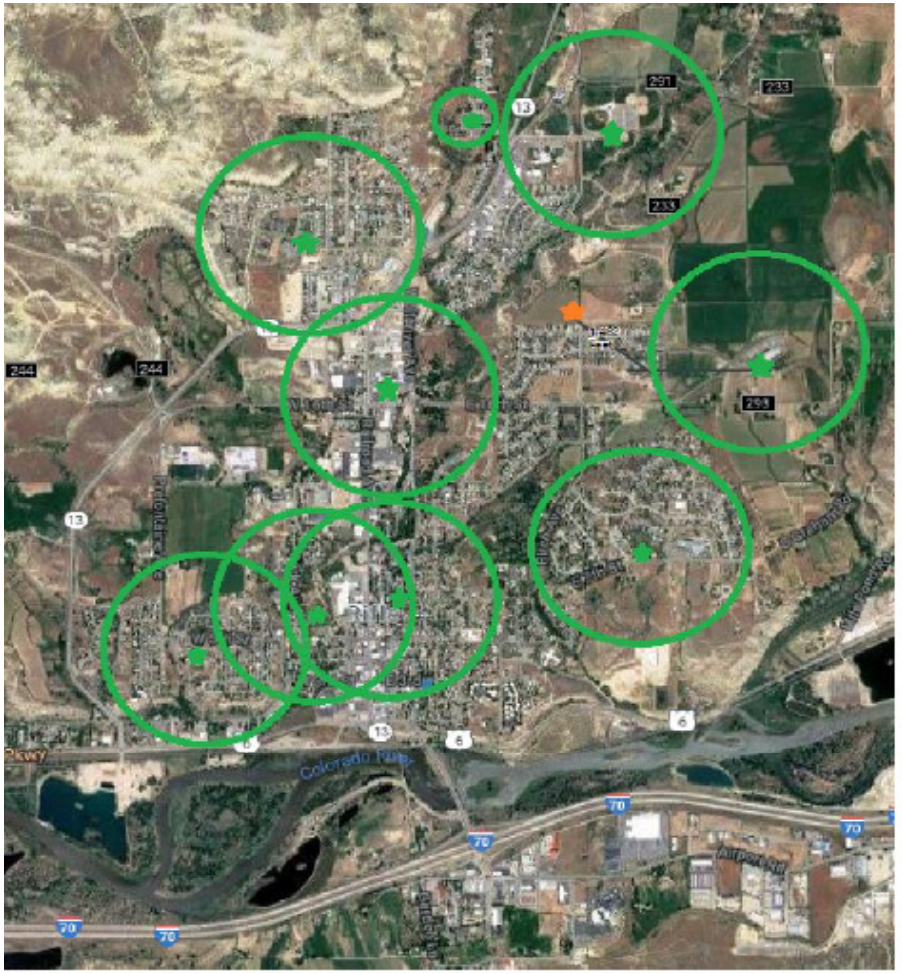
3.4 Parks & Open Space

A. Parks

The City of Rifle has dedicated 1% sales tax to parks and recreation. The City boasts an excellent network of neighborhood and regional parks. As a general rule, residences should be within 1/4 mile (walking distance) of a park. Using that measure, the map to the right shows the location of parks in Rifle with a 1/4 mile radius around them. This map identifies park gaps in:

- the North Pasture/Promontory neighborhood, where a park site is ready to be developed.

- South Rifle (no park site chosen). South Rifle does not currently have a large residential population. If the area south of Airport Road continues to develop, a park may be required here and should be considered during annexation and subdivision processes.



B. Open Space

Preserving key areas for recreation, agriculture, and wildlife is important to the character of the community. Key opportunities include:

1. **The Colorado River** provide great opportunities for canoeing, kayaking, fishing, and wildlife viewing. Plans are discussed in the Colorado River Neighborhood Plan section.

2. Open Space within City Limits. Morrow Draw, Highland Trails, the Airpark Trails, and Ramsey Gulch are key areas for preserving open space.

3. **Agricultural lands.** The Rifle Creek Valley, Clough Ranch and Tybar Ranch are in Tier 3. Powers Ranch is in Tier 2. These Tier Designations should preserve these areas as agricultural for some time.

3.5 Schools

A. School Locations and Municipal Planning

A key principle of Rifle is the creation of high quality of life neighborhoods with schools that are walkable and bikable for children and adults. Because finding land suitable for school sites is difficult, the City of Rifle seeks to proactively plan with the Re-2 School District and Colorado Mountain College to ensure future school sites are available in areas that serve as accessible community destinations.

The boom and bust cycle of growth has made planning for school facilities difficult. Between 2001 and 2007 enrollment grew by 17 percent. Overcrowding forced construction of Graham Mesa Elementary School in the "The Farm" development. With the onset of the recession, there has been excess capacity in facilities. Following national trends, the school age population in Rifle may not grow as fast as anticipated due to smaller family sizes within the Millenial generation.

B. Rifle Middle School And Rifle High School

Esma Lewis Middle School is currently situated in Downtown Rifle. If population growth occurs, it is possible that the Middle School could eventually exceed capacity. One option anticipates the Esma Lewis Middle School transition out of Downtown Rifle. If that were to occur, the City's recommendation is that the facility be replaced with more appropriate urban residential land uses and a small "urban", i.e. two-story, elementary school. It is possible that the Middle School would move into the High School, which would then seeks another location. The City should be proactive to assist Re2 in identifying a High School location within Tier 1 areas. The previous Comprehensive Plan identified a High School site in the RimRock subsidivision. As RimRock is no longer anticipated to occur, this location would not be able to be served by infrastructure.

3.6 Public Lands

The bulk of the federally owned lands that surround Rifle are managed by the Bureau of Land Management (BLM). There are also significant areas owned by the State of Colorado and the Forest Service. Rifle residents have a recreational interest in several areas of public lands, including:

Roan Plateau. The Roan Plateau is utilized by hunters, ATVers, hikers, and mountain bikers. Recreational access to land traditionally used for hunting has recently been limited by oil and gas development on both public and private land.

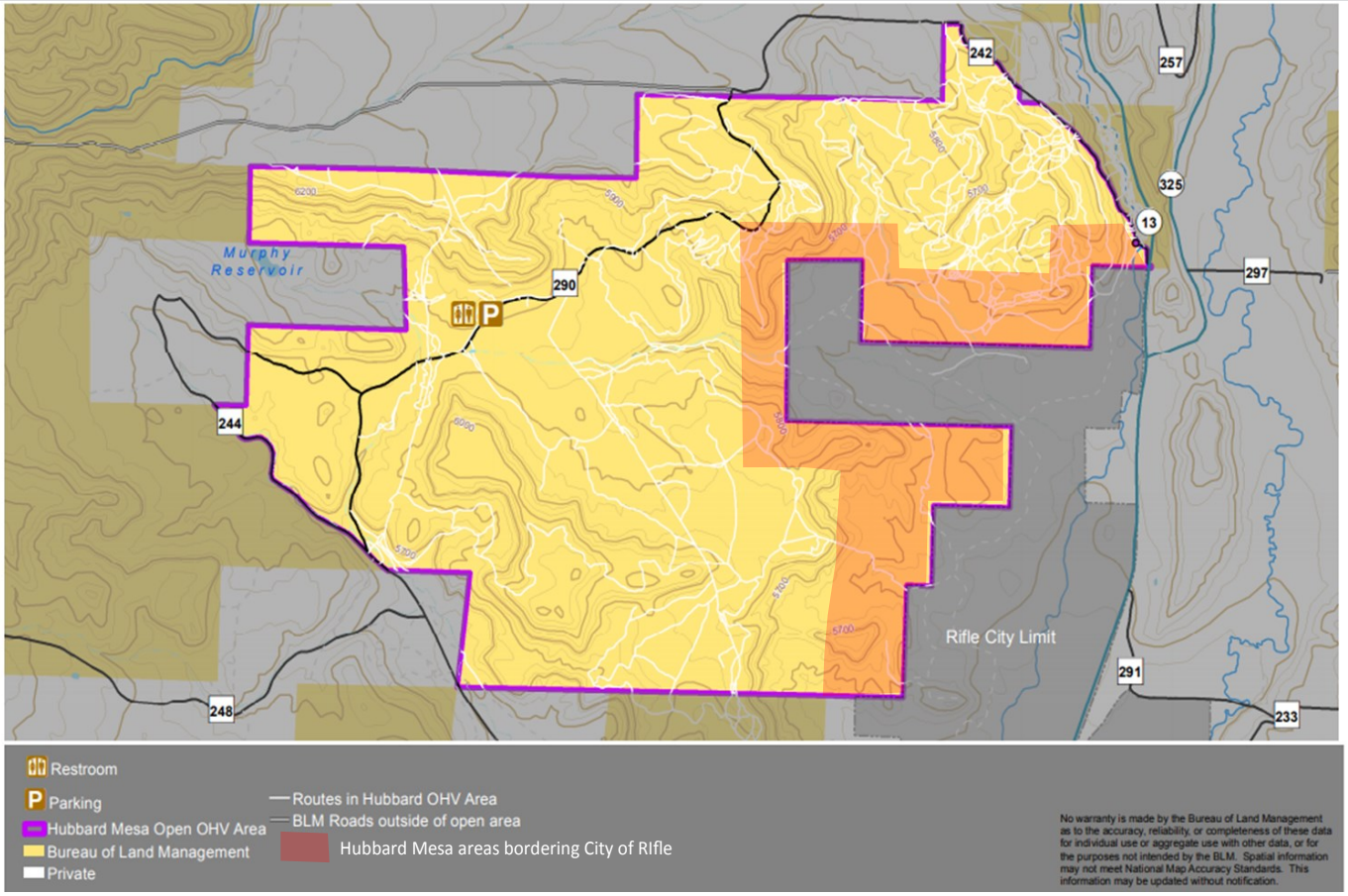
Rifle Arch. The BLM areas around the Rifle Arch have been identified by BLM and DOW as having excellent potential for new non-motorized hiking and biking trails.

The Hubbard Mesa OHV Area is a popular ATVing, shooting, dirt biking, mountain biking, and hiking area. Trash dumping and shooting safety are issues at Hubbard Mesa. As recreational use increases over time, the City of Rifle has requested that the BLM improve safety so that all users can continue to enjoy the area without injury

The map shows Hubbard Mesa areas that border the City of Rifle. The City of Rifle believes that BLM should manage these areas differently than the OHV area is managed so that City neighborhoods are not disrupted by trash dumping and recreational conflicts. This area also includes the Middle Kingdom trail area that has not been historically used by OHVs. Due to the cliff faces on the eastern edge of Hubbard Mesa, the area's only public access is owned by the City of Rifle at the end of Howard Avenue. It has excellent potential for low-impact recreation use.

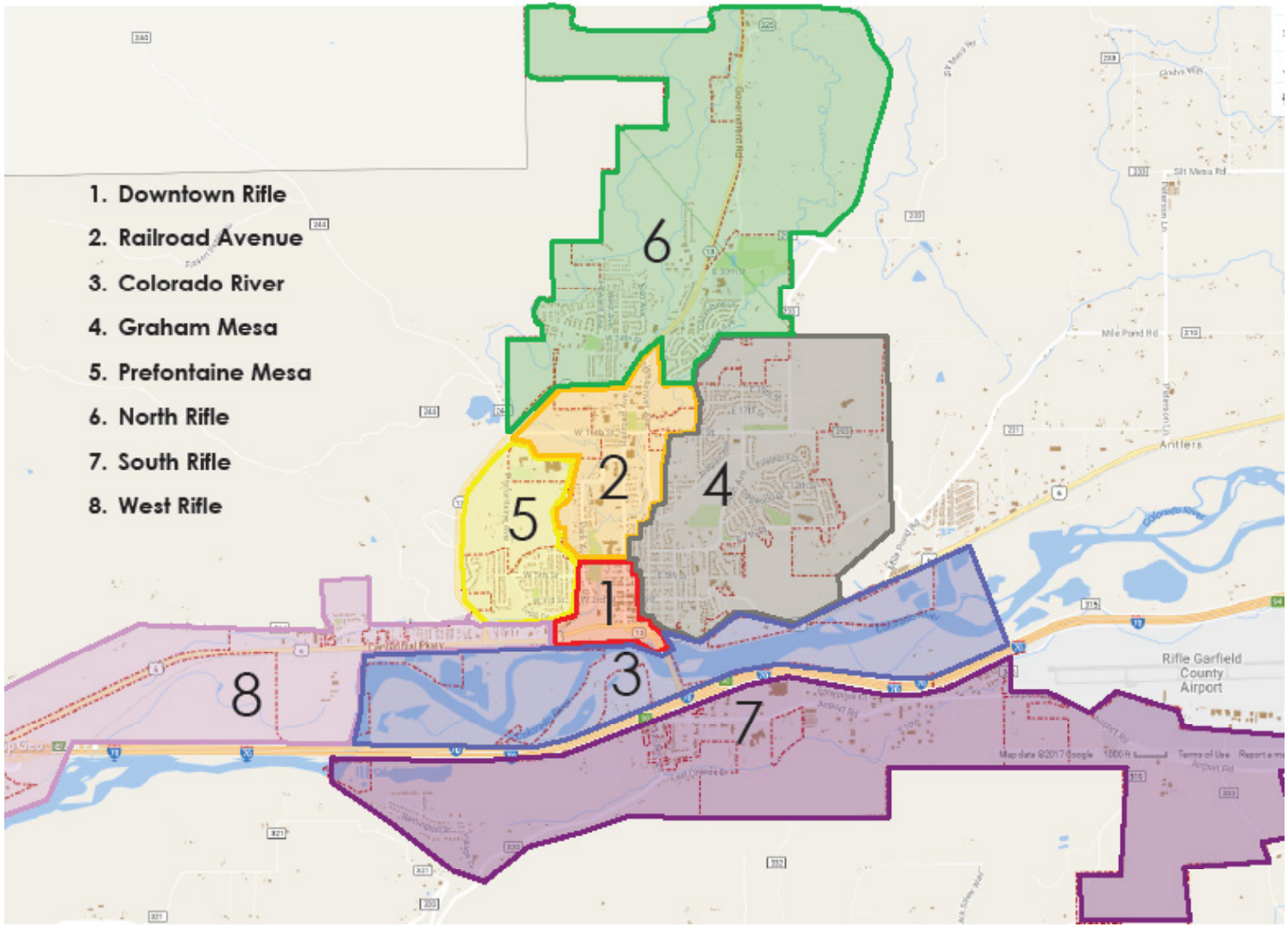
South Rifle. BLM areas near Ramsey Gulch and Colorado Mountain College on the slopes of Grass Mesa have potential for a South Rifle trail system that connects to the Airpark open space trails.

Hubbard Mesa — City of Rifle Interface



Chapter 4: Neighborhoods

This section of the Comprehensive Plan provides guidance on issues in each neighborhood. It describes the specific initiatives, projects, infrastructure needs,and redevelopment opportunities that will guide the City's future actions.



4.1 Downtown Rifle

The planning framework for a successful downtown is in place. Downtown Rifle is envisioned as a walkable, mixed-use center for entertainment and commercial opportunities. The Future Land Use map designates the downtown as "High Density Residential" and "Neighborhood Commercial". The number of large vacant parcels directly next to the historic downtown is an opportunity for new multi-family units. In recent years Rifle has adopted the 2009 Downtown Master Plan; the 2012 Downtown Zoning Code; the 2014 Downtown TOD Strategic Plan; and the 2015 Devolution of Hwy 6 & 24 from CDOT. The City received $5.6 million from CDOT for improvements and maintenance of Centennial Parkway.

AREA PRIORITIIES

Downtown Rifle is of critical importance for strategic investment. Gateway transportation improvements are critical for traffic circulation between I-70 and residential areas, as well as encouraging development on Downtown "Opportunity Sites". The Urban Renewal Authority will sunset after twenty years in 2027, unless it is renewed. This encourages action in the near term.

The 2014 Downtown Action Plan (see map) listed capital improvements for the Downtown/Gateway area. The top Priority Projects are in green. Each is discussed here:

A. Improvements to Bridge over Colorado River (not on map). the City has developed concept drawings for improvements to the main Colorado River bridge so that the link between the I-70 and Downtown Rifle presents a positive image of the City (see image next page).

B. Rifle Gateway Roundabout (#4) . The Rifle Gateway Roundabout is the preferred solution to the difficult intersection at Whiteriver Avenue and Centennial Parkway/Hwy 6 & 24. As Rifle grows, traffic levels will require a new street configuration. See the Transportation section for more discussion of this topic. While full implementation may take several years, the Gateway Roundabout concept has been adopted so that initial phases can proceed. With CDOT having "devolved" ownership of this area to the City of Rifle, the City can plan for this option without direct CDOT involvement.

C. Gateway Street Network and Park n Ride Reloca-

tion (#6). The City's plan is to extend the downtown block system south of Centennial Parkway to the "Rifle Depot" property. The Park n Ride is planned to be moved to the north side of the railroad tracks. This will allow the current park n ride site at the corner of Railroad Avenue and Centennial Parkway to be redeveloped. The bus stop will remain at its current location on Centennial Parkway. This project is anticipated to be developed in the short-term. See the conceptual plan below.

D. Centennial Parkway Street Improvements (#5). Centennial Parkway will be improved to downtown standards using Devolution funding. The Rifle Creek Bridge on State Highway 6 must be replaced. A separate pedestrian bridge will be less expensive than a widened deck and new girders for the vehicular bridge. The CIty has completed conceptual design of Centennial Parkway from the bridge to the Railroad Avenue intersection. Also, the Right-of-Way for Centennial Parkway is much wider than needed. With the devolution of the ROW to City ownership, the City may consider vacating the extra ROW for development use.

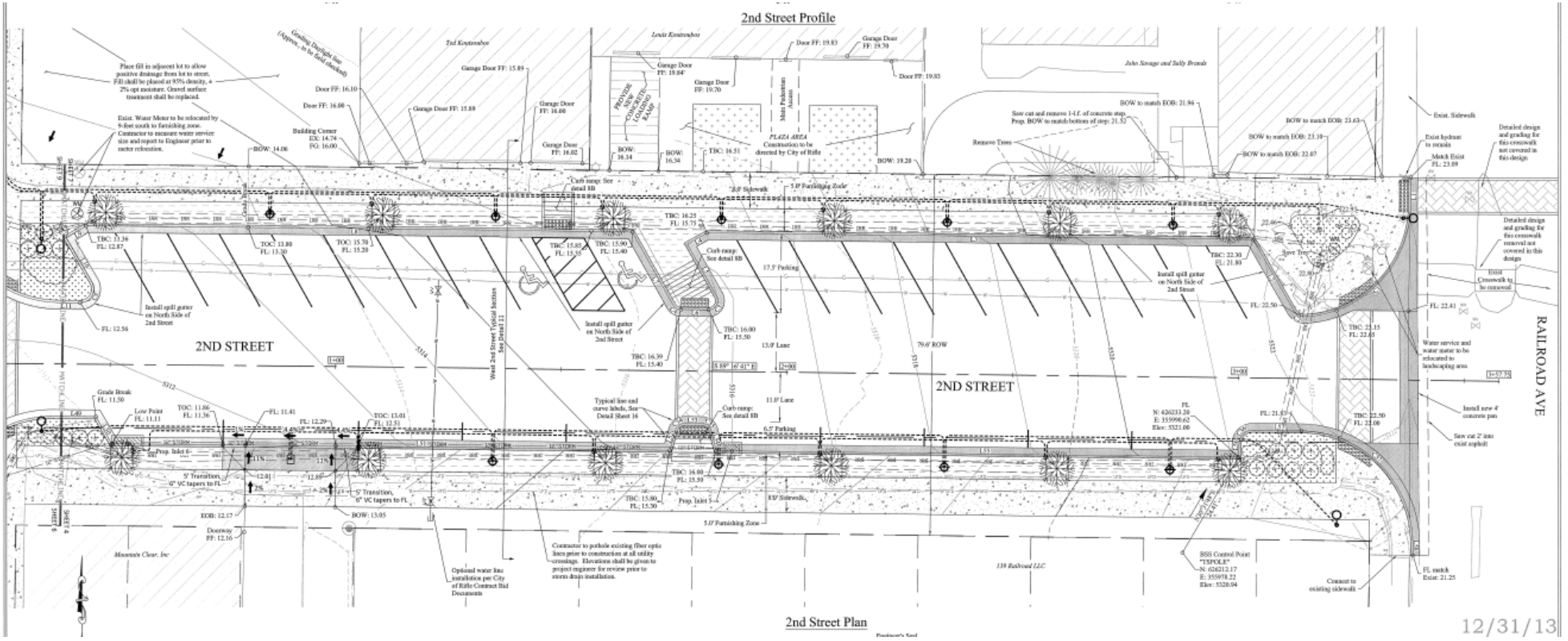
E. Park Avenue Extension (#1) and **Rifle Creek Trail Extension** (#11) are important improvements in conjunction with development of the Martin Property. The Park Avenue Extension is an important traffic link that will relieves congestion on Railroad Avenue. Conceptual plans for the Park Avenue extension have been completed by Colorado River Engineering.

F. Core Pedestrian Network (#3). Reconstruction of **3rd Street and Railroad Avenue** in the historic areas of the downtown can add outdoor dining and other placemaking opportunities. The intersection of 3rd Street and Railroad Avenue is a top priority for reconstruction Note that the "Transit Center" concept mentioned on the Action Plan Map has been moved to the existing bus stop location on Centennial Parkway.

Conceptual Plan of future Park n Ride and Gateway development

Before and after pictures of the Gateway Corridor adjacent to the bridge over the Colorado River

G. 2nd Street Plan and Reconstruction (#2). 2nd Street between West Avenue and Railroad Avenue has great potential for revitalization and development. The City has final engineered drawings of this block of 2nd Street, completed by Colorado River Engineering. This plan, showed below, is recommended to be approved as the City of Rifle Street Plan for 2nd Street. Some modifications may occur to align the streetscape with specific opportunities for outdoor dining and vitality. Curb cuts on 2nd Street should not be permitted unless they serve a purpose that fits the City's vision for 2nd Street as discussed in the Downtown Master Plan.



4.2 Railroad Avenue Area

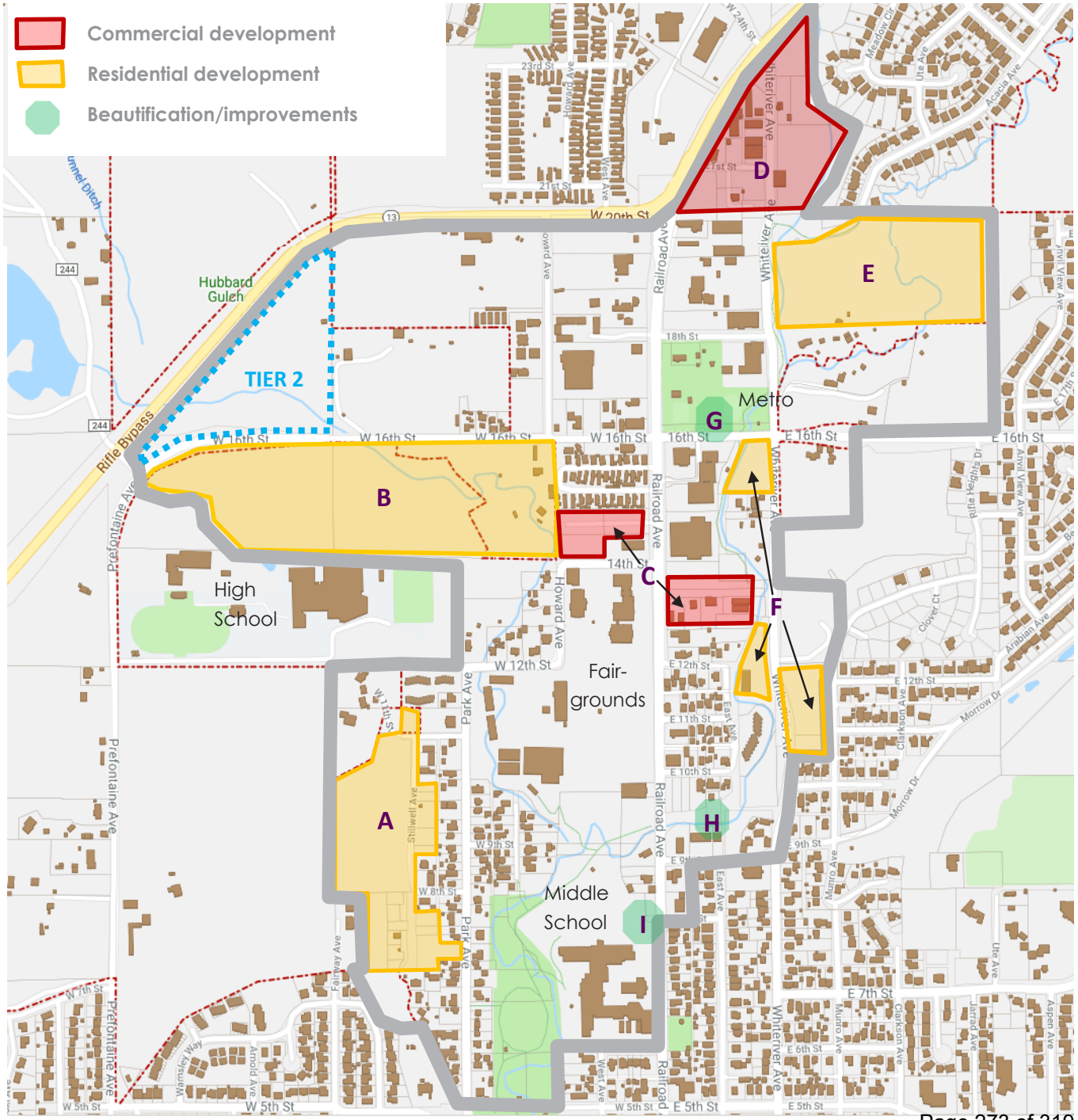
OVERVIEW

The Railroad Avenue area is north of the downtown and south of Hwy 13. It includes Park Avenue and Whiteriver Avenue. The area is a central artery of the local business community and has historic residential areas as well as significant development opportunities. The Future Land Use Map shows areas of "High Density Residential" and "Moderate Density Residential", along with "Community Commercial". It is walkable to destinations like schools, downtown, major parks, City Market, and County services. Encouraging growth in this area is key to the goals of the Comprehensive Plan to build neighborhoods near existing infrastructure and services. The beautification and revitalization of Railroad Avenue is important to present a positive image of the City.

AREA PRIORITIES

This area is a high priority for investment. Priorities are identified on the Map and described below.

A. Stillwell Avenue area. The City allowed the area to be subdivided in the 1950s without construction of streets and water mains. The lots are now under separate ownership and likely undevelopable unless the City completes the infrastructure. Creating new housing in this area would revitialize the Park Avenue neighborhood. Garfield County owns the largest parcel in the area and does not intend to use all of the property. A partnership could be contemplated where the City completes the infrastructure in exchange for affordable housing requirements on both Garfield County property and private property.



B. Animal Shelter/Whitcombe properties. The Animal Shelter obtained the property south of 16th Street, annexed it into the City, and is interested in selling it for residential development. It lacks a sewer main in 16th Street which is still a County Road and needs to be improved to City standards. It has high potentail for neighborhood development and is close to Rifle High School, businesses, parks, and services.

On the north side of 16th Street, part of the Brown property (triangle shape adjacent to Hwy 13) is in Tier 2 due to CDOT Access Control requirements to build a Fairway Avenue Extension that connects the Hwy 13 Bypass to 16th Street. This also involves the closure of the current access of Prefontaine Ave to the bypass. See the Transportation section for more information.

C Former Kum and Go Property (Domino's) and 14th Street Marketplace. These are prime commercial redevelopment opportunities adjacent to City Market. The former Kum and Go property is in need of curb, gutter, and sidewalk along Railroad Avenue. The parking lot, which is used to access City Market, is in need of repaving. Overall circulation of these adjoining commercial sites should be improved. The lighting in the City Market parking lot should be retrofitted with downcast lights to meet City codes. Three parcels remain in the 14th Street Marketplace development that are suitable for commercial uses.

D. Whiteriver Avenue/Hwy 13 Light Industrial Area. This area is in need of beautification and infrastructure as it transitions from light industrial use to commercial and residential uses that are more aligned with the surrounding neighborhood. The Comprehensive Plan recomends a rezoning from Light Industrial to Community Service. The intersection of 21st Street and Highway 13 is slated for closure in the CDOT Access Control Plan. However, without the development and resulting vehicular traffic from RimRock and Bryce's Valley, the traffic volume of Hwy 13 may no longer create the need to close 21st Street. A three quarter movement intersection may be more appropriate and friendly to businesses.

The northern end of this area has storage and tow yards that are incompatible with the City's goal to improve the entrances to the community. The yard- were permitted under Conditional Use Permits that have an expiration date. In 2016, the City updated the zoning code to limit outdoor storage near major streets, including Whiteriver Avenue and the Hwy 13 Bypass. This make a renewal of these CUPs for storage yards incompatible with the zoning code as well as the Comprehensive Plan.

E. Two Creeks. This is a large development of 177 units very close to parks, trails, businesses, and services. It would require the continuation of Acacia Avenue to Whiteriver Avenue. This is an important street connection for traffic circulation.

F. Whiteriver Avenue residential projects. From north to south, these developments are Lancewood Plaza, Creekside Townhomes, and Scalzo Ranch. Each are small developments that would provide excellent infill housing walkable to community destinations.

G. Metro Park Bus Stop and streetscape. RFTA receives high ridership at this bus stop, which should continue to increase in the future. The bus stop area of Metro Park is in poor condition, including the shelter itself and the surrounding landscaping.

H. Rifle Creek Trail Connection. This is the last segment of the Rifle Creek Trail needed to complete the full 3-mile-long trail. One easement from a private property owner is still needed, and should be a top priority for the City to obtain.

I. Rifle Middle School gravel lot. The Railroad Av-

Concert at the Garfield County Fair

enue frontage could be beautified with landscaping or art with an educational feature.

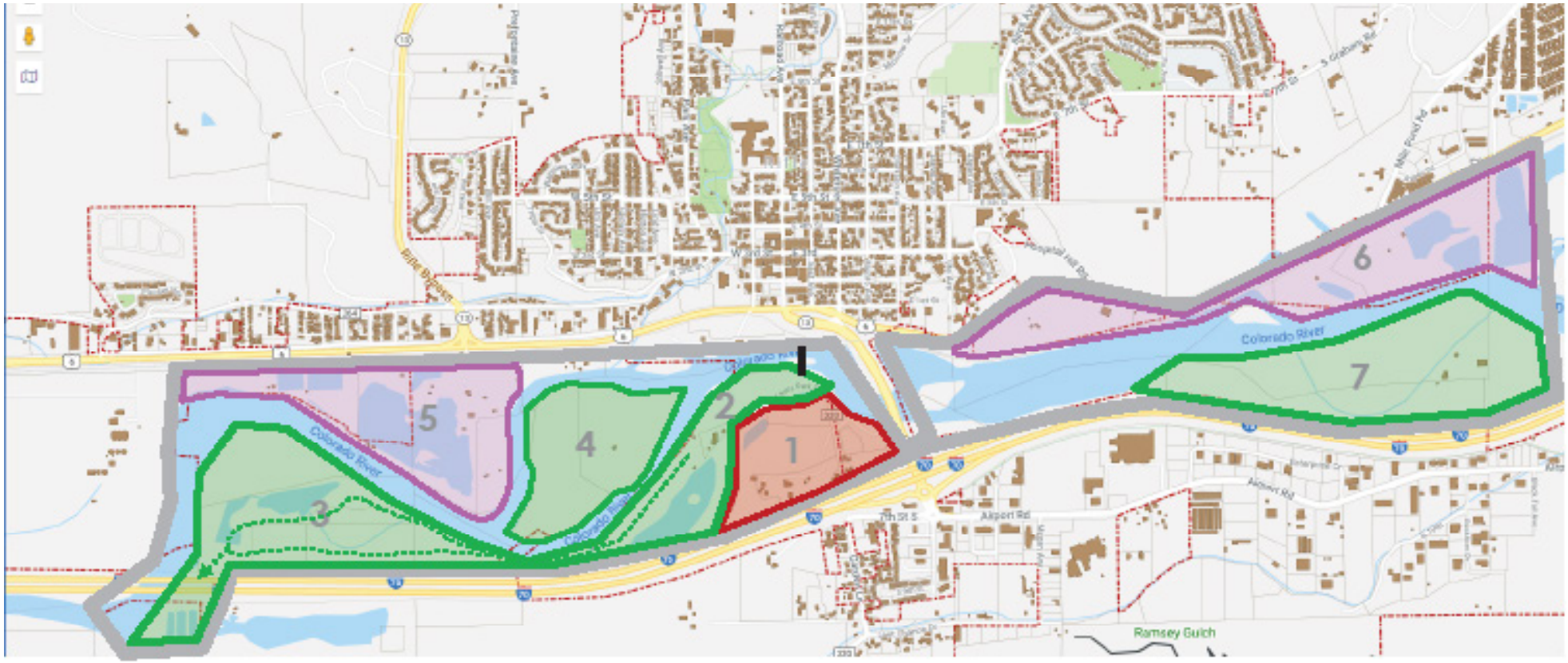
4.3 Colorado River Corridor

The Colorado River is one of Rifle's defining features. The river is an amenity for visitors and a unifying feature for residents. Several opportunities exist in this area, including:

1. Colorado River Development Area. The CIty must ensure this key opportunity reaches its full potential to incorporate development, the river and recreational opportunities. It is the only developable area in Rifle that has unencumbered riverfront access and I-70 visibilty. It is one of the few areas large enough to accomodate future big box retail. The City should require master planning of the area as part of its annexation. The Future Land Use Map designates it as "High Density Residential" and "Regional Commercial". Industrial uses will not be considered.

Any major development will require The North I-70 Roundabout at the intersection of the I-70 Exit 90 north on/off ramps. Lions Park Circle will join into the roundabout. (see the the Transportation Section). The roundabout also beautifies the main entrance to Rifle.

2. River Recreation and CDOT Rest Area. This area provides river-based amenities to the community. The City has constructed a new boat ramp here. The CR 320 Bridge is on the National Historic Register. It can be rehabilitated and utilized as an amenity. The City lost the access easement over the UP railroad tracks in the 1980s, so a more creative crossing



would be needed. The Downtown Strategic Plan studied the feasibility of a "bridge to the bridge" but determined it to be difficult, unsightly, and expesn-sive. Other options may include turning it into a pier, or accessing it from the Hwy 13 bridge so that a crossing of the Union Pacific Railroad tracks can be avoided.

3. Colorado River Trail and natural area. Rifle will encourage the construction of a multi-use trail that will stretch the length of the Colorado River, following the LOVA Trail concept. Easements and property acquisition should begin now in order to allow future construction. The area shown on the map is most feasible for a Phase 1 of the Colorado River Trail.

4. Paradise Island. The island in the river could be purchased and utilized as an extension of the ripar-ian open space network.

5. Gravel mining area. North of the Colorado River is an existing gravel and stone mining operation. The City-owned decommissioned sewer lagoon property could be sold or traded for other more desirable properties.

6. Municipal Utilities and Facilities. The existing Rifle water intake is located South of State Highway 6, as well as the City's O & M facility.

7. Gravel Mine Reclamation area. The East Gate-way Subarea Plan was put in place to protect the visual impact of the area from gravel mining. When gravel mines cease operation the landowners should be approached for public open space and trail easements. The County has implemented gravel pit operation and reclamation standards.

Colorado River and Historic Bridge

4.4 Graham Mesa

Graham Mesa is expected to see significant new residential development within its Tier 1 areas. Unlike other neighborhoods, Graham Mesa lacks lacks alternate routes to the Gateway and development here may eventually contribute to more congestion on Railroad Avenue. For that reason, more Tier 1 areas are designated "Suburban Residential" rather than "Moderate Residential" on the Future Land Use Map. Opportunities in the neighborhood include:

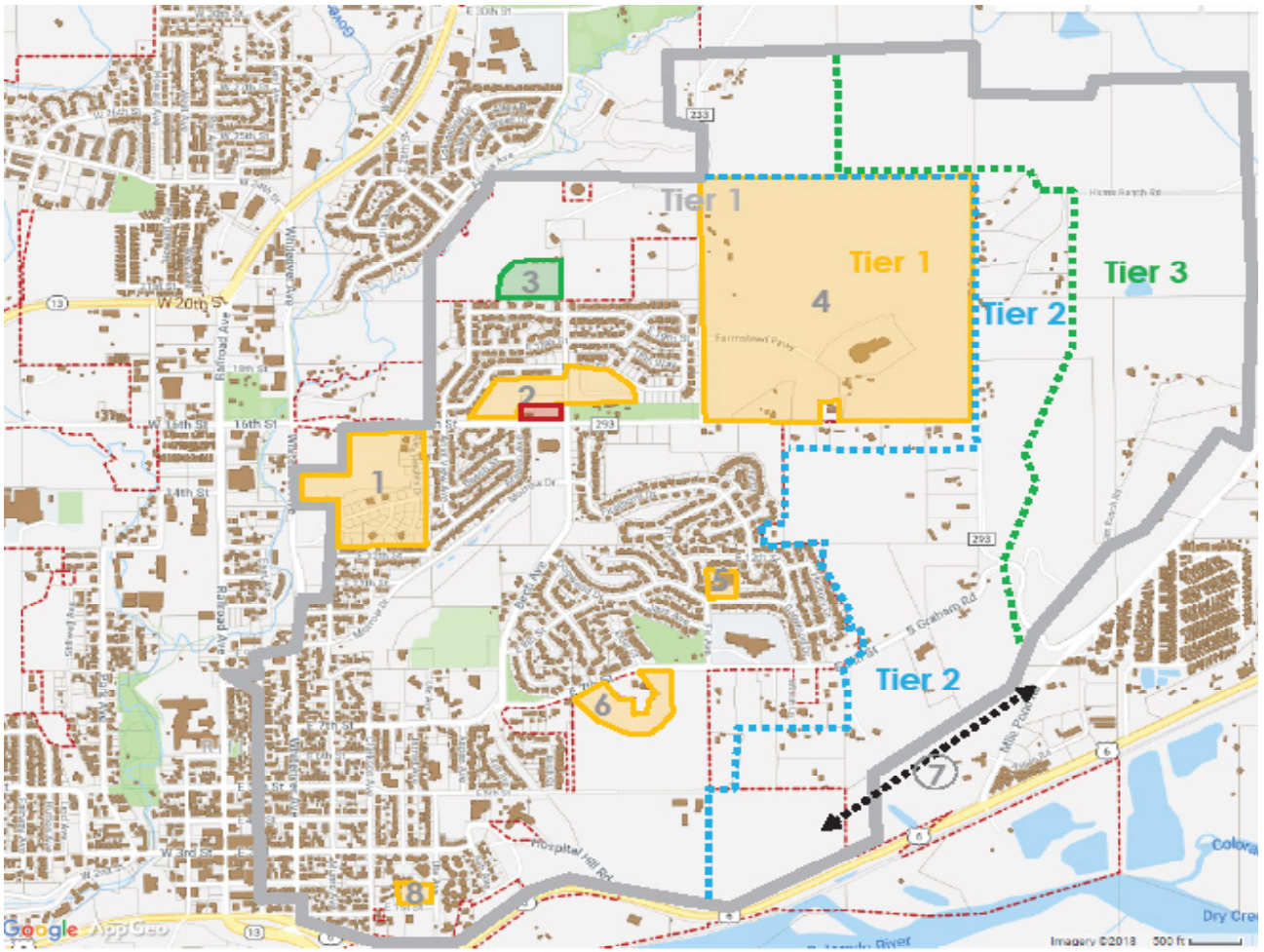
1. Rifle Heights. 81 units with a mix of single and multi-family are planned here.

2. North Pasture/Promontory. The area has some vacant parcels left to be developed. The area at the corner of 16th Street and Birch Avenue is planned for neighborhood commercial uses.

3. North Pasture Park. The City owns land for a park here. This neighborhood is one of the few that lacks a park within a 5-10 minute walk and has been identified as a priority by City Council.

4. The Farm. The Farm is a 160-acre parcel that was planned during the mid-2000s. The change in the growth trajectory of RIfle may significantly change the plans that were created. An elementary school within the development is already built. A high-pressure natural gas line cuts across the property from the northwest corner to the southeast corner of the property. This may create an obstacle to full development of the property.

5. Old water plant property. The City owns this property and may seek to redevelop it.



6. Water Plant Area. The City owns several properties south of 7th Street that were purchased for various utility reasons. With construction of the water plant complete, additional uses can be considered on various pieces of the property. See details on the next page.

7. Cottonwood Trail. One easement across private property is needed to create a pedestrian connection to Cottonwood Mobile Home Park from the Highland Trail system. This would be a beneficial link to an area that is outside of City limits but needs better pedestrian and bike connections to schools and services.

8. Senior Housing. The RIfle Housing Authority and Grand River Hospital District (further to the west) own

property intended for additional senior housing and assisted living.

Tybar Ranch (not on map) on the extreme northeast edge of Rifle, is currently composed of rangeland and located in Tier 3. The City has obtained a 40-year conservation easement on this land that allows 40 rural home sites in exchange for temporary preservation of a significant amount of ranch land.

WATER PLANT AREA MASTER PLAN

The City-owned properties around the water plant have been master planned. The folllowing describes appropriate uses for each area of the properties. The Highland Trail system has already been constructed in the open space portions.

Area 1 is relatively flat and has access from 7th Street. It could be developed with residential uses or reserved for parks or cemetery space. It may have potential for workforce housing.

Area 2 is composed of gullies and steep slopes. It is excellent terrain for trails but not usable otherwise.

Area 5 is also composed of steep slopes and gullies. It is appropriate for trails and open space. A trail can connect Area 2 and 5 without interfering with Utility plans.

Area 3 and Area 4 are reserved for Utility and Resource Pit functions. A future expansion of the water plant would be located on the northern part of Area 3 with access from 7th Street.

Area 6 is flat and has access from Hwy 6. However, groundwater issues and CDOT access permitting may make any developable use difficult.

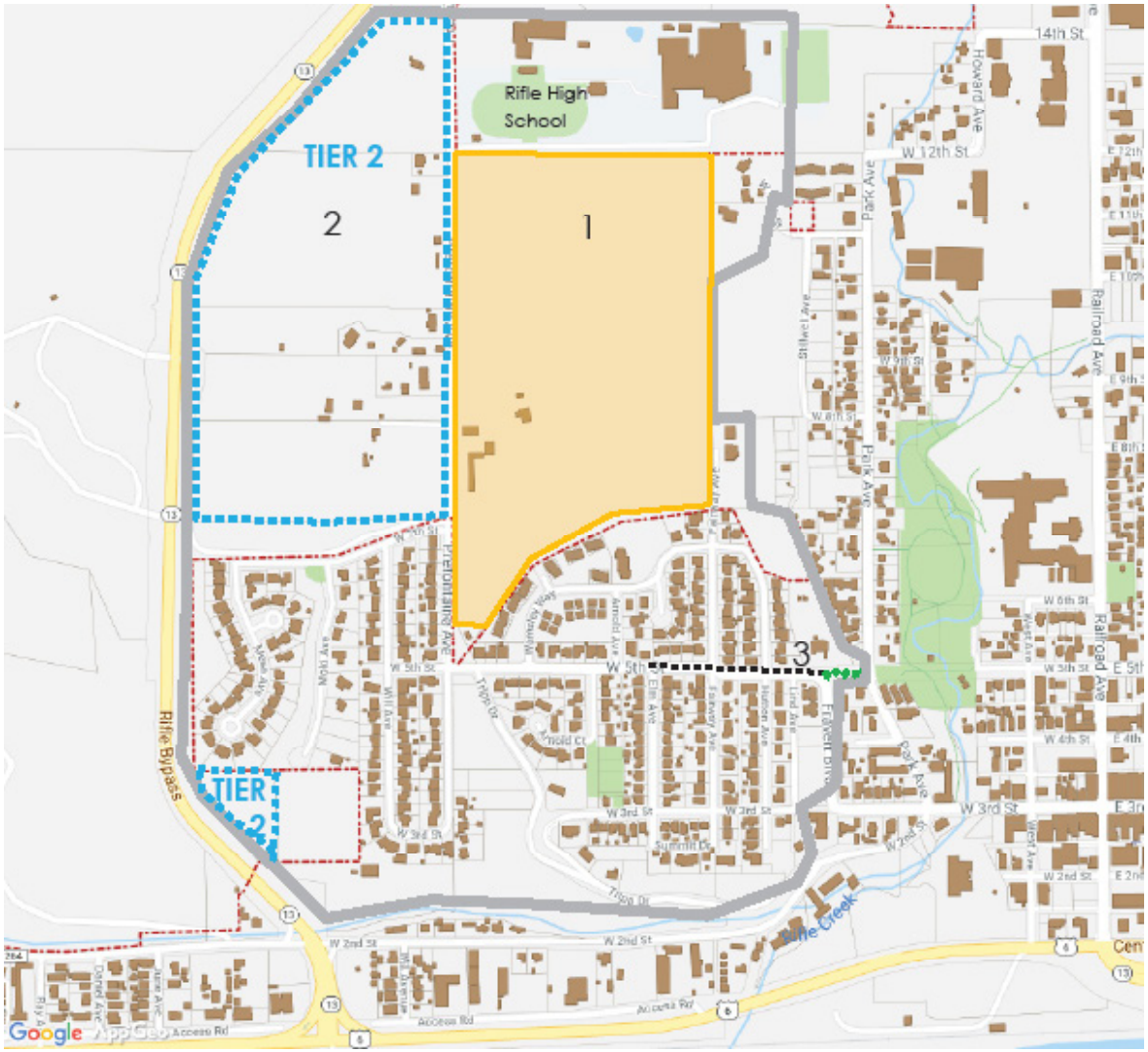
4.5 Prefontaine Mesa

The **Prefontaine Mesa** neighborhood is a mix of single-family and multi-family homes. It is separated from downtown by steep hillsides. Rifle High School is at the north end of the neighborhood. Development in this area can utilize the Hwy 13 Bypass which may avoid adding congestion to Railroad Avenue and the Gateway. Much of the developable property lacks sewer service, however. Public-private partnerships in infrastructure may repay itself through better traffic flows throughout the City. Because of the infrastructure needs and opportunities for high quality neighborhoods, the area is designated "Moderate Density Residential" to ensure that development includes enough density to provide housing opportunities and pay for infrastructure.

1. The Gentry property south of Rifle High School could be an infill development if the property owner were to decide to transition from agricultural use. The development would need to include land for a neighborhood park and a trail along the Grand Tunnel Ditch along the eastern edge of the Mesa. The "West 9th Street" connection to the Highway 13 Bypass (see transportation section) should be contemplated at the time of Gentry property development. Connections to the street grid at Fairway Avenue and Wamsley Way should be incorporated.

2. Tier 2 property. The properties west of Prefontaine Avenue are in Tier 2 and range in size between 5 and 20 acres. With no sewer service in Prefontaine Avenue, it is not anticipated that development of these parcels is likely in the near future. However, this area is important because a connection to the Hwy 13 Bypass through these properties is required by the CDOT Access Control Plan. Any development proposal in this area, whether in the County or in conjunction with an annexation proposal to the City, should include planning of a connection to the Hwy 13 Bypass.

3. 5th Street sidewalk and trail to Centennial Park. An unsafe situation exists at the top of 5th Street where a lack of sidewalk occurs near a blind curve. Another pedestrian improvement to be investigated is a switchbacking trail down the vacant 5th Street ROW to reach Centennial Park.



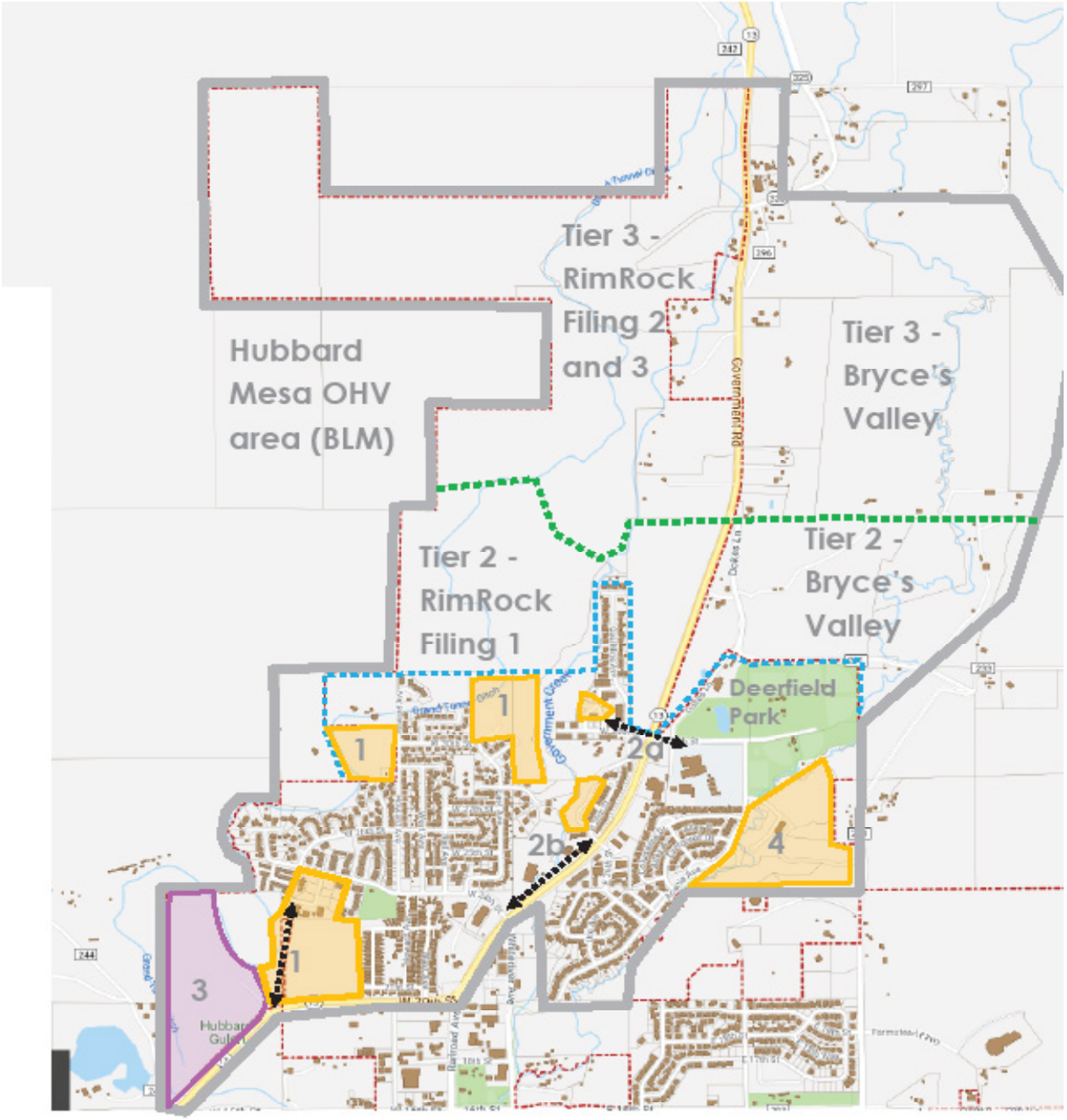
4.6 North Rifle

North Rifle includes the existing neighborhoods of Palomino Park, Knollridge, and Deerfield Park, and the undeveloped areas of RimRock and Bryce's Valley.

1. Fairway Avenue Extension and affected development opportunity sites. Tier 1 development opportunities are within the existing neighborhoods (#1 on map). While development here is appropriate as either Suburban or Moderate Density Residential, there are still significant infrastructure issues that must be solved. These include: The Palomino Park and Knollridge areas were developed during the Oil Shale era with only one access point at 24th Street. Thus, the Fairway Avenue Extension is important for emergency access and trafic circulation. An entrance with acceleration and deceleration lanes has already been constructed on Hwy 13. However, this project drained the City's fund that had been fed by an impact fee imposed on new development in Knollridge and Palomino Park. Future development impact fees will continue be collected on new subdivisions, but are unlikely to be sufficient to cover the costs of construction of the Fairway Avenue Extension.

In this area, vacant developable lots exist in Eagles Nest, Kings Crown, Shetland Acres/North Ridge, and the Southern tip of RimRock Filing 1.

2. Highway 13 pedestrian improvements. A lack of safe pedestrian access is an issue for several developments on the West side of Highway 13 including Willow Ranch, Rifle Creek Apartments, and Coal Mine Avenue. Two solutions are proposed:



2a. Hwy 13 sidewalk. A sidewalk on the west side of Hwy 13 from 26th Street to 24th Street would allow pedestrians to reach a signalized crossing. Better signage and a paved sidewalk should connect Coal Mine Avenue to the Willow Ranch development on existing City-owned right of way.

2b. 30th Street signalized intersection. There is a need for a safe pedestrian crossing of Highway 13 at 30th Street to provide safe access to Wamsley Elementary and Deerfield Park for the residents of Coal Mine Avenue and the Rifle Creek Apartments. Currently the CDOT Hwy 13 Access Control Plan envisions a signalized intersection at 33rd Street, not 30th Street. Since this Comprehensive Plan recognizes that the development of RimRock is unlikely to occur, the 33rd Street intersection is not anticipated to be needed. The Comprehensive Plan recommends that the City work with CDOT to modify the Highway 13 Access Plan to allow a signalized intersection at 30th Street instead of 33rd Street.

3. Queens Crown. Queen's Crown has been zoned Light Industrial, with a small area of residential on the east side of the property. Noise from the adjacent gun range makes any other use unlikely. The parcels fronting Hwy 13 have restrictions on storage yards. The annexation agreement allows for public recreational use in the time before development occurs. The City's Bike-Ped plan shows a trail through the property to connect Fairway Avenue with Fravert Reservoir and Hubbard Mesa. The access from Highway 13 has been constructed so the property is ready to develop. The CDOT Access Control Plan shows a new access to Hubbard Mesa through Queen's Crown.

4. Creekside Estates. This development has many unbuilt units. The location is near parks and schools and much infrastructure has already been constructed.

5. Tier 2 and 3 Areas: RimRock and Bryce's Valley. North Rifle also includes the Tier 2 and 3 areas of RimRock and Bryce's Valley. Bryce's Valley was the developer's name for the Purkey-Biscuit ranches. During the 2000s boom period, Master Plans were developed for both projects. However, the evaluation of infrastrucure needed to serve the developments made clear that development would likely be financially unfeasible during the next twenty years. This has led to a Tier 2 or Tier 3 designation. Infrastructure needs include:

Water: The Tier 3 areas of RimRock and Bryce's Valley are outside of the existing water pressure zones. Development would require a new water tank, which the City does not desire to own. For the Tier 2 areas in the southern parts of RimRock (RimRock Filing 1) and Bryce's Valley, along with the Black Lion property, it is possible that development may be able to be served by the City's existing water tanks. Water modeling would need to be completed as part of a Fiscal Analysis to request redesignation from Tier 2 to Tier 1.

Streets: The City has adopted the Hwy 13 CDOT Access Control Plan. RimRock and Bryce's Valley are required to implement expensive transportation improvements (stoplights, intersections, alternative street networks). The purpose is to accomodate high traffic levels (especially truck traffic) on State Highway 13. The plan limits access to State Highway 13 to intersections at 24th Street, 26th Street, 30th Street, 33rd Street, 36th Street, and 41st Street.

RimRock Filing 1 (the Tier 2 area of Rimrock) would require a street connection from the end of East Avenue to 33rd Street and Coalmine Avenue. Evaluation of a Highway 13 intersection at 33rd Street or 30th Street signalization would be required for consideration of a Tier designation change from Tier 2 to TIer 1.

The southern part of Bryce's Valley would require improvement of CR 291 and connection to the 33rd Street/Hwy 13 intersection, or an alternate route to reach 30th Street.

Recommended land use for Tier 3 areas: Bryce's Valley has not been annexed to the City. Its Tier 3 areas are currently in agricultural use and should continue as such under Garfield County jurisdiction.

RimRock Tier 3 areas (RimRock Filings 2 and 3) are annexed. This area has been designated as "Rural Residential" on the Future Land Use Map. It may be appropriate for County-style large-lot subdivisions, agriculture, solar fields, or campgrounds with recreational uses that can develop without access to municipal utilities. In addition, the area is close to Hubbard Mesa BLM recreation area. A non-motorized trail system could incorporate parts of RimRock with the Middle Kingdom area of Hubbard Mesa. RimRock Filings 2 and 3 should be rezoned out of its current LDR and MDR zoning to Developing Resources. Over time, a new PUD zone could be created that reflects County-style development for areas that lacks municipal infrastructure.

4.7 South Rifle

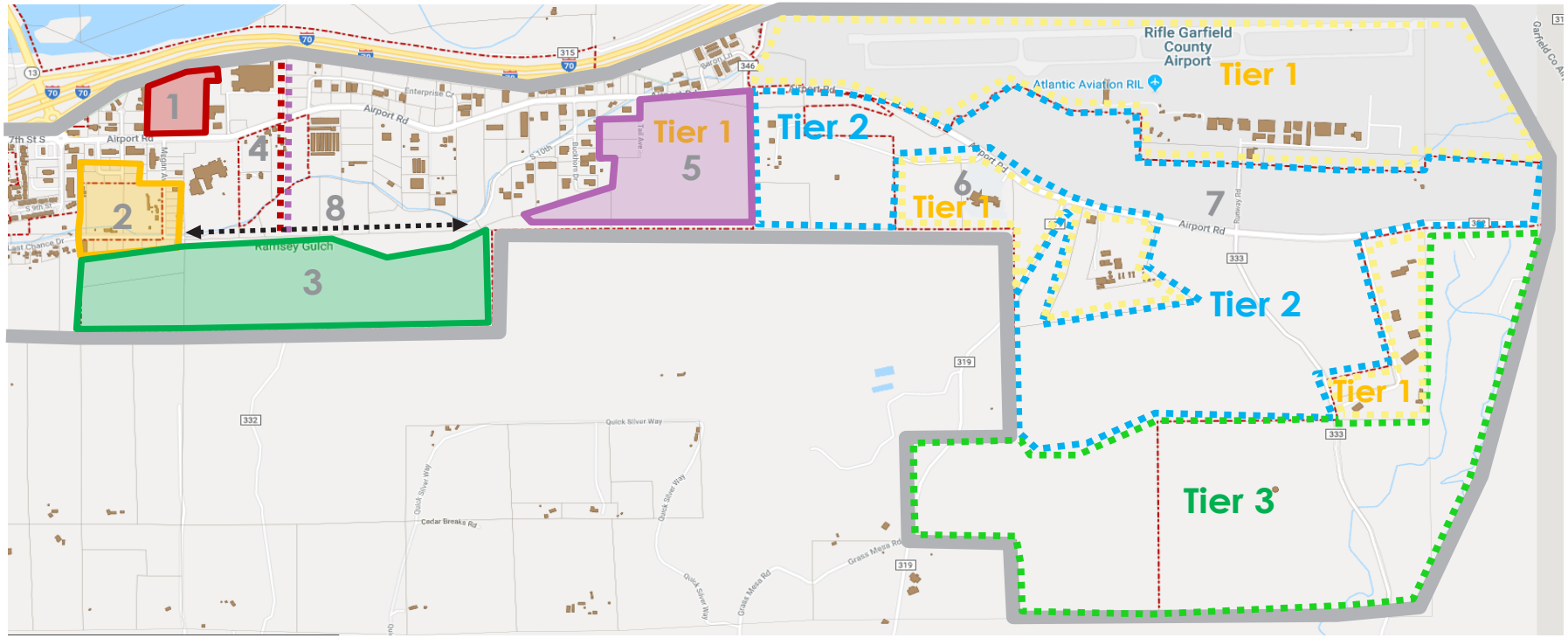
South Rifle is south of the interstate and the Colorado River. It is the City's regional business and services center.

1. Rifle Retail Ventures property. The Rifle Retail Ventures property, west of Walmart, is a key vacant commercial opportunity and must be master-planned to ensure full use of the property.

2. Undeveloped areas south of Airport Road. This area west of Grand River Health has several vacant developable parcels on both annexed and unannexed property. The best use for the area is difficult to predict. The area does not directly front on Airport Road, so commercial development may be unlikely due to a lack of visibility. Industrial or light industrial uses should not be permitted due to the proximity to Grand River Health and other commercial/residential areas. By process of elimination, acceptable uses may include residential, office, business, or other commercial uses that are compatible in a mixed-use setting. The Future Land Use Map designates the area as "High Density Residential" and "Neighborhood Commercial". The intent is to allow for apartment buildings and ensure that any commercial use would be compatible with nearby residential use. If significant new residential development were to be proposed, a public park should be designated as one does not exist currently in South Rifle. Another potential use for the area may be affordable housing in the form of manufactured housing or mobile homes parks that are constructed and managed to a high standard of quality.

3. Ramsey Gulch Natural Area. This area is owned by the City of Rifle and may be available for trails in an attractive natural setting. A Ramsey Gulch flood channel has been master planned to direct flows along the same line that marks the "Commercial/Light Industrial Boundary" (see map). This flood channel should be constructed as each property develops.

4. Commercial/Light Industrial boundary. This line demarcates the end of the commercial/residential



area of Airport Road, and the beginning of the light industrial area of Airport Road. West of the line, light industrial or industrial uses should not be permitted. East of the line, the Light Industrial nature of Airport Road should be maintained and residential uses should not be permitted. Furthermore, the heavy truck traffic and predominance of gas and oil service companies make the area unappealing as a living environment.

5. Continental Rifle property. This property is zoned Light Industrial PUD with the only currently permitted use "resource extraction/gravel pit". The annexation agreement requires master planning and finalization of the zoning before other uses may occur.

6. Colorado Mountain College. A Colorado Mountain College campus is located adjacent to the airport. The City's position has been that residential or customer-oriented commercial uses are inappropriate in this location due to the surrounding industrial land uses. The City would assist CMC with future expansion in the core areas of Rifle.

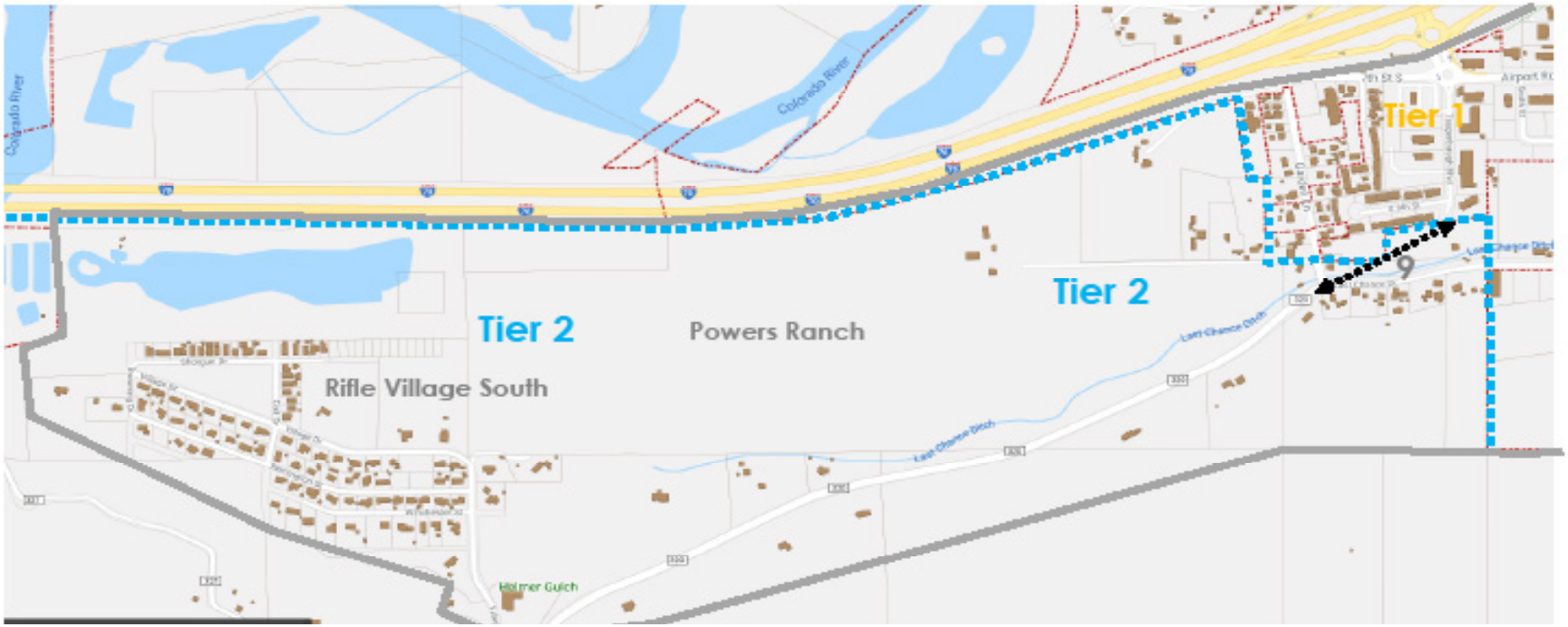
7. Rifle Airpark and Garfield County Airport. The Rifle-Garfield County Regional Airport has potential to attract job-producing industries. It has facilities to accommodate commercial flights, but does not currently offer passenger service. It is, however, home to the forest fire fighting service (multiple jurisdictions) and a new drone testing facility, both of which could create spin-off industries that would be a perfect fit for this area.

The **Rifle Airpark** property is south of the Airport and includes over 700 acres. The Airpark was annexed and master planned in 2007 and the PUD includes a mix of industrial, commercial, airport-related and governmental land uses that is guided by a tightly controlled set of development standards. If the market cannot accomodate uses at this level, it may be appropriate to reset the standards for some areas of the PUD to a level more similar to the City's light industrial zoning standards while maintaining standards around Colorado Mountain College and the entrance to the Airport as referenced in the Airpark PUD zoning map. The Airpark is designated as Tier 2 due to the need for infrastructure extensions, water tank redundancy, and designation of responsibility for future road maintenance. These issues are solvable with effective coordination between the property owner, Garfield County, and the City of Rifle. The property also includes an area of mesas that would make an excellent open space preserve with recreational trails.

8. Last Chance Drive Extension. A key street connection is the continuance of South 10th Street to the west, where it connects to Last Chance Drive. This would create an alternative east-west route that would relieve congestion on Airport Road.

9. Taughenbaugh Boulevard, Powers Ranch, and Rifle Village South. Powers Ranch is a large piece of unannexed agricultural land south of Interstate 70. The visibility of Powers Ranch from Interstate 70 offers the potential for future commercial and office development. The Taughenbaugh Boulevard connection to Powers Ranch is required for any development. The expense of infrastructure extensions- make this a Tier 2 area. Other large commercial areas near Walmart or the Colorado River development area can develop without large expansions of infrastructure.

Rifle Village South is an unincorporated development. After its metro district failed the City of Rifle was legally required to provide the subdivision with utilities.



4.8 West Rifle

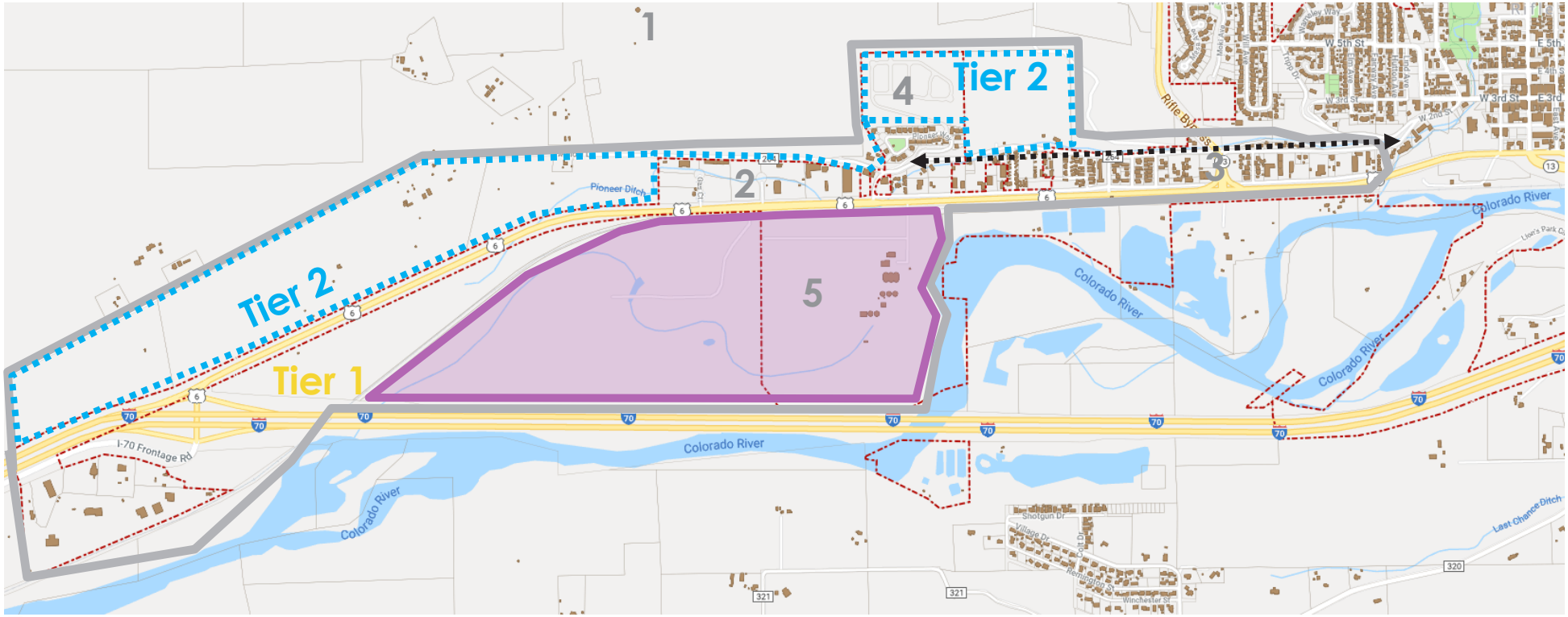
West Rifle includes State Highway 6 and a large industrial land base. The area also includes an "Institutional Control Boundary" that is shown on the City's zoning map. The intent is to prevent the use of well water in the areas that have contamination from the UMTRA site. Other notable elements include:

1. The West Rifle Water Tank is located within the Clough property.

2. Light Industrial areas. The West Rifle Industrial area around Gas Court and Oil Court should remain light industrial in character. However sewer service is not in place, and it may be cost-prohibitive to install sewer west of the wastewater plant because of grade issues. This may limit development further to the west of Oil and Gas Court.

3. Old Hwy 6 & 24 neighborhood and pedestrian access. The State Highway 6 & 24 neighborhood includes a mix of older residential uses (including RV Parks and mobile home parks), commercial, and light industrial uses along the Access Road of State Highway 6 / 24. This mixed-use pattern makes transitioning to any one land use challenging. The Future Land Use Map designates these areas for "Neighborhood Commercial" uses that are compatible with nearby residences. Light industrial activities that include heavy equipment, high truck traffic, and large outdoor storage yards should not be permitted near residential areas, but are appropriate towards the western end of the area (near the "Action Shop" business).

Pedestrian access is lacking between Downtown Rifle and West Rifle (see black arrow on map). Adding sidewalks to West 2nd Street is one option. Another option might be using the Pioneer Ditch ROW, although no public access easements are in place and would have to be acquired from several property owners. A third option would be a sidewalk along the



Access Road.

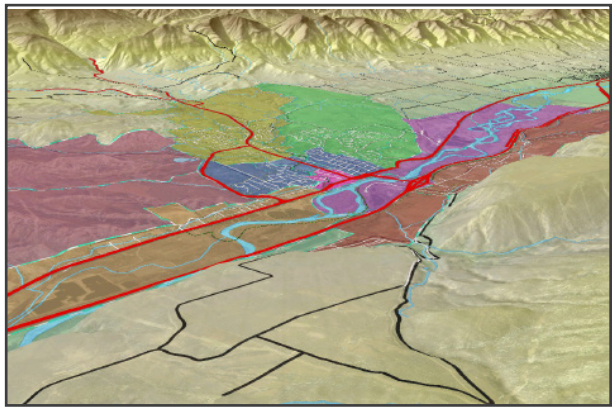
4. Pioneer Mesa Phase 2. Pioneer Mesa Phase 2 is within Tier 2. Although Pioneer Mesa Phase 1 has been developed, Phase 2 has not been completed. In 2008 the developer installed some infrastructure without City approval. The access to Phase 2 is cut into a steep hillside and the road must allow safe access and direct drainage away from Phase 1 homes. The CDOT Access Control Plan also recommends a redesigned intersection of Hwy 6 and County Road 264 that involves acquiring new Right of Way. A lower impact development pattern or non-residential uses may be appropriate given these constraints, the City's concern for future maintenance responsibilities, and the isolation of the property from community services.

5. Uranium Mill Tailings (UMTRA) Site, Energy Innovation Center, and CIty Wastewater Facility. This property is the former location of a Uranium Processing Plant. The Department of Energy cleaned up the site and transferred ownership of the eastern half of the property to the City of Rifle. The western half of the property is owned by UMETCO (Dow Chemical) and available for industrial use, although groundwater contamination issues must be monitored during construction.

The City's property has infrastructure installed and ready to locate job-producing enterprises. The Depatrment of Energy has convenants on the property requiring permanent ownership by the City of Rifle. The City is able to enter long-term leases with other entities. See the Economic Development section for more information on the "Energy Innovation Center".

The topic of radiation contamination is an important concern, both on the UMTRA site and in the wider Rifle area. During the operation of the processing plant from the 1950s to the 1970s, tailing piles with high levels of radioactivity were used as fill material by the community. The Department of Energy made a "sweep" of the community in the 1990s to remove radioactive materials from residential and commercial properties. This removed much of the hazard, but the Colorado Department of Health and Environment (CDPHE) maintains an active program to assist property owners with testing and removal of contaminated soils. The City of Rifle has required Radiation Hazard Reports to be conducted with all annexations since the early 1990s. This reduces the risk of contamination in the newer subdivisions of Rifle.

Chapter 5: Land Use Designations And Future Land Use Map



The Future Land Use Map and Designations are a reminder of the community's vision for itself. The Future Land Use is different than zoning. While zoning represents the current regulations that are in place, the Future Land Use Map expresses the future vision for a property or neighborhood. The Future Land Use Map should be consulted whenever a land use action is proposed for a property, in particular, during annexations, subdivisions, and zoning actions.

Two Future Land Use Maps have been created: one map for commercial uses, and one map for residential uses. Some properties have a designation in both the commercial and the residential map. This means the property is appropriate for both types of uses.

The residential map only shows designations for areas that are expected to see change in the future. It does not show a designation for many of Rifle's stable residential neighborhoods that have already been built out. For these areas, the existing zoning should be followed.

Some areas in Tier 2 and Tier 3 are not shown with Future Land Use designations. If the City were to contemplate annexation or development of these areas, a master plan would be needed to identify a vision for the land uses.

5.1 RESIDENTIAL LAND USES

High Density Residential

Density: 12-30 du/acre

Housing Types: Apartment and condo buildings; townhomes; duplexes; and in some cases small homes/patio homes with less than 3,000 square foot lots.

Location Criteria: Areas that are walkable to services and core areas of the community such as Downtown Rifle; the Colorado River Development Area; areas in South Rifle that are south of Airport Road and west of Grand River Health; areas east and west of Railroad Avenue.

Zoning: High Density Residential is desirable in some, but not all, areas zoned the following: Central Business District (CBD); Medium Density Residential Redeveloping (MDR-X); Medium Density Residential (MDR)

Moderate Density Residential

Density: 7-15 du/acre

Housing Types: Townhomes (in some cases); duplexes; small homes/patio homes on small lots; average single-family lots (approximately 8,000 square feet).

Location Criteria: Areas with at least moderate access to services; areas that need major infrastructure improvements that require enough density to fund the infrastructure; areas where streets and infrastructure can accomodate medium densities.

Zoning: Medium Density Residential Redeveloping (MDR-X); Medium Density Residential (MDR); Low-Density Residential (LDR)

RESIDENTIAL LAND USES

Suburban Residential

Density: 0.5 to 6 du/acre

Housing types: Average single-family lots (approximately 6,000 - 10,000 square feet); large single-family lots up to half an acre.

Locational Criteria: Areas that are not adjacent to collector streets or community services; areas where higher density may lead to impacts such as traffic congestion or overburdened infrastructure.

Zoning: Low Density Residential (LDR); Estate Zoning

Rural Residential

Density: 1 du per acre and below

Housing Types: very large lot single-family homes and ranchettes. Clustering is encouraged in order to provide flexibilty for future land uses.

Locational Criteria: Areas that have been annexed into the City of Rifle but are unlikely to receive water and/or sewer service within the planning horizon. Areas that are more appropriate for County-style rural/agricultural development on well and/or septic systems.

Zoning: An applicable zoning district does not currently exist. Developing Resources is the closest, but is not a complete match for this intended use.

5.2 COMMERCIAL LAND USES

Neighborhood Commercial (NC)

Neighborhood Commercial areas are designated for commercial uses that are compatible within close proximity to residential uses in a walkable environment. Uses may include, but are not limited to: office, retail, restaurants, and many types of personal services. Neighborhood Commercial does not allow commercial uses that would negatively impact nearby residential uses. This may include, but is not limited to: auto-body shops, mini-storage, outdoor storage, gas stations, or warehouses. Impacts such as noise, odors, or visual unattractiveness are not permitted. A walkable urban design is important. Parking lots should not front streets but be located at the side or rear of buildings. Large parking lots, and the commercial use types that are at a scale large enough to require them, are likely to be inappropriate.

Locations: Downtown Rifle; areas in South Rifle south of Airport Road and west of Grand River Health; West Rifle areas between Hwy 6 and West 2nd Street.

Zoning: Central Business District (CBD); Tourist Commercial (TC)

Community Commercial (CC)

Community Commercial uses operate at a larger scale than those in Neighborhood Commercial. They locate near arterial or collector streets and serve the entire community. Their design is more accessible to vehicles. Uses may include grocery stores, auto-parts stores, shopping centers, offices and personal services. In many areas designated Community Commercial, allowance for commercial uses with a higher level of impacts, including auto-body shops, mini-storage, limited outdoor storage, gas stations, or warehouses, is appropriate. However, these uses may not be appropriate in all Community Commercial areas, especially those that are adjacent to residential areas. To ensure high-impact uses are located in appropriate areas, they should be listed as a Conditional Use in the Community Service (CS) zone district.

Locations: Railroad Avenue corridor; Airport Road

Zoning: Community Service (CS)

Regional Commercial (RC)

Regional Commercial uses are at a large enough scale to attract customers from the wider region. Big Box stores and shopping centers are appropriate. Sites for Regional Commercial are likely to require visibility from the interstate or arterial streets. Only a few locations in Rifle have the potential for these types of uses.

Locations: Airport Road; Colorado River Development Area.

Zoning: Community Service (CS)

EMPLOYMENT LAND USES

Light Industrial (LI)

The Light Industrial land use provides locations for uses including indoor fabrication, contractor shops, design centers, research and development offices and institutions, and oil and gas industry support services. The Light Industrial land use designation will not permit heavy industrial uses. Design and performance standard will limit the visual impact of Light Industrial uses especially along major road corridors such as Airport Road.

Restaurants, hotels, common household goods, personal service, and medical offices are only allowed in certain PUD areas within Light Industrial, such as Rifle Business Park. In general, they are not appropriate in those areas. Gas stations and truck stops shall be permitted in light industrial.

Location: the eastern side of Airport Road; West Rifle; Queen's Crown

Zoning: Light Industrial

Industrial (IND)

Density: n/a

The Industrial land use is intended to provide a location for employment opportunities such as manufacturing, warehousing and distributing, oil and gas production facilities; indoor and outdoor storage and a wide range of commercial and industrial operations. These uses tend to have the highest impacts such as noise, odors, and unsightly visuals. Industrial land uses should only be allowed in areas with appropriate distances from commercial or residential uses

Locations: South of the West Rifle interchange; South of Airport Road in the Airpark.

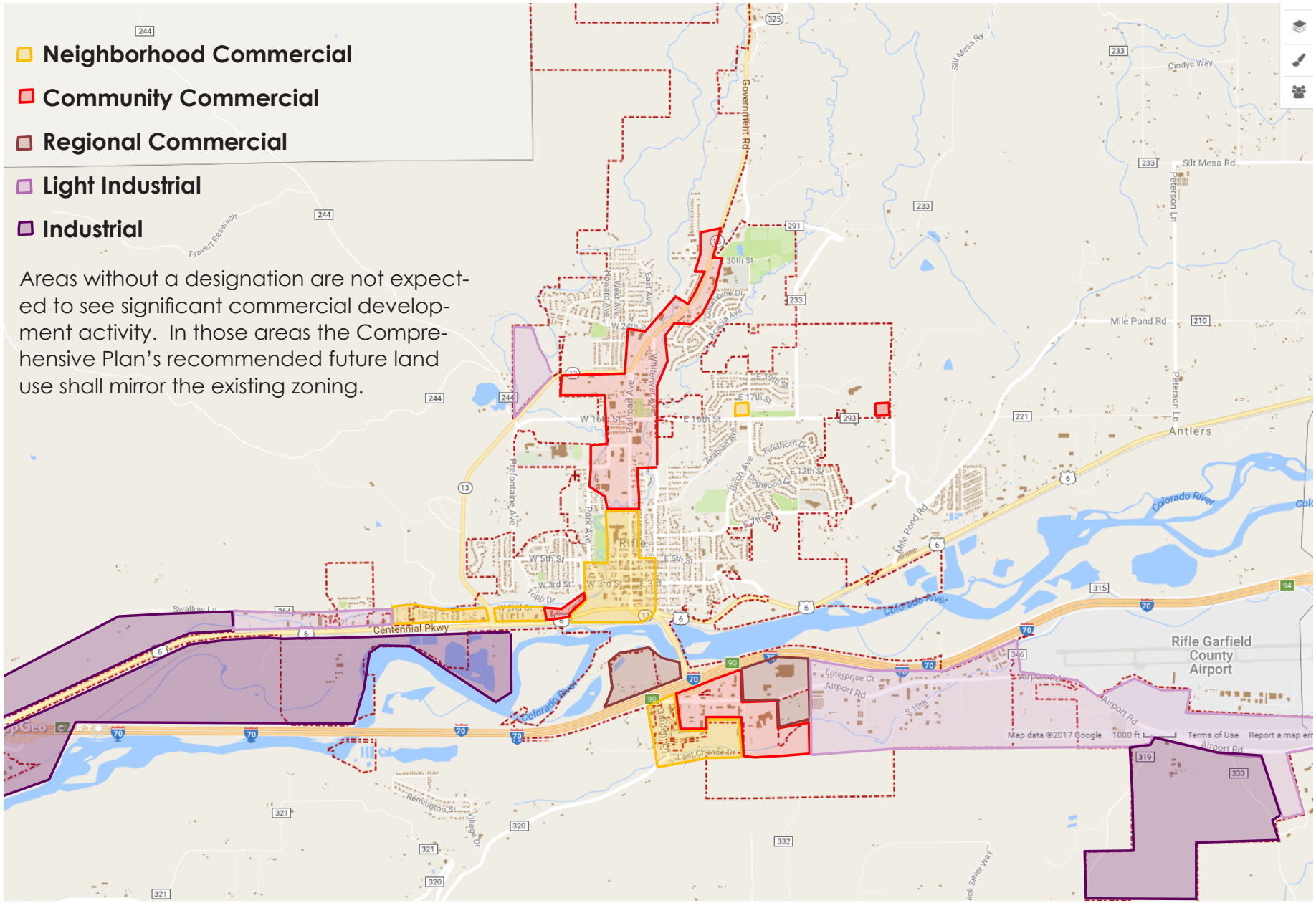
Zoning: Industrial

Future Land Use Map

Commercial and Industrial Uses

- **Neighborhood Commercial**
- **Community Commercial**
- **Regional Commercial**
- **Light Industrial**
- **Industrial**

Areas without a designation are not expected to see significant commercial development activity. In those areas the Comprehensive Plan's recommended future land use shall mirror the existing zoning.

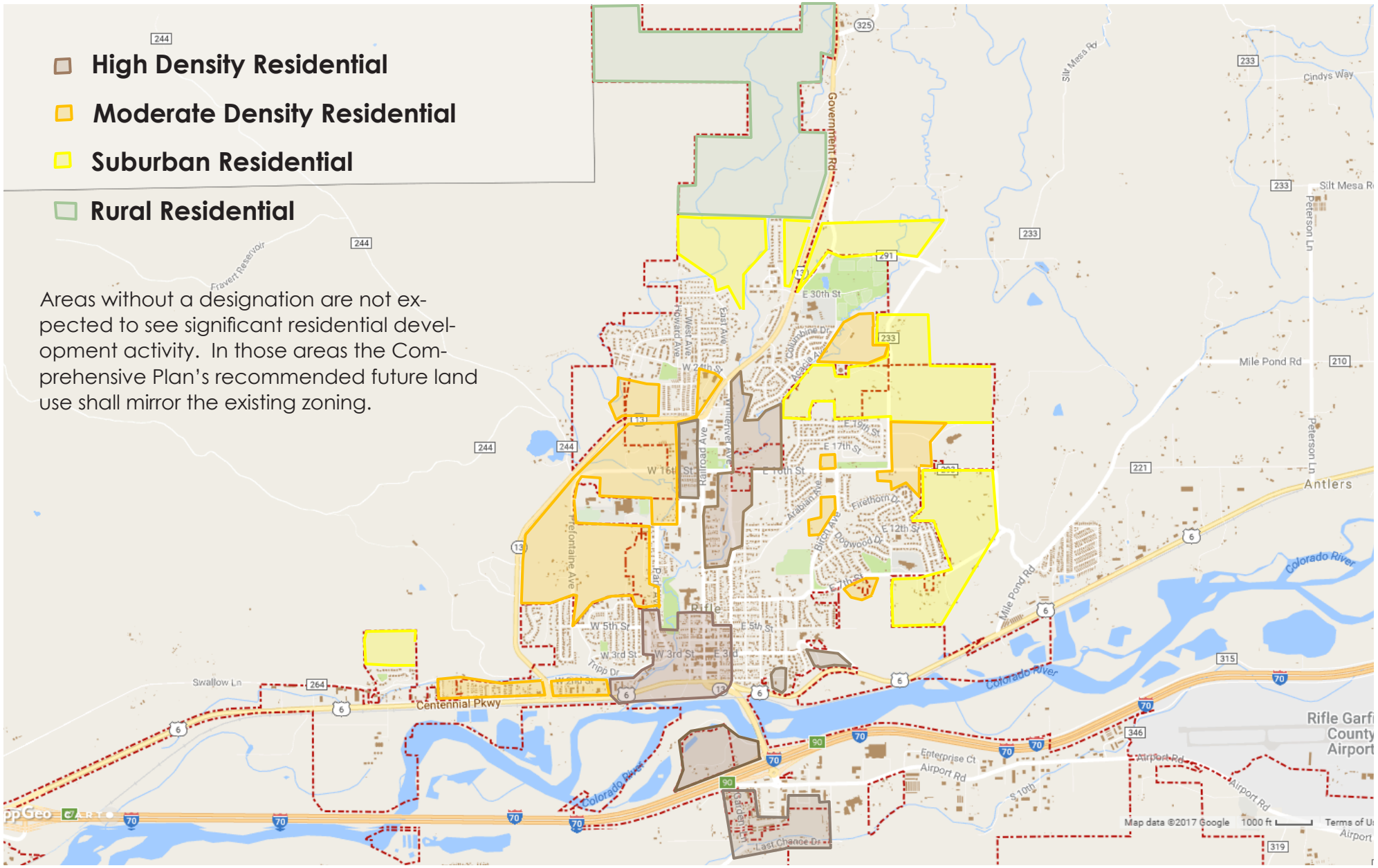


Future Land Use Map

Residential Uses

- **High Density Residential**
- **Moderate Density Residential**
- **Suburban Residential**
- **Rural Residential**

Areas without a designation are not expected to see significant residential development activity. In those areas the Comprehensive Plan's recommended future land use shall mirror the existing zoning.



BUILDING BETTER PLACES
TRAINING innovative approaches to economic development

Building Better Places Training

Innovative approaches to economic development.

City of Rifle
Training Summary & Action Plan | February 2026

About Community Builders

Community Builders (CB) works to shape healthy, equitable, and prosperous communities that improve people's lives today and ensure a sustainable tomorrow. We provide tools, training and assistance to empower communities and local leaders that create more livable, sustainable, and inclusive places.

Team-Based Training

Community Builders' trainings bring together teams of local leaders to understand and address key challenges and opportunities facing their community. Our training model blends shared learning with facilitated action planning and helps community teams find common ground on workable strategies to move forward with addressing key needs and opportunities in their communities.

Building Better Places 2026

This year's Building Better Places Training (BBP) responds to the changing economies, challenges, and opportunities facing Colorado's small cities, towns and rural areas. BBP follows Community Builders' proven, award-winning training model, which focuses on building buy-in, clarity, direction, and commitment from teams of local leaders. Each community team works with a dedicated facilitator to create a clear community action plan that identifies both short and long-term next steps to accomplish a specific community project or goal, with a focus on innovative approaches to community economic development and diversification.

Community Builders Assistance Process

Community Assistance provides communities with the tools and resources to spark meaningful progress, while building local capacity and creating success stories that inspire and inform other communities. Each project is tailored to meet specific local needs and requires a close partnership with the community and CB Team.

Table of Contents

The Rifle Team

The Challenge

Rifle is facing a set of interconnected economic development challenges centered on an underperforming downtown and a lack of intentional, Rifle-specific strategy. The downtown core struggles with limited business diversity, few small-scale manufacturers, and a shortage of "sticky" places that attract and retain younger generations, while continuing to compete with big-box retail. Many local businesses rely heavily on word-of-mouth marketing and lack strong online presence, coordinated promotion, and clear understanding of market demand. At the same time, there is no single entity solely focused on Rifle-based economic development, leading to capacity constraints, limited coordination, and difficulty prioritizing action. The community recognizes the need for greater economic diversification and better support systems for entrepreneurs, including clearer inventories of available resources. While Rifle does not intend to become a tourism hub, it sees opportunity in better leveraging its assets—such as Rifle Mountain Park and new recreation amenities—to strengthen local business activity. Additional challenges include limited opportunities for young people, language barriers within a large Hispanic population, workforce retention issues, and ongoing community turnover, all of which make long-term economic resilience more complex.

Team Members

- Zach Higgins, Community Development Director, City of Rifle
- Kim Burner, Main Street Manager, City of Rifle
- Alicia Gresley, Councillor, City of Rifle & Director, Colorado River Valley Economic Development Partnership (CRVEDP)
- Kari Slappey, Administrative Assistant, Rifle Co-Work and Rifle Regional Economic Development Corporation (RREDC)
- Helen Rogers, Rifle Downtown Development Authority + Rifle Farmer's Market Manager
- Delaney Passmore, Event Coordinator, City of Rifle
- Erin Hunt, Executive Director, Colorado River Valley Chamber of Commerce
- Raquel Lopez, Rifle Business Owner

Where Are We?

Existing Assets and Opportunities

Rifle has a strong foundation to build from: significant recent public investments in downtown infrastructure, an engaged cross-sector team (City, DDA, Chamber, CRVEDP, entrepreneurs, and community leaders), and growing momentum around entrepreneurship, youth pathways, and place-based development. The community has a young average age (32), a large Hispanic population with active entrepreneurs, and natural assets such as Rifle Mountain Park, the climbing gym, and Rifle Creek that remain underleveraged but full of potential. There is clear appetite to move from fragmented efforts to coordinated action, to activate a Business Incubator Center, and to align housing, workforce, and business growth strategies. Economic development is widely viewed as a top community priority, with readiness to translate ideas into implementable strategies.

Gaps and Challenges

At the same time, Rifle faces structural and cultural barriers that limit progress. Downtown underperformance, limited business diversity, and competition from big-box retail weaken local spending capture. A bedroom-community dynamic drives high outbound commuting, reducing civic participation and local economic circulation. Roles across economic development entities are fragmented, with limited clarity around ownership. Business support systems lack coordination, marketing capacity is underdeveloped, and language barriers affect inclusion. There is tension around growth and identity — particularly around tourism — and external perceptions of Rifle complicate development efforts. Workforce skill gaps, housing constraints, and boom-bust legacy expectations further challenge long-term economic mobility.

Where Are We Now? - Work Session Outputs	
Planning and Implementation	**Community Engagement**
Assets and Opportunities • Recent downtown streetscape and infrastructure investments • LUC and Comp Plan updates underway • Momentum around Business Incubator Center development • Existing Chamber, DDA, CRVEDP, and engaged partners • Clear interest in developing an economic "toolbox" (incentives, streamlined approvals, financing tools) • Opportunity for import replacement and small-scale manufacturing • Aspen airport closure (2027) and airport-related opportunities • Strong youth demographic and potential workforce alignment with CMC and schools	**Assets and Opportunities** • Engaged Hispanic entrepreneurs and leadership representation • Strong civic pride potential and desire for unified identity • Appetite for visible pilot projects and placemaking • Youth retention and career pathways seen as shared priority • Recognition of underleveraged recreation and natural assets
Challenges and Gaps • No Rifle-specific economic development entity • Fragmented roles and lack of clearly defined collaborative structure among ED entities • Lack of centralized, bilingual business resource hub • Limited business marketing and online presence • Workforce skills misaligned with cost of living and local job base • Housing constraints limit workforce stability • Limited local investment mechanisms • Downtown lacks "sticky" third spaces and diversified business mix	**Challenges and Gaps** • Lack of shared vision and limited alignment across leadership • Perception challenges and unclear development narrative • Limited cross-use of businesses between Hispanic and non-Hispanic communities • Language barriers limiting participation and access to resources • Commuter culture reducing volunteerism and civic engagement • Boom-bust history dampening expectations and long-term confidence • Some community resistance to change

Where Do We Want To Be?

Team Goals

- **Establish a Rifle-specific economic development structure and strategy** with clear ownership, aligned partners, and an actionable economic toolbox (policies, incentives, streamlined processes).

- **Reinvigorate downtown as the hub of place-based economic development** by diversifying businesses, activating third spaces, and leveraging recent public investments to increase local spending and vibrancy.

- **Build a coordinated entrepreneurship and small business ecosystem** that activates the BIC, centralizes resources, expands access to capital and mentorship, and supports inclusive business growth.

- **Reduce outbound commuting by expanding local employment pathways** through industry diversification, import replacement, and stronger workforce partnerships with schools and CMC.

- **Strengthen leadership alignment and community buy-in** by clarifying Rifle's economic identity, improving coordination among key organizations, and increasing inclusive engagement across the community.

Vision of Success

- **Economic Mobility & Opportunity:** Rifle expands economic opportunity by strengthening local entrepreneurship and small business growth, expanding access to capital and incentives, encouraging local investment, creating a clear and accessible business resource hub, activating a strong Business Incubator Center (BIC), and thoughtfully leveraging tourism and community assets to support a resilient, locally rooted economy.

- **Livability:** Rifle is an inclusive, family-friendly community where young people stay and clear youth pathways support education, careers, and long-term opportunity. Residents can build full lives locally with reduced commuting, diverse infill housing options across the city, improved grocery choices, and daily needs close to home. Success means residents are happy and Rifle remains an easy place to start and raise a family.

- **Thriving & Active Downtown:** Rifle's downtown is vibrant, diverse, and active year-round — operating at full capacity with regular events and attractions. It features family-friendly third spaces, activated alleys and pedestrian connections to Rifle Creek, walkable and bikeable access from surrounding neighborhoods, small-scale manufacturing and local businesses, and housing density that radiates from downtown and Railroad Avenue.

- **Broader Engagement & Leadership:** Rifle cultivates strong, diverse leadership that reflects the full population, including young adults and underrepresented voices. Schools, CMC, city mentors, and community leaders actively support engagement, and the Chamber serves as a trusted "go-to" resource for businesses. The community tells its story with pride and operates as one unified community where barriers are removed and everyone belongs.

- **Connected Community:** Rifle is socially and economically connected — with participation in businesses from all members of the community and strong economic connectivity across the region. Neighborhood activations and gathering spaces foster culture and belonging, while places to eat, meet, and hang out — alongside theater, activities, and an entertainment district — create energy throughout the city.

Promising Strategies

The team learned about and prioritized strategies for economic development. The following list are those that appear to be a strong potential fit for our community. Strategies 1-2 were developed into short term action plans (pages 10-12); Strategies 3-4 are explained in greater detail on page 12.

1) **Strengthen Business Development:** Establish a coordinated business development strategy that builds a strong local entrepreneurship ecosystem — including launching a Business Incubator Center, expanding youth and startup pathways, activating local investment and incentive tools, and aligning outreach across economic development partners — to grow, retain, and scale locally rooted businesses while strengthening Rifle's economic opportunity and vitality.

2) **Downtown Activation & Pilot Projects:** Launch visible, near-term projects that activate downtown, Railroad Avenue, and Rifle Creek through pop-ups, youth-oriented programming, and revitalization of underused spaces. Using tactical urbanism and strategic placemaking, this strategy builds foot traffic, strengthens local businesses, creates welcoming third places, and demonstrates measurable progress while longer-term policy, housing, and economic development efforts advance.

3) **Enhance Organizational Alignment & Capacity:** Align economic development partners around clear roles, shared priorities, and streamlined systems to reduce fragmentation, modernize business processes, and create a centralized, bilingual resource hub that makes starting and growing a business simple and accessible.

4) **Align Housing & Workforce Needs:** Coordinate housing, job growth, and workforce development to reduce commuting pressures, expand attainable housing options, and align training pathways with local industry needs so more residents can live and work in Rifle.

Where We Want to Be? - Work Session Outputs	
Planning and Implementation	**Community Engagement**
• Clearly defined, Rifle-specific economic development framework with aligned roles and shared priorities across partners • Fully operational Business Incubator Center serving as a hub for entrepreneurship, innovation, and business growth • Centralized, bilingual business resource system that makes starting and growing a business simple and transparent • Housing Action Plan aligned with workforce growth and implemented through targeted financial tools and employer partnerships • Streamlined permitting, incentives, and business processes that support timely development and entrepreneurship • Increased local investment tools and incentive programs supporting business vitality and sales tax growth • Visible pipeline of youth-to-career pathways connected to local industries • Activated downtown and Rifle Creek areas supported by near-term pilot projects and long-term reinvestment	• Shared and broadly understood vision for Rifle's economic identity and future direction • Stronger alignment and collaboration among civic and economic development leaders • Inclusive economic ecosystem where Hispanic and non-Hispanic communities participate equally in local businesses and leadership • Youth actively engaged in shaping Rifle's future and choosing to stay in the community • Unified, confident narrative about who Rifle is and who it is becoming • Increased civic participation despite commuter pressures • Visible "third places" and gathering spaces that build connection across generations • Broader awareness of economic development efforts and clearer communication about available opportunities • A culture that supports long-term progress rather than boom-bust expectations • Community pride reflected in downtown vitality and support for local businesses

How We Will Get There

Action Plan

The below action plan outlines steps and timeframes to operationalize key strategies that will advance the Team's vision.

Strategy 1: Strengthen Business Development
Purpose: To build a coordinated and inclusive entrepreneurship ecosystem that grows, retains, and scales locally rooted businesses.

This strategy focuses on strengthening support for startups and existing businesses, activating a Business Incubator Center, expanding access to local investment and incentives, and aligning outreach and messaging across partners.

Key Steps	Timeframe					
	Feb	March	April	May	Summer	2027
Develop Rifle Business Incubator ***Lead: City of Rifle***			Create budget & potential programs for BIC (w/ Dalida) *- Kari, Zach*	(1) Consider joint messaging, use GJ BIC templates & guidance? (2) Establish potential programs for BIC (3) Understand needs, wants, & challenges from businesses via survey & 1:1s w/ biz owners	(1) Bring in GJ BIC as consultant *-Zach/City of Rifle* (2) Acquire study pods *-Kari/RREDC*	Open CRV Visitor Center *-CRVCC*
CRV Business Development Continued activities for growth & stability	Talk to J Johnson re Maker space	(1) Develop local mentorship program for entrepreneurs - Idea Factory and Chamber Mentorship (Establish long term-utilize short term wins)	(1) Launch Revolving Loan Fund - *CRVEDP; Rifle can contribute MOU* (2) Bring in SBDC to talk exit strategies - *CRVCC*	(1) Create data collection framework for Tourism - *CRVCC*		

Strategy 1: Strengthen Business Development

Purpose: To build a coordinated and inclusive entrepreneurship ecosystem that grows, retains, and scales locally rooted businesses.

This strategy focuses on strengthening support for startups and existing businesses, activating a Business Incubator Center, expanding access to local investment and incentives, and aligning outreach and messaging across partners.

Key Steps	Timeframe					
	Feb	March	April	May	Summer	2027
Leads: CRVEDP & CRVCC		(2) Build mentor/consultant network list (3) Build mapping of potential incentives in City of Rifle - *CRVEDP* (4) Idea factory - build into local cohort - *CRVEDP*	(3) Strategic Plan for Visitor Center - *CRVCC* (4) CRVP Shark Tank event - *CRVEDP* *(5) EDCC NW Round Table*	(2) Develop budget for Visitor Center - *CRVCC*		
Joint BIC Messaging (Internal)	(1) Identify potential questions - develop FAQ (2) Develop internal BIC messaging 1-pager (lay terms) & speaking points/scripted response					

Strategy 1 Potential Headwinds or Barriers	Strategy 1 Potential Tailwinds or Benefits
• No Rifle-specific ED entity; fragmented roles among partners • Limited business acumen and financing options for local businesses • Language barriers affecting Spanish-speaking entrepreneurs	• Strong interest in launching a Business Incubator Center (BIC) • Existing Chamber, DDA, CRVEDP, and engaged partners at the table • Identified desire for a centralized, bilingual business resource hub • Appetite for local investment tools and visible initiatives (e.g., “Shark Tank”) • Large Hispanic entrepreneurial presence and leadership engagement • Economic development viewed as a top community priority (86% top 2–3 issue) • Identified opportunity for import replacement and small-scale manufacturing • Desire to increase sales tax revenue to reinvest in local infrastructure and businesses

Strategy 2: Downtown Activation & Pilot Projects

Purpose: To catalyze visible momentum in Rifle's core by activating downtown spaces and demonstrating early wins that build energy, confidence, and economic activity.

This strategy focuses on implementing near-term, high-impact projects that bring life to downtown, Railroad Avenue, and Rifle Creek. Through pop-ups, youth-oriented programming, revitalization of underused spaces, and tactical placemaking, this approach increases foot traffic, supports local businesses, strengthens third places, and signals measurable progress while longer-term structural and policy initiatives move forward.

Key Steps	Timeframe (2026)		
	Feb	March	April & beyond
Pilot Projects	(1) Work w/ RE-2 for crosswalk painting (3D) Middle school/RR & 3rd St/RR (2) Reach out to GJ Main Food Store for 3rd St ideas (3) Speak w/ Museum Board about applying for GRIT Facade Grant for Museum mural (4) Work w/ Austin (P+R) to identify youth activities for City-owned 3rd St lot	(1) Collab w/ CMC + Aaron re "Brewzone" space for pop-ups	
Policy, Planning, & Implementation		(1) Explore incentive program for Third Space development w/in downtown core (2) Work w/ RE-2 to establish a group that will "own" the W 3rd St Parklet	Work with Community Builders to establish tactical urbanism projects

Strategy #2 Potential Headwinds or Barriers	Strategy #2 Potential Tailwinds or Benefits
• Commuter culture reducing civic participation and volunteer capacity • Downtown underperformance and competition from big-box retail • Limited business marketing capacity; reliance on word of mouth • Language barriers to participation and access • Some community resistance to change	• Recent downtown infrastructure investments (3rd Street, Railroad Ave) • Clear desire for "third spaces" & youth-oriented activation • Identified momentum and multiple groups already working on related efforts • Recognition of underleveraged assets (Rifle Creek) • Appetite for visible pilot projects and near-term wins • Desire to increase sales tax revenue to support infrastructure and business ecosystem

Additional Action Planning

Action planning could not be completed for all strategies during the event. The team learned to use the action planning process and template to enable them to operationalize additional strategies from the following list.

Strategy #3: Enhance Organizational Alignment & Capacity

Create a coordinated economic development framework that aligns partners around shared priorities, clear roles, and complementary responsibilities. This strategy will clarify "who does what," reduce fragmentation, and improve communication across organizations working on business development, downtown vitality, and workforce growth. Key elements include modernizing business-facing systems (such as licensing and tracking), streamlining approvals and incentives, and establishing a centralized, bilingual resource hub with simple checklists and accessible information. The intended outcome is a more transparent, efficient, and well-supported environment for entrepreneurs and businesses navigating opportunity in Rifle.

Strategy 3: Enhance Organizational Alignment & Capacity
Purpose: To align economic development partners around clear roles, shared priorities, and streamlined systems that make it easier to start and grow a business in Rifle.

This strategy focuses on clarifying "who does what," piloting improved business-facing systems within the City of Rifle, and creating a centralized bilingual business resource hub.

Key Steps	Timeframe (2026)				
	March	April	May	Summer	2027
Establish ED Alignment Working Group Lead: City of Rifle	Convene partners (City, Chamber, DDA, CRVEDP, RREDC) Identify shared priorities and roles	Develop draft ED collaboration framework	Finalize structure and coordination schedule	Continue quarterly alignment meetings	Evaluate and refine framework
Map Existing ED Programs & Roles Lead: City of Rifle	Inventory existing programs and services Map responsibilities across partners	Identify gaps and overlaps	Develop shared service map	Maintain shared resource document	Transition maintenance to partner org

Create Centralized Business Resource Hub Lead: City of Rifle	Identify key business resources and processes Develop "Start a Business in Rifle" checklist	Translate materials into Spanish	Launch pilot business resource hub	Integrate partner resources and mentorship network	Transition management to Chamber
Modernize Business Support Systems Lead: City of Rifle	Review existing intake and licensing processes Develop shared inquiry tracking system	Pilot coordinated referral system	Streamline permitting guidance	Evaluate improvements and refine systems	Establish long-term system management

Strategy #3 Potential Headwinds or Barriers	**Strategy #3 Potential Tailwinds or Benefits**
• Fragmented economic development roles across organizations • Limited organizational capacity among partner groups • Language barriers limiting access to resources • Existing business processes may require policy or technology updates	• Strong partner ecosystem (City, Chamber, DDA, CRVEDP, RREDC) already engaged • Clear desire for a centralized bilingual business resource hub • Opportunity to improve perceptions of doing business in Rifle • City capacity to pilot and refine systems before transitioning ownership

Strategy #4: Align Housing & Workforce Needs

Advance a coordinated approach that aligns housing availability with job growth and workforce needs so that economic expansion does not outpace livability. This strategy includes developing a Housing Action Plan with scenario modeling, identifying financial tools and incentive mechanisms, exploring employer-supported housing approaches, and strengthening connections between workforce training pathways and emerging industry needs. The intended outcome is reduced commuting pressures, improved workforce stability, and the ability for more residents to live and work locally.

Strategy 4: Align Housing & Workforce Needs

Purpose: To align housing availability, workforce development, and job growth so that more residents can live and work locally. This strategy focuses on developing a Housing Action Plan, identifying tools to support attainable housing, and strengthening workforce pathways connected to local industries.

This strategy focuses on

Key Steps	Timeframe (2026)				
	March	April	May	Summer	2027
Establish Housing & Workforce Coordination Group Lead: City of Rifle	Convene partners (City, CRVEDP, Chamber, employers, CMC, RE-2) Identify shared priorities and goals	Define data needs and planning scope	Begin housing strategy development	Continue coordination meetings	Evaluate progress and refine strategies
Conduct Housing & Workforce Analysis Lead: City of Rifle	Compile baseline housing and workforce data Assess commuting trends and job demand	Conduct scenario modeling	Identify housing gaps and opportunity sites	Develop implementation recommendations	Update data and metrics annually
Develop Housing Action Plan Lead: City of Rifle	Apply for Grant Funding through DOLA	Identify stakeholder and engagement efforts. Develop RFP for services	Select consultant for HAP	Kickoff HAP and begin engagement	Finalize HAP, Adopt and begin implementation with partners
Strengthen Workforce Training Pathways Lead: City of Rifle / CMC / RE-2	Identify priority industries Align training and education programs	Explore apprenticeships and internships	Expand employer engagement	Launch pilot workforce pathways	Continue program expansion
Explore Employer-Supported Housing	Engage regional employers Assess partnership opportunities	Identify financing mechanisms	Evaluate pilot project options	Identify potential development site	Implement pilot housing project

Lead: City of Rifle					
Strategy #4 Potential Headwinds or Barriers		**Strategy #4 Potential Tailwinds or Benefits**			
• Regional housing affordability challenges • High outbound commuting patterns • Limited development capacity and financing mechanisms • Coordination required across multiple jurisdictions and partners		• Ongoing City planning efforts (LUC and Comprehensive Plan updates) • Strong interest in youth workforce pathways and career development • Opportunity to align housing growth with downtown revitalization • Regional partners (CRVEDP, CMC, school district, employers) ready to collaborate			

Appendices

BBP26 Participant Agenda

Building Better Places 2026 - Agenda

All events at the Grand Junction Convention Center, unless otherwise noted.

Tues February 10 | Build Shared Understanding & Direction

Teams learn about tools and frameworks for addressing community challenges and creating a stronger, place-based economy, then apply those learnings to their local context.

8:45 - 9:15 **Team Check-in and Registration** Atrium & Creekside Main
Teams arrive at GJCC, check in, find their table, and get coffee.

9:15 - 9:35 **Welcome & Overview** Creekside Main
Welcome, introductions, and overview of the workshop. Team leads share the community and economic development challenge they will focus on.

9:35 - 10:20 **The Strategic Landscape for Rural Economic Development** - Creekside Main
A combination of expert panel and full group discussion examining the important issues, trends, or conditions your communities are facing.

10:20 - 11:10 **Creating Place Value: Understanding Place-Based Economic Development** Creekside Main
A presentation to help build understanding around place-based economic development opportunities and strategies.

11:10 - 11:40 **Team Work Session 1: Reflect & Apply - Place Value** Creekside Main
Teams reflect on their own strategic landscape and place value opportunities, how they are positioned to move forward.

12:00 - 1:00 **Keynote: Catalyzing Investment in Local Economies** Creekside Main
Michael Shuman shares actionable insights for how communities can mobilize local capital, and the role of local governments in creating the conditions for local economies and investment to flourish. Q&A to follow.

1:00 - 1:20 **Team Work Session 2: Reflect & Apply - Local Investment** Creek Main
Teams reflect on the most locally-relevant ideas and strategies for catalyzing local investment and their ability to implement them.

1:20 - 2:05 **Connecting the Dots: Livable Community, Thriving Workforce**
Jessica Valand presents about supporting a thriving rural workforce and building more livable places. Group discussion to follow.

2:20 - 3:15 **Building Local Opportunity: Cultivating and Strengthening Local Business and Entrepreneurs** Creekside Main
Dalida Sassoon Bollig from Grand Junction Business Incubator Center, Trish Thibido from Center on Rural Innovation, and Sarah-Jane Johnson from the City of Durango present and discuss best practices for cultivating and strengthening local businesses and entrepreneurs. Group discussion to follow.

3:15 - 3:45 **Team Work Session 3: Reflect & Apply - Connecting the Dots & Building Local Opportunity** Breakout Rooms
Teams reflect on the strategies and opportunities shared to cultivate livable communities and strong entrepreneurial and rural tech ecosystems, and how they are positioned to move forward.

3:45 - 5:15 **Team Work Session 4: Envisioning Success** Breakout Rooms
Teams reflect on the ideas from the day and work together to align on key assets, opportunities, and a shared vision for success.

5:45 - 6:45 **OPTIONAL: Grand Junction Business Incubator Tour**
Participants coordinate their own transportation.

Wed February 11 | Clarify Needs, Opportunities, and Strategies

Teams learn practical strategies to move forward with planning, implementation, and engagement; assess their current and desired positioning; and develop strategies to advance their goals.

8:30 - 9:15 **Economic Development Planning & Implementation** Creekside Main
Using locally relevant case studies, CB will discuss a framework for economic development planning and implementation.

9:15 - 10:15 **Team Work Session 5: Bridging the Planning & Implementation Gap**
Teams discuss the planning and implementation framework and determine what they have and where there are gaps.

10:15 - 11:30 **Strategies Cross-Team Dialogue Roundtables** Breakout Rooms
In a collaborative, roundtable format, participants engage directly with experts and other community teams to ask practical follow-up questions and share their own experiences, tools, and successes. Individual team members explore topics of interest among: Local Investing & Community Capital, Workforce Development & Retention, Housing & Affordability, Rural Tech & Innovation, Tourism & Outdoor Recreation, Entrepreneurial Ecosystem, or Placemaking Strategies.

11:30 - 12:00 **Team Work Session 6: Reflect & Apply - Strategies** Breakout Rooms
Team members share learning and key takeaways from the cross-team roundtables and discuss how to incorporate them into their next steps.

1:15 - 2:15 **Transformative Engagement** Creekside Main
The CB team will share key strategies, learnings, and insights from the organization's decade of experience with community engagement efforts that transform local dialogue, build buy-in, and enhance capacity.

2:15 - 3:10 **Team Work Session 7: Bridging the Engagement Gap** Breakout Rooms
Teams discuss community engagement to determine what has been accomplished and where there are gaps. They identify ways to build the civic capacity and community support needed to move forward.

3:25 - 5:10 **Team Work Session 8: Strategies for Taking Action** Breakout Rooms
Teams clarify, refine, and prioritize strategies for Action Planning.

Thursday February 12 | Planning for Action

Teams work together to develop a detailed action plan outlining key next steps, roles, and resources to advance the economic development strategies identified in BBP.

8:15 - 8:30 *Team check in at GJCC and get settled* - Creekside Main

8:30 - 8:50 **Welcome & Introduction to Action Planning** Creekside Main
Community Builders staff present a brief overview of the action planning process, with an emphasis on methods to sustain progress and momentum.

8:50 - 11:50 **Team Work Session 9: Action Planning** Breakout Rooms
Now the rubber hits the road! Working from the notes and action items from each session over the past two days, teams are assisted by their facilitators to draft an action plan. Each team should identify actions, roles, responsibilities, timelines, and next steps.

11:50 - 1:00 *Boxed lunch served in Atrium*

1:00 - 2:00 **Closing Session & Wrap Up** Creekside Main
Teams participate in group photos, complete an evaluation form, and engage in a shared closing discussion and group dialogue.

Team Rifle Groundwork Summary

Overview of Team Application Request

The challenges and opportunities below were summarized from your BBP application.

Identified Challenges:

- **Downtown underperformance and lack of "stickiness":** Limited business diversity, few small-scale manufacturers, and a shortage of businesses that attract younger generations; downtown struggles to compete with big-box retail.
- **Weak market positioning and business capacity:** Many downtown businesses lack online presence, marketing tools, and clarity about current market demand.
- **Lack of a clear, Rifle-specific economic development focus:** No single entity is solely responsible for intentional, place-based economic development for Rifle itself.
- **Capacity and coordination constraints:** Limited staff and leadership capacity, difficulty prioritizing initiatives, and a need for stronger coordination across local and regional partners.
- **Economic concentration risk:** Strong interest in greater economic diversity, signaling concern about reliance on a narrow set of economic drivers.
- ***Group Discussion & reflection on challenges during Groundwork meeting:***
    - Will need to bring some of the team members up to speed, but the challenges listed above are already apparent to most people on the team
    - Weak marketing - people still rely on word of mouth, opportunity for growth
    - Need inventory of resources and support available for businesses & entrepreneurs
    - Lack of tourism entity
        - Don't intend to become a tourist hub
        - Want to leverage Rifle's assets (ex: new climbing gym & Rifle Mtn Park)
    - Lack of opportunities for young people
    - Language barriers - large Hispanic population
    - Lots of turnover in Rifle, retention a challenge

Identified Opportunities:

- **Reinvigorating the downtown/core** as a focal point for place-based economic development and community identity.
- **Import replacement through small-scale manufacturing,** paired with strategies to export "Rifle-made" products locally and beyond.
- **Building an intentional economic development strategy and tools tailored specifically to Rifle,** rather than relying primarily on regional efforts.
- **Leveraging recent public investments and data** (streetscape projects, infrastructure upgrades, and CRVEDP survey work) to guide next-step actions.
- **Using BBP to move from ideas to action,** helping the team develop clear policies, programs, and implementation steps that align placemaking with economic outcomes.
- **Additional Opportunities shared during Groundwork Meeting:**
    - Lots of momentum, lots of groups working on and thinking about this

- City perspective:
  - LUC & Comp Plan update, looking at form-based code across the City, want to enable place-based ED in a way that isn't possible under current regs. How to incentivize PB-ED?
- Need to building alignment among this group and their orgs/entities
- Building an economic toolbox for Council to consider/approve
  - Want to streamline the process of supporting entrepreneurs via approvals, incentives, etc.
- Understanding who we are (in order to understand who we can become):
  - Major demographic shift (avg age is 32)
    - To be a place that is livable and has amenities for young people and families is a big asset - need to communicate/market this
  - Hispanic population is about 40%; lots of Hispanic entrepreneurs

Survey Results: Team Alignment & Collaboration Experience

As of 1.13.26 - 7 respondents

Challenges and Opportunities

1. **In thinking about how economic development challenges compare to other important issues your community is facing, which description fits best with your perspective?**
   a. It is my topmost priority community issue: **14%**
   b. It is among my top 2-3 priority community issues: **86%**
   c. It is an important concern among a handful of community issues: 0%
   d. It is of lower importance or priority than many community issues: 0%
2. **List the top 3 drivers of your community's economic development challenges as you understand them.**
   - **Jobs–housing mismatch and outbound commuting:** A majority of residents leave Rifle daily for work, taking time, spending power, and community energy with them. This is tied to limited local job options, transportation constraints, and housing affordability.
   - **Limited economic and business diversity:** Rifle has a narrow mix of industries and employers, few locally rooted businesses, and missed opportunities for entrepreneurship and small business growth, which limits resilience and long-term stability
   - **Capacity gaps in workforce, leadership, and business support:** Challenges include workforce skill gaps, wages not keeping pace with cost of living, limited business acumen and financing options, lack of a Rifle-specific economic development entity, and inclusion barriers (especially for Spanish-speaking residents).
   - **Additions from Groundwork Meeting Discussion:**
     i. Don't see a lot cross-use of businesses across Hispanic & non-Hispanic communities (except Walmart & City Market)
        1. Need a more integrated, inclusive community and cultural economy
        2. Additional challenge of commuter culture, which makes is harder to build community
           a. Ex: harder to volunteer, etc. when commuting
     ii. Need a shared identity!

3. **List 2-3 ideas you've thought of so far about how the community can address its economic development challenges**
    - **Create more and better local jobs so residents can work where they live.** Emphasis on attracting and growing local employers, diversifying industries, and shifting employment opportunities back into Rifle to reduce up-valley commuting.
    - **Strengthen local businesses and entrepreneurship ecosystems.** Ideas include business education and mentorship, localized or revolving loan funds, incentives for local businesses, marketing assistance, and stronger support for startups and small businesses.
    - **Invest in workforce development and career pathways.** Partnering with schools, Colorado Mountain College, and local employers to build skills, create paid apprenticeships, and align training with local job opportunities, especially for youth and emerging workers.
4. **What would success look like to you if the community effectively addresses economic development?**
    - **Residents can live and work in Rifle.** Significantly fewer people commuting up-valley, with more local jobs that allow residents to keep their time, income, and daily life rooted in the community.
    - **A stronger, more diverse local economy.** More thriving small businesses, a broader mix of employers and industries, and greater resilience against economic cycles.
    - **A livelier, more connected downtown and community life.** A walkable, active downtown with businesses and "third places" that reflect and serve Rifle's younger, diverse population and foster civic pride.
    - **Clear workforce pathways and upward mobility.** Residents, especially youth, see visible career pathways in Rifle, with wages and training aligned to the cost of living and local opportunities.
    - **Greater quality of life and community investment.** Residents have more time, disposable income, and energy to participate in community life, support local businesses, and contribute to Rifle's long-term success.
5. **Additional information or context that is important in understanding and addressing our community's economic development challenges.**
    - **Economic change requires a mindset shift and long-term commitment.** Respondents emphasize that progress will not be quick; success depends on changing behaviors, building shared understanding, and doing the work now for future payoff.
    - **Rifle is not a tourism town, but has underleveraged assets.** There is tension around how to responsibly capitalize on natural, outdoor, and airport-related assets without shifting Rifle's identity or becoming tourism-dependent.
    - **Missed connections between visitors, assets, and local businesses.** People who pass through or recreate nearby are not effectively being connected to Rifle's downtown, businesses, or local offerings.
    - **Major strategic opportunities require coordination beyond the city.** The airport is seen as a significant opportunity, but governance, jurisdictional complexity, and timing (e.g., Aspen airport closure in 2027) require advance planning and intergovernmental coordination.
    - **Perception and narrative matter.** External perceptions of Rifle (e.g., difficult to work with, unclear development climate) are viewed as barriers that could be

addressed through clearer messaging, branding, and intentional economic development leadership.
- **Additions from Groundwork Meeting Discussion:**
  i. Increase sales tax revenue for the City
    1. This will help support infrastructure but also more support for local businesses and entrepreneurial ecosystem
    2. Bedroom community dynamic puts additional strain on local resources

TEAM DISCUSSION QUESTIONS

Why are we here?

A. Sharing individual perspectives. Why does this work matter to you? What role are you playing or do you hope to play in this work?

a. Kari - Creating a vibrant space in economic development so younger generations can stay
b. Delaney - Stronger local career paths for youth and families, increase awareness of local opportunities, especially among local youth
c. Helen - Livability & quality of life. Lack of communication & coordination a big gap to address. School activities that much of the community is unaware of.
d. Raquel - Have experienced a lot of community support and want other entrepreneurs to have access to that support too. Wants to address language barriers to make it easier for Spanish speaking entrepreneurs to access available resources. Celebrate Rifle and all of its possibilities.
e. Kim - Wants grandchildren to be able to stay, and youth that aren't college-bound to be able to stay local too
f. Erin - Wants her community to thrive and raise the next generation to take ownership and leadership and continue improving Rifle
g. Alicia - Feels responsibility to turn ideas into action
h. Zach - Rifle has a great foundation and so much opportunity, it's a challenge to prioritize. Third spaces are really important for building community–especially for younger generations–but obvious places for connection are lacking

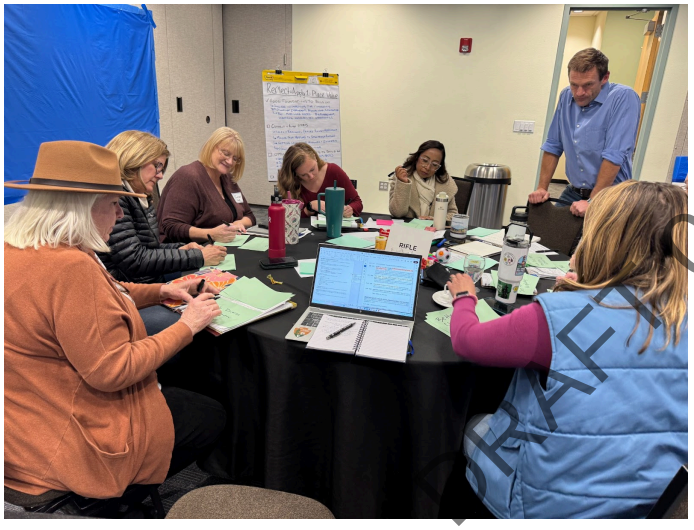
Capacity, Collaboration, Leadership

Thinking about who in your community is thinking about and working on this issue:
Likert scale responses 1-5

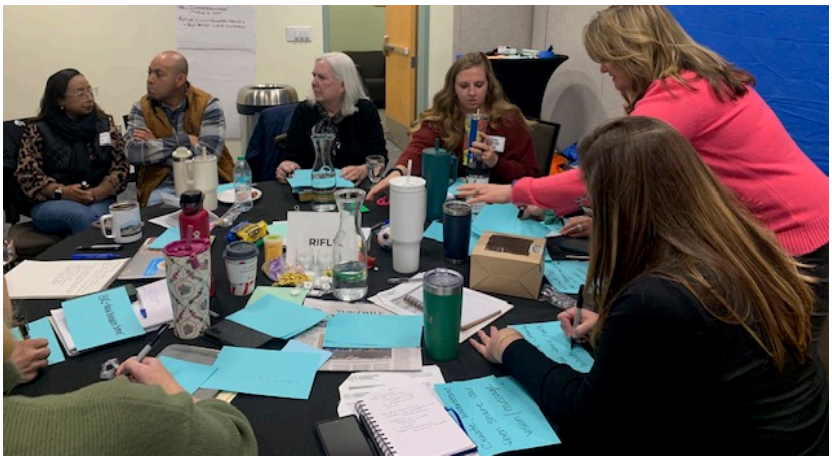
A. Leadership Engagement + Interest. To what degree are local officials or other community leaders **engaged** in local economic development? *Average ~3*
B. Leadership Alignment and Collaboration. To what degree are local officials or other community leaders **aligned** on economic development? *Average ~2*
C. Vision. Is there a clear / shared vision for local or regional economic development that we need to build on? If so, how broadly understood and supported is it? *Average ~2*
D. Community Pulse. To what degree is the community talking about or interested in economic development?

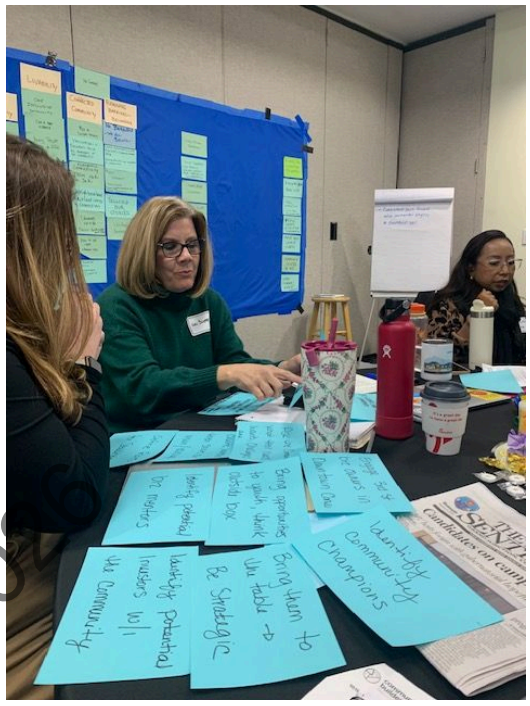
a. More diversity in opinion on this one, responses range from 1-4
b. There is engagement, but lacking alignment, especially among leadership
c. Many people don't know about community or economic development initiatives, and many don't have time to think about community efforts
d. Others don't want to see change
e. Boom-bust cycles have set people's expectations pretty low (even though Rifle is now a super-sustainable community)

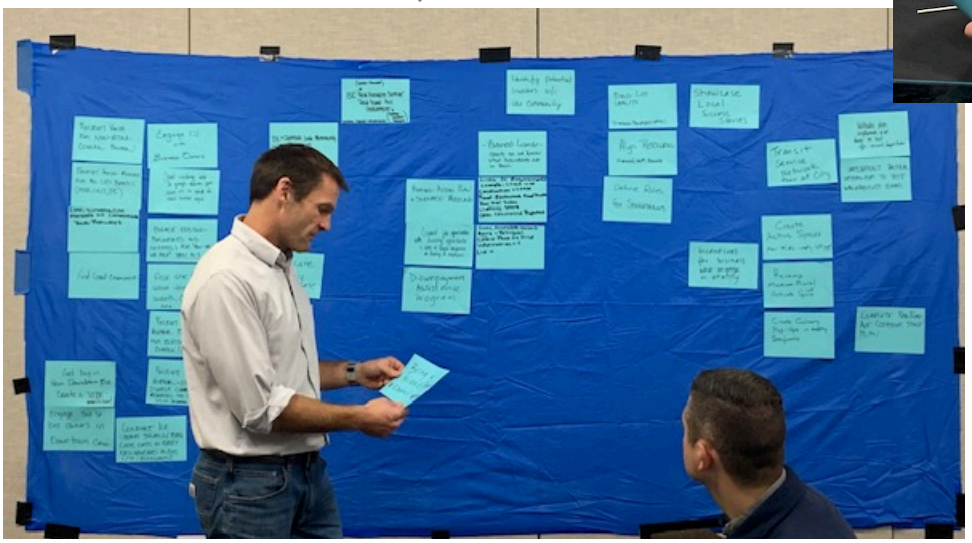
Team Rifle Work Session Photos - Day 1



Team Rifle Work Session Photos - Day 2







Team Rifle Work Session Photos - Day 3