



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

April 15, 2026

7:00 PM

202 Railroad Avenue, Rifle, CO 81650

5:30 - Workshop Dinner & 6:00 PM - Workshop Meeting

Discussion and Review

- a. Discuss the South Rifle Master Plan Draft

7:00 PM - Regular Meeting

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Public Comment** *(Maximum time permitted for Public Comment is 3 minutes per person)
*(Reserved for general comments or items on the agenda that are not a public hearing)
5. **Consent Agenda**
 - 5.a. Consider Minutes of the April 1, 2026 Regular Meeting
 - 5.b. Consider Declaring Decommissioned 1999 Ford E450 As Surplus
 - 5.c. Consider Approval of Xcel Energy Easement Request for Birch Park Transformer
 - 5.d. Consider Approval of Purchase Order for the Annual Contribution to Roaring Fork Transit Authority (RFTA)
 - 5.e. Consider Approval of Purchase Order to Garfield County Emergency Communications Authority for New World/Tyler User Agency Law Records and Law Mobile
6. **Action, if any, on Workshop Items**
7. **Presentation**
 - 7.a. Presentation of Plaque for Years of Service to Debra Funston, Chief of Police
8. **Public Hearing**

- 8.a.** Consider Sherwin Williams Annexation and Rezone to Community Service Commercial
 - 8.a.i.** Sherwin Williams Annexation to the City of Rifle - Resolution No. 11, Series of 2026
 - 8.a.ii.** Annexation Plan for the Sherwin Williams Annexation as Required Under the Municipal Annexation Act of 1965, As Amended - Resolution No. 12, Series of 2026
 - 8.a.iii.** Annexing to the City of Rifle as The Sherwin Williams Annexation - Ordinance No. 10, Series of 2026 (First Reading)
 - 8.a.iv.** Zoning Sherwin Williams Annexation to Community Service Business (CS) Zone District - Ordinance No. 11, Series of 2026 (First Reading)

9. Regular Agenda

- 9.a.** Consider the Appointment of Sara Brainard & Barb Asplund to the Rifle Housing Authority Board

10. Administrative Reports

- 10.a.** Report to City Manager

11. Comments from Mayor and Council

12. Adjournment

ACCESSIBILITY STATEMENT

The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call City Clerk Alexis Ramirez at 970-665-6405 or email our ADA Team at ADATeam@rifleco.org. Please allow 48 hours for your requests to be met.

La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame a la City Clerk Alexis Ramirez al 970-665-6405 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.

Rifle Open Space Master Plan

Programming Cost Estimate

April 8, 2026

Amenity	Quantity	Cost	Notes
Hiking Trails	Machine Built: 1.2 Miles Hand Built: 3.0 Miles Total: 4.2 Miles	Dante Harmony: <ul style="list-style-type: none"> Machine Built: (6,332LF)(\$5) = \$31,600 Hand Built: (15,640LF)(\$10 - \$15) = \$156,400 - \$234,600 Total: \$188,000 - \$266,200 Gumption Trailworks: <ul style="list-style-type: none"> Alignment finalization: \$10,000 - \$15,000 Trail Construction: (21,972LF)(\$7 - \$25) = \$153,800 - \$549,300 Total: \$163,800 - \$564,300 	Dante Harmony: <ul style="list-style-type: none"> Machine Built: \$5/LF Hand Built: \$10-15/LF Gumption Trailworks: <ul style="list-style-type: none"> Alignment finalization: \$10,000-\$15,000 Trail Construction: \$7-\$25/LF
Disc Golf	20.6 Acres (18-holes)	(Infrastructure price) Tee-pad sizes: 6.5'x13.5' Concrete: (9 Holes)(88SF)(\$7/SF) = \$5,544 Artificial turf: (9 Holes)(88SF)(\$8/SF) = \$6,336 Baskets: (19)(\$700) = \$13,300 Ground Sleeves: (18)(\$30) = \$540 Signs: \$1179 (+\$40 metal posts)(18) = \$1900 Total: \$27,620	Concrete Price: Birch Park Master Plan Cost Estimate Baskets and Ground Sleeve pricing from Cody Darling with Roaring Fork Disc Golf Club Tee Pad: Tee Pads Signage: Signage Price
Mountain Bike Skills Park	2.63 Acres	Total: \$25,000 - \$50,000 (Combined infrastructure & install)	Pricing from: Gumption Trailworks Local reference: The Yard - Cañon City (3 acres): \$40,000 (2021)

Pavilions, Picnic Tables, Grills		(Combined infrastructure & install) (1) X-Large Shade Shelter 30'x50': \$70,000 (4) Picnic Table: \$3,000/each (2) Bench: \$2,000/each (1) Trash Receptacle: \$1,500/each (8) Bike Rack: \$750/each (1) Drinking Fountain: \$8,000 Total: \$101,500	Local reference: Birch Park Site Amenities / Furnishings: \$182,000 (2023) Birch Park Master Plan Cost Estimate
Adventure Play	5,493 SF Play Area	Airplane Cable 250LF: \$400 Rope 200LF: \$300 Cable Fasteners/Hardware for 10 elements: \$500 Cement for 17-20 posts: \$400 15-20 Rounded trees from onsite Total: \$3,000 Labor and Equipment: \$1000 Course Inspection \$500-\$1000 Total: \$1,000 - \$2,000	Local reference: Ridgway Low Ropes Course: \$5,000 (2016) <ul style="list-style-type: none"> • Low ropes course in Top of Pines, uses existing trees. • 200-250 LF of rope and cable with 9-10 elements 12-24" off ground • Kid-friendly (8+) designed for 10 people at a time Top of the Pines
Playground	0.23 Acres (10,057 SF)	(Combined infrastructure & install) Poured-in-place rubber surfacing: (10,000SF)(\$24)=\$240,000 PIP Thickened Edge: (700LF)(\$30)=\$21,000 PIP Concrete sub slab: (10,000SF)(\$7)=\$70,000 PIP Underdrain System: \$15,000 Primary (5-12yo) play equipment: \$500,000 Toddler (2-5yo) play equipment: \$300,000 Seat boulders: (20)(\$500)=\$10,000 Log seating: \$5,000 Striping/painted games: \$150,000 Total: \$1,176,000	Local reference: Birch Park 500SF Inclusive Playground: \$588,000 (2023) Birch Park Master Plan Cost Estimate

Nature Play	0.15 Acres (6,456 SF)	(Combined infrastructure & install) Total: \$500,000	Local reference: Creekside Quest Children’s Garden (1 acre): 2015 \$100,000 Natural play area, with play features including kid-sized homestead log cabin and Native American teepees. Sculptured concrete boulders and sandbars for water play. Creek Valley Ecological Park
Outdoor Fitness Stations	800 SF (6-10 Stations)	Equipment / Freight / Installation: \$27,000 PIP Surfacing: \$18,000 Total: \$45,000	Quote provided from Kompan Fitness Stations
Dog Park	1.59 Acres	(Combined infrastructure & install) Water fountains Shaded seating areas Open fields Total: \$130,000	Local reference: Deerfield Dog Park (1.7 Acres): \$136,203 (2023)
Bouldering Structure	650 SF	(Combined infrastructure & install) Climbing equipment: \$50,000 Poured-in-place rubber surfacing: (650SF)(\$24)=\$15,600 PIP Thickened Edge: (150LF)(\$30)=\$4,500 PIP Concrete sub slab: (650SF)(\$7)=\$4,550 PIP Underdrain System:\$3,000 Total: \$77,650	Local reference: Birch Park “Lookout” Boulder Climbing: \$77,650 (2023) Birch Park Master Plan Cost Estimate
Interpretive Signage	1 Sign Pannel	(Combined infrastructure & install) Total: \$2,000	Local reference: Birch Park \$2,000/interpretive sign (2023) Birch Park Master Plan Cost Estimate

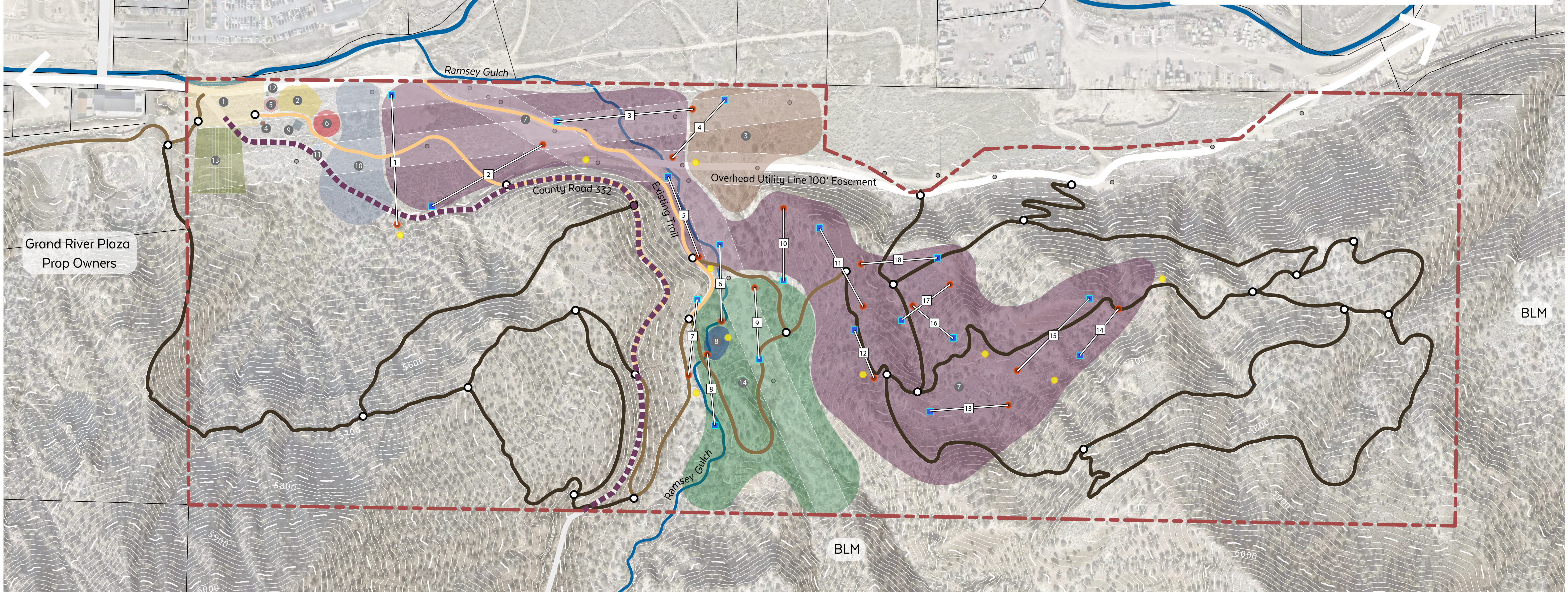
Archery Range	0.72 Acres (8 lanes)	(Combined infrastructure & install) Total: \$140,000	Local reference: Apex Archery Range Arvada, CO. \$140,319 (2025) 13,100SF 60-yard outdoor range
Parking Area	0.65 Acres (52 spaces)	(Combined infrastructure & install) Total: \$25,000	Local reference: Harvey Gap Parking Lot – 100 vehicles (2026) \$50,000 Request for Bid
Accessible Vault Toilet	1 precast concrete vault toilet	(Combined infrastructure & install) Total: \$32,000	Local reference: Grand Hogback Trail Pit Toilet (2022) \$32,192

PROPOSED AMENITIES

Amenity	Unit	Amenity	Unit
1 Parking Area	0.65 Acres 28,530 Sq Ft	8 Nature Play	0.15 Acres 6,456 Sq Ft
2 Playground	0.23 Acres 10,057 Sq Ft	9 Outdoor Fitness Stations	0.02 Acres 800 Sq Ft
3 Mountain Bike Skills Park	2.63 Acres 114,435 Sq Ft	10 Dog Park	1.59 Acres 69,467 Sq Ft
4 Accessible Pit Toilet	100 Sq Ft	11 Bouldering Structure	650 Sq Ft
5 Pavilions, Picnic Tables, Grills	0.04 Acres 1,541 Sq Ft	12 Interpretive Signage	6 - 16 Sq Ft
6 Adventure Play	0.13 Acres 5,493 Sq Ft	13 Archery Range	0.72 Acres 31,453 Sq Ft
7 Disc Golf	20.6 Acres 897,237 Sq Ft	14 Preservation Area	6.52 Acres 283,851 Sq Ft

LEGEND

- City Parcel Boundary
- Garfield County Parcels
- 100' Contours
- 10' Contours
- Proposed Trails**
- Intersection
- Machine Built Existing Improved Trail (>4') = 3,400 LF / 0.65 Mi
- Machine Built Proposed Trail (>4') = 2,932 LF / 0.55 Mi
- Hand Built (<4') = 15,640 LF / 2.96 Mi
- Downhill Flow Trail (Future Connection to Regional Trail Network)
- Proposed Disc Golf**
- Tee
- Basket
- Alternate Basket
- Flight





Agenda Item #5.a.

Agenda Item Name:

Consider Minutes of the April 1, 2026 Regular Meeting

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Consider Minutes of the April 1, 2026 Regular Meeting

Recommended Action:

Move to approve the minutes of the April 1, 2026, City Council Regular Meeting.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Minutes of the April 1, 2026, Regular Meeting.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. 04.01.2026 DRAFT Minutes



RIFLE CITY COUNCIL

REGULAR MEETING

April 1, 2026

7:00 p.m.

202 Railroad Avenue Rifle, CO

CALL TO ORDER & ROLL CALL

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

Present at Roll Call:

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

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

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Parks & Recreation Director Austin Rickstrew, Lieutenant Mike Kuper, Community Development Director Zach Higgins, Procurement & Grant Reporting Manager Iris Trevisano, Systems Administrator I Brenda Maes, Parks and Facilities Maintenance Manager Keith Gray, Recreation Manager Matt Rowe, Finance Director Scott Rust, Tom Whitmore, Parks Maintenance Worker Ronnie Chick and family.

PUBLIC COMMENT

No public comments heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the March 18, 2026 Regular Meeting
- B. Consider Liquor License Renewal for Rifle Tequila's Inc. dba Tequila's
- C. Consider Liquor License Renewal for Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa
- D. Consider Adopting Liquor Permitting Process for Festivals – Ordinance No. 9, Series of 2026 (2nd Reading)
- E. Consider Approval of Purchase Order for 2026 Shelter & Impoundment Services Provided by Journey Home Animal Shelter
- F. Consider Approval of the Purchase of Pool Chemicals

Councilor Alicia Gresley moved to approve Consent Agenda Items A, B, C, D, E and F; seconded by Councilor Michael Clancy.

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

No – None.

PRESENTATION

Recognition Plaque for 28 Years of Service – Ronnie Chick

Parks & Recreation Director Austin Rickstrew presented Ronnie Chick with a plaque honoring his 28 years of service to the city, recognizing his vital role in maintaining parks and sports fields, support of youth sports, induction into the Colorado River Valley Little League Hall of Fame, and lasting positive impact on the community.

Comment heard from Mayor Clint Hostettler.

PUBLIC HEARING

Consider Adopting the Colorado Wildfire Resiliency Code by Reference - Ordinance No. 8, Series of 2026 (2nd Reading)

ORDINANCE NO. 8, SERIES OF 2026

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
CHAPTER 18 OF THE RIFLE MUNICIPAL CODE TO ADOPT BY REFERENCE THE
COLORADO WILDFIRE RESILIENCY CODE, 2025 EDITION; PROVIDING
PENALTIES FOR VIOLATION OF THE PROVISIONS OF THIS PRIMARY CODE.
AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE
AND THE CODE ADOPTED HEREIN BY REFERENCE.**

Mayor Clint Hostettler opened the public hearing.

Public Notice was met.

Community Development Director Zach Higgins presented request to consider adopting the Colorado Wildfire Resiliency Code by reference – Ordinance No. 8, Series of 2026 on second reading. The adoption of the Colorado Wildfire Resiliency Code is intended to increase fire protection in affected areas of the city and help prevent or slow the spread of fire during major wildfire events. Item was presented on the March 18th, 2026, council meeting for review on first reading and no changes have been made to second reading request.

No public comment was heard.

Mayor Clint Hostettler closed the public hearing.

Councilor Scott Marsh moved to adopt the Colorado Wildfire Resiliency Code by reference as presented - Ordinance No. 8, Series of 2026 on second reading; seconded by Councilor Jonathan Rice.

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

No – None.

REGULAR AGENDA

Consider Commercial Lease and Food and Beverage Agreement for Rifle Creek Golf Course

Parks & Recreation Director Austin Rickstrew presented request to consider the commercial lease and food and beverage agreement for the Rifle Creek Golf Course. Staff recommends entering into a Commercial Lease and Food and Beverage Concessionaire Agreement with The Rough, LLC to operate the restaurant and related food and beverage services at Rifle Creek Golf Course. The City will receive base rent with 3% annual increases during any extended term. The City will remain responsible for major structural components, primary building systems, and kitchen equipment, except in cases of tenant negligence, while The Rough, LLC will handle daily maintenance, cleaning, and general upkeep of the restaurant. Under the Concessionaire Agreement, The Rough, LLC must provide food and beverage services consistent with golf course operations, including restaurant service, beverage cart service on weekends and during all tournament and league play (generally May–September), and adequate staffing and carts based on course demand. The lease term runs through December 31, 2026, with automatic extension unless the City provides written notice of termination at least 90 days before the end of the current term.

Comments heard from Councilor Scott Marsh and Councilor Alicia Gresley.

Parks & Recreation Director Austin Rickstrew answered questions for Council.

Councilor Michael Clancy moved to approve the Commercial Lease Agreement and the Food and Beverage Agreement with The Rough, LLC., and authorize the City Manager to execute the agreements; seconded by Councilor Karen Roberts.

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

No – None.

Consider Purchase of a Ford Escape for the Utility Department

Procurement and Grant Reporting Manager Iris Trevisano presented request to consider the purchase of a Ford Escape for the Utility Department. Staff recommends the purchase of a 2026 Ford Escape Active AWD as the new locate vehicle for the Water Department, replacing a high-mileage 2009 Ford Explorer originally used by the Police Department. The vehicle would be acquired via cooperative purchase from Phil Long Ford of Denver for \$32,323.14 (including a light bar), which is within the \$30,000–\$35,000 budget and includes upfitting prior to delivery.

Councilor Alicia Gresley moved to approve the purchase of a 2026 Escape Active AWD for the Water Department from Phil Long Ford of Denver in the amount of \$32,323.14; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Adoption of Investment Policy — Resolution No. 10, Series of 2026

Finance Director Scott Rust presented request to consider the adoption of an investment policy – Resolution No. 10, Series of 2026. The City Council reviewed a draft Investment Policy developed following a March 18, 2026 workshop discussion on the City’s investment portfolio. The policy formalizes the City’s existing conservative investment approach, which focuses on maximizing returns while prioritizing principal safety, maintaining liquidity, and complying with state statutes. The City currently manages approximately \$50 million in pooled cash, investing excess funds in local government investment pools, U.S. Treasury notes, certificates of deposit, and money market accounts. Investment earnings are distributed proportionally across funds, and recent higher interest rates generated approximately \$2.2 million in revenue last year. Staff emphasized the importance of maintaining reserves for financial stability, capital projects, and avoiding debt, noting that the City’s fiscally conservative approach has enabled major investments without borrowing. The proposed policy establishes clear guidelines to ensure responsible investment practices, optimize returns, and support long-term fiscal sustainability.

Comments were heard from City Attorney Jim Neu, Councilor Jonathan Rice, Councilor Alicia Gresley, Councilor Karen Roberts and Mayor Clint Hostettler.

Finance Director Scott Rust and City Manager Patrick Waller answered questions for Council.

Councilor Jonathan Rice moved to adopt the City of Rifle Investment Policy - Resolution No. 10, Series of 2026; seconded by Councilor Scott Marsh.

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

No – None.

Consider Amendment Request Letter for Local Planning Capacity Grant - Housing Action Plan

Community Development Director Zach Higgins presented request to consider amendment letter for the Local Planning Capacity Grant – Housing Action Plan. Amendment letter proposition is to utilize an additional \$50,000 in funding made available through Proposition 123 Fast Track requirements. The funds would be used to complete the required Housing Action Plan ahead of the state deadline of January 1, 2028, targeting completion by September 2027. This approach allows the City to stay ahead of an unfunded mandate while minimizing the use of local funds, with no additional matching requirement.

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

Community Development Director Zach Higgins and City Manager Patrick Waller answered questions for Council.

Councilor Alicia Gresley moved to approve the amendment request letter for DOLA LPC Grant #25-069 Rifle - Resilient Land Use and Development; seconded by Councilor Jonathan Rice.

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

No – None.

Consider Purchase of Two Upfit Packages for New Police Interceptor Patrol Vehicles

Procurement and Grant Reporting Manager Iris Trevisano and Lieutenant Mike Kuper presented request to consider the purchase of two Upfit Packages for the two New Police Interceptor Patrol Vehicles. On March 18, City Council directed staff to proceed with the purchase of two additional police units, which now require professional upfitting consistent with the existing fleet. Upfit will be done by GreyCo Customs in rifle, following the procurement process as it is a vendor that is currently meeting the needs of city vehicles. The total cost for the upfit packages is \$58,399.67 for both vehicles, with an additional estimated 5% shipping cost to be determined upon equipment arrival.

Comments were heard from Councilor Clint Hostettler and Councilor Alicia Gresley.

Procurement and Grant Reporting Manager Iris Trevisano and Lieutenant Mike Kuper answered questions for Council.

Councilor Jonathan Rice moved to approve the purchase of two upfit packages for new police interceptor patrol vehicles from GreyCO Customs in the amount of \$58,399.67; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Award to Boundaries Unlimited Inc. for the Design of the Northeast 1,000,000 Gallon Tank Design

Procurement and Grant Reporting Manager Iris Trevisano and Civil Engineer Craig Spaulding presented request to consider award to Boundaries Unlimited, Inc. for the design of the Northeast 1, 000,000-gallon water tank design. Staff issued an RFP for the design of a new 1,000,000-gallon northeast water tank, receiving proposals from two qualified consultants after a mandatory pre-bid meeting with five participants. Following evaluation, the selection committee recommended awarding the design contract to Boundaries Unlimited out of Glenwood Springs, based on their experience and proposal quality. The additional tank, planned for decades and located adjacent to the existing northeast tank, will improve system reliability, support maintenance flexibility, and serve the growing northeast service area. The project was budgeted at \$200,000 for 2026, and the selected proposal came in significantly under budget at approximately \$119,994, largely due to updated cost conditions and the consultant’s familiarity with similar recent projects.

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

Civil Engineer Craig Spaulding answered questions for Council.

Councilor Scott Marsh moved to approve award to Boundaries Unlimited Inc. for the design of the Northeast 1,000,000 Gallon Tank Design in the amount of \$119,994; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Award to Colorado River Engineering for the Design of the Railroad Avenue 9th St to Highway 13 Design

Procurement and Grant Reporting Manager Iris Trevisano and Civil Engineer Craig Spaulding presented request to consider award to Colorado River Engineering for the design of the Railroad Avenue 9th St. to Highway 13 design. Staff issued an RFP for the design of the Railroad Avenue, 9th Street to High Street project, with seven consultants attending the mandatory pre-bid meeting and three proposals submitted. After review, the selection committee recommended awarding the contract to Colorado River Engineering of Rifle. The project represents the final segment of Railroad Avenue rehabilitation and has expanded in scope to include evaluation and potential replacement of aging water and sewer infrastructure identified through recent inspections. The design will incorporate phased construction to address utility needs, maintain service, and minimize public impact. Additionally, the project includes a traffic study and planned improvements to the intersection of 16th Street and Railroad Avenue to accommodate current and future growth.

Comments were heard from Councilor Scott Marsh, Councilor Jonathan Rice and Mayor Clint Hostettler.

Civil Engineer Craig Spaulding answered questions for Council.

Councilor Jonathan Rice moved to approve award to Colorado River Engineering for the design of the Railroad Avenue 9th St to Highway 13 Design in the amount of \$231,500.00; seconded by Councilor Karen Roberts.

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

No – None.

Report to City Manager

Reports were heard from City Manager Patrick Waller, Finance Director Scott Rust, Community Development Director Zach Higgins, Civil Engineer Craig Spaulding, and Parks & Recreation Director Austin Rickstrew.

Comments from Mayor and Council

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

Adjournment

Meeting adjourned at 8:08 p.m.

Alexis Ramirez
City Clerk

Clint Hostettler
Mayor



Agenda Item #5.b.

Agenda Item Name:

Consider Declaring Decommissioned 1999 Ford E450 As Surplus

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager

Item Description:

Authorization to declare decommissioned vehicles a surplus, to allow disposal by auction. Per Municipal Code Sec. 4-3-610

Recommended Action:

Move to approve designation of Ford E-450 (Unit Number 666) as surplus.

Fiscal Impact:

Recovery of funds initially used for purchasing de-commissioned vehicles; these vehicles would no longer be required to be carried on insurance.

Operational Impact:

Clears inventory and reduces overhead of maintenance responsibilities.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Unit 0666 is a 1999 Ford E450 with 36,420 miles. The van has been used by the utilities department to hold the televising equipment for scoping sewer lines. Rather than purchasing a new vehicle, Staff identified the under utilization of the Channel 10 van and transferred that vehicle to the Utility Department. This process has resulted in a net decrease to the City's fleet.

Notification Requirements:

N/A - The auction will be posted on the city website.

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. 0666 - 1999 Ford E450



Vehicle Information

Fleet #: 95454
Fleet Name: 0666 - 1999 Ford E450
Mileage: 36420.0
Hours: 0.0
Original Purchase Date: 01/01/1999
Original Purchase Price: 48,380.00
Department: Water
Make: Ford
Model: E450 Bus
Year: 1999
VIN #: 1FDXE40S5XHA17666
License Plate: 003FND
Description: Televising Equip. Van
Status: Decommissioned
Fuel Card: 49433
Status:

Vehicle Replacement Rating

Age	Activity	Usage	Cost	Condition	Overall
26.0	2.0	3.6	0.0	5.0	36.6



Agenda Item #5.c.

Agenda Item Name:

Consider Approval of Xcel Energy Easement Request for Birch Park Transformer

Presenter:

Craig Spaulding, Civil Engineer

Item Description:

Xcel Energy Easement Acquisition for Birch Park Transformer

Recommended Action:

Move to approve Xcel Energy's request for an easement at Birch Park

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

The Birch Park property includes an existing electrical transformer that originally served the prior owner's irrigation system. That transformer now serves both the original owner's irrigation system and the electrical service for Birch Park.

During the meter request process for Birch Park's electrical service, it was discovered that the existing transformer is not located within a recorded easement.

Executive Summary:

Granting the easement will not result in any physical changes to the park. It will simply provide Xcel Energy with the access necessary to operate and maintain the transformer supporting the park's electrical service.

Because the transformer serves the City of Rifle, no compensation for the easement is warranted.

Notification Requirements:

N/A

Prepared By:

Craig Spaulding, Civil Engineer

Attachments:

1. Xcel EAS - 2025 Birch Ave - City of Rifle 4-2-26
2. Memo_Xcel Easement_Birch Park

S-T-R: SE1/4 4 - 6S - 93W, 6th	Grantor: City of Rifle	SAP SN No: 15952349
County: Garfield	Address/Intersection: 2025 Birch Ave, Rifle, CO 81650	Reception No:
Division-City/Town: Western Slp - Rifle	Dist/HP Trans: Dist	Surveyor: A. Thomas, PLS 38274
Division Agent: Mayorga	Contract Agent/Co: N/A	Survey Company: River City Consultants
LAT & LONG GPS: 39°32'52.59"N / 107°46'18.18"W		

**PUBLIC SERVICE COMPANY OF COLORADO
UTILITY EASEMENT**

The undersigned Grantor (whether one or more) hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement (“**Easement**”) for utility lines, and all fixtures and devices used or useful in the operation of the same, on, through, over, under, across, and along a course as said lines may be hereafter constructed in A **PARCEL OF LAND** in the SE1/4 of Section 4, Township 6 South, Range 93 West of the 6th P.M. in the following lands located in County of Garfield, State of Colorado, the easement being described as follows (“**Easement Area**”):

SEE EXHIBIT A AND EXHIBIT B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Together with the right (i) to enter upon said premises, to survey, construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, improve, enlarge, remove, maintain and use utility lines and related communication facilities, other fixtures, devices, and appurtenances used or useful in connection therewith (collectively the “**Facilities**”), and (ii) to remove objects interfering therewith, including the trimming or felling of trees and bushes, and (iii) to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said Facilities and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery.

The Grantor reserves the right to use and occupy the Easement Area for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's Facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any temporary or permanent buildings, structures (including without limitation trailers or mobile homes), signs, or wells on, under, or over the Easement Area. No other objects shall be erected, placed, or permitted to remain on, under, or over the Easement Area, which will or may interfere with the Facilities installed on the Easement Area or interfere with the exercise of any of the rights herein granted. No failure by Company to remove or otherwise raise an objection to any objects or improvements located or installed on the Easement Area by Grantor, shall be deemed to constitute consent on the part of Company to such improvements or objects, nor a waiver of Company’s rights regarding removal of any such improvements or objects.

Grantor agrees to contact the Call Before You Dig - Utility Notification Center of Colorado (1-800-922-1987), or any similar one-call utility line locator system which may replace or supplement it, at least four (4) business days (or such longer time if required by applicable law) prior to the commencement of construction, excavation, or digging of the Easement Area to arrange for field locating of Facilities.

Grantor shall disclose to Company any pre-existing waste materials (“Pre-Existing Wastes”), that Grantor knows or reasonably suspects to be present in soils, water (surface or groundwater), vapors or air, whether on, in, above, migrating to or from, or under the Easement Area and any other information that would help Company assess the risks of working in the area. Company shall have the right to perform environmental sampling in the Easement Area at its discretion. If Company encounters any Pre-Existing Wastes, Company retains the right to stop work and may choose to exercise that right. Grantor shall retain its obligations to comply with all applicable laws and regulations related to such Pre-Existing Wastes. Grantor shall release Company from any claims or responsibilities related to such Pre-Existing Wastes.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement area and any adjoining premises used by Company shall be restored substantially to its original level and condition following completion of Company activities, taking into account, among other things, the existence of the Facilities and the restrictions stated in this Utility Easement.

The provisions of this Easement shall run with, be binding on and burden the Easement Area and shall bind and benefit the heirs, executors, administrators, personal representatives, successors, and assigns of Grantor and Company. Non-use or a limited use of the Easement Area shall not prevent Grantee from thereafter making use of the Easement Area to the full extent herein authorized.

Grantor warrants and represents that Grantor is the owner of the Easement Area and has the right to sell, transfer, convey, confirm and grant this Easement and the rights contained herein. This Easement is binding on Grantor, is not conditioned upon obtaining the consent of any third party.

This Easement incorporates all agreements between the parties as to the subject matter of this Easement, and no prior representations or statements, verbal or written, shall modify, supplement or change the terms of this Easement. This Easement consists of the document entitled “Utility Easement”, and Exhibit(s) containing a legal description and a sketch depicting the legal description, if referenced above or attached hereto. No other exhibit, addendum, schedule or other attachment (collectively “**Addendum**”) is authorized by Company, and no Addendum shall be effective and binding upon Company unless executed by an authorized representative of Company.

EXHIBIT A

An easement across a parcel of land as recorded at Reception Number 627610 situated in the southeast quarter of the southeast quarter of Section 4, Township 6 South, Range 93 West of the 6th Principal Meridian, County of Garfield, State of Colorado, said easement being more particularly described as follows:

Commencing at a 1" plastic cap marked PLS 36572 PROP CORNER, at the northwest corner of Lot 53 of Promontory at Graham Mesa Filing 2, whence a 2.5" aluminum cap for the south quarter corner of said Section 4 bears North 88°55'47" West, with all bearings herein relative thereto,

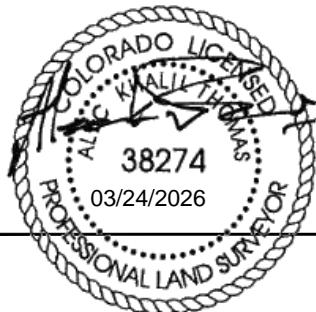
Thence North 46°47'33" West, a distance of 53.99 feet to the east line of said parcel and the Point of Beginning;

Thence North 88°59'00" West, a distance of 21.26 feet;

Thence North 01°01'00" East, a distance of 15.00 feet;

Thence South 88°59'00" East, a distance of 21.26 feet to the said east line;

Thence South 01°01'00" West, a distance of 15.00 feet to the Point of Beginning. Said easement containing 319 square feet or 0.01 acres more or less.



This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81506

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original

EXHIBIT B

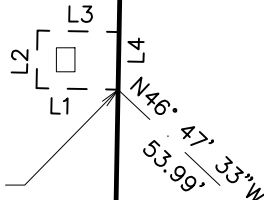
RECEPTION NUMBER 627610
 SE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 4
 TOWNSHIP 6 SOUTH, RANGE
 93 WEST. SIXTH PRINCIPAL
 MERIDIAN. COUNTY OF
 GARFIELD. COLORADO
 PARCEL NUMBER
 217704400032

Line Table		
Line #	Length	Direction
L1	21.26'	N88° 59' 00"W
L2	15.00'	N01° 01' 00"E
L3	21.26'	S88° 59' 00"E
L4	15.00'	S01° 01' 00"W

FOUND 2.5" Ø ALUMINIUM CAP
 (SOUTH 1/4 S.4)
 QED

POINT OF BEGINNING

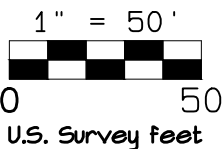
N88° 55' 47"W 2675.99'



N46° 47' 33"W
 53.99'

BIRCH AVE

FOUND 1" Ø PLASTIC CAP
 #5 REBAR
 PLS 36572
 PROP CORNER
 PROMONTORY AT
 GRAHAM MESA FILING 2



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

215 Pitkin Avenue, Unit 201
 Grand Junction, CO 81501
 Phone: 970.241.4722
 Fax: 970.241.8841
 www.rccwest.com

Drawn: AKT | Checked: NA | 3/22/26 | Job No. 0026-1694

S:\PROJECTS\0026 XCEL\1694 2025 Birch Street (E)\0026-1694.dwg

ENGINEERING



TO: Patrick Waller
FROM: Craig Spaulding
DATE: April 7, 2026
RE: Grant of Easement for Birch Park Transformer

The Birch Park property includes an existing electrical transformer that originally served the prior owner's irrigation system. That transformer now serves both the original owner's irrigation system and the electrical service for Birch Park.

During the meter request process for Birch Park's electrical service, it was discovered that the existing transformer is not located within a recorded easement. Granting this easement will remedy that issue while allowing the transformer to remain in its current location, where it is outside of the right-of-way and does not conflict with any park services or amenities.

Granting the easement will not result in any physical changes to the park. It will simply provide Xcel Energy with the access necessary to operate and maintain the transformer supporting the park's electrical service.

Because the transformer serves the City of Rifle, no compensation for the easement is warranted.



Agenda Item #5.d.

Agenda Item Name:

Consider Approval of Purchase Order for the Annual Contribution to Roaring Fork Transit Authority (RFTA)

Presenter:

Patrick Waller, City Manager

Item Description:

This is an annual contribution to the Roaring Fork Transportation Authority (RFTA).

Recommended Action:

Move to approve a Purchase Order for Roaring Fork Transit Authority for the Hogback bus service in the amount of \$40,000.

Fiscal Impact:

This is a budgeted expense for 2026

Operational Impact:

The funding supports the Grand Hogback service provided by RFTA. The Grand Hogback service runs from Rifle to Glenwood Springs.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

City of Rifle supports RFTA's operation of the Grand Hogback bus service with an annual \$40,000 contribution. This amount was included in the budget for 2026.

Notification Requirements:

No additional notice required.

Prepared By:

Scott Rust, Finance Director

Attachments:

1. PO Request - Roaring Fork Transportation Authority (RFTA) - 2026 Annual Contribution



**CITY OF RIFLE
PURCHASE REQUEST**

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

2.	Vendor Address

3.	For the Purchase of (description)

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

5.	Dept. Name	General Ledger Acct #

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

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
		Cooperative Purchasing:	Sec 4-3-90
		Open Market:	Sec. 4-3-40(c)
		Comparative Pricing:	Sec. 4-3-40(d)
		Request for Proposal:	Sec. 4-3-40(e) (attach bid tab)
		Competitive Sealed Bid:	Sec.4-3-40(f) (attach bid tab & advertisement)
		Sole Source:	Sec. 4-3-40(a) (attach memo)

8.	Authorization Required
City Manager	
City Council	

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

10.	Purchase Order # assigned by Finance

TABLE 1 - IS A PURCHASE ORDER NECESSARY

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

TABLE 2 - METHODS OF SOURCE SELECTION

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

TABLE 3 - LOCAL VENDOR PREFERENCE

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



Agenda Item #5.e.

Agenda Item Name:

Consider Approval of Purchase Order to Garfield County Emergency Communications Authority for New World/Tyler User Agency Law Records and Law Mobile

Presenter:

Mike Kuper, Lieutenant

Item Description:

Consider approving a Purchase Order to Garfield County Emergency Communications Authority in the amount of \$28,695.21 to pay for our agency share of New World/Tyler User Agency Law Records and Law Mobile.

Recommended Action:

Move to approve Purchase Order to Garfield County Emergency Communications Authority in the amount of \$28,695.21.

Fiscal Impact:

This item was budgeted at \$30,500 in the FY2026 adopted budget. The total purchase order request is \$28,695.21. This results in a net variance of \$(1,804.79), or 5.92% under budget.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

This expense is a recurring annually contracted expense with Garfield County Communications Authority and was approved as an expense in the 2026 police budget.

Executive Summary:

New World/Tyler Technologies is the platform used by the Police Department to maintain records, conduct criminal history and driver's license queries, and manage contacts. The law records portion of this expense covers licensing and all functions related to the storage, management, and retrieval of police records. The law mobile portion covers licensing for mobile units, allowing officers to access police records from their vehicles.

Law records charges are calculated at \$1.23 per incident per agency. Rifle Police Department was billed for 14,566 incidents, totaling \$17,851.68. Law mobile charges are based on the number of mobile units per agency; Rifle Police was billed for 24 units, totaling \$10,843.53. The combined total for both services is \$28,695.21.

Notification Requirements:

N/A

Prepared By:

Scott Rust, Finance Director

Attachments:

1. PO Request - Garfield County Emergency Comm Authority - 2026 Tyler New World



**CITY OF RIFLE
PURCHASE REQUEST**

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

2.	Vendor Address

3.	For the Purchase of (description)

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

5.	Dept. Name	General Ledger Acct #

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

7.	Purchasing Process Required (Rifle Municipal Code sections for guidance)		
	Cooperative Purchasing:	Sec 4-3-90	
	Open Market:	Sec. 4-3-40(c)	
	Comparative Pricing:	Sec. 4-3-40(d)	
	Request for Proposal:	Sec. 4-3-40(e)	(attach bid tab)
	Competitive Sealed Bid:	Sec.4-3-40(f)	(attach bid tab & advertisement)
	Sole Source:	Sec. 4-3-40(a)	(attach memo)

8.	Authorization Required	
	City Manager	
	City Council	

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

10.	Purchase Order # assigned by Finance	
------------	---	--

TABLE 1 - IS A PURCHASE ORDER NECESSARY

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

TABLE 2 - METHODS OF SOURCE SELECTION

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

TABLE 3 - LOCAL VENDOR PREFERENCE

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



Agenda Item #7.a.

Agenda Item Name:

Presentation of Plaque for Years of Service to Debra Funston, Chief of Police

Presenter:

Patrick Waller, City Manager

Item Description:

Retirement Plaque to Chief of Police Debra Funston

Recommended Action:

Presentation Only.

Fiscal Impact:

N/A

Operational Impact:

As Debra Funston retires, Lieutenant Mike Kuper has been assigned to be the Interim Chief of Police for City of Rifle.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

City of Rifle Police Chief Debra Funston retired from the Rifle Police Department on April 12. Chief Funston has served the Rifle community since December 2021 and her career in public service spans 37-years.

City of Rifle Staff will present a plaque to Chief Funston honoring her for her dedicated service to the community.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

None



Agenda Item #8.a.

Agenda Item Name:

Consider Sherwin Williams Annexation and Rezone to Community Service Commercial

Presenter:

Geir Sverdrup
Zach Higgins, Community Development Director

Item Description:

The applicant seeks annexation and zoning of 1.01 acres into the City of Rifle. The applicant requests that property be zoned CS (Community Service Commercial) for development of a Sherwin Williams Paint Store.

Recommended Action:

Move to approve Resolution No. 11, Series of 2026, Resolution No. 12, Series of 2026, Ordinance No.10, Series of 2026 & Ordinance No. 11, Series of 2026 on first reading as presented and order it to be published as required by Charter.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

Planning Commission has recommended approval of the zoning to CS and of the annexation of 1.02 acres at their March 30th regularly scheduled meeting.

Background Information:

The annexation process began in October 2025 with submission of a petition by 100% of the property owners. In early 2026, City Council found the petition compliant and scheduled a public hearing, and on March 31, 2026, the Planning Commission recommended approval of the zoning. On April 15, 2026, City Council will hold public hearings on the annexation and zoning, consider adopting Resolutions No. 11 and No. 12, Series of 2026 and introduce Ordinances No. 10 (Annexation) and No. 11, Series of 2026 (Zoning) on first reading.

Executive Summary:

Resolution No. 11, Series of 2026 confirms that the annexation meets all requirements of the Municipal Annexation Act, while Resolution No. 12, Series of 2026 establishes that the City's existing planning documents satisfy annexation plan requirements. Ordinance No. 10, Series of 2026 annexes the property into the City limits, and Ordinance No. 11, Series of 2026 applies Community Service Business (CS) zoning to the property.

The ordinances require two readings, with first reading completed on April 15, 2026, and second reading and final adoption scheduled for May 6, 2026. Following adoption, the City Clerk will complete all required filings, recordings, and map updates with the appropriate City, County, and State agencies.

Notification Requirements:

Notice has been met.

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. CC Staff Report - Sherwin Williams Airport Road and Enterprise Court - 4-15-2026

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: City of Rifle City Council
FROM: Zach Higgins, Community Development Director
 Geir Sverdrup, Senior Planner
DATE: April 15, 2026
SUBJECT: Sherwin Williams Annexation
LOCATION: SWC Airport Road and Enterprise Court Alignment
CASE #: Annexation 2026-004
APPLICANT: Jake Butler for Karen L. Synder Meganck & Cameron Hunter Meganck

REQUEST

The applicant seeks annexation and zoning of 1.02 acres into the City of Rifle. The applicant requests that property be zoned CS (Community Service Commercial) for development of a Sherwin Williams Paint Store.

Vicinity Map



COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



LOCATION:

The property is located directly south of Airport Road and west of the Enterprise Court alignment. The Last Chance Ditch runs east/west along the southern property line of the parcel this project will be split from.

ANNEXATION PROCESS

Annexation and zoning is the City's opportunity to ensure that proposed land uses and zoning standards are aligned with the City's vision for the area as described in the Comprehensive Plan and the neighborhood criteria of the Rifle Municipal Code.

State annexation laws and the Rifle Municipal Code give the Planning Commission and City Council a large amount of discretion to approve, deny, or modify a proposal for annexation based on the proposal's conformance with the City's vision of the property in question. Planning Commission may also table the proposal if more information is needed.

Once a property has been annexed and zoned, all future uses of the property follow the standards of the applicable zone district and any special provisions included in the annexation agreement. Due to the nature of this project, there is no annexation agreement proposed.

CURRENT LAND USES

There are currently no buildings on the portion of the property to be annexed. Currently there is no existing access road directly to the proposed parcel. The larger parcel is accessed from Airport Road and does contain a single-family home.

ACCESS AND STREETS

The property will be accessed from the northeast corner of the parcel near the Enterprise Court alignment. No other access is proposed to the site.

WATER AND WASTEWATER

The property is available to be served by water and sewer lines running along the north side of Airport Road. The project will be required to connect under Airport Road for water and sewer services

FLOODPLAIN

The property does not lie within the 100-year floodplain; however, the project is within the Ramsey Gulch stormwater management area.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



COMPREHENSIVE PLAN

The Comprehensive Plan designates this area as Regional Commercial.

Regional Commercial (RC)

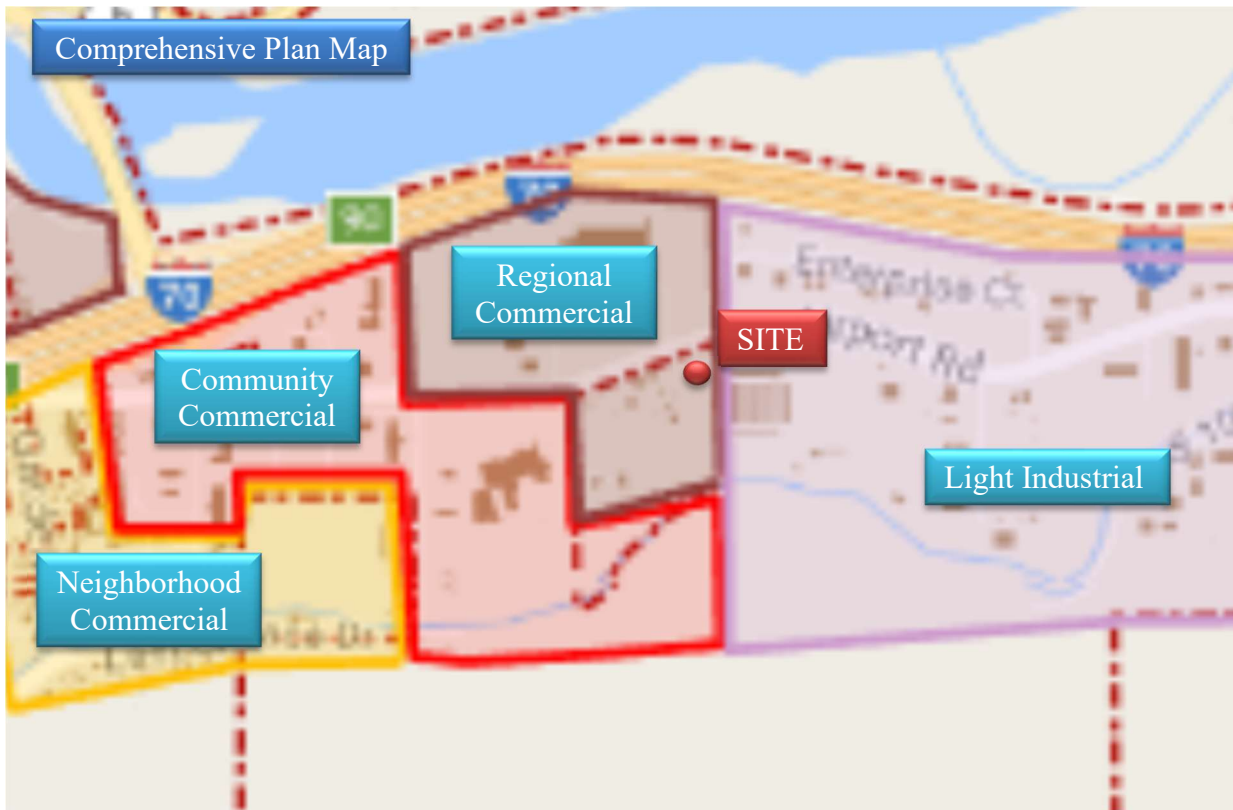
Regional Commercial uses are at a large enough scale to attract customers from the wider region. Big Box stores and shopping centers are appropriate. Sites for Regional Commercial are likely to require visibility from the interstate or arterial streets. Only a few locations in Rifle have the potential for these types of uses.

Locations:

Airport Road; Colorado River Development Area. (IND) land use is intended to provide a location for employment opportunities. The proposed use would be an appropriate use at this location, continuing the retail and employment opportunities in the area.

Zoning:

CS Community Service Commercial



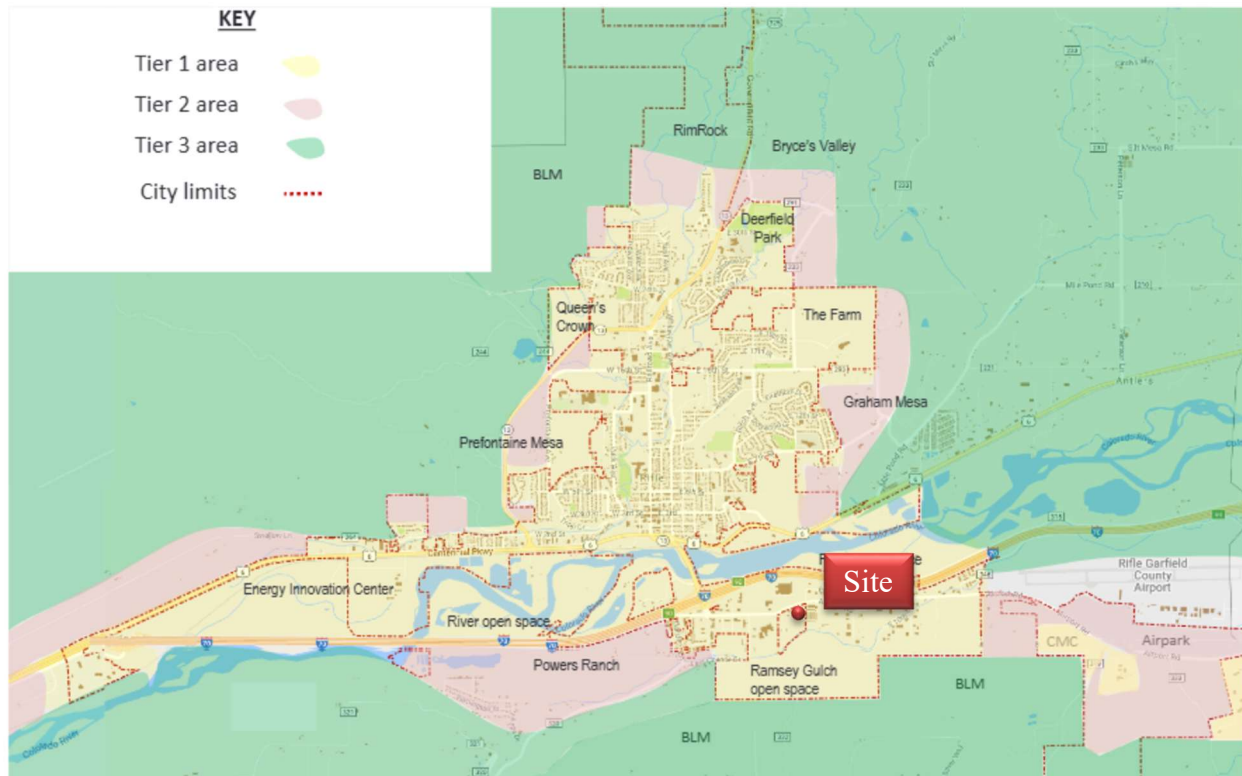
COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



The Comprehensive Plan also designates this area as a Tier 1: Priority Growth Area.



The property is located within the McLearn Orchards Lands subdivision, lots 25A & 25 and 26, that was approved under Garfield County jurisdiction. The property is zoned Resource Land in Garfield County and has been developed with a single-family residence on the larger portion of the parcel. The proposed annexation is the northeastern most portion of a large county island surrounded by City of Rifle.

Properties within the surrounding vicinity include industrial uses and retail development. To the east, parcels are developed with industrial buildings and a storage facility with outdoor storage. Parcels immediately north are developed with the Wal-Mart center and Big-O tires. The south remains rural within Garfield County. Further west is the Grand River Hospital District main campus.

The property is located in the **South Rifle Neighborhood 4.7**

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

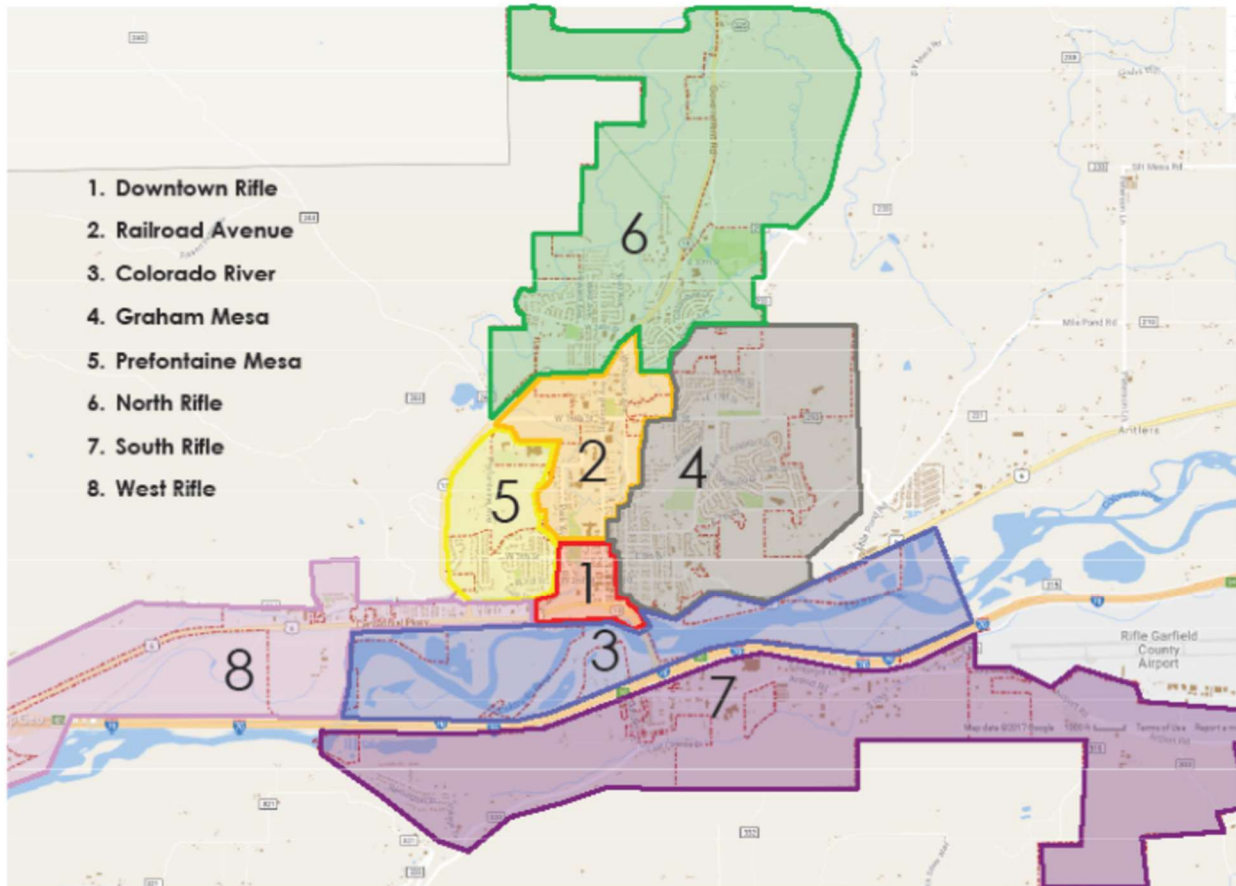
COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



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.



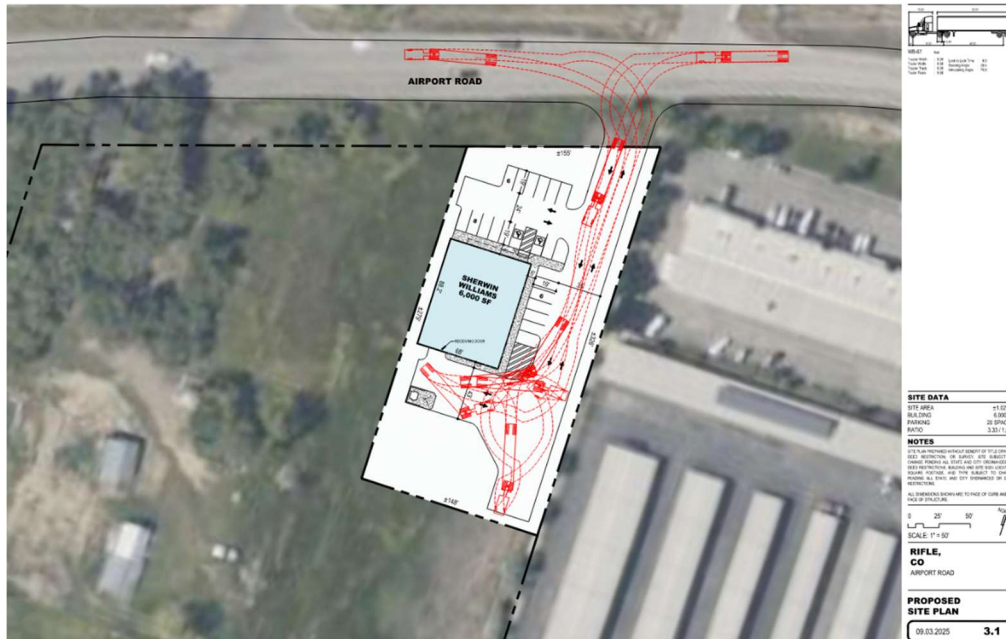
COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

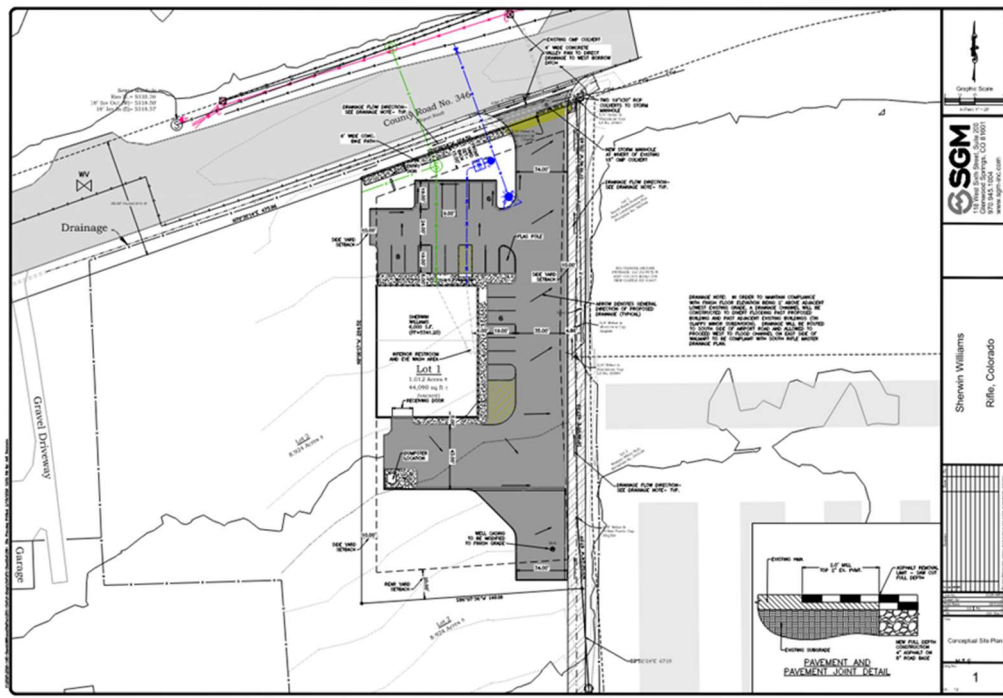
Phone: 970-665-6490



PROPOSED CONCEPT SITE PLAN



The proposed concept site plan shows the layout of the proposed building as well as truck access and movement within the site. The site will have single access from Airport Road at approximately the Enterprise Court alignment. The proposed project will not have access to any surrounding properties.



COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



REFERRAL COMMENTS

This application was referred to City Public Works, Engineering, Utilities, PD, and GIS. Additionally, this was referred to Colorado River Fire Rescue, Garfield County Planning & Assessor and Xcel Energy.

The following agencies responded with comments on the application:

City Of Rifle Engineering

1. Access to Airport Road shall be a concrete valley pan and surface drainage shall not be conveyed onto Airport Road.
2. The roadside swale shall be designed and constructed to convey upstream flows
3. The conveyance of Ramsey Gulch as outlined in the South Rifle Drainage Master Plan shall be constructed
4. 6' min width Sidewalk shall be constructed along Airport road with at minimum conceptual connection locations to existing walkways designed.
5. Water and Sewer will have to cross Airport Road. To minimize future crossings these lines need to be sized to accommodate the adjacent un-annexed parcels

City of Rifle Public Works

- Takes no exception to the annexation.

City of Rifle GIS

- Standard requirements for digital files prior to recordation of the Annexation Map.

Colorado River Fire Rescue

1. Due to locations of existing fire hydrants in the area, we will require an additional fire hydrant be installed in the area of the proposed entrance to the parking lot. The closest fire hydrant is across Airport Road. This fire hydrant is unusable due to if used it will completely block Airport road with no ways around area. Due to this situation, we require a new fire hydrant added.
2. I am questioning the entrance to the Sherwin Williams new store. If the rest of lot 1 is ever developed, then the best location for the lot 1 commercial entrance is at the intersection of Enterprise and Airport Road which would make that a four-way intersection. This is just a suggestion on our part for better emergency access.

No response was received from the following agencies - Xcel Energy, City of Rifle Utilities, or Police Department.

STAFF COMMENTS

Concept Site Plan issues

- Staff has not noted any significant concerns with the proposed site plan. Staff does have reservations regarding the annexation of a small portion of a larger parcel. The full parcel would allow for more aligned access on Airport Road and greater potential of future development to serve the community.
- After discussing the access onto Airport Road with Engineering and Public Works, the proposed driveway will not create an issue. The preferred access for the remainder of the property would be best located across from the Wal-Mart driveway located to the east.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



FINDINGS

Pursuant to Section 16-5-360, the Commission shall consider the following criteria before recommending an approval of an annexation to City Council (***staff comments shown in bold italics***):

1. Conformance of the proposal with the City of Rifle Municipal Code;
The proposal conforms to the Rifle Municipal Code.

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;
A retail paint store will be in line with the character of the area.

3. The desirability for the proposed use in the specific area of the City;
Additional retail is a desirable use at this location.

4. The potential for adverse environmental effects that might result from the proposed use;
Staff does not foresee negative impacts.

5. Compatibility of the proposed use and the site plan with the City of Rifle Comprehensive Plan;
The Comprehensive Plan identifies this area as suitable for regional commercial with a wide range of commercial uses. The site is also located in a Tier 1: Priority Growth Area.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and
The existing residential properties to the west are rural on large lots. The contemplated uses would not appear to have any negative impact on these properties. The remaining uses are either industrial in nature or retail.

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to 13-4-120 of the Code, if applicable.
No issues were noted as a part of the annexation submittal.

PLANNING & ZONING COMMISSION

The Planning and Zoning Commission reviewed this application at their March 31, 2026 meeting. The Commission did not have any concerns regarding the project and recommended approval of the proposed annexation, zoning and concept site plan to the City Council.

RECOMMENDATION

Planning Commission recommends that the City Council APPROVE ANNEXATION 2026-004 with the requested Community Service Commercial (CS) zoning and conceptual site plan as discussed in this report with the following conditions:

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval, unless specifically altered by the Planning Commission.
2. The facility shall be operated in accordance with all applicable Federal, State, and local regulations governing the operation of this type of facility.
3. Building permit application shall comply with all current R.M.C. code requirements at the time of submittal
4. Sign Permit application shall be submitted as a separate permit and approved by staff in compliance with R.M.C. Chapter 16, Article VII, Sign Code.

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



LAND USE APPLICATION FORM

Application Type (check all that apply):

- Amended Plat
- Annexation
- Conditional Use
- Final Plat
- Floodplain Development
- Lot line dissolution
- Other (description): Zoning CS - Community Service Commercial
- Lot line Rearrangement
- Minor Subdivision Sketch Plan
- Outside City Water/Sewer
- Preliminary Subdivision Plan
- Sketch Subdivision Plan
- Sketch - Preliminary Subdivision Plan
- Site Plan
- Text Amendment
- Vacation - Easement / Right-of-Way
- Zoning Variance
- Zoning Map Amendment
- GIS System Integration

Brief Description of Application(s)

Annexation of Lot 25A, Amended Plat of Lots 25A & 26A McLearn Orchard Lands Subdivision, According to the plat thereof recorded October 20, 1998 as Reception No. 533995

Property Information

Owner(s) (Name): Karen L. Snyder Meganck and Cameron Hunter Meganck

Property Address: 756 County Road 346, Rifle, CO 81650

Parcel ID number: 217715300029

Legal Description (attach additional sheet if necessary): See Attached

Access to Property: County Road 346 (Airport Road)

Instructions for Submittal

- **Original applications with original signatures must be provided.**
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications **will not be accepted** and will delay processing.
- Initially, one copy of each document may be submitted to the Planning Department for review. When the documents are deemed adequate, additional copies as required by the Planning Department shall be submitted.
- All documents, plans, plats, etc. shall be no larger than 8 1/2" x 14" in size or folded to that or a smaller size.
- The property owner **must** fill out the Owner Affidavit in presence of notary.

STAFF USE ONLY

Pre-app conference: _____ (date) Application received: _____ (date)

Application complete: _____ (date) Case Number: _____

Fees: _____ Case Name: _____

Deposits: _____

Paid: _____ (date) Referrals sent _____ (date)

Project Team Information (fill in all that apply) (add additional sheets if needed):

Property Owner(s) Name: Karen and Cameron Meganck Phone: _____

Company: _____ Fax: _____

Address P. O Box 909, Laporte, CO 80535 Email: Karenlm8263@gmail.com

Authorized Rep. Name: Jacob Butler Phone: (870) 799-9203

Company: Texas NH Management LLC Fax: _____

Address 2208 Fowler Ave., Jonesboro, AR 72401 Email: jake.butler@corollacapital.com

Engineer/Designer(s) Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____ Email: _____

Billable Party: Owner Representative Engineer

The Billable Party, by signing below, hereby agrees to reimburse the City the actual costs to the City for engineering, surveying, and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the City for the cost of making any corrections or additions to the master copy of the official City map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the City and in the event the City is forced to pursue collection of any amounts due and unpaid, the City shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Texas NH Management LLC

Company (printed)

Jacob Butler

Contact Name (printed)

2208 Fowler Avenue, Jonesboro, AR 72401

Address

jake.butler@corollacapital.com

Email

(870) 799-9203

Phone

Fax

Jacob Butler

Signature

Driver's License

Type of Identification

County of Craighead)

State of Arkansas)

Sworn to and subscribed before me this 22 day

of September, 2025
(fill in month) (fill in year)

By Jacob Butler
(Contact name printed)

Witness my hand and official seal.

Sarah King

Notary Public

My Commission expires 11/15/2034



Disclosure of Property Ownership

- If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership, or other business entity, name principals on a separate page. Please include the articles of organization, partnership agreement, etc., as applicable.
- If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page.
- If applicant is a contract purchaser, attach a copy of the contract, and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We, Karen L. Snyder Meganck and Cameron Hunter Meganck, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize City staff to visit the site as necessary for proper review of this application. I (we) further acknowledge that until paid, ALL LAND USE APPLICATION FEES, INCLUDING FEES FOR PROFESSIONAL REVIEW SERVICES, SHALL BECOME AND REMAIN A FIRST AND PERPETUAL LIEN ON OR AGAINST THE SUBJECT PREMISES PURSUANT TO RMC §16-1-60(e).

(If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.)

Karen L. Snyder Meganck
 Name (printed)
P. O. Box 909, Laporte, CO 80535
 Address
1970 443-0624
 Phone

Cameron Hunter Meganck
 Name (printed)
P. O. Box 909, Laporte, CO 80535
 Address
 Phone

Fax
[Signature]
 Signature
COOL#950881894 / COOL#101540274
 Type of Identification

Fax
[Signature]
 Signature

County of Larimer
 State of Colorado

Sworn to and subscribed before me this 17th day
 of September, 2025
(fill in month) (fill in year)

By Karen L. Meganck and Cameron H. Meganck
(name printed)

Witness my hand and official seal.
[Signature]
 Notary Public
 My Commission expires: March 7, 2028



Authorized Representative

I/We (Owners name) Karen L. Snyder Meganck and Cameron Hunter Meganck authorize (Representative name) Jacob Butler to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Karen L. Snyder Meganck and Cameron Hunter Meganck
Property Owner (Name printed)

Company (Name printed)

P. O. Box 909, Laporte, CO 80535
Address (printed)

(970-443-0624)
Phone w/Area Code (printed)

karenlm8263@gmail.com
e-Mail Address (printed)

Fax w/Area Code (printed)

[Signature]
Signature

Jacob Butler
Representative (Name printed)

Texas NH Management LLC
Company (Name printed)

2208 Fowler Avenue
Address (printed)

870-799-9203
Phone w/Area Code (printed)

jake.butler@corollacapital.com
e-Mail Address (printed)

Fax w/Area Code (printed)

[Signature]
Signature

Cameron H. Meganck / Karen L. Meganck.
DL # 101540274 / DL # 05-0881844
Type of Identification

County of Larimer

State of Colorado

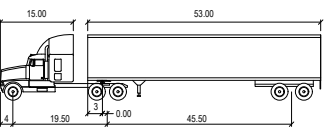
Sworn to and subscribed before me this 17th day
of September 2025
(fill in month) (fill in year)

By Cameron H. Meganck and Karen L. Meganck.
(name printed)

Witness my hand and official seal.
[Signature]
Notary Public

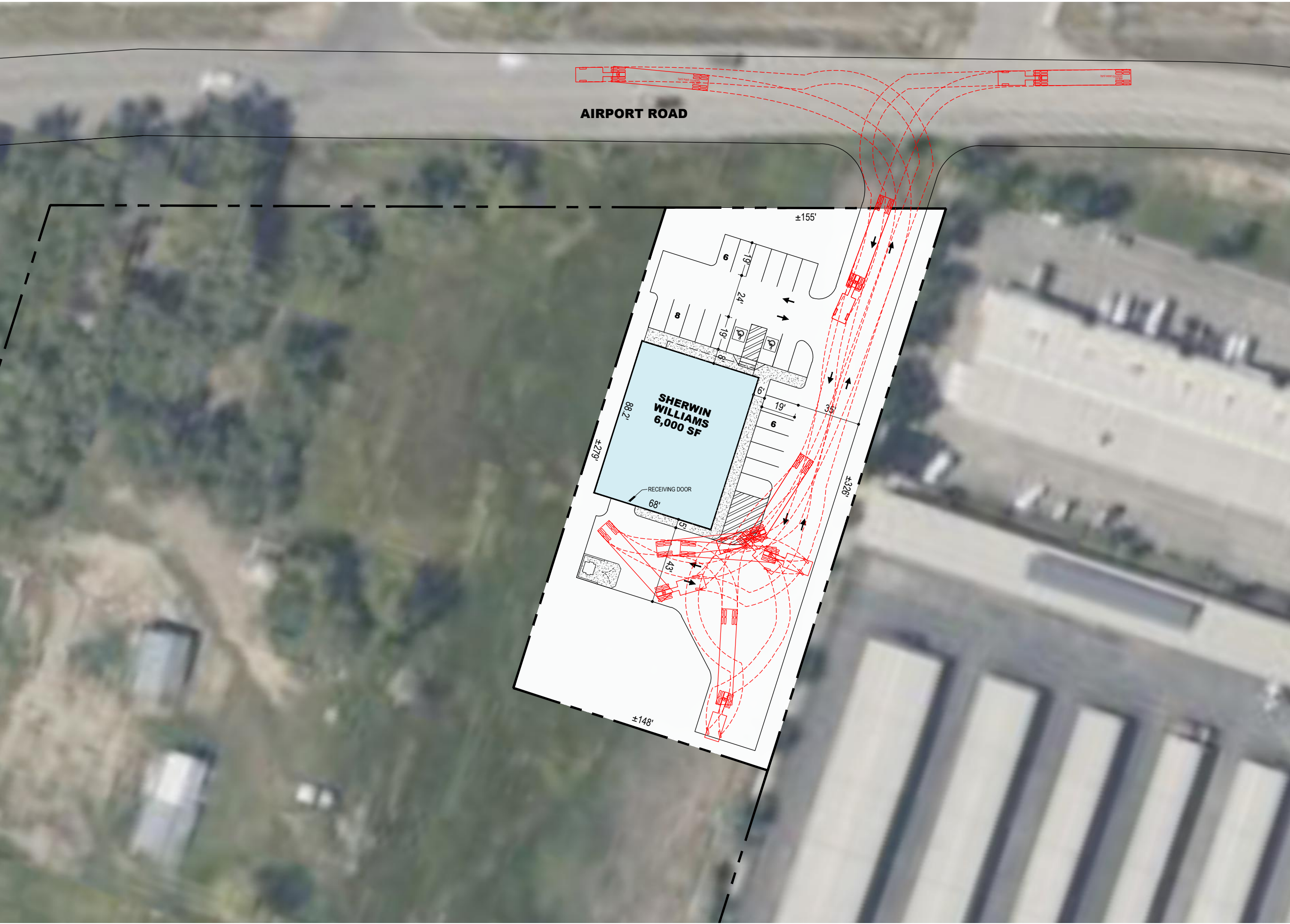
My Commission expires: March 7, 2028





WB-67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



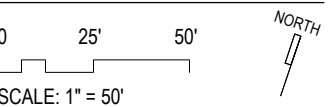
SITE DATA

SITE AREA	±1.02 AC
BUILDING	6,000 SF
PARKING	20 SPACES
RATIO	3.33 / 1,000

NOTES

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF STRUCTURE.



RIFLE, CO
AIRPORT ROAD

PROPOSED SITE PLAN

09.03.2025 **3.1**

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1998 AS RECEPTION NO. 533995, SITUATED IN SECTION 15, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION; THENCE S01°10'46"W 151.48 FEET; THENCE S00°40'05"E 127.78 FEET; THENCE S03°52'24"E 47.09 FEET; THENCE S86°07'36"W 148.00 FEET; THENCE N00°00'17"W 284.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 346; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N70°30'14"E 124.50 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N70°36'50"E 30.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 1.012 ACRES, MORE OR LESS.

PETITION FOR ANNEXATION

TO: THE CITY CLERK AND THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO

The undersigned, in compliance with the "Municipal Annexation Act of 1965," C.R.S. §31-12-101 et seq., as amended, hereby petitions the City Council of the City of Rifle, Colorado, for annexation to the City of Rifle, the following described unincorporated territory located in the County of Garfield, State of Colorado, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference. In support of said Petition for Annexation, the undersigned submits the attached annexation map, and states and alleges as follows:

1. It is desirable and necessary that the property described in Exhibit A be annexed to the City of Rifle, Colorado.
2. The requirements of C.R.S. §§31.12-104 and 31-12-105, as amended, exist and have been met as follows:
 - a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Rifle, Colorado.
 - b. A community of interest exists between the City and the area proposed to be annexed to the City of Rifle, Colorado.
 - c. The area proposed to be annexed is urban or will be urbanized in the near future.
 - d. The area proposed to be annexed is integrated or is capable of being integrated with the City of Rifle, Colorado.
 - e. In establishing the boundaries of the area proposed to be annexed, no real property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, will be divided into separate parts or parcels without the written consent of the landowners.
 - f. In establishing the boundaries of the area proposed to be annexed, no real property held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty (20) acres or more (which together with the buildings and improvements situated thereon has a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the annexation) shall be included without the written consent of the landowners.
 - g. The property proposed for annexation is not presently part of any

incorporated city or town, nor have annexation proceedings been commenced for the annexation of part of all of such property to another municipality.

- h. The proposed annexation will not result in the detachment of real property from any school district and the attachment of same to another school district.
- i. The proposed annexation will not have the effect of extending the municipal boundary more than three (3) miles in any direction in one (1) year.

3. The undersigned is the owner of 100 percent of the real property proposed to be annexed, and hereby consents to the establishment of the boundaries of this property as shown on the annexation plat submitted herewith.

4. No election for annexation to the City of Rifle, Colorado, has been initiated for the real property to be annexed hereunder within the preceding twelve (12) months.

5. The mailing address of the Petitioner is as follows:

Megan Snyder Meganck and Cameron Hunter Meganck
c/o Jacob Butler, Authorized Representative
2208 Fowler Avenue
Jonesboro, Arkansas 72401

WHEREFORE, the undersigned requests that the City approve the annexation of the territory to be annexed.

Jacob Butler, Authorized Representative

Name (printed)

2208 Fowler Avenue, Jonesboro, AR 72401

Address

(870) 799-9203

Phone

Fax

JB
Signature

Driver's License

Type of Identification

County of Craighead)

SS

State of Arkansas)

Sworn to and subscribed before me this 2 day of October, 2005.

By Sarah King
(name printed)

Witness my hand and official seal.

Sarah King
Notary Public



My Commission expires 11/15/2034

EXHIBIT A

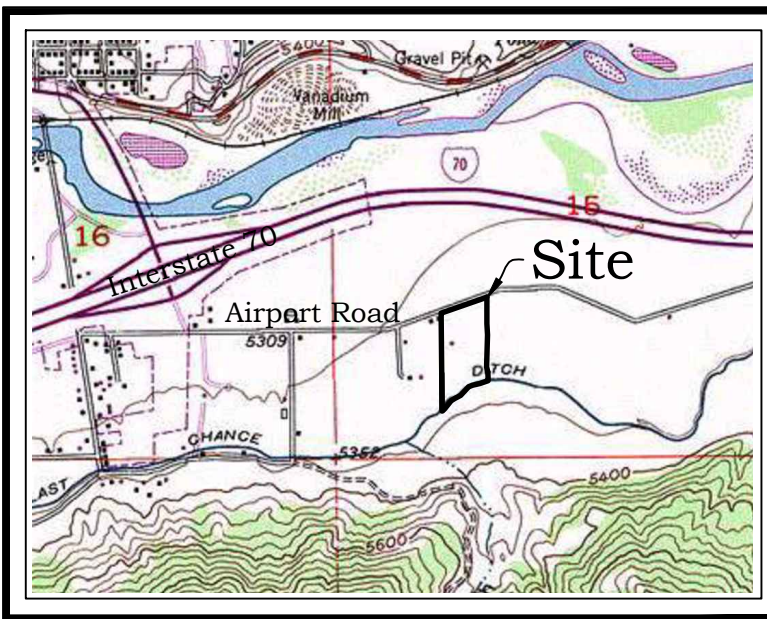
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SHERWIN MINOR SUBDIVISION

LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A
MCLEARN ORCHARD LANDS SUBDIVISION
COUNTY OF GARFIELD, STATE OF COLORADO
COUNTY ROAD 346, RIFLE, CO 81560



VICINITY MAP
SCALE: 1" = 2000'

County Road No. 346
(Airport Road)
16' CMP

5/8" Rebar & Yellow Plastic Cap
LS No. 10871

80.00' Platted R-O-W

17.16'

24.93'

Sheds

Light Pole

Existing House

Garage

Water Spigot

Barn

Street Lighting

Fence

Well

Boundary Line Per
Reception No. 780725

10.00' License Agreement
Reception No. 536519 &
Reception No. 533997
Book 1101, Page 797

5/8" Rebar & Aluminum Cap
LS No. 24963

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Lot 1
1.012 Acres ±
44,090 sq ft ±

Lot 2
8.924 Acres ±

5/8" Rebar & Aluminum Cap
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LS No. 38089

5/8" Rebar & Aluminum Cap
LS No. 38089

5/8" Rebar & Aluminum Cap
LS No. 38089

NOTES:

- 1.) THE DATE OF THE FIELD SURVEY WAS MARCH 5, 2025.
- 2.) ALL BEARINGS ARE RELATIVE TO A BEARING OF N00°31'34"W BETWEEN THE SOUTHWEST CORNER OF SAID LOT 25A, A 5/8" REBAR 7 ALUMINUM CAP LS NO 24963 IN PLACE AND THE NORTHWEST CORNER OF SAID LOT 25A, A 5/8" REBAR AND YELLOW PLASTIC CAPS LS NO. 10871 AS SHOWN HEREON.
- 3.) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
- 4.) TOTAL GROSS LAND AREA 9.936 ACRES ±.
- 5.) NO NATURAL HAZARDS OBSERVED ON THE PROPERTY.
- 6.) THIS PROPERTY IS ZONED LOW DENSITY RESIDENTIAL (LDR) PER THE CITY OF RIFLE ZONE DISTRICT MAP AMENDED NOVEMBER 18, 2015.
- 7.) ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR GARFIELD COUNTY, DATED JANUARY 3, 1986, COMMUNITY PANEL NO. 080205 13548, THE PARCELS SHOWN HEREON DO LIE WITHIN A 100-YEAR FLOOD PLAIN. THE FLOOD DESIGNATION FOR THIS LOT IS "AO", A "SPECIAL FLOOD HAZARD AREA INUNDATED BY TYPES OF 100-YEAR SHALLOW FLOODING WITH DEPTHS BETWEEN 1.0 AND 3.0 FEET," (DEPTH SHOWN ON THE FEMA MAP 1.0 FEET) "OR AREAS OF 100-YEAR ALLUVIAL FAN FLOODING, DEPTHS AND VELOCITIES SHOWN," (DEPTH SHOWN ON THE FEMA MAP 1.0 FEET AND THE VELOCITY IS 2-3 FEET PER SECOND), "BUT NO FLOOD HAZARD FACTORS ARE DETERMINED".
- 8.) THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM A TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, DATED JANUARY 10, 2025 AS ORDER NO. ABS63021678.

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AN PAYABLE AS OF _____ UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS ___ DAY OF _____, A.D., 2025.

GARFIELD COUNTY TREASURER

COUNTY COMMISSIONERS CERTIFICATE

BASED UPON THE REVIEW AND RECOMMENDATION OF GARFIELD COUNTY DIRECTOR OF COMMUNITY DEVELOPMENT, THE BOARD OF COUNTY COMMISSIONERS OF GARFIELD COUNTY, COLORADO, HEREBY APPROVES THIS MINOR SUBDIVISION PLAT THIS ___ DAY OF _____, A.D., 2025, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES GARFIELD COUNTY FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, PUBLIC ROADS, HIGHWAYS OR EASEMENTS DEDICATED TO THE PUBLIC, EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF COUNTY COMMISSIONERS BY SEPARATE RESOLUTION.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
GARFIELD COUNTY, COLORADO

WITNESS MY HAND AND SEAL OF THE COUNTY OF GARFIELD.

ATTEST: _____
COUNTY CLERK

TITLE CERTIFICATE

I, _____, AN AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN AS SET FORTH HEREON IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT), EXCEPT AS FOLLOWS:

ALL EXCEPTIONS SET FORTH ON SCHEDULES B-PART 2 OF COMMITMENT NUMBER ABS63021678 WITH EFFECTIVE DATE OF JANUARY 10, 2025.

DATED THIS ___ DAY OF _____, A.D., 2025.

TITLE COMPANY:
LAND TITLE GUARANTEE COMPANY

AGENT

PLAT NOTES

- A. NOXIOUS WEEDS.**
CONTROL OF NOXIOUS WEEDS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- B. OPEN HEARTH SOLID-FUEL FIREPLACES.**
NO OPEN HEARTH SOLID-FUEL FIREPLACES WILL BE ALLOWED ANYWHERE WITHIN THE SUBDIVISION. ONE NEW SOLID-FUEL BURNING STOVE AS DEFINED BY C.R.S. 25-7-401, ET SEQ., AND THE REGULATIONS PROMULGATED THEREUNDER, WILL BE ALLOWED IN ANY DWELLING UNIT. ALL DWELLING UNITS WILL BE ALLOWED AN UNRESTRICTED NUMBER OF NATURAL GAS BURNING STOVES AND APPLIANCES.
- C. EXTERIOR LIGHTING.**
ALL EXTERIOR LIGHTING SHALL BE THE MINIMUM AMOUNT NECESSARY AND THAT ALL EXTERIOR LIGHTING SHALL BE DIRECTED INWARD AND DOWNWARD, TOWARDS THE INTERIOR OF THE SUBDIVISION, EXCEPT THAT PROVISIONS MAY BE MADE TO ALLOW FOR SAFETY LIGHTING THAT GOES BEYOND THE PROPERTY BOUNDARIES.
- D. RIGHT TO FARM**
COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3-11, ET. SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS AND SMELLS OF GARFIELD COUNTY'S AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY ASPECT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY RANCHING SECTOR. THOSE WITH AN URBAN SENSITIVITY MAY PERCEIVE SUCH ACTIVITIES, SIGHTS, SOUND, AND SMELLS ONLY AS INCONVENIENCE, EYESORE, NOISE AND ODOR. HOWEVER, STATE LAW AND COUNTY POLICY PROVIDE THAT RANCHING, FARMING AND OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS WITHIN GARFIELD COUNTY SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODOR, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR APPLICATION OF CHEMICAL FERTILIZERS, SOIL AMENDMENT, HERBICIDE, AND PESTICIDES, ANY ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
- E. MAINTENANCE OF FENCES, RURAL LIVING, ETC.**
ALL OWNERS OF LAND, WHETHER RANCH OR RESIDENCE, HAVE OBLIGATIONS UNDER STATE LAW AND COUNTY REGULATIONS WITH REGARD TO THE MAINTENANCE OF FENCES AND IRRIGATION DITCHES, CONTROLLING WEEDS, KEEPING LIVESTOCK AND PETS UNDER CONTROL, USING PROPERTY IN ACCORDANCE WITH ZONING, AND OTHER ASPECTS OF USING AND MAINTAINING PROPERTY. RESIDENTS AND LANDOWNERS ARE ENCOURAGED TO LEARN ABOUT THESE RIGHTS AND RESPONSIBILITIES AN ACT AS GOOD NEIGHBORS AND CITIZENS OF THE COUNTY. A GOOD INTRODUCTORY SOURCE FOR SUCH INFORMATION IS "A GUIDE TO RURAL LIVING & SMALL SCALE AGRICULTURE" PUT OUT BY THE COLORADO STATE UNIVERSITY EXTENSION OFFICE IN GARFIELD COUNTY.
- F. MINERAL RIGHTS.**
THE MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY MAY NOT BE TRANSFERRED WITH THE SURFACE ESTATE THEREFORE ALLOWING THE POTENTIAL FOR NATURAL RESOURCE EXTRACTION ON THE PROPERTY BY THE MINERAL ESTATE OWNER(S) OR LESSEE(S).
- G. DOMESTIC DOGS.**
DOGS KEPT ON THE PROPERTY SHALL BE IN A FENCED YARD OR ON A LEASH TO PREVENT HARASSMENT OF WILDLIFE.
- H. WILDLIFE-FRIENDLY FENCING.**
FENCING ON THE PROPERTY SHALL COMPLY WITH THE COLORADO PARKS AND WILDLIFE SPECIFICATIONS FOR WILDLIFE-FRIENDLY FENCING.

A LOT SPECIFIC GEOTECHNICAL INVESTIGATION AND ANALYSIS IS REQUIRED TO BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION FOR BUILDING LOCATIONS ON EACH LOT. SUCH GEOTECHNICAL INVESTIGATION SHALL INCLUDE RECOMMENDATIONS REGARDING SOIL MITIGATION, EARTHWORK, FOUNDATION/FLOOR SYSTEMS, SOIL CORROSIVITY, SUBSURFACE DRAINAGE, ETC., FOR DESIGN.

SURVEYOR'S CERTIFICATE

I, SCOTT R. BLACKARD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, AND THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF SHERWIN MINOR SUBDIVISION AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME, OR UNDER MY SUPERVISION, AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SHERWIN MINOR SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS ___ DAY OF _____, A.D., 2025.

SCOTT R. BLACKARD P.L.S. 38342
PROFESSIONAL LAND SUR



Agenda Item #8.a.i.

Agenda Item Name:

Sherwin Williams Annexation to the City of Rifle - Resolution No. 11, Series of 2026

Presenter:

Zach Higgins, Community Development Director

Item Description:

Approves findings supporting the annexation of approximately 1.01 acres (Sherwin Williams property) in unincorporated Garfield County into the City of Rifle.

Recommended Action:

Move to approve the Sherwin Williams Annexation to the City of Rifle — Resolution No. 11, Series of 2026.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

A petition for annexation was submitted in October 2025 and was subsequently found compliant by Council, which then scheduled a public hearing. The public hearing was held on April 15, 2026, with proper notice provided and an opportunity for public input.

Executive Summary:

All property owners consented to the annexation, and both the petition and annexation map meet the requirements of the Municipal Annexation Act (C.R.S. §31-12). The statutory criteria are satisfied, including contiguity, community of interest, urbanization capability, and the ability to integrate the area into the City. The annexation will not affect school district or county boundaries, will not extend city limits beyond statutory limits, and does not require an election.

See Staff Report for additional information.

Notification Requirements:

Notice has been met.

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Resolution No. 11-Sherwin Williams Annexation Findings

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 11
SERIES OF 2026**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, CONCERNING THE SHERWIN WILLIAMS ANNEXATION TO
THE CITY OF RIFLE.

WHEREAS, in October 2025, there was filed with the City Clerk of the City of Rifle, Colorado, a petition and request that the City Council of the City of Rifle, Colorado, commence proceedings to annex to the City of Rifle a certain unincorporated tract of land located in the County of Garfield, State of Colorado, known as the Sherwin Williams Annexation described on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the City Council by Resolution No. 7, Series of 2026, found that the Petition is in substantial compliance with the requirements of the Municipal Annexation Act of 1965, C.R.S. §31-12-107(1), as amended, established a date, time, and place for a hearing upon the Petition, and directed the City Clerk to give notice of the hearing in accordance with C.R.S. §31-12-108(2); and

WHEREAS, notice of such hearing was published in the *Citizen Telegram* newspaper; and

WHEREAS, the public hearing on the Petition was held on April 15, 2026 at a regularly scheduled meeting of the Rifle City Council, and at such hearing any person permitted to appear pursuant to C.R.S. §31-12-109(1) had the opportunity to appear and present evidence upon any matter determined by the City Council; and

WHEREAS, a radiation hazards reports on the Annexation Parcel has been submitted to the City as required by Rifle Municipal Code §16-2-50; and

WHEREAS, the City Council finds and determines that the hearing upon the Petition is now complete.

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

FINDINGS OF FACT, DETERMINATIONS AND CONCLUSIONS

1. The City incorporates the foregoing recitals as findings and determinations by the City Council, and conclusively makes all of the Findings of Fact, Determinations and Conclusions contained herein.

2. For the Annexation Parcel, the City staff has determined, and the City Council so finds, that the landowners of one hundred percent (100%) of the Annexation Parcel to be annexed, excluding public streets and alleys, signed and filed the Petition requesting the annexation to the City of the Annexation Parcel described in the Petition.

3. The Petition is accompanied by five (5) or more copies of the Annexation Map which contains, among other things, the information required by C.R.S. §31-12-107(1)(d).

4. For the Annexation Parcel, the requirements of C.R.S. §31-12-104, as amended, exist or have been met, including without limitation the following:

- A. Not less than one-sixth (1/6th) of the perimeter of the Annexation Parcel is contiguous with the City.
- B. A community of interest exists between the Annexation Parcel and the City.
- C. The Annexation Parcel is urban or will be urbanized in the near future.
- D. The Annexation Parcel is integrated with or is capable of being integrated with the City.
- E. No election for annexation of the area proposed to be annexed to the City has been held in the preceding twelve (12) months.

5. For the Annexation Parcel, the requirements of C.R.S. §31-12-105, as amended, exist or have been met, including without limitation the following:

- A. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - (1) has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, roadway, or other public way; or
 - (2) comprising twenty (20) acres or more (which together with buildings and improvements situated thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the proposed annexation) has been included without the written consent of the landowners.
- B. No annexation proceedings have been commenced for the annexation to a municipality other than the City of all or part of the Annexation Parcel.
- C. The annexation proposed in the Petition will not result in the detachment of area from any school district and the attachment of the same area to another school district.

- D. The annexation proposed in the Petition will not have the effect of extending the municipal boundary of the City more than three (3) miles in any direction from any point on the current municipal boundary of the City.
 - E. The City has previously prepared and adopted a plan meeting the requirements of C.R.S. §31-12-105(e).
6. No election is required under C.R.S. §§31-12-112 and -107(2) for the Annexation Parcel, as no additional terms or conditions are to be imposed upon the owners of property not otherwise agreed to by such owners.
7. The signer of the Petition is the sole owner of one hundred percent (100%) of the area proposed to be annexed, exclusive of public streets and alleys.
8. The annexation to the City of the Annexation Parcel will not result in a change of county boundaries.
9. The names and mailing address of the signer of the Petition and dates of signing are included in the Petition, and the legal description of the land owned by such petitioner is attached to the Petition. No signature on the Petition is dated more than 180 days prior to the date of filing of the Petition for annexation with the City Clerk.
10. No area of the Annexation Parcel proposed to be annexed to the City is presently a part of any incorporated city, city and county, or town, and is not contiguous to any other incorporated city, city and county, or town.
11. It is desirable and necessary that the Annexation Parcel described on Exhibit A be annexed to the City.
12. On even date herewith, the City Council of the City of Rifle, Colorado, shall, by ordinance, annex the Annexation Parcel described on Exhibit A to the City of Rifle.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 15th day of April, 2026.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1998 AS RECEPTION NO. 533995, SITUATED IN SECTION 15, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION; THENCE S01°10'46"W 151.48 FEET; THENCE S00°40'05"E 127.78 FEET; THENCE S03°52'24"E 47.09 FEET; THENCE S86°07'36"W 148.00 FEET; THENCE N00°00'17"W 284.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 346; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N70°30'14"E 124.50 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N70°36'50"E 30.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 1.012 ACRES, MORE OR LESS.



Agenda Item #8.a.ii.

Agenda Item Name:

Annexation Plan for the Sherwin Williams Annexation as Required Under the Municipal Annexation Act of 1965, As Amended - Resolution No. 12, Series of 2026

Presenter:

Zach Higgins, Community Development Director

Item Description:

Approves and confirms that the City of Rifle has an adopted annexation plan in place for the Sherwin Williams Annexation, as required by state law.

Recommended Action:

Move to approve Annexation Plan For The Sherwin Williams Annexation As Required Under The Municipal Annexation Act Of 1965, As Amended - Resolution No. 12, Series of 2026.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

See Staff Report.

Background Information:

An annexation petition for the Sherwin Williams property in Garfield County is currently under consideration. Colorado law requires municipalities to adopt an annexation plan before completing annexations within a three-mile area.

Executive Summary:

The City's existing planning documents collectively fulfill the annexation plan requirement, including the 2019 Comprehensive Plan, 2013 Bike Master Plan, Official Zone District Map, and relevant Planning & Zoning Commission materials. These documents address infrastructure, public services, and land use for the annexation area. See Staff Report for additional information.

Notification Requirements:

Notice has been met.

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Resolution No. 12-Sherwin Williams Annexation Plan

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 12
SERIES OF 2026**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, APPROVING AN ANNEXATION PLAN FOR THE SHERWIN
WILLIAMS ANNEXATION AS REQUIRED UNDER THE MUNICIPAL
ANNEXATION ACT OF 1965, AS AMENDED.

WHEREAS, the City Council of the City of Rifle, Colorado, currently has pending before it an Annexation Petition requesting the annexation to the City of certain unincorporated property located in Garfield County, Colorado, which property is known as the Sherwin Williams Annexation, described on Exhibit A attached hereto and incorporated herein by reference (hereinafter the "Property"); and

WHEREAS, C.R.S. §31-12-105(1)(e) provides that prior to the completion of any annexation within a three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS, the City currently has in place a Comprehensive Plan and other long-range planning documents which constitute the City's annexation plan; and

WHEREAS, by this Resolution the City Council desires to recognize that such documents function as the City's annexation plan, as required by C.R.S. §31-12-105(1)(e), and that such plan is in place with regard to the proposed annexation to the City of the Property.

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

1. The City of Rifle's annexation plan, as required under C.R.S. §31-12-105(1)(e), consists of the following documents, each of which is incorporated herein by this reference as if set forth in full:

- A. City of Rifle Comprehensive Plan dated 2019.
- B. Bike Master Plan dated 2013.
- C. Zone District Map of the City of Rifle.
- D. Any and all staff reports and minutes of any Planning & Zoning Commission meetings relating to this development application.

2. The City, acting through its staff, consultants, and attorneys shall update the City's

annexation plan as necessary and at least once annually.

THIS RESOLUTION, was read, passed and adopted by the Rifle City Council at a regular meeting held this 15th day of April, 2026.

CITY OF RIFLE, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1998 AS RECEPTION NO. 533995, SITUATED IN SECTION 15, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION; THENCE S01°10'46"W 151.48 FEET; THENCE S00°40'05"E 127.78 FEET; THENCE S03°52'24"E 47.09 FEET; THENCE S86°07'36"W 148.00 FEET; THENCE N00°00'17"W 284.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 346; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N70°30'14"E 124.50 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N70°36'50"E 30.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 1.012 ACRES, MORE OR LESS.



Agenda Item #8.a.iii.

Agenda Item Name:

Annexing to the City of Rifle as The Sherwin Williams Annexation - Ordinance No. 10, Series of 2026 (First Reading)

Presenter:

Zach Higgins, Community Development Director

Item Description:

Formally annexes approximately 1.01 acres (Sherwin Williams property) into the City of Rifle.

Recommended Action:

Move to approve Annexing to the City of Rifle as The Sherwin Williams Annexation — Ordinance No. 10, Series of 2026 on first reading as presented and order it to be published as required by Charter.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

See Staff Report.

Background Information:

The annexation petition was submitted in October 2025, and City Council held a duly noticed public hearing on April 15, 2026.

Required public notices were published in the Citizen Telegram, and Council previously adopted Resolution No. 11, Series of 2026 establishing findings in support of the annexation.

Executive Summary:

See Staff Report.

Notification Requirements:

Notice has been met.

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Ordinance No. 10-Sherwin Williams Annexation

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 10
SERIES OF 2026**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO ANNEXING TO
THE CITY OF RIFLE, COLORADO CERTAIN REAL PROPERTY KNOWN
AS THE SHERWIN WILLIAMS ANNEXATION.

WHEREAS, in October 2025 there was filed with the City Clerk of the City of Rifle, Colorado, a petition and request that the City Council commence proceedings to annex to the City a certain unincorporated tract of land located in the County of Garfield, State of Colorado, known as the Sherwin Williams Annexation described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 7, Series of 2026 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on April 15, 2026; and

WHEREAS, pursuant to C.R.S. §§31-12-108 to -110, the City Council on April 15, 2026 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on March 13, March 20, March 27, April 3 and April 10, 2026 in the *Citizen Telegram* newspaper; and

WHEREAS, the City Council by Resolution No. 11, Series of 2026, set forth its Findings of Fact, Determinations and Conclusions with regard to annexation to the City of the Annexation of the Property.

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

1. The annexation to the City of the real property described on Exhibit A is hereby approved, and such real is hereby annexed to and made a part of the City of Rifle.
2. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Rifle, Colorado, on behalf of the City shall:
 - A. File one (1) copy of the Annexation Map and the original of this Annexation Ordinance in the office of the City Clerk of the City of Rifle, Colorado;
 - B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Map, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Garfield County, Colorado, with directions to the Garfield County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division

of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and

- C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Garfield County, Colorado.

INTRODUCED on April 15, 2026, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado held on May 6, 2026, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this ___ day of _____, 2026.

CITY OF RIFLE, COLORADO

BY _____
Mayor

ATTEST:

City Clerk

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1998 AS RECEPTION NO. 533995, SITUATED IN SECTION 15, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION; THENCE S01°10'46"W 151.48 FEET; THENCE S00°40'05"E 127.78 FEET; THENCE S03°52'24"E 47.09 FEET; THENCE S86°07'36"W 148.00 FEET; THENCE N00°00'17"W 284.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 346; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N70°30'14"E 124.50 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY N70°36'50"E 30.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 1.012 ACRES, MORE OR LESS.



Agenda Item #8.a.iv.

Agenda Item Name:

Zoning Sherwin Williams Annexation to Community Service Business (CS) Zone District - Ordinance No. 11, Series of 2026 (First Reading)

Presenter:

Zach Higgins, Community Development Director

Item Description:

Applies Community Service Business (CS) zoning to the newly annexed Sherwin Williams property (approximately 1.01 acres).

Recommended Action:

Move to approve Zoning Certain Real Property Known As The Sherwin Williams Annexation Community Service Business (CS) Zone District - Ordinance No. 11, Series of 2026 on first reading as presented and order it to be published as required by Charter

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

See Staff Report.

Background Information:

The property was annexed into the City by Ordinance No. 10, Series of 2026, and the applicant requested a Community Service Business (CS) zoning designation. The Planning Commission recommended approval on March 31, 2026, and City Council held a public hearing on April 15, 2026 in accordance with Municipal Code.

Executive Summary:

See Staff Report.

Notification Requirements:

Notice has been met.

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Ordinance No. 11-Sherwin Williams Zoning

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 11
SERIES OF 2026**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO ZONING CERTAIN
REAL PROPERTY KNOWN AS THE SHERWIN WILLIAMS ANNEXATION
COMMUNITY SERVICE BUSINESS (CS) ZONE DISTRICT

WHEREAS, in October 2026, there was filed with the City Clerk of the City of Rifle, Colorado, a petition and request that the City Council commence proceedings to annex to the City a certain unincorporated tract of land located in the County of Garfield, State of Colorado, known as the Sherwin Williams Annexation described on Exhibit A, attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, by Ordinance No. 10, Series of 2026 the City of Rifle annexed the Property to the City; and

WHEREAS, Petitioner has filed an application to zone the Property Community Service Business (CS) Zone District, and on March 31, 2026 the City of Rifle Planning Commission considered the zoning application for the Property and recommended that the City Council zone the Property Community Service Business (CS) Zone District; and

WHEREAS, as required by the Rifle Municipal Code, the public hearing on the zoning application for the Property was held on April 15, 2026 at a regularly scheduled meeting of the Rifle City Council.

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

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

INTRODUCED on April 15, 2026, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado held on May 6, 2026, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this ____ day of _____, 2026.

CITY OF RIFLE, COLORADO

BY _____

Mayor

ATTEST:

City Clerk

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF LOT 25A, AMENDED FINAL PLAT OF LOTS 25A & 26A MCLEARN ORCHARD LANDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1998 AS RECEPTION NO. 533995, SITUATED IN SECTION 15, TOWNSHIP 6 SOUTH, RANGE 93 WEST OF THE 6TH P.M., COUNTY OF GARFIELD, STATE OF COLORADO. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Agenda Item #9.a.

Agenda Item Name:

Consider the Appointment of Sara Brainard & Barb Asplund to the Rifle Housing Authority Board

Presenter:

Patrick Waller, City Manager

Item Description:

Board Appointment

Recommended Action:

Move to approve the appointment of Sara Brainard and Barb Asplund to the Rifle Housing Authority Board.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Rifle Housing Authority Board members are appointed by Rifle City Council.

Executive Summary:

Sara Brainard & Barb Asplund have applied to be on the Rifle Housing Authority Board. The Housing Authority Board has recommended her approval to City Council.

Notification Requirements:

No additional notice required.

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Sara Brainard board application
2. Barb Asplund board application

Rifle Housing Authority

Rifle Housing Authority Board Application 2026

Name: Barb Asplund

Address: _____

City: Silt Zip: 81652

Phone: _____ Cell: _____

Email: bbasplund@yahoo.com

Please answer all questions. Attach additional sheets as necessary.

Why would you like to be on the Housing Authority Board?

To possibly bring another perspective of the residents to the board.
To help RHA continue to be a valuable asset to the area.

What talents and experience can you bring to the Board?

I cared for my mom, who lived in Kendall Heights for 12-13 years.

What is your current involvement in Rifle's Housing Authority, if any?

None

Please return this form and attachments to:
Rifle Housing Authority, 250 Ute Ave Rifle CO 81650
Close March 16, 2026



Agenda Item #10.a.

Agenda Item Name:

Report to City Manager

Presenter:

Patrick Waller, City Manager

Item Description:

Staff report on notable tasks completed within the individual departments.

Recommended Action:

No action necessary

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Work Report to City Manager as of 04/10/2026.

Notification Requirements:

None

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Engineering Director Report 4.8.26
2. RifleCO_SalesTaxReport_3.31.26
3. 04_15_2026 Comm. Dev. Update
4. 04.15.2026 Report to City Manager



Engineering Director Report

Date: April 8, 2026

Executive Summary

Engineering continues to advance key infrastructure projects including the Park Avenue Bridge, transmission system upgrades, and multiple design efforts for future capital improvements. Several major construction activities are underway with expected traffic impacts through the construction season. Policy updates and long-range planning efforts, including the CIP and street maintenance planning, are nearing completion and will be presented to Council in the coming months.

Major Projects Update

Project: Park Avenue Bridge

- **Status:** On Track
- **Recent Progress:**
 - Waterline installation is ongoing
 - Bridge abutments have been graded
 - Pile installation expected to begin soon
- **Schedule:**
 - Precast bridge girders are being cast this month
 - Expected delivery in June or July
- **Next Steps:**
 - Begin pile installation
 - Continue utility and storm drainage work
- **Issues/Risks:**
 - Storm drainage work will create continued traffic impacts similar to current waterline work
 - Long-term impacts expected through paving phase

Project: Transmission Line & Corridor Improvements

- **Status:** In Progress
- **Recent Progress:**
 - New transmission line placed into service on April 6, 2026
- **Next Steps:**
 - Continue road construction and storm drainage on 7th Street
 - Begin corridor improvements on 16th Street and Graham Mesa Avenue

- **Schedule:**
 - Corridor work expected to continue through the summer

Project: Birch Park Improvements

- **Status:** On Track
- **Recent Progress:**
 - Flyer installed
- **Next Steps:**
 - Install remaining amenities

Project: Whiteriver 9th to 16th

- **Status:** Out to Bid
- **Recent Progress:**
 - Pre bid meeting was held
- **Next Steps:**
 - Awaiting grant award outcome which will be followed by bid award

Project: 2026 Water System Improvements

- **Status:** Design Phase
- **Schedule:**
 - Design ready for bid in May
 - Construction to occur throughout remainder of 2026
- **Locations:**
 - 5th Street, 4th Street, Prefontaine, CR 320

Project: Northeast Water Tank

- **Status:** Design Phase
- **Recent Progress:**
 - Design has begun

Project: Railroad Avenue (9th Street to Bypass)

- **Status:** Design Phase
- **Recent Progress:**
 - Design has begun

Development & Permitting Activity

- Xcel Gas replacement projects are being scheduled over the next several years in coordination with City projects
- Traffic Impact Standards are going to Planning and Zoning and will then go to City council for an adoption via Ordinance

Budget & Financial Overview

- 2026 street maintenance and capital plan completed

- Plan is being incorporated into the 2027 budget
 - CIP final staff draft completed; final version anticipated for Council in May
-

Staffing & Resources

- Ongoing coordination with external agencies including Xcel Energy for multi-year infrastructure improvements
-

Upcoming Priorities

- Complete bidding process for 2026 Water System Improvements, Whiteriver 9th to 16th Street, South Rifle Lift Station, 2026 Crack Seal and Northeast Booster Pump generator
 - Advance Park Avenue Bridge construction milestones
 - Continue corridor improvements on Graham Mesa and 16th Street throughout summer construction season
 - Finalize and present CIP to City Council
 - Integrate 2026 street maintenance plan into 2027 budget
-

Attachments

- Project Summary Table



Project	Projected Over/(Under)	Project Budget/PO Amount	Final (projected)	Description	January	February	March	April	May	June	July	August	September	October	November	December
Penwell Transmission Line	\$ (429,441.07)	\$ 8,513,394.37	\$ 8,083,953.30		Construction											
Birch Park	\$ (286,715.83)	\$ 4,667,098.50	\$ 4,380,382.67		Construction											
Park Avenue Bridge and Intersection Improvements	\$ -	\$ 4,764,958.00	\$ 4,764,958.00		Construction											
Whiteriver Avenue 9th to 16th	\$ -	\$ 1,549,023.00	\$ 1,549,023.00		Bidding											
Park and Ride	\$ -	\$ 2,750,079.00	\$ 2,750,079.00		CDOT Notice to Advertise											
2026 Water System Improvements	\$0.00	\$3,896,743.29	\$3,896,743.29		Design											
South Rifle Lift Station	\$ -	\$ 2,434,000.00	\$ 2,434,000.00		Grant Procurement and Bidding											
Northeast Booster Pump Backup Genarater					Bidding											
Centennial Park Creek Restoration	\$ -	\$ 47,411.00	\$ 47,411.00		Construction											
2026 Crack Seal		\$ 65,000.00	\$ 65,000.00		Bidding											
North East Tank Design		\$ 119,994.00	\$ 119,994.00		Design											
Railroad Avenue 9th to the Bypass		\$ 231,500.00	\$ 231,500.00		Design											
Golf Course Irrigation Design					Bidding											

City of Rifle
Sales Tax - 2026
Prior Year Comparison

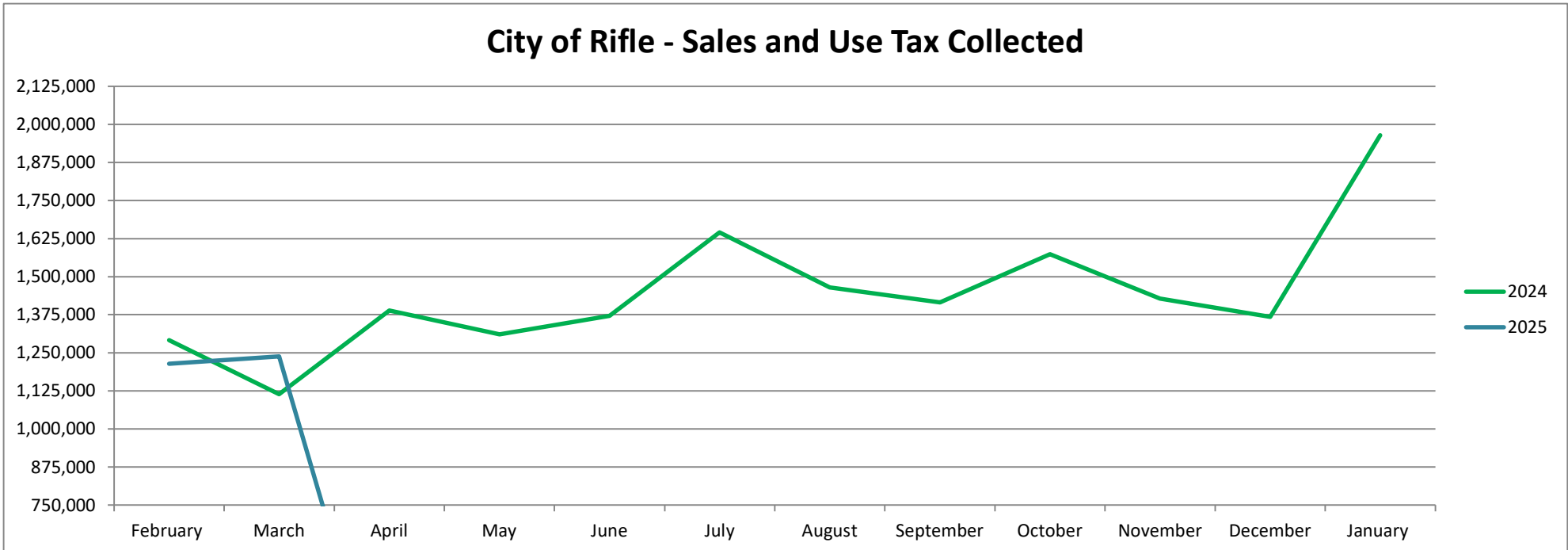
City Business	February Collections (for January Sales)				March Collections (for February Sales)				April Collections (for March Sales)				May Collections (for April Sales)				
	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	
BARS & RESTAURANTS	\$ 105,726.20	\$ 91,967.76	\$ 13,758.44	14.96%	\$ 93,205.94	\$ 99,023.87	\$ (5,817.93)	-5.88%	\$ 108,196.19	\$ (108,196.19)	-100.00%		\$ 116,528.28	\$ (116,528.28)	-100.00%		
RETAIL MARIJUANA	19,988.28	23,125.92	(3,137.64)	-13.57%	18,424.68	18,711.73	(287.05)	-1.53%	20,899.48	(20,899.48)	-100.00%		20,969.56	(20,969.56)	-100.00%		
UTILITIES	72,787.96	81,176.05	(8,388.09)	-10.33%	60,891.94	53,367.80	7,524.14	14.10%	63,718.23	(63,718.23)	-100.00%		51,568.26	(51,568.26)	-100.00%		
USE TAX/OTHER MISC	41,340.38	30,843.84	10,496.54	34.03%	36,959.08	43,528.66	(6,569.58)	-15.09%	49,172.34	(49,172.34)	-100.00%		45,839.70	(45,839.70)	-100.00%		
OIL & GAS	21,242.08	21,172.80	69.28	0.33%	15,831.80	17,875.63	(2,043.83)	-11.43%	21,246.37	(21,246.37)	-100.00%		21,238.17	(21,238.17)	-100.00%		
LODGING	30,215.00	32,213.30	(1,998.30)	-6.20%	27,668.24	28,454.58	(786.34)	-2.76%	47,233.75	(47,233.75)	-100.00%		37,472.05	(37,472.05)	-100.00%		
LIQUOR STORES	18,743.25	9,566.33	9,176.92	95.93%	34,465.36	23,729.95	10,735.41	45.24%	25,551.63	(25,551.63)	-100.00%		25,335.85	(25,335.85)	-100.00%		
HVAC	649.36	681.03	(31.67)	-4.65%	188.06	888.99	(700.93)	-78.85%	888.49	(888.49)	-100.00%		781.26	(781.26)	-100.00%		
HARDWARE	18,169.96	15,611.53	2,558.43	16.39%	14,194.65	18,402.85	(4,208.20)	-22.87%	31,578.09	(31,578.09)	-100.00%		20,432.52	(20,432.52)	-100.00%		
GENERAL RETAIL	451,838.31	497,600.08	(45,761.77)	-9.20%	507,524.20	414,312.37	93,211.83	22.50%	582,594.76	(582,594.76)	-100.00%		495,633.20	(495,633.20)	-100.00%		
FOOD	195,260.52	182,095.84	13,164.68	7.23%	197,411.38	186,076.80	11,334.58	6.09%	193,731.92	(193,731.92)	-100.00%		211,139.40	(211,139.40)	-100.00%		
EXCISE	982.97	2,192.76	(1,209.79)	-55.17%	930.69	2,125.72	(1,195.03)	-56.22%	2,204.08	(2,204.08)	-100.00%		1,724.20	(1,724.20)	-100.00%		
CONTRACTOR	82.93	2,351.79	(2,268.86)	-96.47%	678.12	646.45	31.67	4.90%	1,464.11	(1,464.11)	-100.00%		2,134.06	(2,134.06)	-100.00%		
CAR PARTS & SALES	67,144.04	48,989.27	18,154.77	37.06%	74,864.80	62,435.75	12,429.05	19.91%	64,370.15	(64,370.15)	-100.00%		70,764.73	(70,764.73)	-100.00%		
SUTS (CO SALES & USE TAX SYSTEM)	33,597.25	19,048.69	14,548.56	76.38%	31,573.39	18,422.77	13,150.62	71.38%	22,722.01	(22,722.01)	-100.00%		30,377.81	(30,377.81)	-100.00%		
Total MuniRev	\$ 1,077,768.49	\$ 1,058,636.99	\$ 19,131.50	1.81%	\$ 1,114,812.33	\$ 988,003.92	\$ 126,808.41	12.83%	\$ -	\$ 1,235,571.60	\$ (1,235,571.60)	-100.00%	\$ -	\$ 1,151,939.05	\$ (1,151,939.05)	-100.00%	
BUILDING USE TAX (Month Collected)	39,631.30	45,876.62	(6,245.32)	-13.61%	20,744.27	22,317.13	(1,572.86)	-7.05%	63,513.28	(63,513.28)	-100.00%		28,344.12	(28,344.12)	-100.00%		
MOTOR VEHICLE USE TAX (Month Collected)	96,531.16	187,369.49	(90,838.33)	-48.48%	102,367.28	103,787.99	(1,420.71)	-1.37%	89,991.54	(89,991.54)	-100.00%		130,001.86	(130,001.86)	-100.00%		
Grand Total	\$ 1,213,930.95	\$ 1,291,883.10	\$ (77,952.15)	-6.03%	\$ 1,237,923.88	\$ 1,114,109.04	\$ 123,814.84	11.11%	\$ -	\$ 1,389,076.42	\$ (1,389,076.42)	-100.00%	\$ -	\$ 1,310,285.03	\$ (1,310,285.03)	-100.00%	

City Business	June Collections (for May Sales)				July Collections (for June Sales)				August Collections (for July Sales)				September Collections (for August Sales)				
	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	
BARS & RESTAURANTS		\$ 120,472.72	\$ (120,472.72)	-100.00%		\$ 115,701.76	\$ (115,701.76)	-100.00%		\$ 113,786.11	\$ (113,786.11)	-100.00%		\$ 123,116.95	\$ (123,116.95)	-100.00%	
RETAIL MARIJUANA		22,841.64	(22,841.64)	-100.00%		21,901.43	(21,901.43)	-100.00%		23,256.06	(23,256.06)	-100.00%		21,857.53	(21,857.53)	-100.00%	
UTILITIES		48,779.23	(48,779.23)	-100.00%		52,546.99	(52,546.99)	-100.00%		55,014.76	(55,014.76)	-100.00%		55,363.21	(55,363.21)	-100.00%	
USE TAX/OTHER MISC		31,358.16	(31,358.16)	-100.00%		39,033.03	(39,033.03)	-100.00%		37,091.49	(37,091.49)	-100.00%		34,278.46	(34,278.46)	-100.00%	
OIL & GAS		15,868.03	(15,868.03)	-100.00%		25,288.64	(25,288.64)	-100.00%		24,724.23	(24,724.23)	-100.00%		22,630.44	(22,630.44)	-100.00%	
LODGING		53,937.90	(53,937.90)	-100.00%		64,535.93	(64,535.93)	-100.00%		72,184.50	(72,184.50)	-100.00%		73,266.56	(73,266.56)	-100.00%	
LIQUOR STORES		30,625.56	(30,625.56)	-100.00%		20,191.81	(20,191.81)	-100.00%		35,142.94	(35,142.94)	-100.00%		25,119.96	(25,119.96)	-100.00%	
HVAC		2,377.21	(2,377.21)	-100.00%		1,812.65	(1,812.65)	-100.00%		895.15	(895.15)	-100.00%		711.07	(711.07)	-100.00%	
HARDWARE		21,939.48	(21,939.48)	-100.00%		31,473.27	(31,473.27)	-100.00%		26,998.39	(26,998.39)	-100.00%		22,604.29	(22,604.29)	-100.00%	
GENERAL RETAIL		548,576.59	(548,576.59)	-100.00%		675,981.84	(675,981.84)	-100.00%		532,535.72	(532,535.72)	-100.00%		536,680.84	(536,680.84)	-100.00%	
FOOD		211,392.43	(211,392.43)	-100.00%		213,766.89	(213,766.89)	-100.00%		211,389.75	(211,389.75)	-100.00%		206,724.22	(206,724.22)	-100.00%	
EXCISE		2,599.85	(2,599.85)	-100.00%		1,550.71	(1,550.71)	-100.00%		1,883.42	(1,883.42)	-100.00%		2,403.63	(2,403.63)	-100.00%	
CONTRACTOR		883.84	(883.84)	-100.00%		1,896.73	(1,896.73)	-100.00%		1,321.04	(1,321.04)	-100.00%		743.76	(743.76)	-100.00%	
CAR PARTS & SALES		84,880.08	(84,880.08)	-100.00%		75,543.11	(75,543.11)	-100.00%		77,504.53	(77,504.53)	-100.00%		79,954.75	(79,954.75)	-100.00%	
SUTS (CO SALES & USE TAX SYSTEM)		26,186.50	(26,186.50)	-100.00%		150,984.02	(150,984.02)	-100.00%		26,538.84	(26,538.84)	-100.00%		65,920.44	(65,920.44)	-100.00%	
Total MuniRev	\$ -	\$ 1,222,719.22	\$ (1,222,719.22)	-100.00%	\$ -	\$ 1,492,208.81	\$ (1,492,208.81)	-100.00%	\$ -	\$ 1,240,266.93	\$ (1,240,266.93)	-100.00%	\$ -	\$ 1,271,376.11	\$ (1,271,376.11)	-100.00%	
BUILDING USE TAX (Month Collected)		22,451.42	(22,451.42)	-100.00%		11,584.25	(11,584.25)	-100.00%		91,334.01	(91,334.01)	-100.00%		29,041.26	(29,041.26)	-100.00%	
MOTOR VEHICLE USE TAX (Month Collected)		126,393.92	(126,393.92)	-100.00%		142,107.73	(142,107.73)	-100.00%		132,440.91	(132,440.91)	-100.00%		115,443.14	(115,443.14)	-100.00%	
Grand Total	\$ -	\$ 1,371,564.56	\$ (1,371,564.56)	-100.00%	\$ -	\$ 1,645,900.79	\$ (1,645,900.79)	-100.00%	\$ -	\$ 1,464,041.85	\$ (1,464,041.85)	-100.00%	\$ -	\$ 1,415,860.51	\$ (1,415,860.51)	-100.00%	

City Business	October Collections (for September Sales)				November Collections (for October Sales)				December Collections (for November Sales)				January Collections (for December Sales)			
	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff
BARS & RESTAURANTS	\$ 122,783.60	\$ 122,783.60	\$(122,783.60)	-100.00%	\$ 102,008.01	\$ 102,008.01	\$(102,008.01)	-100.00%	\$ 106,143.97	\$ 106,143.97	\$(106,143.97)	-100.00%	\$ 106,409.41	\$ 106,409.41	\$(106,409.41)	-100.00%
RETAIL MARIJUANA	22,034.03	22,034.03	\$(22,034.03)	-100.00%	22,210.84	22,210.84	\$(22,210.84)	-100.00%	21,654.64	21,654.64	\$(21,654.64)	-100.00%	21,123.60	21,123.60	\$(21,123.60)	-100.00%
UTILITIES	56,046.34	56,046.34	\$(56,046.34)	-100.00%	49,678.87	49,678.87	\$(49,678.87)	-100.00%	46,590.99	46,590.99	\$(46,590.99)	-100.00%	70,334.32	70,334.32	\$(70,334.32)	-100.00%
USE TAX/OTHER MISC	55,073.95	55,073.95	\$(55,073.95)	-100.00%	38,562.29	38,562.29	\$(38,562.29)	-100.00%	33,597.66	33,597.66	\$(33,597.66)	-100.00%	54,221.08	54,221.08	\$(54,221.08)	-100.00%
OIL & GAS	21,532.04	21,532.04	\$(21,532.04)	-100.00%	24,361.33	24,361.33	\$(24,361.33)	-100.00%	16,452.24	16,452.24	\$(16,452.24)	-100.00%	15,026.88	15,026.88	\$(15,026.88)	-100.00%
LODGING	58,919.41	58,919.41	\$(58,919.41)	-100.00%	52,167.92	52,167.92	\$(52,167.92)	-100.00%	32,519.74	32,519.74	\$(32,519.74)	-100.00%	34,429.63	34,429.63	\$(34,429.63)	-100.00%
LIQUOR STORES	23,019.60	23,019.60	\$(23,019.60)	-100.00%	46,905.25	46,905.25	\$(46,905.25)	-100.00%	31,824.40	31,824.40	\$(31,824.40)	-100.00%	26,564.30	26,564.30	\$(26,564.30)	-100.00%
HVAC	716.38	716.38	\$(716.38)	-100.00%	758.85	758.85	\$(758.85)	-100.00%	376.29	376.29	\$(376.29)	-100.00%	712.78	712.78	\$(712.78)	-100.00%
HARDWARE	39,659.31	39,659.31	\$(39,659.31)	-100.00%	17,633.50	17,633.50	\$(17,633.50)	-100.00%	21,722.71	21,722.71	\$(21,722.71)	-100.00%	68,915.11	68,915.11	\$(68,915.11)	-100.00%
GENERAL RETAIL	644,027.14	644,027.14	\$(644,027.14)	-100.00%	585,218.08	585,218.08	\$(585,218.08)	-100.00%	594,295.12	594,295.12	\$(594,295.12)	-100.00%	891,871.18	891,871.18	\$(891,871.18)	-100.00%
FOOD	210,883.67	210,883.67	\$(210,883.67)	-100.00%	194,204.79	194,204.79	\$(194,204.79)	-100.00%	201,800.94	201,800.94	\$(201,800.94)	-100.00%	345,463.24	345,463.24	\$(345,463.24)	-100.00%
EXCISE	348.56	348.56	\$(348.56)	-100.00%	1,583.26	1,583.26	\$(1,583.26)	-100.00%	1,583.64	1,583.64	\$(1,583.64)	-100.00%	649.72	649.72	\$(649.72)	-100.00%
CONTRACTOR	2,533.09	2,533.09	\$(2,533.09)	-100.00%	5,267.26	5,267.26	\$(5,267.26)	-100.00%	9,121.66	9,121.66	\$(9,121.66)	-100.00%	4,279.06	4,279.06	\$(4,279.06)	-100.00%
CAR PARTS & SALES	92,785.46	92,785.46	\$(92,785.46)	-100.00%	92,082.79	92,082.79	\$(92,082.79)	-100.00%	94,387.80	94,387.80	\$(94,387.80)	-100.00%	101,373.11	101,373.11	\$(101,373.11)	-100.00%
SUTS (CO SALES & USE TAX SYSTEM)	32,641.67	32,641.67	\$(32,641.67)	-100.00%	30,782.09	30,782.09	\$(30,782.09)	-100.00%	35,102.57	35,102.57	\$(35,102.57)	-100.00%	44,527.47	44,527.47	\$(44,527.47)	-100.00%
Total MuniRev	\$ -	\$ 1,383,004.25	\$(1,383,004.25)	-100.00%	\$ -	\$ 1,263,425.13	\$(1,263,425.13)	-100.00%	\$ -	\$ 1,247,174.37	\$(1,247,174.37)	-100.00%	\$ -	\$ 1,785,900.89	\$(1,785,900.89)	-97.51%
BUILDING USE TAX (Month Collected)	32,745.77	32,745.77	\$(32,745.77)	-100.00%	13,216.07	13,216.07	\$(13,216.07)	-100.00%	20,368.36	20,368.36	\$(20,368.36)	-100.00%	40,037.40	40,037.40	\$(40,037.40)	-100.00%
MOTOR VEHICLE USE TAX (Month Collected)	157,510.20	157,510.20	\$(157,510.20)	-100.00%	151,659.96	151,659.96	\$(151,659.96)	-100.00%	100,990.22	100,990.22	\$(100,990.22)	-100.00%	138,011.62	138,011.62	\$(138,011.62)	-100.00%
Grand Total	\$ -	\$ 1,573,260.22	\$(1,573,260.22)	-100.00%	\$ -	\$ 1,428,301.16	\$(1,428,301.16)	-100.00%	\$ -	\$ 1,368,532.95	\$(1,368,532.95)	-100.00%	\$ -	\$ 1,963,949.91	\$(1,963,949.91)	-97.73%

City Business	ANNUAL TOTAL COLLECTIONS			
	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff
BARS & RESTAURANTS	\$ 198,932.14	\$ 190,991.63	\$ 7,940.51	4.16%
RETAIL MARIJUANA	\$ 38,412.96	\$ 41,837.65	\$(3,424.69)	-8.19%
UTILITIES	\$ 133,679.90	\$ 134,543.85	\$(863.95)	-0.64%
USE TAX/OTHER MISC	\$ 78,299.46	\$ 74,372.50	\$ 3,926.96	5.28%
OIL & GAS	\$ 37,073.88	\$ 39,048.43	\$(1,974.55)	-5.06%
LODGING	\$ 57,883.24	\$ 60,667.88	\$(2,784.64)	-4.59%
LIQUOR STORES	\$ 53,208.61	\$ 33,296.28	\$ 19,912.33	59.80%
HVAC	\$ 837.42	\$ 1,570.02	\$(732.60)	-46.66%
HARDWARE	\$ 32,364.61	\$ 34,014.38	\$(1,649.77)	-4.85%
GENERAL RETAIL	\$ 959,362.51	\$ 911,912.45	\$ 47,450.06	5.20%
FOOD	\$ 392,671.90	\$ 368,172.64	\$ 24,499.26	6.65%
EXCISE	\$ 1,913.66	\$ 4,318.48	\$(2,404.82)	-55.69%
CONTRACTOR	\$ 761.05	\$ 2,998.24	\$(2,237.19)	-74.62%
CAR PARTS & SALES	\$ 142,008.84	\$ 111,425.02	\$ 30,583.82	27.45%
SUTS (CO SALES & USE TAX SYSTEM)	\$ 65,170.64	\$ 37,471.46	\$ 27,699.18	73.92%
Total MuniRev	\$ 2,192,580.82	\$ 2,046,640.91	\$ 145,939.91	7.13%
BUILDING USE TAX (Month Collected)	\$ 60,375.57	\$ 68,193.75	\$(7,818.18)	-11.46%
MOTOR VEHICLE USE TAX (Month Collected)	\$ 198,898.44	\$ 291,157.48	\$(92,259.04)	-31.69%
Grand Total	\$ 2,451,854.83	\$ 2,405,992.14	\$ 45,862.69	1.91%

Month	2026	2025	Month \$ Change	Month % Change	Year to Date % Change
February	\$ 1,213,930.95	\$ 1,291,883.10	\$ (77,952.15)	-6.03%	-6.03%
March	1,237,923.88	1,114,109.04	\$ 123,814.84	11.11%	1.91%
April	-	1,389,076.42			
May	-	1,310,285.03			
June	-	1,371,564.56			
July	-	1,645,900.79			
August	-	1,464,041.85			
September	-	1,415,860.51			
October	-	1,573,260.22			
November	-	1,428,301.16			
December	-	1,368,532.95			
January	-	1,963,949.91			
TOTAL	\$ 2,451,854.83	\$ 17,336,765.54			



COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: City of Rifle City Council
FROM: Zach Higgins, Community Development Director
DATE: April 15, 2026
SUBJECT: Director Update

Community Development Department, March – 2026 Update

- Housing Needs Assessment – Staff has reached out to DOLA with City Council approval to use \$50,000 in LPC grant funds to complete a Housing Action Plan that will expand on the work of the Housing Needs Assessment. The HAP would be completed from Fall 2026 through Fall 2027.
- Comprehensive Plan Reconfirmation and Land Use and Development Code Update – City Council and Planning Commission had their first joint workshop on 02/18/2026. The second joint workshop is tentatively scheduled for June 17th, 2026 to discuss results of a community survey and Rifle HS survey. Stakeholder engagement efforts are ongoing through June/July. The design team members were in Rifle March 17-18 to gather data on the City’s physical/architectural neighborhood characteristics. The team is developing a community survey and a series of informational videos to be released at the beginning of May.
- Building Division – The team has onboarded the new Community Development Technician and she is learning quickly all our processes.
- GRIT – The team will be onboarding the new Economic Opportunity Specialist on April 20th. GRIT and DDA completed a half-day joint Strategic Planning session on March 30th at the Ute Theater. The strategic planning participants held thoughtful discussion and identified some key areas of interest and projects to undertake over the coming 1-3 years.
- Events – Event planning is well underway for Barks, Brews, and BBQ as well as Third Thursdays this summer. Staff has been working with Align Multimedia to enhance our marketing efforts for these events and will be highlighting both before and after the occurrences.

Attached – Building Permit Data (March, 2026)

CITY OF RIFLE BUILDING PERMIT REPORT

March 2026

Summary (see note 1)	Total No. of Permits	Total Units **New SFD & New MFD	*New SFD Units (is not part of total permit amount)	*New MFD Units (is not part of total permit amount)	New Commercial	Other	Valuation	Use Tax Collected	Building Permit Fees	Plan Review Fees	Offsite Street Impact Fees	Parkland Dedication Fees	Sewer System Improvement Fees	Water System Improvement Fees
March	35	2	2	0	0	33	\$ 1,459,688.00	\$ 13,467.94	\$ 6,993.45	\$ 12,000.00	\$ 10,214.09	\$ 4,120.36	\$ 34,651.87	\$ 35,178.67
Year to Date	78	7	5	2	0	68	\$ 3,231,908.55	\$ 51,973.03	\$ 22,603.92	\$ 18,676.45	\$ 29,615.30	\$ 20,361.80	\$ 51,206.91	\$ 51,985.43
Mar-25	41	9	9	0	0	32	\$ 3,640,281.84	\$ 69,991.48	\$ 22,375.38	\$ 12,678.30	\$ 39,139.17	\$ 23,674.96	\$ 50,205.38	\$ 50,968.60
Year to date 2025	82	17	17	0	2	50	\$ 16,236,305.52	\$ 163,002.05	\$ 81,570.72	\$ 46,647.60	\$ 61,388.69	\$ 43,173.34	\$ 99,854.26	\$ 101,372.24
End of Year 2025	298	27	22	5	5	266	\$ 29,248,627.52	\$ 421,727.12	\$ 194,531.25	\$ 109,716.61	\$ 167,639.27	\$ 205,444.61	\$ 246,504.89	\$ 202,706.56

Permit No	Parcel No	Issued Date	Address	Applicant	Zone	Permit Type	MF #Units	Valuation	Use Tax	Building Permit Fees	Plan Review Fees	Offsite Street Impact Fees	Parkland Dedication Fees	Sewer System Improvement Fees	Water System Improvement Fees
BLD-2026-072	217709409004	3/2/2026	430 E 10th St	COOPER, STEVEN & SHAWN	LDR	Re-roof		\$ 10,000.00	\$ 212.50	\$ 50.00	-	-	-	-	-
BLD-2026-071	217716108008	3/2/2026	317 Clarkson Ave	Eliseo Venegas	LDR	Re-roof		\$ 7,500.00	\$ 159.37	\$ 50.00	-	-	-	-	-
BLD-2026-075	217704103014	3/3/2026	3102 Coal Mine Ave	Patrick Duncan	MDRPUD	Re-roof		\$ 3,500.00	\$ 74.37	\$ 50.00	-	-	-	-	-
BLD-2026-077	217709410011	3/3/2026	431 E 10th St	Jesse Dalton	LDR	Deck		\$ 28,000.00	\$ 595.00	\$ 50.00	-	-	-	-	-
BLD-2026-076	217709109013	3/3/2026	1575 Balsam Ct	DaBella Exteriors LLC	MDR	Siding		\$ 7,763.00	\$ 164.96	\$ 177.93	-	-	-	-	-
BLD-2026-078	217704103020	3/4/2026	3121 Coal Mine Ave	Roberto Carlos Martinez Ruiz	MDRPUD	Fence		\$ 18,000.00	\$ 382.50	\$ 25.00	-	-	-	-	-
BLD-2026-079	217704300007	3/4/2026	200 W 20th St B29	Adan Ruiz	MDR	Deck		\$ 1,800.00	\$ 38.25	\$ 50.00	-	-	-	-	-
BLD-2026-084	217718102019	3/5/2026	2496 Pioneer Way	Susana Mancinas Meza	LDRPUD	New SF Residential Deposit		\$ 500.00	-	-	\$ 500.00	-	-	-	-
BLD-2026-083	217709413003	3/9/2026	815 Munro Ave	Renewal by Anderson	LDR	Windows/doors		\$ 13,072.00	\$ 277.78	\$ 224.25	-	-	-	-	-
BLD-2026-081	217704431001	3/9/2026	1944 Acacia	Renewal by Anderson	LDR	Windows/doors		\$ 6,643.00	\$ 134.25	\$ 141.16	-	-	-	-	-
BLD-2026-087	217710303007	3/9/2026	1433 JAYS DR	Paula Porter	LDR	Re-roof		\$ 10,000.00	\$ 212.50	\$ 50.00	-	-	-	-	-
BLD-2026-029	217709331002	3/10/2026	509 PARK AVE	Veronica Stubbings	MDRX	New Modular Home		\$ 102,000.00	\$ -	\$ 1,004.95	-	\$ 5,596.76	\$ 4,120.36	\$ 5,403.80	\$ 5,485.95
BLD-2026-073	217709409004	3/11/2026	430 E 10TH ST	David Doolen	LDR	Deck		\$ 10,000.00	\$ 212.50	\$ 50.00	-	-	-	-	-
BLD-2026-090	217710337006	3/11/2026	1050 HICKORY DR	Saenz Roofing Inc	LDR	Re-roof		\$ 15,000.00	\$ 318.75	\$ 50.00	-	-	-	-	-
BLD-2026-091	217710337007	3/11/2026	1020 HICKORY DR	Saenz Roofing Inc	LDR	Re-roof		\$ 22,000.00	\$ 467.50	\$ 50.00	-	-	-	-	-
BLD-2026-080	217709130008	3/11/2026	1627 WALNUT LOOP	JBS Savage LLC	MDR	New SF Residential		\$ 373,758.00	\$ 7,942.35	\$ 2,526.79	-	\$ 4,617.33	-	\$ 6,754.75	\$ 6,857.44
BLD-2026-092	217717119003	3/11/2026	346 PREFONTAINE AVE	Alder Ridge	LDR	New SF Residential Deposit		\$ 500.00	-	-	\$ 500.00	-	-	-	-
BLD-2026-095	217710201006	3/11/2026	1343 FIRETHORN DR PATIO DOOR	Premier Services Group	LDRPUD	Patio Door Renew Expired		\$ 4,950.00	-	\$ 55.27	-	-	-	-	-
BLD-2026-033	217704103029	3/12/2026	3240 COAL MINE AVE	Amador Services	LDRPUD	Re-roof		\$ 4,866.00	\$ 103.41	\$ 109.38	-	-	-	-	-
BLD-2026-032	217704103029	3/12/2026	3238 COAL MINE AVE	Amador Services	LDRPUD	Re-roof		\$ 4,866.00	\$ 103.41	\$ 109.38	-	-	-	-	-
BLD-2026-065	217709330002	3/16/2026	807 WHITERIVER AVE	Tim Barrett	LDR	Deck		\$ 12,000.00	\$ 255.00	\$ 50.00	-	-	-	-	-
BLD-2026-069	217717114011	3/17/2026	1117 W 5TH ST	John Starr	LDR	Deck		\$ 17,883.00	\$ 380.00	\$ 50.00	-	-	-	-	-
BLD-2026-096	217709418007	3/17/2026	414 E 7TH ST	Renewal by Anderson	LDR	Window/Door		\$ 25,175.00	\$ 393.01	\$ 534.96	-	-	-	-	-
BLD-2026-097	217704103029	3/17/2026	3242 COAL MINE AVE	Amador Services	LDRPUD	Re-roof		\$ 4,866.00	\$ 103.41	\$ 109.38	-	-	-	-	-
BLD-2026-102	217704437002	3/19/2026	2703 ACACIA CT	Mile High City Roofing	MDRPUD	Re-roof		\$ 8,790.00	\$ 186.78	\$ 50.00	-	-	-	-	-
BLD-2026-100	217709130021	3/20/2026	1693 WALNUT LOOP	JBS Savage LLC	MDR	New SF Residential Deposit		\$ 500.00	-	-	\$ 500.00	-	-	-	-
BLD-2026-103	217704300007	3/20/2026	200 W 20TH ST D23	Gamaliel Villegas	MDR	Deck		\$ 1,000.00	\$ 47.90	\$ 50.00	-	-	-	-	-
BLD-2026-107	217710305017	3/23/2026	918 EDELWEISS CT	Connie Clark	LDR	Re-roof		\$ 6,000.00	\$ 127.50	\$ 50.00	-	-	-	-	-
BLD-2026-031	217718143010	3/23/2026	449 CROCKETT CIR	Don Bateman	EZPUD	New SF Residential Deposit		\$ 500.00	-	-	\$ 500.00	-	-	-	-
BLD-2026-109	217710205020	3/25/2026	1224 FIR AVE	Julio Aguirre	LDRPUD	Re-roof		\$ 15,000.00	\$ 318.75	\$ 50.00	-	-	-	-	-
BLD-2025-108	217710210089	3/25/2026	1205 E 17TH ST	Valleywide Fence	LDR	Fence		\$ 12,056.00	\$ 256.19	\$ 25.00	-	-	-	-	-
BLD-2026-099	217713400205	3/30/2026	375 CR 352 Hanger A5/A6	Vantage Aviation	OUT	Out of City Utility		\$ 700,000.00	-	-	-	-	-	\$ 22,493.32	\$ 22,835.28
No Permit # Given	217709121103	3/30/2026	Rifle Heights 2.0	Brad Johnson	Deposit	Planning Deposit		\$ 10,000.00	-	-	\$ 10,000.00	-	-	-	-
BLD-2026-112	217709216002	3/31/2026	Cowboy Drive (12 permits)	High Country Builders	Deposit	Permit Deposit		\$ 1,200.00	-	\$ 1,200.00	-	-	-	-	-

WORK REPORT TO CITY MANAGER

04.10.2026

COURT

- The court handled 53 adult cases and 22 juvenile cases on the April 1 court date. And yes, we did think it was kind of funny to have court on April Fool's Day! Our next date is set for Tax Day. We also held 02 telephone hearings with inmates in custody.

COMMUNITY ACCESS TV & MULTIMEDIA

Recently Completed Video Programming: (found on all RifleTV+ video players)

- Rifle High School Choir • Mar 17, 2026
- Rifle High School Band • Mar 17, 2026
- Wamsley Kindergarten Music Program • Mar 18, 2026
- Rifle Planning & Zoning Commission • Mar 31, 2026
- Rifle City Council • Apr 1, 2026
- Lions Club Easter Egg Hunt • Apr 4, 2026

Upcoming LIVE Video Broadcast/Streams:

(via: Cable, RifleTV+, Facebook, or Zoom)

- Rifle City Council • Apr 15, 2026
- Girls Soccer • Rifle vs Steamboat • Apr 16, 2026
- Re-2 School Board of Education • Apr 22, 2026
- Boys Baseball • Rifle vs Delta • Apr 23, 2026
- Girls Soccer • Rifle vs Vail Christian • Apr 25, 2026
- Rifle Planning & Zoning Commission • Apr 28, 2026
- CRV Idea Factory Pitch Competition • Apr 29, 2026

Equipment and System Updates:

- TelVue, our main vendor for video distribution systems, is sending us a replacement hard drive for our HyperCaster, our Video Playback server. It has been experiencing occasional video playback hangups for some time, and they believe this will fix the issue. RCTV has a maintenance agreement with TelVue for the HyperCaster. Therefore, whatever the problem is, it will be resolved at no extra cost to the City.

PARKS & RECREATION

Birch Park:

Work at Birch Park continues to progress steadily. Irrigation installation is ongoing, and landscape boulders have been set in place to help define key areas of the site.

The pond liner is scheduled to be installed on Monday, April 13. Additionally, picnic shelters are expected to arrive within the next couple of weeks.

Final concrete pours will take place over the next month as the project nears completion.

Staffing Updates:

Keith Dawson, the new Assistant Parks and Recreation Director, started on Monday, April 6th.

South Rifle Master Planning:

The South Rifle Master Planning project is nearing completion, and we are reviewing the draft plan.

Feasibility Study:

Staff is working with consultants on the final draft of the study, and the council will receive a presentation at a meeting in June.

HUMAN RESOURCE

HR has been busy with recruiting since the beginning of the year.

We have posted the **5 granted full-time brand-new positions** for the city:

- Building Inspector I – Jenna Lucas was hired to the position in Community Development Department
- Assistant Parks & Recreation Director – A. Keith Dawson was hired into the position began April 6th
- HR Technician – Amanda Lipe was hired into the position began March 16th
- Golf Course General Manager – Cody Capwell was hired into the position began March 31st
- Golf Course Maintenance Manager – Justin Kochevar was hired into the position began March 31st

We have also been recruiting for other vacant positions - **Full-time positions:**

- Wastewater Treatment Plant Supervisor – posted 2x, Selected Candidate, Dale Gurule accepted offer and will begin with the City April 20th
- Water Operator D – internal transfer opportunity – Trevor Vogel selected
- Utility Technician I – Keanu Kamanawa was hired into the position in the Utility Department began January 26th
- Community Development Technician – Elizabeth Acosta Delgado was hired into the position began March 23rd
- Parks Maintenance Worker – Cody Hunstad was hired into the position began March 30th
- Building Maintenance Worker – Robert Wiederhold was hired into the position began March 17th
- HR Coordinator – Debra Funston was hired into the position, will begin April 13th
- Economic Opportunity Specialist – Marc Rebert was hired into the position, will begin April 20th
- Patrol Officer – receiving applications
- Officer In Training/Code Enforcement Support Personnel – Candidate was offered and accepted, waiting on background check completion to establish start date
- Chief of Police – application period closed, reviewing applications

Current Employee Transfers:

- Mile Tyler – SPEAR Sgt. transferred to RPD Administrative Sgt. in January
- Sarah Stubbs – HR Coordinator transferred to Parks & Recreation Director Administrative Assistant in February
- Corporal – internal promotional opportunity – Josh Allison and Haley Crow selected for promotion
- Adam Mackley – Wastewater Treatment Plant Supervisor transferred to Wastewater Treatment Plant A Operator in April
- School Resource Officer – internal transfer opportunity – Jaime Jaramillo transfer in August
- O&M Tech III – internal career progression opportunity – Dennis Leary & Sam Dunlap advanced their career by meeting requirements of job progression
- Video Production Tech II – internal career progression opportunity – Jose Quintana advanced his career by meeting requirements of job progression

Part-time Positions:

- Ute Event Center Server – hired 3 new servers, Taya Bullock, Danielle Knollenberg, Nizhoni Ortiz

- PT Senior Bus Driver – Donald “Mo” Lechuga hired into the position began March 16th

Seasonal positions (multiple positions per job title):

Adult Softball Umpire	Seasonal Parks Worker
Youth League Umpire	Lifeguard
Rec Official	Lead Lifeguard
Head Cheerleading Coach	Guest Services Specialist
Assistant Cheerleading Coach	Assistant Pool Manager
RE2 Soccer Field Supervisor	Water Aerobics Instructor
Deerfield Park Supervisor	Water Safety Instructor
Recreation Supervisor	Golf Cart Attendant
RMP Camp Host	Pro Shop Attendant
RMP Camp Host Lead	Golf Course Grounds Maintenance
Golf Course Ranger/ Starter	IT Intern – Currently accepting applications

Held and supported a Recreation hiring efforts by hosting a Pool Seasonal Hiring Event at the Pool, April 4th. 20 Seasonal employees were hired from the event!

HR has also provided a unique training series, the first quarter of 2026, for City staff and supervisors to support them. Through working collaboratively with Chapman Foundation we are offering Our Community Listens training for both groups to support staff in their abilities to work with people positively in their lives through understanding themselves and flexing to meet the needs of those with whom they engage; the goal is to have more effective communication, better working relationships with those around them and continue to support the positive and collaborative culture in Rifle.

Just a few of the things that HR has been doing in the support of City operations.

CLERK

- Strategic Planning meeting with staff completed on April 3rd
- Developing liquor festival permitting process on City Website
- Held Evacuation Plan Committee Meetings, preparing agendas, minutes and coordinating with staff
- Processed Liquor License Renewals
 - Rifle Tequila's Inc. dba Tequila's
 - Beauty Queens Hair Salon & Spa, LLC dba Beauty Queens Hair Salon & Spa
- Approved Special Event Permits
 - Grand River Health – Chamber Annual Awards Banquet: April 11th
- Reviewing Special Event Permits
 - BPOE Elk's Lodge #2195 – Rifle Rendezvous Days: May 15-17
 - Held meeting with Annie MacGregor with Rendezvous Board and Lieutenant Mike Kuper
 - Grand River Health – National Wild Turkey Banquet: May 16
 - CRVC – Third Thursday on Third Summer Events: June – October
- Published Public Notices
 - #7 for community events Council are invited to
 - #5 for Ordinances (1st & 2nd Reading) approved in March & April so far
- Processed 5 CORA requests in March and 3 in April so far
- Processed 1 CIRSA Claim in April
 - Dump trailer damage to Ford Ranger tailgate