



## 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 (2<sup>nd</sup> 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 18<sup>th</sup>, 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 9<sup>th</sup> 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**

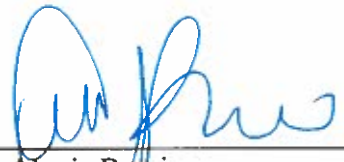
Reports were heard from City Manager Patrick Waller, Finance Director Scott Rust, Community Development Director Zach Higgins, Civil Engineer Craig Spaulding, and Parks & Recreation Director Austin Rickstrew.

**Comments from Mayor and Council**

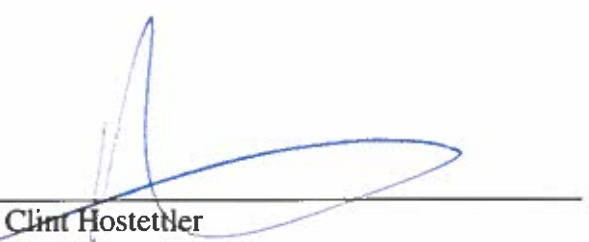
Comments were heard from Councilor Jonathan Rice, Councilor Karen Roberts, Councilor Alicia Gresley and Mayor Clint Hostettler.

**Adjournment**

Meeting adjourned at 8:08 p.m.

  
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Alexis Ramirez  
City Clerk



  
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Clint Hostettler  
Mayor

