



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

May 20, 2026

7:00 PM

202 Railroad Avenue, Rifle, CO 81650

5:15 PM - Workshop Dinner

5:45 PM - Workshop Meeting

Discussion and Review

- a. Update on Special Problem Enforcement and Response (SPEAR) Task Force
- b. 2026 - 2031 City of Rifle Capital Improvement Plan

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 May 6, 2026 Regular Meeting
 - 5.b. Consider Liquor License Renewal for TEDREX, Inc. dba Choice Liquors
 - 5.c. Consider Liquor License Renewal for Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant
 - 5.d. Consider Settlement Agreement with Antero Resources Corporation
 - 5.e. Consider Vacating a Section of Fairway Ave Right-of-Way - Ordinance No. 7, Series of 2026 (2nd Reading)
 - 5.f. Consider Reappointment of Lydia Allen to the Greater Rifle Improvement Team Advisory Board
- 6. **Action, if any, on Workshop Items**

7. Public Hearing

- 7.a.** Consider Amendment to the Rifle Municipal Code for Accessory Dwelling Unit Parking Requirements - Ordinance No.13, Series of 2026 (1st Reading)
- 7.b.** Consider Amendment to the Rifle Municipal Code Adding Section 16-1-145 Traffic Impact Study Criteria - Ordinance No. 12, Series of 2026 (1st Reading)

8. Regular Agenda

- 8.a.** Consider Adding Appendix B - Traffic Impact Study Criteria to the City of Rifle Public Works Manual
- 8.b.** Consider Bid Award to CW Construction for the Construction of Whiteriver Avenue Improvements
- 8.c.** Consider Authorizing City Manager to Execute the Streetlight Installation Contract by Xcel Energy for the Park Avenue Bridge and Roadway
- 8.d.** Consider Bid Award to R&A Enterprises for the Northeast Booster Station Backup Generator
- 8.e.** Consider Bid Award to Irrigation Technologies for the Rifle Creek Golf Course Irrigation Design
- 8.f.** Consider Bid Award to AIM Design and Development for the Rifle Heritage Center - Building Audit
- 8.g.** Consider Purchase of Verge.io, Additional Storage, and HPe Server Hosts for VMware and Nimble SAN Replacement

9. Administrative Reports

- 9.a.** Report to City Manager

10. Comments from Mayor and Council

11. 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 Ramírez al 970-665-6405 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.



Agenda Item #a.

Agenda Item Name:

Update on Special Problem Enforcement and Response (SPEAR) Task Force

Presenter:

Patrick Waller, City Manager

Item Description:

Workshop Discussion

Recommended Action:

No action on Workshop Items

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Interim Chief Kuper will update Council on the SPEAR task force, including information on the history of the transition from TRIDENT to SPEAR, SPEAR's mission, and statistics tracked by the task force.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, City Manager

Attachments:

None



Agenda Item #b.

Agenda Item Name:

2026 - 2031 City of Rifle Capital Improvement Plan

Presenter:

Craig Spaulding, Civil Engineer

Item Description:

Presentation of 2026 - 2031 Capital and Maintenance Plan

Recommended Action:

N/A

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

The 2026 - 2031 Capital and Maintenance Plan is a compilation of Facilities, Streets, Water, Wastewater, and General fund projects that have been generated in separate planning efforts over the last 5 years. Prioritization was completed using criteria created and weighted by City staff.

Notification Requirements:

N/A

Prepared By:

Craig Spaulding, Civil Engineer

Attachments:

1. 2026 to 2031 Capital and Maintenance Plan 1



2026-2031 Capital and Maintenance Plan

Contents

Executive Summary	3
General Fund Capital Improvement Plan 2026-2031	4
Street Fund Capital and Maintenance Plan 2026-2031	5
Water Fund Capital and Maintenance Plan 2026-2031	6
Wastewater Fund Capital and Maintenance Plan 2026-2031	7
Appendix A Street Fund Maintenance and Funding	8
Appendix B Project Prioritization	9



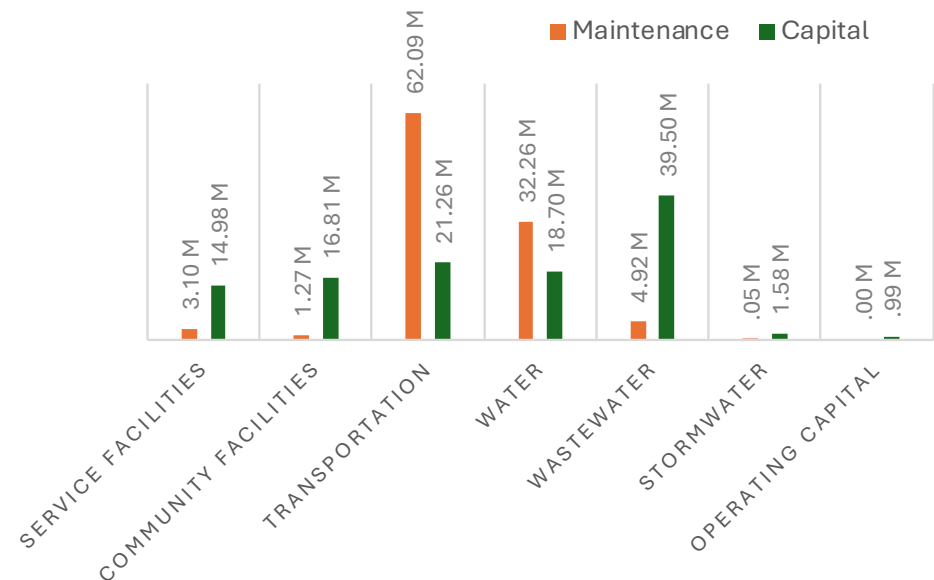
Executive Summary

The 2026 Capital and Maintenance Plan compiled capital and maintenance projects from across the City into a single, comprehensive plan. One objective of this effort was to evaluate the General Fund's capacity to support future capital projects. In total, \$217.5 million in projects were identified across wastewater, water, street, and general funds. Projects were split between maintenance (48%) and capital (52%).

Recommendations for the maintenance projects are to fund facility maintenance from the General Fund over the next 10 years at approximately \$333,000 annually.

The General Fund currently supports operations through a balanced budget. Capital requests must therefore be funded either through the Capital Fund or through General Fund reserves. Use of reserves is not recommended except for projects that strongly align with the selection criteria. All other capital projects are currently recommended to be funded through their own dedicated revenue sources.

CAPITAL AND MAINTENANCE PROJECTS



The following plan prioritizes the City's capital and maintenance projects based on the selection criteria below, as determined and weighted by City of Rifle directors and staff.



Safety: 17%



Alignment with Community Priorities & Strategic Goals: 15%



Economic Viability & Revenue Generation: 12%



Financial Sustainability: 15%



Mandates & Compliance: 13%



Quality of Life: 14%



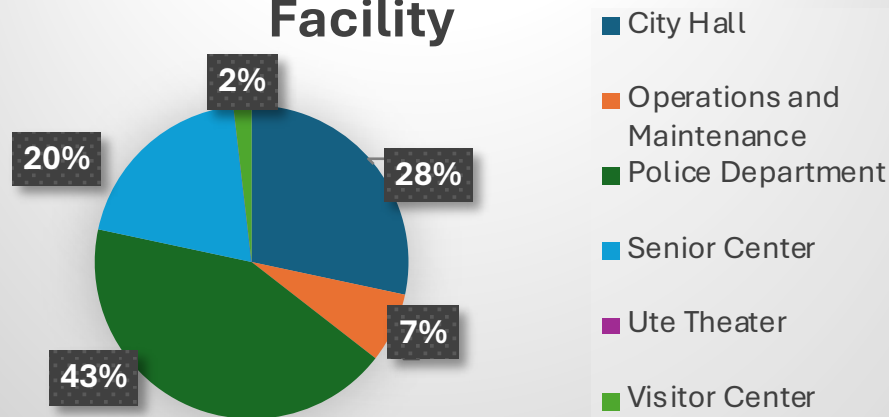
Proactive Planning: 14%

General Fund Capital Improvement Plan 2026-2031

General Fund projections indicate that operations can be sustained with a balanced budget. This includes facility maintenance, as shown below. The maintenance program consists of

\$3.3 million in projects, with a median project cost of \$15,000. All projects are recommended for completion within the next ten years, requiring an average annual investment of \$333,000 in grounds and facility maintenance.

General Fund Maintenance by Facility



Capital projects within the scope of the General Fund must be financed through reserves or the Capital Fund. Because the Capital Fund does not have a dedicated revenue source, and the General Fund operates on a balanced basis, expenditures for these projects are not replenished through ongoing revenues.

As a result, only those projects that rank at the highest level of prioritization should be undertaken. Even these projects should incorporate external funding sources such as grants and/or include cost recovery mechanisms to offset their financial impact. The highest-ranking capital projects are shown below. A full list of projects is shown in Appendix B.

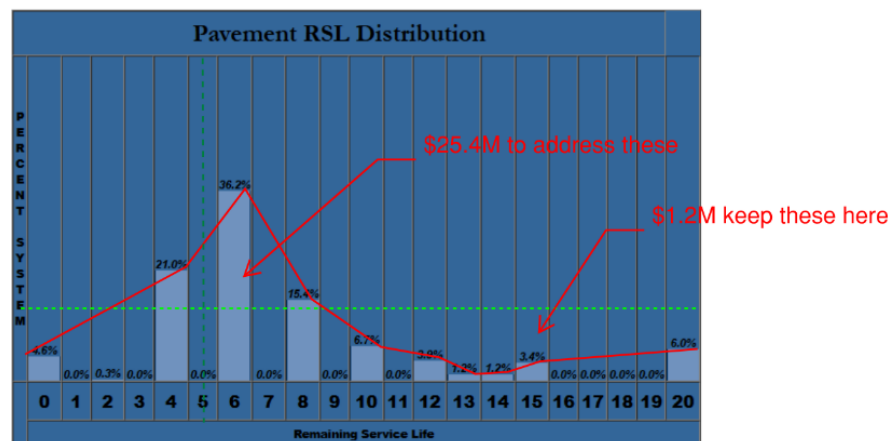
Projects	Description	Gross Cost	Net Cost
Barricades and Trucks	For Special Events, Congressionally Directed Spending Funding	\$800,000.00	\$ —
Highway 13 Ped. Bridge and corridor	Grant Funding	\$3,000,000.00	\$1,527,823.00
Emergency Exit	The courtroom needs an emergency exit for the public. FMLD mini	\$25,000.00	\$ —
ADA Push Button Install	Main entrance at the Ute does not have ADA push buttons FMLD mini	\$12,000.00	\$ —
Golf Course Irrigation		\$5,000,000.00	\$5,000,000.00
Bullet Proof Windows	Install bullet proof windows where front desk staff greet citizens. Roughly \$200 per sq ft FMLD mini	\$20,000.00	\$ —
Escape Door	The judge needs an escape door installed behind his stand in the courtroom.	\$15,000.00	\$15,000.00
Wash Bay Facility	Capable of accommodating all vehicles and equipment, including heavy trucks year round. FMLD joint grant for a HOTSIE with CRFR \$25k	\$25,000.00	\$ —

Street Fund Capital and Maintenance Plan 2026-2031

The City of Rifle currently has a Remaining Service Life (RSL) of 7.08 and an average Pavement Condition Index (PCI) of 61. The ongoing strategy for street improvements is to preserve roads in good condition while rehabilitating those in poorer condition. Streets are classified as “poor” when they fall below an RSL of 5. Significant deterioration such as potholes and structural failures typically occur at an RSL of 4. The City’s goal is to maintain a balanced distribution of street conditions, avoiding large clusters of roadway failures by addressing higher ranking roads with preventative maintenance while concurrently addressing failing roadways. The current remaining service life histograms is shown below in figure 1.

The current Street Improvement Plan projects an average Remaining Service Life of 9.78 in 2031.

To do this, streets will continue to happen concurrently with water main replacements which are being replaced at a rate of 1% of the system annually. Projects that do not increase the RSL of the



street network have been removed from the Street Fund and added to the General Fund Capital list. Street Capital projects are tabulated in Table 1.

Rehabilitation prioritizes cost-effective treatments, such as overlays, so they can be completed before roadways deteriorate to the point where more expensive repairs are required. A full list of street maintenance and capital is in Appendix A.

Street Fund Capital Street Projects

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

Water Fund Capital and Maintenance Plan 2026-2031

The Water Fund uses sales tax to repay the water treatment plant loan while rates and fees cover operations and capital improvements, including replacing 1% of water mains annually. Upcoming projects include a Northeast water tank and a maintenance facility.

Future wastewater salinity regulations may require treatment upgrades to the water plant. The proposal is salinity removal at the water plant, improving both wastewater compliance and drinking water quality. A feasibility study estimates this at about \$30 million.

Projects	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
City Maintenance Facility (NEW C&D SHOP)			.18M	1.20M	1.20M						
Pall Membrane Replacement					.66 M						
WTP Residual Drying Beds - Concrete Drying Beds Design & Construction			.35 M	.87 M	.87	M.87 M					
Salinity Removal/Brine Disposal Study - PELs and Sampling				.80 M							
Salinity Removal/Brine Disposal Study - Mixing Zone Study			.15 M								
Northeast Tank No. 2 Design and Construction	.20 M	3.00 M									
Northeast Booster Station Generator Design and Construction											
RRWPF (Penwill) to 5MG Tank Complex - Upgrade to 24"/30" Design and Construction	2.20 M										
Tank Foundation Monitoring											
Rifle Village South Transmission Line	1.70 M										
Golf Course Water Rights Purchase	.97 M										
Various Plant - annual budget amount (Placeholder, replace w/ actual projects)		.10 M	.10 M	.10 M	.10 M	.10 M	.10 M	.10 M	.10 M	.10 M	.10 M
Various Distribution - annual budget amount (Placeholder, replace w/ actual projects)	1.81 M	1.46 M	1.93 M	1.14 M	1.23 M	1.42 M	1.42 M	1.42 M	1.49 M	1.49 M	1.49M
Airport Water Tank											
Water Main Capital Improvement	4.83 M										
Capitalized Assets		.30 M									
Totals	11.70 M	4.86 M	2.71 M	3.38 M	4.06 M	2.39 M	1.52 M	1.52 M	1.59 M	1.59 M	1.59 M

Wastewater Fund Capital and Maintenance Plan 2026-2031

Wastewater operations carry the highest capital expenses, largely driven by regulatory mandates. The most significant costs are associated with treatment plant upgrades required for phosphorus removal and Regulation 31 compliance, both of which will substantially reduce the fund balance. These will

be followed by anticipated salinity removal mandates, which may exceed the financial capacity the fund can sustain. In addition to these major capital projects, the system also requires ongoing investment in aging collection infrastructure, currently averaging approximately \$250,000 per year.

Projects	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Reg 85 / Reg 31 Compliance - Phos Incentive Improvements (biological improv. and chemical addition)											
Upgrade for Phos/Reg 31 Compliance - Study, Design and Construction (could be delayed with credits)		.06 M	1.32 M	7.50M	7.50M						
Interchange Tank and Digester Improvements											
Biosolids Hauling Improvements Study - long term land application											
UV Disinfection System Improvements											
Salinity Removal/Mitigation - Study										12.50 M	12.00 M
Southside Pump Station - Design and Construction (does not include FM Connection)	2.30 M										
Various Plant- annual budget amount (Placeholder, replace w/ actual projects)		.10 M	.10 M	.10 M	.10 M	.10 M	.10 M	.10 M	.10 M	.10 M	.10 M
Various Collection- annual budget amount (Placeholder, replace w/ actual projects)		.24 M	.24 M	.24 M	.24 M	.24 M	.24 M	.24 M	.24 M	.24 M	.24 M
Capitalized Assets - Heavy Equip		.30 M									
Facility Maintenance Siding Repair	.09 M										
Totals	2.30 M	.69 M	1.65 M	7.84 M	7.84 M	.34 M	.34 M	.34 M	.34 M	12.34M	12.34M

Appendix A Street Fund Maintenance and Funding

	2026	2027	2028	2029	2030	2031
Surface Treatment (Remaining Service Life<9)	—	.91M	.91M	.91M	.91M	.91M
Overlay	—	1.02 M	1.02 M	1.02 M	1.02 M	1.02 M
Patching	—	.32 M	—	.25 M	—	.25 M
Rebuild (includes capital from above)	4.10 M	3.68 M	5.78 M	2.23 M	2.65 M	3.53 M
Surface Treatment (Remaining Service Life>9)	—	.54 M				
Crack Seal	.03 M	.06 M	.06 M	.06 M	.06 M	.06 M
HA5/Surface Treatment	—	.26 M	.26 M	.26 M	.26 M	.22 M
Total Expenditures Including Capital Street Fund Projects	4.13 M	6.84 M	8.02 M	4.72 M	4.89 M	5.98 M
Regular Revenue	2.97 M	2.97 M	2.97 M	2.97 M	2.97 M	2.97 M
Grant Revenue	2.40 M	.50 M	.50 M	.50 M	.50 M	.50 M
Water Fund allocation for replacement above waterlines	1.81 M	1.04 M	1.51 M	.72 M	.82 M	1.01 M
Beginning	8.48 M	11.53 M	9.21 M	6.17 M	5.64 M	3.53 M
Ending	1.42 M	1.42 M	1.42 M	1.49 M	1.49 M	1.49M
Ending % of operational	279%	135%	77%	120%	103%	59%

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Events	Barricades and Trucks	For Special Events, CDS funding request.	.80 M	1	1	1	-1	0	1	1	17	15	12	-15	0	14	14	58
Police Department	Re-key All Doors	Re-key all interior and exterior doors see work order #10780.	.01 M	1	0	0	1	0	0	1	17	0	0	15	0	0	14	46
Water Treatment Plant	Exterior Door Replacement	None of the doors on the east side of the building open due to heat expansion. These doors are for the Chemical rooms. Service doors or replace with smaller garage doors?	.10 M	1	0	0	1	0	0	1	17	0	0	15	0	0	14	46
Wastewater	South Lift Station construction	South Lift Station replacement.	2.30 M	1	1	0	0	0	1	0	17	15	0	0	0	14	0	45
Water	Pall Membrane Replacement		.66 M	1	1	0	-1	0	1	1	17	15	0	-15	0	14	14	45

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Transportation	Highway 13 Ped. Bridge and corridor	Safe Crossing of Highway 13 at 30th Street.	3.00 M	1	1	0	-1	0	1	1	17	15	0	0	0	14	0	45
Police Department	Emergency Exit	The courtroom needs an emergency exit for the public.	.03 M	1	0	0	0	1	0	1	17	0	0	0	13	0	14	44
Transportation	Park and Ride		3.10 M	0	1	1	1	0	0	0	0	15	12	15	0	0	0	42
Ute Theater	ADA Push Button Install	Main entrance at the Ute does not have ADA push buttons.	.01 M	0	0	0	0	1	1	1	0	0	0	0	13	14	14	41
Operations and Maintenance	Garage Door Replacement	Colorado River Fire Bay needs replaced.	.03 M	0	0	1	1	0	0	1	0	0	12	15	0	0	14	41
Golf Course	Irrigation		5.00 M	0	1	1	0	0	1	0	0	15	12	0	0	14	0	41

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Police Department	Bullet Proof Windows	Install bullet proof windows where Cathy & Linsay greet citizens. Roughly \$200 per sqft.	.02 M	1	0	0	0	0	0	1	17	0	0	0	0	0	14	31
Police Department	Escape Door	The judge needs an escape door installed behind his stand in the courtroom.	.02 M	1	0	0	0	1	0	1	17	0	0	0	13	0	14	31
Capital for Operations (Fleet, IT, etc.)	Wash Bay Facility	Capable of accommodating all vehicles and equipment, to include heavy trucks year-around.	.25 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Ute Theater	Building Insulation	It's unclear if this is even feasible, as the building has little to no insulation.	.25 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Operations and Maintenance	Exterior Siding Repairs	Repair siding and address overall water penetration issues and painting.	.05 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life 15%	Proactive Planning 13%	Final Score
Operations and Maintenance	Heat Tape Install	Heat tape installed in roof drains.	.01 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Police Department	Roof Replacement	Replace the rubber membrane roof once solar panels have been removed.	.55 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Police Department	Fire Suppression Upgrade	Dry Chem Fire suppression system. This project is technically infeasible.	.00 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Police Department	Exterior Masonry Work	All exterior masonry repairs.	.03 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Senior Center	Exterior Siding Replacement	Replace all exterior siding.	.15 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Ute Theater	Stucco Cracking	Stucco is cracking on the exterior of the building.	.05 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 15%

Financial Sustainability 13%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Ute Theater	Slow Floor Drain	The floor drain at the bar is draining slowly. We plan to perform a sewer scope and clean out the line to address the issue perform a sewer scope and clean out the line to address the issue.		0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Ute Theater	Roof Repair	See report provided by CMG. See work order # 10115.		0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Rifle Metro Pool	Roof Repair	Minor repairs see work order # 10118.	.00 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Rifle Mountain Park Community House & Cabin	Chinking	Chinking community house and host cabin.	.10 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Rifle Mountain Park Community House & Cabin	Host Cabin Roof Repair	See work order # 10124.	.00 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Rifle Mountain Park Community House & Cabin	Community House Roof Repair	Full replacement see work order # 10125.	.02 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Wastewater Facility	Siding Repair	Repair/replace siding on the bio-solids building.	.01 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
Water Treatment Plant	Roof Repair	Find and repair cracks in rubber roof on the process building.	.01 M	0	0	0	0	1	1	0	0	0	0	0	13	14	0	29

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Water Treatment Plant	Women's Restroom Sewer System	They snaked the sewer system and ran a camera. They believe it is a simple vent issue.	.00 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	29
City Hall	ADA Push Button	Lower doors do not have ADA push buttons.	.01 M	0	0	0	0	1	1	0	0	0	0	0	13	14	0	27
Senior Center	ADA Restroom Conversion	Convert both lower level restrooms to single occupancy ADA restrooms.	.06 M	0	0	0	0	1	1	0	0	0	0	0	13	14	0	27
Parks	ADA push button x2	No push buttons at main visitor door.	.01 M	0	0	0	0	1	1	0	0	0	0	0	13	14	0	27
Old Garfield County Bridge	Solar Panel Acquisition	When agreements expire.	.25 M	0	0	1	1	0	0	0	0	0	12	15	0	0	0	27
Golf Course	Facilities	No push buttons at main visitor door.	5.00 M	0	0	1	0	0	1	0	0	0	12	0	0	14	0	26

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Final Score
Water	Golf Course Water Rights Purchase		.97 M	0	0	1	-1	0	1	1	0	0	12	-15	0	14	14	26
Old Garfield County Bridge	Island Bridge	Bridge to Island.	6.00 M	-1	1	1	-1	0	1	1	-17	15	12	-15	0	14	14	24
Water	Northeast Tank No. 2 Design and Construction		3.20 M	1	1	0	-1	0	0	0	17	15	0	-15	0	0	0	17
Water	Northeast Booster Station Generator Design and Construction		.30 M	1	1	0	-1	0	0	0	17	15	0	-15	0	0	0	17

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Water

RRWPF
(Penwill) to
5MG Tank
Complex
- Upgrade
to 24"/30"
Design and
Construction

8.70 M

1

1

0

-1

0

0

0

17

15

0

-15

0

0

0

17

Water

Rifle Village
South
Transmission
Line

1.70 M

1

1

0

-1

0

0

0

17

15

0

-15

0

0

0

17

Operations
and
Maintenance

Gate &
Fencing

2 gates and fencing to keep
R/C club off property.

.02 M

1

0

0

0

0

0

0

17

0

0

0

0

0

0

17

Wastewater
Facility

Repair
outside sight
lights

Replace all exterior lights on
the head works building.

.00 M

1

0

0

0

0

0

0

17

0

0

0

0

0

0

17

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Final Score
Water Treatment Plant	New C&D Building design and construction	Build a shop & office for C&D at Water Treatment Plant. Estimate is for a simple metal building 8000sqft.	2.58 M	1	0	0	0	0	0	0	17	0	0	0	0	0	0	17
Senior Center	Generator Install		.25 M	1	0	0	-1	0	0	1	17	0	0	-15	0	0	14	17
Transportation	W 2nd Sidewalk		.85 M	1	0	0	-1	0	1	0	17	0	0	-15	0	14	0	16
Capital for Operations (Fleet, IT, etc.)	Camera system update	Add 2 cameras (main shop and back shop areas) and a monitor showing live feeds of front gate/driveway, main shop, north side of shop, and south side of yard for the safety of employees working solo or in a remote area of the property and to be aware of who is entering the property.		0	0	0	1	0	0	0	0	0	0	-15	0	0	0	15

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Final Score
City Hall	Rain Gutter Drainage	Southeast corner rain gutter needs to go under sidewalk to storm drain.	.02 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15
Police Department	LED Upgrade	Remaining interior lights. This estimate is for G&F to install new lights. See work order # 10098.	.00 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15
Police Department	HVAC controls	Upgrade HVAC controls.	.03 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15
Senior Center	Replace Exterior Doors	All exterior doors need replaced due to age and condition.	.02 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15
Senior Center	Replace Deck Footers	Footers on the southeast deck are cracking.	.01 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life 14%	Proactive Planning 14%	Final Score
-------------------	---------	-------------	------	--------	---	---	--------------------------	-------------------------	-----------------	--------------------	------------	---	---	--------------------------	-------------------------	---------------------	------------------------	-------------

Senior Center	Gutter Replacement	Install new gutters around entire building.	.02 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15
Senior Center	LED Upgrade	All interior lights. This estimate is for G&F to install new lights. See work order # 10102.	.00 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15
Parks	LED Upgrade	All interior lights. This estimate is for G&F to install new lights. See work order # 10099.	.00 M	0	0	0	1	0	1	0	0	0	0	15	0	0	0	15
Parks	Exterior Paint Project	Paint exterior of building.	.03 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15
Parks	TPO roof replacement	Replace the TPO 60mil membrane on the flat roof.	.04 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15
Wastewater Facility	LED Upgrade	All interior lights . This estimate is for G&F to install new lights.	.01 M	0	0	0	1	0	0	0	0	0	0	15	0	0	0	15

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Water Treatment Plant

LED Upgrade

All interior lights . This estimate is for G&F to install new lights. See work order # 10100.

.01 M

0

0

0

1

0

0

0

0

0

0

0

15

0

0

0

15

Police Department

New PD Building

If the city's population grows by 5,000 over the next 10 years, the Police Department will need to hire 10 additional officers. They're already planning for the future and have several major requests, including: A larger training room, Additional office space for new staff. Given these needs, should we consider constructing a new building or adding a second floor to the existing Police Department facility? Or maybe we could move courts to a new location and allow the PD to take over the courts area. 20,000 sqft building.

10.00 M

0

1

0

-1

0

0

1

0

15

0

-15

0

0

14

14

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life 14%	Proactive Planning 14%	Final Score
City Hall	Roof Repair	See work order # 10110.	.00 M	0	0	0	0	0	0	1	0	0	0	0	0	0	14	14
Police Department	Interior Paint Project	Repair holes and paint all interior walls.	.01M	0	0	0	0	0	0	1	0	0	0	0	0	0	14	14
Police Department	Full HVAC Replacement	HVAC will need replaced in 5-10 years.	.80 M	0	0	0	0	0	0	1	0	0	0	0	0	0	14	14
Visitor Center	Exterior Paint	Seal and paint building exterior.	.02 M	0	0	0	1	0	0	1	0	0	0	15	0	0	14	14
Visitor Center	Roof Repair	Repair damaged shingles.	.01 M	0	0	0	0	0	0	1	0	0	0	0	13	0	14	14
Senior Center	Handrail Replacement	Replace failing handrail on upper deck.	.01 M	0	0	0	0	1	0	0	0	0	0	0	13	0	0	13
Wastewater Facility	Demo Building	Demo the Muffin Monster building.	.01 M	0	0	0	0	1	0	0	0	0	0	0	13	0	0	13

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Stormwater	Outfall #1	.08 M	0	0	0	-1	1	0	1	0	0	0	0	-15	13	0	14	13
Stormwater	Outfall #2	.04 M	0	0	0	-1	1	0	1	0	0	0	0	-15	13	0	14	13
Stormwater	Outfall #3	.05 M	0	0	0	-1	1	0	1	0	0	0	0	-15	13	0	14	13
Stormwater	Outfall #4	.04 M	0	0	0	-1	1	0	1	0	0	0	0	-15	13	0	14	13
Stormwater	Outfall #5	.05 M	0	0	0	-1	1	0	1	0	0	0	0	-15	13	0	14	13
Stormwater	Outfall #6	1.00 M	0	0	0	-1	1	0	1	0	0	0	0	-15	13	0	14	13
Stormwater	Outfall #7	.05 M	0	0	0	-1	1	0	1	0	0	0	0	-15	13	0	14	13

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 13%

Quality of Life 14%

Proactive Planning 14%

Final Score

Stormwater	Outfall #8		.08 M	0	0	0	-1	1	0	1	0	0	0	-15	13	0	14	13
Stormwater	Outfall #9		.19 M	0	0	0	-1	1	0	1	0	0	0	-15	13	0	14	13
Wastewater	Regulation 85 study	Engineering alternatives study for phosphorus removal.	.15 M	0	0	0	-1	1	0	1	0	0	0	-15	13	0	14	13
Wastewater	Phosphorus removal design	Engineering design services for phosphorus removal plant expansion.	1.32 M	0	0	0	-1	1	0	1	0	0	0	-15	13	0	14	13
Wastewater	Phosphorus removal construction	Construction of phosphorus removal expansion.	9.85 M	0	0	0	-1	1	0	1	0	0	0	-15	13	0	14	13

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Wastewater	Salinity control upgrade	Low pressure reverse osmosis with evap facility. Second alternative is achieving salinity reduction with RO on drinking water side.	23.89 M	0	0	0	-1	1	0	1	0	0	0	-15	13	0	14	13
Old Garfield County Bridge	Museum Heat/Elevator	Make museum accessible year a round.	.85 M	0	0	0	-1	1	1	0	0	0	0	-15	13	14	0	12
Ute Theater	Digital Marquee	Replace marquee with a digital on that will be easier and safer to update... Does city code allow digital marquees?	.14 M	0	0	1	0	0	0	0	0	0	12	0	0	0	0	12
Capital for Operations (Fleet, IT, etc.)	Complete Free Standing Overhead Bridge Crane & Hoist	NOMAD Free Standing system with 7.5 ton capacity, 4 cell system, 20' wide.	.14 M	1	0	0	-1	0	0	0	17	0	0	-15	0	0	0	2

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Transportation	Coalmine/Willow Connection		.80M	1	0	0	-1	0	0	0	17	0	0	-15	0	0	0	2
Transportation	Pedestrian Bridge at 26th		2.50 M	1	0	0	-1	0	0	0	17	0	0	-15	0	0	0	2
Capital for Operations (Fleet, IT, etc.)	Schwarze A7 Tornado Sweeper	Multi-Purpose Regenerative Air Sweeper.	.40 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Hall	Landscaping	Replace retaining wall on railroad.	.08 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Hall	Replace Doors	All exterior doors.	.10 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Hall	Signage Upgrade	Exterior and interior way-finding.	.02 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Final Score
-------------------	---------	-------------	------	--------	---	---	--------------------------	-------------------------	-----------------	--------------------	------------	---	---	--------------------------	-------------------------	-----------------	--------------------	-------------

City Hall	Light Poles	Exterior lighting, G & F to install new tops on light poles.	.00 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City Hall	Council Chamber	Upgrade the aesthetic of the council chambers.	.10 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operations and Maintenance	Office Flooring	Clear epoxy over concrete.	.05 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operations and Maintenance	Large breakroom	Building addition.	.15 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Police Department	Ammo Storage	Storage in the Annex Building/Ammo Cabinet Prefab metal cabinet x2.	.01 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Police Department

Outside Evidence Lockers

They need a secure way to store items they do not want to store in the building. Maybe a shed?

.01M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Police Department

Forever Storage

A secure space for permanent evidence storage with a dry chemical fire suppression system.

1.40M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Ute Theater

Control Booth Access

Install a door from the control booth to the grand stands.

.01 M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Ute Theater

Storage Space

No known options at this time.

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

City Hall

Window Replacement

Replace all windows. Still waiting on Elmers Glass.

.30 M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Final Score
-------------------	---------	-------------	------	--------	---	---	--------------------------	-------------------------	-----------------	--------------------	------------	---	---	--------------------------	-------------------------	-----------------	--------------------	-------------

City Hall	VAV Retrofit project & updated controls	34 VAVs need replaced.	.60 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-----------	---	------------------------	-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

City Hall	Water Heater Replacement	New water heater install.	.02 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-----------	--------------------------	---------------------------	-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

City Hall	LED Upgrade	See work order # 10097.	.00 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
-----------	-------------	-------------------------	-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Operations and Maintenance	Painting Office Space	Patch/paint office space and hallways.	.01 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
----------------------------	-----------------------	--	-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Operations and Maintenance	HVAC Replacement	Install Mini splits in the office areas.	.15 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
----------------------------	------------------	--	-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life 14%	Proactive Planning 14%	Final Score
-------------------	---------	-------------	------	--------	---	---	--------------------------	-------------------------	-----------------	--------------------	------------	---	---	--------------------------	-------------------------	---------------------	------------------------	-------------

Police Department	New Windows	Three windows need replaced see work order # 9837.	.00M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Police Department	Shade Structure	Shade structure outside the break room. Estimate is for sun sails.	.00M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Center	Boiler Replacement	Replace water heater.	.02 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Center	Fencing around exterior of property	New fence at the rear of the building.	.02 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Center	Window Replacement	Replace all windows.	.10 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Center	Cement pad replacement	Cement pad at the rear of the building needs replaced.	.03 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Senior Center	Grind Stump	Grind the stump. Parks Dept has a grinder.	.00 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior Center	HVAC Replacement	Mini spit install lower level only.	.20 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Center	HVAC	Upgrade existing system.	.03 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Visitor Center	New Windows	7 windows are weathered and are on the verge of needing replaced.	.01 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parks	Concrete Apron	Concrete apron at dumpster.	.01 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Rifle Metro Pool

Remove garage door at concession

Remove door and install window.

.01 M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Parks

Wash Bay Rehab

Replace asphalt at wash bay.

.02 M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Parks

Asphalt Roadway

New asphalt road upstairs and down the hill.

.05 M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Parks

New Windows

Two new windows see work order # 9839.

.00 M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Rifle Mountain Park Community House and Cabin

New Windows

13 new windows needed see work orders 9851 & 9852.

.02 M

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Wastewater Facility	Storage Building	New storage building for spare parts... Connex or shed?	.01 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wastewater Facility	New Windows	8 windows need replaced see work order # 9841.	.01 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Treatment Plant	Flooring Replacement	Vinyl flooring throughout the entire office space. Or epoxy sealed concrete.	.08 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water Treatment Plant	New Windows	3 large windows need replaced see work order #9840.	.00 M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transportation	Downtown Parking Garage		2.10 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	0
Senior Center	Shade for Rear Deck	Install sun sails and poles.	.02 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	-1

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life 14%	Proactive Planning 14%	Final Score
-------------------	---------	-------------	------	--------	---	---	--------------------------	-------------------------	-----------------	--------------------	------------	---	---	--------------------------	-------------------------	---------------------	------------------------	-------------

Senior Center	New Building	New Senior Center 11,000sqft at \$500 a sqft.	.01 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	-1
Senior Center	New Elevator		.50 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	-1
Transportation	Taugenbaugh Extension		.11 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	-1
Transportation	Megan Connection to Smith		1.80 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	-1
Old Garfield County Bridge	Pedestrian bridge access	Install a bridge to get over railroad tracks.	4.00 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	-1
Wastewater Facility	Placeholder for recurring plant capital expenses	Equipment overhaul, hardware/software upgrades, etc. ~\$100k/year.	2.00 M	0	0	0	-1	1	0	0	0	0	0	-15	13	0	0	-2

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Waste

Salinity Removal/
Brine Disposal
Study - PELs
and
Sampling

.08 M

0

0

0

-1

1

0

0

0

0

0

0

-15

13

0

0

-2

Water

Salinity Removal/
Brine Disposal
Study -
Mixing Zone
Study

.15 M

0

0

0

-1

1

0

0

0

0

0

0

-15

13

0

-2

Old Garfield
County Bridge

Spur Rail
Construction

If UP lands on amicable deal.

1.20 M

0

0

1

-1

0

0

0

0

0

12

-15

0

0

0

-2

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life 14%	Proactive Planning 14%	Final Score
Capital for Operations (Fleet, IT, etc.)	Shop Expansion	Building addition/ enclosing the east side covered storage area for additional indoor storage of equipment for security. Shifting CRFR over by one section to install Alignment System.	.10 M	0	0	0	-1	0	1	0	0	0	0	-15	0	0	0	-15
Capital for Operations (Fleet, IT, etc.)	Technician Workstations	3 mobile mechanic computer workstations w/seating and central printer/scanner.	.01 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	-15
Capital for Operations (Fleet, IT, etc.)	Shop Intercom System	Communication system with two-way communication between the shop and the office area and one-way announcement system for the main yard area.	.00 M	0	0	0	-1	0	1	0	0	0	0	-15	0	14	0	-15

Appendix B Project Prioritization



Facility Location

Project

Description

Cost

Safety

Alignment with Community Priorities and Strategic Goals

Economic Viability and Revenue Generation

Financial Sustainability

Mandates and Compliance

Quality of Life

Proactive Planning

Safety 17%

Alignment with Community Priorities and Strategic Goals 15%

Economic Viability and Revenue Generation 13%

Financial Sustainability 15%

Mandates and Compliance 15%

Quality of Life 14%

Proactive Planning 14%

Final Score

Capital for
Operations
(Fleet, IT, etc.)

ARI-Hetra
Equipment

Add 2 columns to add to the 4 we have to facilitate safer lifting capabilities for tandems, a set of 2 18,000lb tall support stands, and a 2500lb lifting table with transmission jack adapter.

.04 M

0

0

0

-1

0

0

0

0

0

0

0

-15

0

0

-15

Capital for
Operations
(Fleet, IT, etc.)

2026 Ford
Ranger XL

Ford Ranger with bedliner for parts runs, administrative functions, and training use.

.04 M

0

0

0

-1

0

0

0

0

0

0

-15

0

0

-15

Capital for
Operations
(Fleet, IT, etc.)

Alignment
machine

18,000 lb capacity Alignment lift, includes turnplates and slip plates.

.03 M

0

0

0

-1

0

0

0

0

0

0

-15

0

0

-15

Capital for
Operations
(Fleet, IT, etc.)

Logo Update

Outside signage at Hwy 6 entrance and front door decal.

0

0

0

-1

0

0

0

0

0

0

-15

0

0

-15

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life 14%	Proactive Planning 14%	Final Score
-------------------	---------	-------------	------	--------	---	---	--------------------------	-------------------------	-----------------	--------------------	------------	---	---	--------------------------	-------------------------	---------------------	------------------------	-------------

Transportation	Stillwell		1.60 M	0	0	0	-1	0	0	0	0	0	0	-15	0	0	0	-15
Transportation	North I - 70 Roundabout		8.50 M	0	0	0	-1	0	0	0	0	0	0	-15	0	0	0	-15
Senior Center	Landscaping	Xeriscape remaining landscaping/remove garden planters.	.01 M	0	0	0	-1	0	0	0	0	0	0	-15	0	0	0	-15
Senior Center	Shade Structure	Remove green picnic tables and pour concrete floor with shade structure.	.04 M	0	0	0	-1	0	0	0	0	0	0	-15	0	0	0	-15
Parks	New Shop	New shop to replace garage 2000 sqft.	.068 M	0	0	0	-1	0	0	0	0	0	0	-15	0	0	0	-15
Wastewater Facility	Shed at S. Lift station	New shed at the south lift station. They are currently using a pop-up tent.	.01 M	0	0	0	-1	0	0	0	0	0	0	-15	0	0	0	-15

Appendix B Project Prioritization



Facility Location	Project	Description	Cost	Safety	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life	Proactive Planning	Safety 17%	Alignment with Community Priorities and Strategic Goals	Economic Viability and Revenue Generation	Financial Sustainability	Mandates and Compliance	Quality of Life 14%	Proactive Planning 14%	Final Score
Wastewater Facility	Garage Door Install	Install two new automatic garage doors on the bio-solids building.	.05 M	0	0	0	-1	0	0	0	0	0	0	-15	0	0	0	-15
Water	WTP Residual Drying Beds - Concrete Drying Beds Design and Construction		2.95 M	0	0	0	-1	0	0	0	0	0	0	-15	0	0	0	-15
Old Garfield County Bridge	Lights on Old Bridge	Lights on Old Bridge.	.03 M	-1	0	0	-1	0	1	0	-17	0	0	-15	0	14	0	-18



2026-2031 Capital and Maintenance Plan



Agenda Item #5.a.

Agenda Item Name:

Consider Minutes of the May 6, 2026 Regular Meeting

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Consider Minutes of the May 6, 2026 Regular Meeting

Recommended Action:

Move to approve the minutes of the May 6, 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 May 6, 2026, Regular Meeting.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. 05.06.2026 DRAFT Minutes



RIFLE CITY COUNCIL REGULAR MEETING

May 06, 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 Karen Roberts, Mayor Clint Hostettler, Councilor Michael Clancy, Councilor Chris Bornholdt, Councilor Alicia Gresley, Councilor Jonathan Rice, and Councilor Scott March.

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

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Parks & Recreation Director Austin Rickstrew, Lieutenant Mike Kuper, Finance Director Scott Rust, Procurement & Grant Reporting Manager Iris Trevisano, Community Development Director Zach Higgins, Senior Planner Geir Sverdrup, Community TV Manager Michael Churchill, Jillian Dernbach, and Jon Wilson.

PUBLIC COMMENT

Comments were heard from Jillian Dernbach and Jon Wilson.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the April 15, 2026 Regular Meeting
- B. Consider Liquor License Renewal for Zunu Investments, LLC dba Black Bear Liquor
- C. Annexing to the City of Rifle as The Sherwin Williams Annexation – Ordinance No. 10, Series of 2026 (Second Reading)
- D. Zoning Sherwin Williams Annexation to Community Service Business (CS) Zone District – Ordinance No. 11, Series of 2026 (Second Reading)
- E. Consider Appointment of the Senior Advisory Board Members

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

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

No – None.

PUBLIC HEARING

Consider Correction to the 2025 Budget Supplemental Appropriation Resolutions (No. 18 & No. 27, Series of 2025) – Resolution No. 14, Series of 2026

RESOLUTION NO. 14, SERIES OF 2026

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, CORRECTING/AMENDING THE CITY’S BUDGET FOR THE
YEAR ENDING DECEMBER 31, 2025.**

Mayor Clint Hostettler opened the public hearing.

Public Notice was met.

Finance Director Scott Rust presented request to consider the correction to the 2025 Budget Supplemental Appropriation Resolutions (No. 18 & No. 27, Series of 2025). Each year, the City Council adopts the budget through a resolution and appropriation ordinance, authorizing expenditures at the fund level based on the detailed line-item budget. Budget amendments and supplemental appropriations are approved as needed to address increased operational costs, new projects, or the carryforward of capital project funds from prior years. During a recent review conducted by staff, an error was identified in supplemental appropriation resolutions from previous budget years. Specifically, the referenced resolutions included incorrect adopted revenue amounts within the accompanying charts. The expenditure (appropriation) ordinances themselves were not affected by this issue. Staff recommends approval of resolution to correct clerical mistake to facilitate a clean year-end close, for transparency and formally resolve the discrepancy.

Comments heard from Councilor Alicia Gresley, Councilor Jonathan Rice, City Attorney Jim Neu, and City Manager Patrick Waller.

Mayor Clint Hostettler closed the public hearing.

Councilor Scott Marsh moved to approve Resolution No. 14, Series of 2026 to correct the 2025 Supplemental Appropriation Resolutions No. 18 and No. 27, Series of 2025; seconded by Councilor Jonathan Rice.

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

No – None.

REGULAR AGENDA

Consider Vacating a Section of Fairway Ave Right-of-Way – Ordinance No. 7, Series of 2026 (1st Reading)

ORDINANCE NO. 7, SERIES OF 2026 (1st Reading)

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING THE VACATION OF A PORTION OF FAIRWAY AVENUE SOUTH OF SUMMIT DRIVE WITHIN THE CITY.

Senior Planner Geir Sverdrup presented request to consider vacating a portion of Fairway Avenue right-of-way. Property legal description is Lot 4A, Block A - Reception No. 694489 with the Garfield County Clerk and Recorder with an address of 210 Fairway Avenue, Rifle Colorado 81650 and a Garfield County Assessor Parcel No. 217716220013 within the City. The proposed vacation refers to the abandonment of a left-over parcel that occurred during replating Fairway Avenue at the Corner of Summit and Fairway. The property has historically utilized a portion of the Fairway Avenue right-of-way that is not required for public access and terminates at the property. Staff recommends review of vacation action.

Comments heard from City Attorney Jim Neu, and Councilor Alicia Gresley.

Councilor Jonathan Rice moved to approve vacating a section of Fairway Ave Right-of-Way – Ordinance No. 7, Series of 2026 on first reading as presented and order it to be published as required by Charter; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Purchase Order for Rifle Community Foundation Funding Request

City Manager Patrick Waller presented the request to consider the approval of purchase order for Rifle Community Foundation funding. The Rifle Community Foundation (RCF) is a nonprofit organization in Rifle, dedicated to supporting community service, human service, and educational organizations throughout the Colorado River Valley, from South Canyon to De Beque Canyon. RCF is governed by a nine-member board and operates through a significant portion of its funding from the City of Rifle and donations. The organization distributes grants to qualifying nonprofit organizations, government entities, and community programs that address local needs. The purpose of this request is for grants to be distributed to local nonprofits with direct benefit to citizens of Rifle in a total amount of \$80,000. This funding expense was included in the 2026 budget. The Rifle Community Foundation will deliver annual presentations to Council on the recipients of the distributed funds in the future.

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

Councilor Alicia Gresley moved to approve Purchase Order Request for the Rifle Community Foundation in the amount of \$80,000.00 with the condition that this funding is distributed to nonprofits that have a direct benefit to citizens of Rifle; seconded by Councilor Karen Roberts.

Roll Call: Yes – Jonathan Rice, Karen Roberts, Scott Marsh, Michael Clancy, Chris Bornholdt,

Alicia Gresley, and Clint Hostettler.
No – None.

Consider Adopting the 2027 Budget Preparation Calendar – Resolution No. 13, Series of 2026.

RESOLUTION NO. 13, SERIES OF 2026

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, ADOPTING THE CALENDAR FOR THE 2027 BUDGET.**

Finance Director Scott Rust presented the request to consider adopting the 2027 Budget Preparation Calendar- Resolution No. 13, Series of 2026. Pursuant to the City of Rifle Charter, Council is required to formally adopt an annual budget calendar. The adopted calendar will provide the framework and timeline for the development of the City's 2027 budget. Council workshops will initiate in July with additional workshops added for an early focus on capital planning and strategic priorities. The deadline for Council approval and adoption of the finalized 2027 budget is December 15, 2026, with the state submission deadline set for January 31, 2027. Staff anticipates completing the budget well ahead of both deadlines.
No comments were heard.

Councilor Michael Clancy moved to approve Resolution No. 13, Series of 2026 to adopt the 2027 Budget Preparation Calendar as presented; seconded by Councilor Scott Marsh.
Roll Call: Yes – Scott Marsh, Karen Roberts, Michael Clancy, Clint Hostettler, Alicia Gresley, Jonathan Rice, and Chris Bornholdt.
No – None.

Consider Awarding Parks and Facilities Weed Spray Project Bid to Mountain Side Services Inc.

Procurement and Grant Reporting Manager Iris Trevisano and Parks & Recreation Director Austin Rickstrew presented the request to consider awarding Parks and Facilities Weed Spray Project Bid to Mountain Side Service Inc. Weed spraying services are budgeted annually for parks, grounds, and facility maintenance. A request for proposal (RFP) was put out for a three-year contract for weed spraying at several locations. There was no pre-bid required for this RFP, the only requirement to be considered was to provide a proposal spreadsheet with values for 2026, 2027, and 2028. Only one submission from Mountain Side Services was received, meeting all the required criteria. The total cost for 2026 is \$38,975.00, which is under the budgeted amount of \$39,000.00 for the year. The total amount for the contract is \$119,155.00 with an option to renew each individual year following 2028. There are 26 locations that will be covered by this contract annually. Staff recommends approval of bid award to Mountain Side Services, Inc. for a three-year term (2026 – 2028).

Comments were heard from Councilor Scott Marsh, Councilor Chris Bornholdt, Councilor Alicia Gresley, Councilor Jonathan Rice, Councilor Michael Clancy, and Mayor Clint Hostettler.

Councilor Scott Marsh moved to award bid to Mountain Side Services Inc. for the Parks and Facilities Weed Spray Project for the City of Rifle for 2026, 2027, & 2028, in an amount not to exceed \$119,155.00; seconded by Councilor Alicia Gresley
Roll Call: Yes – Alicia Gresley, Michael Clancy, Chris Bornholdt, Scott Marsh, Jonathan Rice,

Karen Roberts, and Clint Hostettler.
No – None.

Report to City Manager

Comments were heard from City Manager Patrick Waller, Councilor Karen Roberts, Mayor Clint Hostettler, Councilor Alicia Gresley, and Councilor Scott Marsh.

Comments from Mayor and Council

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

Adjournment

Meeting adjourned at 7:59 p.m.

Alexis Ramirez
City Clerk

Clint Hostettler
Mayor



Agenda Item #5.b.

Agenda Item Name:

Consider Liquor License Renewal for TEDREX, Inc. dba Choice Liquors

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Consider Liquor License Renewal for TEDREX, Inc. dba Choice Liquors

Recommended Action:

Move to approve the Liquor License Renewal Application for TEDREX, Inc. dba Choice Liquors

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

TEDREX, Inc. dba Choice Liquors located at 680 Wapiti Court, Rifle, CO has submitted a Liquor Store - Liquor License Renewal Application.

The application is complete and the appropriate fees have been paid.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Choice Liquor REDACTED

Submit to Local Licensing Authority

RECEIVED

APR 29 2026

City Clerk
City of Rifle

Fees Due	
Annual Renewal Application Fee	\$ 250
Renewal Fee	
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premises Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 477.50

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐ Paid by check

Uploaded to Movelt on Date

☒ Paid online

Licensee Name

Ted Rex Inc

Doing Business As Name (DBA)

Choice Liquor

Liquor License Number

[REDACTED]

License Type

Retail Liquor Store (City)

Sales Tax License Number

[REDACTED]

Expiration Date

07/20/2026

Due Date

06/06/2026

Business Address

Street Address

680 Wapiti Ct

Phone Number

(833) 998-7329

City

Rifle

State ZIP Code

CO

81650

Mailing Address

Street Address

680 Wapiti Ct

City

Rifle

State ZIP Code

CO

81650

Email

accounts@farmfieldsmarket.com

Operating Manager

Date of Birth

Sheharyar Khan

Home Address

Street Address

Phone Number

[REDACTED]

[REDACTED]

City

State ZIP Code

[REDACTED]

[REDACTED]

[REDACTED]

1. Do you have legal possession of the premises at the street address?..... ☒ Yes ☐ No

Are the premises owned or rented?

☐ Owned

*If rented, expiration date of lease

☒ Rented*

[REDACTED]

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... ☐ Yes ☒ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... ☐ Delivery ☒ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?.... ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?.....

☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

9. I would like to apply for a Two-Year Renewal..... ☐ Yes ☒ No

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

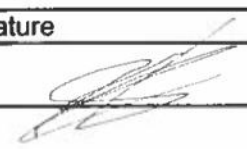
Type or Print Name of Applicant/Authorized Agent of Business

Sheharyar Khan

Title

Manager

Signature



Date (MM/DD/YY)

04/29/2026

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title	Attest
Signature	Date (MM/DD/YY)

Local Licensing Authority Approves this license for a two-year renewal..... ☐ Yes ☐ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

--

Tax Check Authorization, Waiver, and Request to Release Information

I, Sheharyar Khan

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter
"Waiver") on behalf of

(the "Applicant/Licensee")

Ted Rex Inc

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Ted Rex Inc

Social Security Number/Tax Identification Number

[REDACTED]

Home Phone Number

(833) 998-7329

Business/Work Phone Number

(318) 402-7574

Street Address

680 Wapiti Ct

City

Rifle

State

CO

ZIP Code

81650

Printed name of person signing on behalf of the Applicant/Licensee

Sheharyar Khan

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)



Date Signed

04/29/2026

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).



Agenda Item #5.c.

Agenda Item Name:

Consider Liquor License Renewal for Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Consider Liquor License Renewal for Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant

Recommended Action:

Move to approve Liquor License Renewal Application for Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant located at 1733 Railroad Avenue Unit C, Rifle, CO has submitted a Hotel & Restaurant Liquor License Renewal Application.

The application is complete and the appropriate fees have been paid.

Executive Summary:

None

Notification Requirements:

None

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Imperio REDACTED

DR 8400 (05/05/25)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

**IMPERIO MEXICAN
 RESTAURANT
 1733 RAILROAD AVENUE
 UNIT C
 Rifle CO 81650**

RECEIVED

MAY 05 2026

**City Clerk
 City of Rifle**

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.



Paid by check

Uploaded to MoveIt on Date



Paid Online

Licensee Name

IMPERIO MEXICAN RESTAURANT LLC

Doing Business As Name (DBA)

IMPERIO MEXICAN RESTAURANT

Liquor License Number

License Type

Hotel & Restaurant (city)

Sales Tax License Number

Expiration Date

Due Date

07/13/2026

05/29/2026

Business Address

Street Address

1733 RAILROAD AVENUE UNIT C

Phone Number

9706251008

City, State, ZIP Code

Rifle CO 81650

Mailing Address

Street Address

1733 RAILROAD AVENUE UNIT C

City, State, ZIP Code

Rifle CO 81650

Email

Imperio970@gmail.com

Operating Manager

Abel Quintana

Date of Birth

Home Address

Street Address

Phone Number

[REDACTED]

[REDACTED]

City

State

ZIP Code

[REDACTED]

[REDACTED]

[REDACTED]

1. Do you have legal possession of the premises at the street address?..... ☐ Yes ☒ No

Are the premises owned or rented? ☐ Owned

*If rented, expiration date of lease

☒ Rented*

01-01-2027

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... ☐ Yes ☒ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit?..... ☐ Yes ☒ No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?..... ☐ Delivery ☐ Takeout ☐ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?..... ☐ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?..... ☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Abelardo Quintero

Title

Owner

Signature

Abelardo Quintero

Date (MM/DD/YY)

05-05-26

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Abelardo Quintero

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Imperio Mexican Restaurant

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Abelardo Quintero

Social Security Number/Tax Identification Number

[REDACTED]

Home Phone Number

[REDACTED]

Business/Work Phone Number

970625-1008

Street Address

[REDACTED]

City

[REDACTED]

State ZIP Code

[REDACTED] [REDACTED]

Printed name of person signing on behalf of the Applicant/Licensee

Abelardo Quintero

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed

[Signature]

05-08-26

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

(This page intentionally left blank)



Agenda Item #5.d.

Agenda Item Name:

Consider Settlement Agreement with Antero Resources Corporation

Presenter:

James S. Neu, City Attorney

Item Description:

Settlement Agreement

Recommended Action:

Move to approve settlement agreement with Antero Resources Corporation.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

The City entered into Oil and Gas Leases with Antero Resources Corporation in 2006 to drill mineral estates owned by the City. After several years of production, the City audited the royalty payments received and found discrepancies leading to the City filing Civil Action No. 2016CV30281 to resolve. After ten years of litigation the parties agree to settle the dispute under the terms of the enclosed Settlement Agreement that staff finds to be fair and accurate compensation under the Leases. The City will net about \$700K with the litigation contingency fee and costs deducted from the payment from Antero.

Notification Requirements:

No additional notification required.

Prepared By:

Patrick Waller, City Manager

Attachments:

1. 2026.05.06 - City of Rifle Settlement Agreement

CONFIDENTIAL SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

This Confidential Settlement Agreement and Release of All Claims (“Agreement”) is entered into this 6th day of May, 2026 (the “Effective Date”), by and between The City of Rifle, Colorado (“Plaintiff”), and Antero Resources Corporation (“Antero”). Plaintiff and Antero may each be referred to individually as a “Party” or collectively as “the Parties.”

RECITALS

A. On December 21, 2016, Plaintiff filed Civil Action No. 2016CV30281 against Antero and Ursa Operating Company, LLC (“Ursa”) in the Garfield County District Court (the “Civil Action”).

B. On March 26, 2021, the Parties moved to dismiss Ursa from the Civil Action, which the Garfield County District Court granted on April 11, 2021.

C. In order to avoid the time, expense, and uncertainty of litigation, the Parties enter into this Agreement in order to compromise and fully resolve and release all claims that were asserted or could have been asserted against them in the Civil Action.

AGREEMENT

1. **Payment.** Within 10 business days after all Parties sign this Agreement, Plaintiff shall receive the collective sum of \$1,210,000 (the “Payment Amount”) via wire transfer to the trust account of Barton and Burrows, LLC.

2. **Stipulation of Dismissal of Claims with Prejudice.** Within 10 business days after the Payment Amount is deposited into Barton and Burrows, LLC’s trust account, the Parties will file a Stipulation of Dismissal of All Claims and Counterclaims with Prejudice.

3. **Stipulation of Ownership.** Plaintiff represents and warrants that it is the only rightful owner of the claims alleged in the Civil Action and agrees to indemnify and defend Antero if any third party subsequently asserts the same claims against Antero that Plaintiff represents and warrants it owns and that are being settled by this Agreement.

4. **Release.**

- (a) Upon Antero’s transfer of the Payment Amount, Plaintiffs, on behalf of themselves, their agents, predecessors, successors, and assigns, and all parties acting by, through, under, or in concert with them, release, acquit, and forever discharge Antero, together with each of its respective past, present, and future officers, directors, affiliates, employees, agents, direct and indirect parent entities, servants, representatives, insurers, predecessors, and all persons acting by, through, under, or in concert with each of them (collectively, the “Antero Group”) from any and all past, present, and future liabilities, rights, claims, causes of action, demands, obligations, damages (including compensatory, consequential, punitive, or

exemplary damages, as well as claims for or award of costs and/or expenses, court costs and attorneys' fees), losses, causes of action in law or in equity of whatsoever kind and character, whether known or unknown, or which may hereafter develop, arising from or otherwise related to the Agreements at issue in this action, including royalty payments made whether by Antero or Antero's successors in interest. Plaintiffs expressly release the Antero Group from all royalty underpayment claims, including the royalty underpayment claims made or that could have been made against Ursa and any other royalty underpayment claims that could be made, whether now or in the future, against any direct or indirect successor of Antero. It is specifically agreed between the Parties, however, that nothing in this Agreement is intended to extend to, or is intended to affect, Plaintiffs' royalty underpayment claims against Ursa for any royalty underpayments on production by Ursa during the time period when Ursa was the successor Lessee under royalty agreements at issue in this action.

- (b) Similarly, Antero releases, acquits, and discharges Plaintiff, from any and all past, present, and future liabilities, rights, claims, causes of action, demands, obligations, damages (including compensatory, consequential, punitive or exemplary damages, as well as claims for or award of costs and/or expenses, court costs and attorneys' fees), losses, causes of action in law or in equity of whatsoever kind and character, whether known or unknown, arising from or otherwise related to the payment of under the royalty agreements at issue in this action through the Effective Date, whether known or unknown, suspected or unsuspected, whether or not apparent or yet to be discovered, or which may hereafter develop.

5. **Capability to Execute.** The Parties represent and warrant to one another that the individual who executes this Agreement on behalf of each respective Party has the right and legal authority to execute such document on behalf of the Party for whom such individual signs, and that the Party has not sold, assigned, conveyed, or otherwise disposed of or transferred to another entity or individual any of such Party's released claims.

6. **No Admission of Liability.** Nothing in this Agreement shall be construed as an admission by or on behalf of either Party of any wrongful acts or liabilities whatsoever, which liability Antero expressly denies.

7. **Entire Agreement.** This Agreement constitutes the complete Agreement between the Parties relating to the subject matter hereof, and there are no written or oral understandings or agreements directly or indirectly connected with this Agreement that are not incorporated herein. Any prior negotiations, correspondence or understandings related to the subject matter of this Agreement shall be deemed to be merged into this Agreement. This Agreement may not be amended or modified except in writing executed by each of the Parties.

8. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with laws of the State of Colorado. If any Party files suit to enforce any of the terms of this Agreement, that lawsuit will be subject to the sole and exclusive jurisdiction of the District

Court, Garfield County, Colorado and the Parties consent to that court's jurisdiction to resolve any disputes arising under this Agreement.

9. **Costs.** Each Party will pay its own costs, expenses, and attorneys' fees incurred in connection with the negotiation, execution, and implementation of this Agreement.

10. **Recitals.** The above Recitals are incorporated into this Agreement.

11. **Severability.** If any paragraph or clause hereof shall be held invalid or unenforceable in any jurisdiction, then the meaning of such paragraph or clause shall be construed so as to render it enforceable to the extent permissible. If no permissible interpretation would save such paragraph or clause, it shall be severed from these terms and conditions and the remainder shall remain in full force and effect.

12. **Representation of Counsel.** Each Party to this Agreement is represented by counsel and represents that it has had the opportunity to consult with its respective counsel prior to entering into this Agreement, and is doing so knowingly and voluntarily.

13. **Counterparts and Facsimile Signatures.** This Agreement may be executed in any number of counterparts, each of which when so executed shall constitute in the aggregate but one and the same document. Facsimile signatures and/or signatures transmitted by electronic mail shall be valid and binding as original signatures.

The City of Rifle, Colorado

By: _____

Title: _____

Date: _____

Antero Resources Corporation

By: _____

Title: _____

Date: _____



Agenda Item #5.e.

Agenda Item Name:

Consider Vacating a Section of Fairway Ave Right-of-Way - Ordinance No. 7, Series of 2026 (2nd Reading)

Presenter:

Geir Sverdrup

Item Description:

Vacate a portion of the northwest corner (Fairway Ave.) of Lot 4A, Block A of Park Hill Addition to abandon the unused right-of-way and combining these areas into the existing Lot 4A.

Recommended Action:

Move to approve vacating a section of Fairway Ave right-of-way - Ordinance No.7, Series of 2026 on second reading.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

City Staff have received an application to vacate portions of City right-of-way that are remnants of previous lot line adjustments on Fairway Avenue in the Park Hill Addition. The applicant does not currently have plans to expand their residence; they currently utilize this portion of right-of-way as part of their existing property.

Planning Commission does not review requests to abandon existing rights-of-way, only the City Council reviews right-of-way vacation action.

Executive Summary:

See attached staff report.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Application- 210 Fairway Ave
2. Ordinance No. 07 2026-210 Fairway Avenue ROW Vacation Ordinance
3. Staff Memo and Exhibits - ROW Vacation 210 Fairway Avenue

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 | ☐ Lot line Rearrangement | ☐ Site Plan |
| ☐ Annexation | ☐ Minor Subdivision Sketch Plan | ☐ Text Amendment |
| ☐ Conditional Use | ☐ Outside City Water/Sewer | ☒ Vacation – Easement / Right-of-W'ay |
| ☐ Final Plat | ☐ Preliminary Subdivision Plan | ☐ Zoning Variance |
| ☐ Floodplain Development | ☐ Sketch Subdivision Plan | ☐ Zoning Map Amendment |
| ☐ Lot line dissolution | ☐ Sketch – Preliminary Subdivision Plan | ☐ GIS System Integration |
| | | ☐ Other |

Brief Description of Application(s)

- ① We are requesting the city to vacate the portion of Goodrich Avenue (that is now an alley) that has been used as our driveway since the house was built in 1961 the west 20' feet of Goodrich Avenue was added to all of the lots along Goodrich Avenue except for our lot (Lot 4 before dissolution) by Ordinance # A35
- ② We would also like the city to vacate an area that has been used as part of our front lawn since the house was built in 1965
I believe this is no-mans-land from alinement issues between neighborhoods.

Property InformationAddress: 210 fairway avenueParcel ID number: 217716220013Legal Description (attach additional sheet if necessary): See attachedAccess to Property: Fairway Avenue or the alley (former Goodrich Avenue) in-between Fairway and Hutton**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: 9/2/25 (date)Case Number: 2025-021Fees: \$290-Case Name: 210 FAIRWAY AVE-Deposits: \$800-VacationPaid: 9/2/25 (date)Referrals sent 9/2/25 (date)

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

Property Owner(s) Name: HISEL, JOSEPH B & RIDER, KIMBERLY A **Phone:** 970-618-2547, 970-209-3471

Company: N/A **Fax:** _____

Address 210 Fairway Avenue, Rifle Co 81650 **Email:** kimberlyrider@hotmail.com

Authorized Rep. Name: N/A **Phone:** _____

Company- Managing Member: N/A **Fax:** _____

Address N/A **Email:** _____

Engineer/Designer(s) Name: N/A **Phone:** _____

Company: N/A **Fax:** _____

Address: N/A **Email:** _____

Billable party: ☒ Owner ☐ Representative ☐ Engineer

Billable Party

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.

Owner

HISEL, JOSEPH B & RIDER, KIMBERLY A

Company (printed) _____

Contact Name (printed) _____

210 Fairway Avenue, Rifle Co 81650

kimberlyrider@hotmail.com

Address _____

Email _____

970-618-2547 970-209-3471

N/A

Phone _____

Fax _____

Kimberly A Rider
Signature

Drivers License
Type of Identification

Garfield
County of

Colorado
State of

SS

Sworn to and subscribed before me this 30th day
of August
(fill in month)

By Owners
(Contact name printed)

Witness my hand and official seal

Robin D. Miller
Notary Public

My Commission expires 5/26/29

ROBIN DAWN MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214020500
MY COMMISSION EXPIRES MAY 26, 2029

Office Use Only

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, HISEL, JOSEPH B & RIDER, KIMBERLY A, 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.)

Joseph B Hisel

Name (printed)

210 Fairway ave

Rifle Co 81650

Address

970-618-2547

Phone

N/A

Fax

Signature

Colorado Drivers License

Type of Identification

County of Garfield

State of Colorado

Sworn to and subscribed before me this 20 day of August, 2025
(fill in month) (fill in year)

By

Robin D. Miller
(name printed)

Witness my hand and official seal.

Notary Public

Kimberly A Rider

Name (printed)

210 Fairway ave

Rifle Co 81650

Address

970-209-3471

Phone

N/A

Fax

Signature

SS

ROBIN DAWN MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214020500
MY COMMISSION EXPIRES MAY 26, 2029

Authorized Representative

I/We permit N/A (Authorized Representative
name) to act as my/our representative to appear before the Board of Health 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.*

Property Owners Name (printed) _____

Address _____

Phone _____

Fax _____

Signature _____

Type of Identification _____

County of _____)

SS

State of _____)

Sworn to and subscribed before me this _____ day of _____, _____

(fill in month) (fill in year)

By _____

(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires _____

Legal Description from Garfield County

Account	R043199
Parcel	217716220013
Property Address	210 FAIRWAY AVE, RIFLE, CO 81650
Legal Description	Section: 16 Township: 6 Range: 93 Subdivision: PARK HILL ADD. Block: A Lot: 4A AND:- Lot: 5 LOT DISSOLUTION OF LOTS 1-4 AND THE EAST 80' OF LOT 5 AND THE WEST 20' OF VACATED GOODRICH AVE.
Acres	0
Land SqFt	17940
Tax Area	36
Mill Levy	76.2470
Subdivision	PARK HILL ADD.

Garfield County, CO

Summary

Account R043199
Parcel 217716220013
Property 210 FAIRWAY AVE, RIFLE, CO 81650

Address

Legal Section: 16 Township: 6 Range: 93 Subdivision: PARK HILL ADD.

Description Block: A Lot: 4A AND:- Lot: 5 LOT DISSOLUTION OF LOTS 1-4 AND THE EAST 80' OF LOT 5 AND THE WEST 20' OF VACATED GOODRICH AVE.

Access

@

Land Sqr Ft

177940

Tax Area

336

NWIL Levy

76622470

Subdivision

PARK HILL ADD.



[View Map](#)

Map



Owner

HISEL, JOSEPH B & RIDER, KIMBERLY A
210 FAIRWAY AVENUE
RIFLE CO 81650

Land

Unit Type SINGLE FAM.RES.-LAND - 1112 (RESIDENTIAL PROPERTY)
Square Feet 17940
Acres 0

Buildings

Building #	1
Units	1
Building Type	SFR
Abstract Codes / (Property Type)	SINGLE FAM.RES-IMPROVEMTS-1212 (RESIDENTIAL PROPERTY)
Architectural Style	1-STRY/BSM
Stories	1
Frame	WOOD FRAME
Actual Year Built	1965
Basement Area	783
Finish Basement Area	783
Gross Living Area	1,641
Total Heated SqFt	2,424
Bedrooms	4
Baths	3
Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	EVAPORATIV
Roof Type	GABLE
Roof Cover	COMP SHNGL

Actual Values

Tax Year	2025	2024	2023	2022	2021
Actual Value	\$522,290.00	\$458,100.00	\$458,100.00	\$373,400.00	\$373,400.00

Assessed Values

Tax Year	2025	2024	2023	2022	2021
Non School Assessed Value	\$32,650.00	n/a	n/a	n/a	n/a
School Assessed Value	\$36,830.00	n/a	n/a	n/a	n/a
Pre 2025 Assessed Value	n/a	\$30,690.00	\$30,690.00	\$25,960.00	\$26,700.00

*House Bill 24B-1001 established a separate assessment rate for school district residential properties, effective for the 2025 tax year and beyond. [Click here for Assessor FAQs](#)

Mill Levies

Tax Year	2025	2024	2023	2022	2021
Non School District Levy	49.131	n/a	n/a	n/a	n/a
School District Levy	27.116	n/a	n/a	n/a	n/a
Total Levy	76.247	76.247	66.778	71.598	79.943

Tax History

Tax Year	2024	2023	2022	2021
Taxes Billed	\$2,340.04	\$2,049.40	\$1,858.68	\$2,134.48

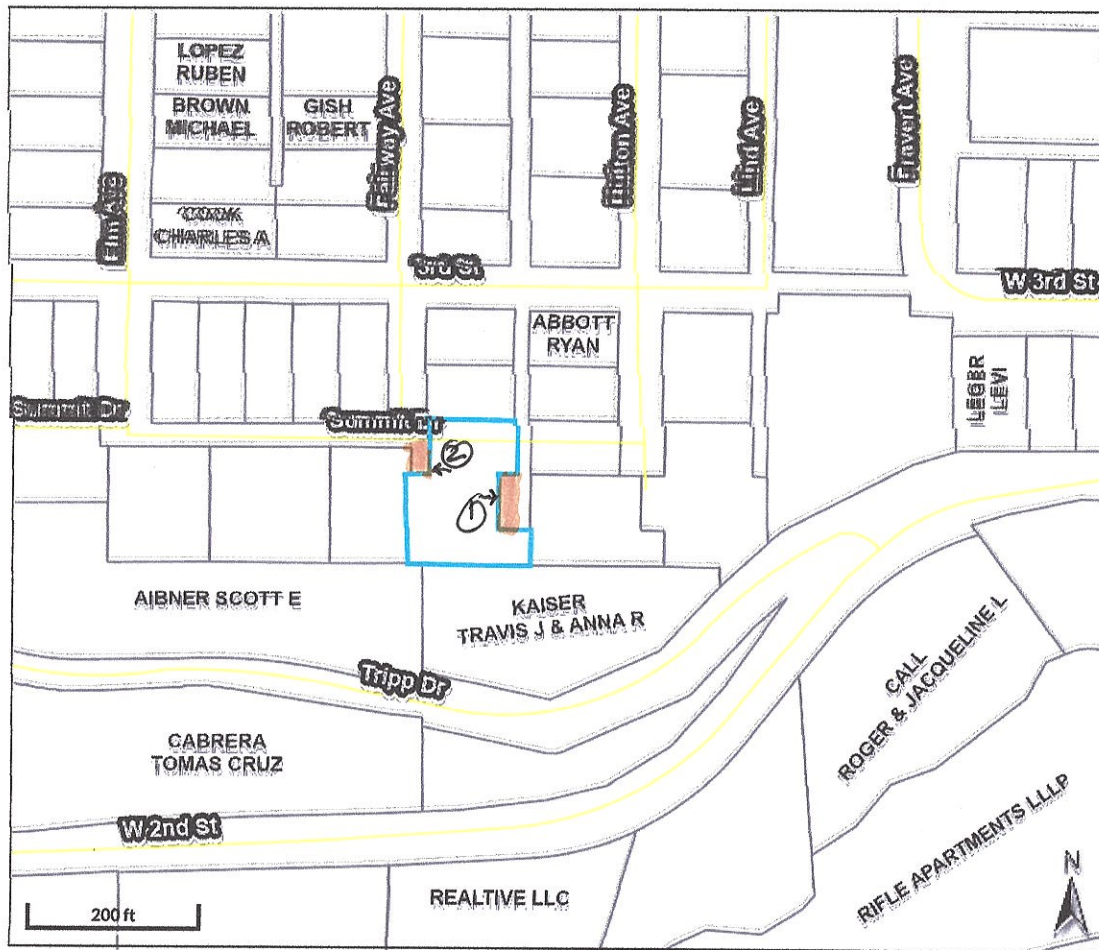
[Click here to view the tax information for this parcel on the Garfield County Treasurer's website.](#)

Transfers

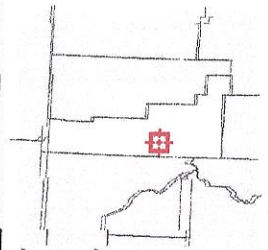
Sale Date	Deed Type	Recording Number	Book & Page	Sale Price
12/27/2007	WARRANTY DEED	740198		\$355,000
3/18/2006	SPECIAL WARRANTY DEED	694272	1781-232	\$0
2/10/2005	QUIT CLAIM DEED	668577	1662-514	\$0
12/15/2004	WARRANTY DEED	665647	1649-581	\$0
12/13/2004	POWER OF ATTORNEY	665648	1649-582	\$0
8/7/2001	AFFIDAVIT	585800	1275-451	\$0
8/1/2001	QUIT CLAIM DEED	585801	1275-453	\$0
9/1/1999	POWER OF ATTORNEY	551304	1148-472	\$0
8/31/1999	WARRANTY DEED	551393	1148-471	\$202,500
5/1/1997	Deeds		1017-0506	\$0
8/7/1987	Deeds		0718-0534	\$0
1/1/1900	Deeds		335-104	\$0
1/1/1900	Deeds		0436-0163	\$0
1/1/1900	Deeds		0402-0275	\$0
1/1/1900	Deeds		0334-0466	\$0

Property Related Public Documents

[Click here to view Property Related Public Documents](#)



Overview



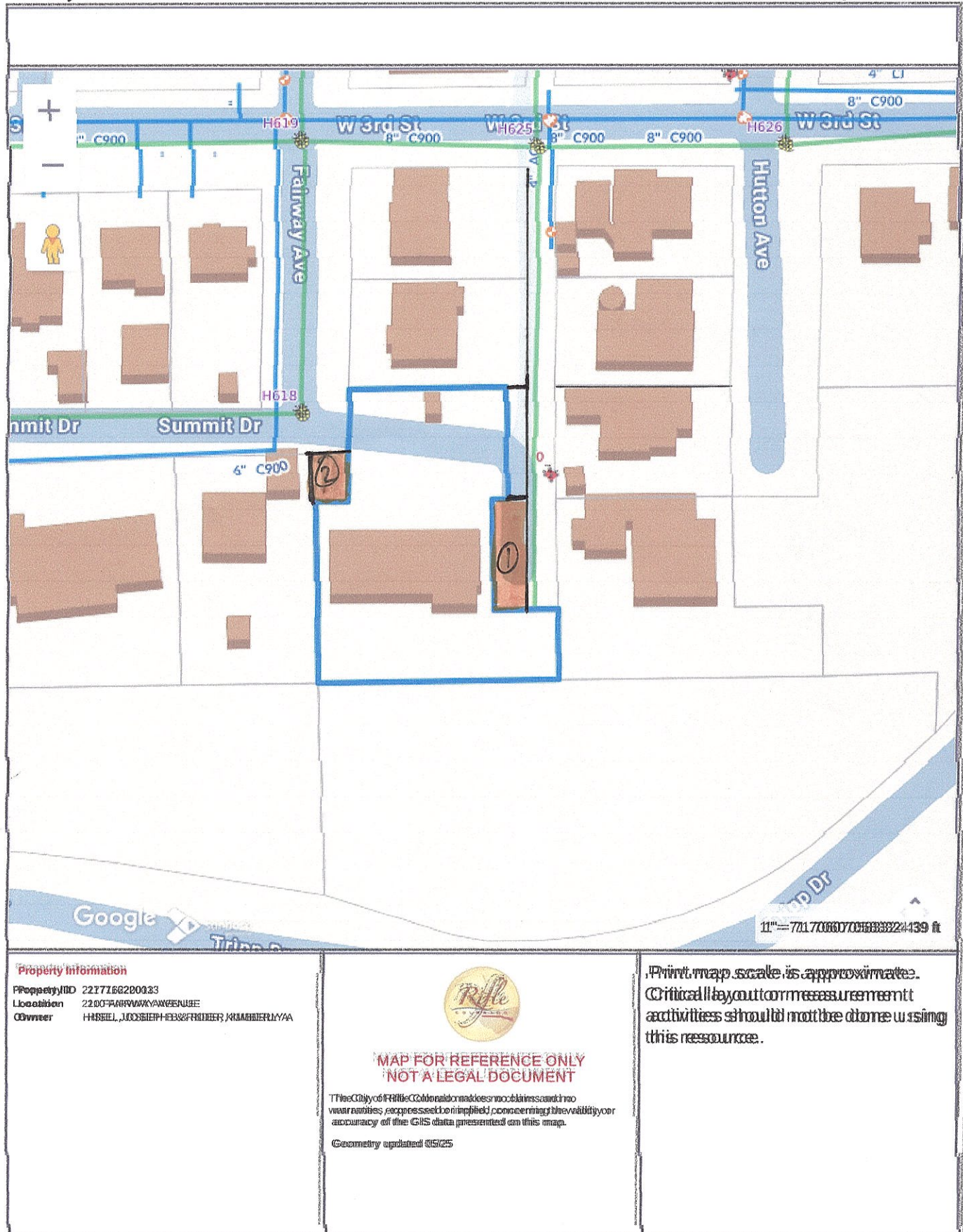
Legend

- Parcels
- Roads
- Owner Name:

Account Number	1043199	Physical Address	210 FAIRWAY AVE	Total Assessed Value	\$0	Last 2 Sales Date	12/27/2007	Price	\$355,000
Parcel Number	217716220013	Owner Address	RIFLE		81650		n/a	\$	
Acres	0		HISEL, JOSEPH B & RIDER, KIMBERLY						
Land SqFt	17,940		A						
Tax Area	036		210 FAIRWAY AVENUE						
Mill Levy	76.2470		RIFLE CO 81650						

Date created: 8/21/2025
Last Data Uploaded: 8/21/2025 2:06:34 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



**CITY OF RIFLE, COLORADO
ORDINANCE NO. 07
SERIES OF 2026**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING THE
VACATION OF A PORTION OF FAIRWAY AVENUE SOUTH OF SUMMIT
DRIVE WITHIN THE CITY.

WHEREAS, Joseph B. Hisel and Kimberly A Rider (hereinafter “Owner”) own certain real property with a legal description of Lot 4A, Block A as shown at Reception No. 694489 with the Garfield County Clerk and Recorder with an address of 210 Fairway Avenue, Rifle Colorado 81650 and a Garfield County Assessor Parcel No. 217716220013 within the City (hereinafter the “Property”); and

WHEREAS, the Property has historically used a portion of Fairway Avenue right-of-way that is not needed for access by the public and terminates at the Property; and

WHEREAS, Owner filed a Petition with the City of Rifle, Colorado, requesting that it vacate the portion of Fairway Avenue adjacent to the Property (hereinafter “right-of-way vacation”), which right-of-way vacation is depicted on Exhibit A attached hereto and incorporated herein by this reference, as it serves no public access purpose; and

WHEREAS, the City shall not vacate any easement, right-of-way or roadway if doing so would jeopardize the rights of the public, or any public utility; however, in this case, the proposed right-of-way vacation would not jeopardize the public, any public utility, or deny any owner of access to their property; and

WHEREAS, pursuant to C.R.S. §43-2-303(1)(a), the City Council may vacate any roadway or part thereof located within the corporate limits of the City subject to any provision of the City Charter, the Constitution and the Statutes of the State of Colorado; and

WHEREAS, the City Council finds and determines that the right-of-way vacation is not presently needed nor will it need to be used by the City and it desires to grant the vacation.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

1. Incorporation. The Rifle City Council adopts the foregoing recitals and conclusions as facts and determinations and incorporates them by reference as if set forth in full herein.

2. Vacation and Merger. A portion of Fairway Avenue adjacent to the Property as depicted on Exhibit A is hereby vacated and this vacated right-of-way shall merge with the adjacent properties as provided by C.R.S. §42-3-302.

3. Recordation. The right-of-way vacation provided for herein shall not become

effective until this Ordinance is recorded with the Office of the Clerk and Recorder of Garfield County by the City.

4. Cost Reimbursement. Owner shall reimburse the City for all legal and engineering fees, expenses, and costs incurred in connection with this right-of-way vacation and Ordinance.

5. Waiver of Defects. In executing this document, Owner waives all objections it may have over defects, if any, in the form of this document, the formalities for execution, or over the procedure, substance, and form of the ordinances or resolutions adopting this document.

INTRODUCED on May 6, 2026, read by title, passed on first reading with amendment, and ordered published 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 20, 2026, passed without amendment, approved and ordered published in full as required by Charter.

Dated this _____ day of _____, 2026.

CITY OF RIFLE, COLORADO

By: _____
Mayor

ATTEST:

City Clerk

OWNER:

Joseph B. Hisel

Kimberly A Rider

STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged, subscribed, and sworn to before me this ____ day of _____, 2026,
by Joseph B. Hisel and Kimberly A Rider.

WITNESS my hand and official seal.

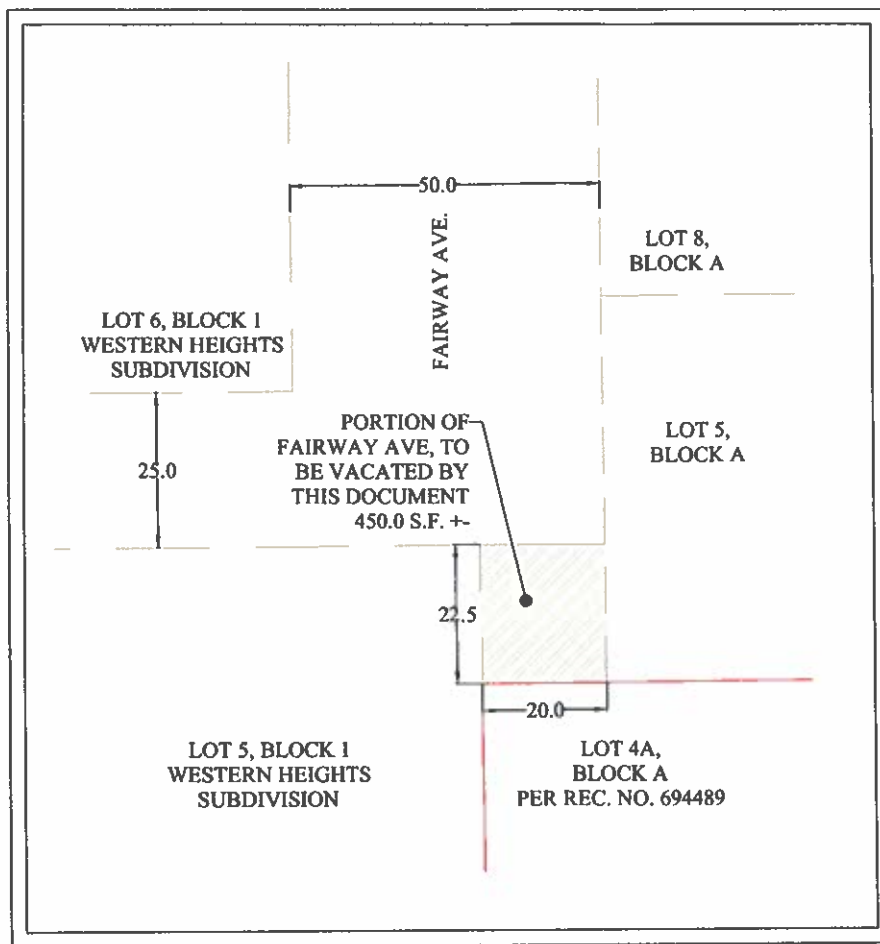
My Commission expires: _____.

Notary Public

EXHIBIT A

Right-of-Way Vacation Description

EXHIBIT A



SURVEYOR'S STATEMENT

I, TRAVIS J. KAISER, DO HEREBY STATE THAT THIS SURVEY WAS PREPARED BY DRAKE CONSULTING, INC. FOR JOSEPH HISEL & KIMBERLY RIDER THAT SAID SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: TRAVIS J. KAISER, L.S. NO. 38294
FOR AND ON BEHALF OF DRAKE CONSULTING, INC.



Drake Consulting, Inc.
Land Surveying
Phone 970-987-1389
Fax 970-360-1001
www.DrakeConsulting.CO

Drawn By:	NO.	Date	Revision	By
TIK				
Checked By:				
TIK				
Date:				
SEPTEMBER 24, 2025				
Computer File:				
CAD/15/25/GAV				

JOSEPH HISEL & KIMBERLY RIDER
PARK HILL ADD. TO THE TOWN OF RIFLE
FAIRWAY AVENUE VACATION
PARCEL 4A, BLOCK 2

Project NO.
15025

1 OF 1

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



MEMORANDUM

TO: Rifle City Council
FROM: Zach Higgins, Community Development Director
Geir Sverdrup, Senior Planner
DATE: May 6, 2026
SUBJECT: Right-of-way Vacation
CASE NUMBER: 2025-021
LOCATION: 210 Fairway Avenue

REQUEST

Vacate a portion of the northwest corner (Fairway Ave.) of Lot 4A, Block A of Park Hill Addition to abandon the unused right-of-way and combining this area into the existing Lot 4A.

BACKGROUND

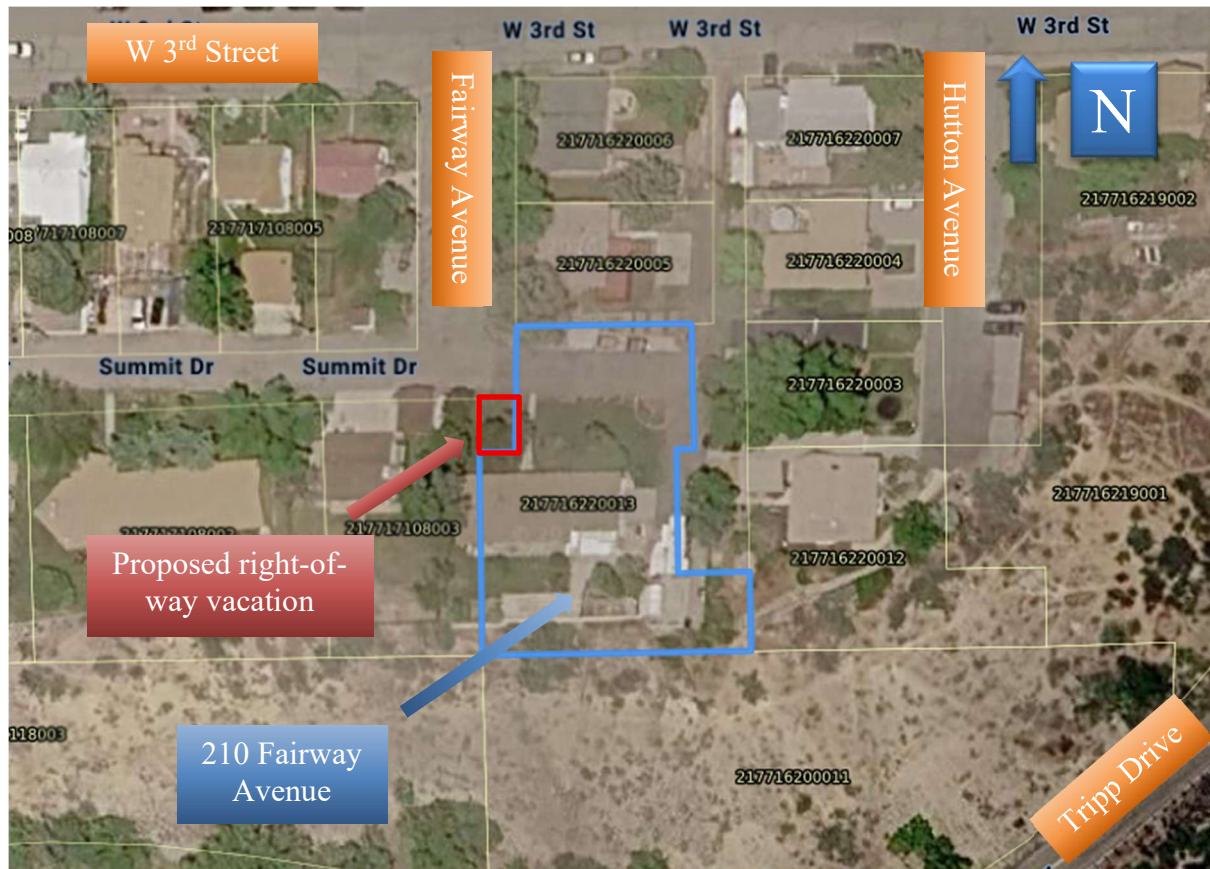
City Staff has received an application to vacate a portion of City right-of-way that is a remnant of a previous lot line adjustment on Fairway Avenue in the Park Hill Addition. The applicant does not currently have plans to expand their residence; they currently utilize this portion of right-of-way as part of their existing property. The original application, which is included in the agenda packet, requested an additional vacation on the eastern side of Lot 4A. This eastern request was evaluated and requires additional resources to fully vet before processing.

Planning Commission does not review requests to abandon existing rights-of-way, only the City Council reviews right-of-way vacation action.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



STAFF COMMENTS

The proposal has been reviewed by Public Works and Engineering. Public Works and Engineering have no identified concerns with vacating the right-of-way in question.

The portion of right-of-way is a residual parcel of land created when Fairway Avenue was realigned under Ordinance No. A-35 in 1961. (Recorded July 7, 1961, Reception No. 214310, Attached)

RECOMMENDATION

Staff recommends that the City Council approve the ROW vacation request, as depicted in Exhibit "A".

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



Trustee Oglesby introduced and read in full the following ordinance, to-wit:

ORDINANCE NO. A-35

SERIES OF 1961

AN ORDINANCE TO VACATE A PART OF GOODRICH AVENUE, LYING ADJACENT TO LOTS 5, 8 AND 9 OF BLOCK "A" OF THE PARK HILL ADDITION TO THE TOWN OF RIFLE, AS SHOWN ON PLAT RECORDED IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER AS DOCUMENT NO. 174852.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF RIFLE, COLORADO:

SECTION I. That a part of Goodrich Avenue, located in the Park Hill Addition to the Town of Rifle, as hereinafter described, has never been accepted by the public, or used as a street or avenue, and no construction work has been done on, over or through the hereinafter designated area, making said area a street or avenue.

SECTION II. The Board of Trustees finds and determines that the hereinafter described area has not been used as a street or avenue by the public at any time.

SECTION III. The Board of Trustees of the Town of Rifle, Colorado, hereby vacates a part of Goodrich Avenue as shown on the map, or plat, of the Park Hill Addition to the Town of Rifle, on file in the Office of the Garfield County Clerk and Recorder, as hereinafter described, to-wit:

The West 20 feet of Goodrich Avenue adjacent to and abutting upon Lots 5, 8 and 9, of Block "A" of the Park Hill Addition to the Town of Rifle, and further described as beginning at the Northeast corner of Lot 9 in said block; thence East a distance of 20 feet; thence South a distance of 187.5 feet; thence Westerly a distance of 20 feet to the Southeast corner of Lot 5 in said block; thence Northerly to the Northeast corner of Lot 9, the point of beginning.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



That the present owners of said Lots 5, 8 and 9, and their heirs, executors, administrators, and assigns, respectively, take the portion of the above described property herein vacated, which abutts on their respective lots; that in exchange for the vacation of the above described property, the respective owners have each deeded to the Town, and dedicated to the use of the public, the West 20 feet of their respective Lots 5, 8 and 9 in Block "A" of the Park Hill Addition to the Town of Rifle, for the widening of Fairway Avenue.

Passed and adopted by the Board of Trustees of the Town of Rifle, Colorado, at a regular meeting of the Board of Trustees held on the 7th day of June, A. D. 1961.

Mayor.

ATTEST:

Frances McAlister
Town Clerk

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



Trustee Oglesby read the above and foregoing Ordinance.

Trustee Oglesby moved that the above and foregoing Ordinance be adopted as read. The motion was seconded by Trustee Scott.

On roll call, the following Trustees voted aye: Kline,
Oglesby, Peppiatt, Scott,
Tuflly.

Trustees voting nay: none.

Trustee Oglesby moved that said Ordinance be numbered A-35 and be recorded in the Book of Ordinances and thereafter published in The Rifle Telegram as provided by law.

Motion was seconded by Trustee Scott.

On roll call, the following Trustees voted aye: Kline,
Oglesby, Scott, Peppiatt,
Tuflly.

Trustees voting nay: none.

[Signature]
Mayor

ATTEST:

[Signature]
Town Clerk.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



ADDITION TO THE TOWN OF RIFLE, AS SHOWN ON PLAT RECORDED IN THE OFFICE OF THE GARFIELD COUNTY CLERK AND RECORDER AS DOCUMENT NO. 174852.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF RIFLE, COLORADO:

SECTION I. That a part of Goodrich Avenue, located in the Park Hill Addition to the Town of Rifle, hereinafter described, has never been accepted by the public, or used as a street or avenue, and no construction work has been done on, over or through the hereinafter designated area, making said area a street or avenue.

SECTION II. The Board of Trustees finds and determines that the hereinafter described area has not been used as a street or avenue by the public at any time.

SECTION III. The Board of Trustees of the Town of Rifle, Colorado, hereby vacates a part of Goodrich Avenue as shown on the map, or plat, of the Park Hill Addition to the Town of Rifle, on file in the Office of the Garfield County Clerk and Recorder, as hereinafter described, to-wit:

The West 20 feet of Goodrich Avenue adjacent to and abutting upon Lots 4, 5 and 6, of Block "A" of the Park Hill Addition to the Town of Rifle, and further described as beginning at the Northeast corner

of Lot 9 in said block; thence East a distance of 20 feet; thence South a distance of 187.5 feet; thence West a distance of 30 feet to the Southeast corner of Lot 3 in said block; thence North to the Northeast corner of Lot 4, the point of beginning.

That the present owners of said Lots 4, 5 and 6, and their heirs, executors, administrators, and assigns, respectively, take the portion of the above described property herein vacated, which abuts on their respective lots; that in exchange for the vacation of the above described property, the respective owners have each deeded to the Town, and dedicated to the use of the public, the West 20 feet of their respective Lots 4, 5 and 6 in Block "A" of the Park Hill Addition to the Town of Rifle, for the widening of Fairway Avenue.

Passed and adopted by the Board of Trustees of the Town of Rifle, Colorado, at a regular meeting of the Board of Trustees held on the 14th day of June, A. D. 1961.

J. W. Pool
Mayor

ATTEST:
FRANK McAllister
Town Clerk
Published in The Rifle Telegram
June 13, 1961

COUNTY OF GARFIELD)

I, Thomas C. Cooper solemnly swear that I am

Editor

of THE RIFLE TELEGRAM; that the same is a weekly newspaper printed, in whole or in part, and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the publication of the annexed legal notice advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the Provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper

dated June 15 A. D. 1961, and that the last publication of said notice was in the issue of said

newspaper dated June 15 A. D. 1961.

newspaper dated June 15 A. D. 1961.

IN WITNESS WHEREOF I have hereunto set my hand this

15 day of June A. D. 1961.

Thomas C. Cooper
Published Assistant Editor

SUBSCRIBED and sworn to before me, a notary public in and for the

County of Garfield, State of Colorado, this 19 day

of June A. D. 1961.

Wm. H. Hays
NOTARY PUBLIC

My Commission expires 1-21-1965

PUBLICATION FEE \$

Phone: 970-665-6491



Those voting Nay: None

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6491



R E S O L U T I O N

Trustee Kline introduced and read THE MODEL TRAFFIC ORDINANCE and the ordinance adopting THE MODEL TRAFFIC ORDINANCE for the Town of Rifle. After the ordinance was read and the Board of Trustees considered it, Trustee Kline moved that a hearing be held on the ordinance before the Board of Trustees on the 6th day of September, A. D. 1961, at 8:00 P.M. and notice of the hearing be published in The Rifle Telegram for two consecutive publications as provided by Law.

Trustee Oglesby seconded the motion.

On roll call, the following Trustees voted "Aye": Fulton

Kline, Oglesby, Scott,
_____, _____.

Trustees voting "Nay": none, _____.



Agenda Item #5.f.

Agenda Item Name:

Consider Reappointment of Lydia Allen to the Greater Rifle Improvement Team Advisory Board

Presenter:

Zach Higgins, Community Development Director

Item Description:

Lydia Allen is requesting reappointment to the Greater Rifle Improvement Team (GRIT) Advisory Board for an additional three-year term.

Recommended Action:

Move to approve the reappointment of Lydia Allen to the Greater Rifle Improvement Team (GRIT) Advisory Board for a three-year term expiring in May 2029.

Fiscal Impact:

N/A

Operational Impact:

GRIT meets monthly and has the best chance of obtaining a quorum when the board seats are as close to full as possible. This reappointment ensures this seat is filled through 2029.

Prior Board Motions:

Lydia Allen was originally appointed in March, 2023.

Background Information:

Lydia Allen was originally appointed to the GRIT Advisory Board in 2023. She has served her full first term and is now requesting reappointment to serve an additional three-year term through May 2029. She has submitted her letter of intent to be considered by the City Council. Lydia represents Farmers Insurance located on West Third Street in Downtown Rifle.

Executive Summary:

Lydia Allen is requesting to be reappointed to the GRIT Advisory Board for an additional three-year term through May 2029.

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Lydia_Allen_Reappointment_05_2026

216 W 3rd St, Ste 101

Rifle, CO 81650

05/12/2026

To The Greater Rifle Improvement Team,

Please consider this letter of intent to renew my membership to the board for a continued term through May, 2029. I am able to join meetings, promote organizational goals, and do what I can to assist in local events. I believe Rifle events are an important part of what makes our community a great place to raise families, work, play, and invite others to visit.

Thank you for your consideration,

Lydia Allen

Lydia Allen Agency LLC

970-230-1038



Agenda Item #7.a.

Agenda Item Name:

Consider Amendment to the Rifle Municipal Code for Accessory Dwelling Unit Parking Requirements - Ordinance No.13, Series of 2026 (1st Reading)

Presenter:

Zach Higgins, Community Development Director
Geir Sverdrup, Senior Planner

Item Description:

Consideration of a text amendment to the Rifle Municipal Code that would remove the off-street parking requirement for new ADU's built in the City when directly adjacent on-street parking exists.

Recommended Action:

Move to approve amendment to the Rifle Municipal Code for Accessory Dwelling Unit Parking requirements — Ordinance No.13, Series of 2026 on first reading as presented and order it to be published as required by Charter.

Fiscal Impact:

This is the first step required in the process of becoming a Supportive ADU Jurisdiction. If the City becomes a Supportive ADU Jurisdiction, the City is eligible for additional grant funding through DOLA and eligible Rifle property owners will be able to obtain special financing through CHFA for new ADU's in the city. Becoming a Supportive ADU Jurisdiction triggers the release of grant funding from the Colorado Energy Office to complete pre-approved ADU plans as well as \$50,000 in Impact Fee waivers for new ADU's.

Operational Impact:

This Rifle Municipal Code Amendment would change the review criteria for Staff at the time of Building Permits for new ADU's.

Prior Board Motions:

The Planning Commission unanimously recommended approval of the text amendment to the Rifle City Council at their regularly scheduled April, 2026 meeting.

Background Information:

The Rifle City Council has previously discussed ADU Parking and HB24-1152 during workshops on September 3, 2025 and January 7, 2026. See attached memo for additional information.

Executive Summary:

See attached memo.

Notification Requirements:

Notice requirements have been met.

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Supprtive ADU Text Amendment - CC Staff Report 5-20-2026
2. Ordinance No. 13 2026 Update to Parkingaccess Ch. 16 ADUs

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: Rifle City Council
FROM: Zach Higgins, Community Development Director
Geir H. Sverdrup, Senior Planner
DATE: May 20, 2026
SUBJECT: PLN-2026-009 Text Amendment – Supportive ADU Amendment
ADDRESS: City-Wide
APPLICANT: City of Rifle Staff

Background

HB24-1152 Accessory Dwelling Units was passed on May 2024 and effective June 30, 2025. Colorado House Bill 24-1152 mandates that local governments in urban areas allow Accessory Dwelling Units on land zoned for single-family homes. The law removes restrictions like extra parking requirements and prohibits restrictive HOA rules, aiming to increase affordable housing and support multigenerational living. This bill does not directly affect the City of Rifle as we are not within a Metropolitan Planning Area but Rifle has long been supportive of ADU's. Compliance with HB24-1152 allows the city to obtain additional DOLA funding and makes CHFA Financing available to qualified City residents for ADU's. Additionally, to trigger the release of grant funding through the CEO Local Impact Accelerator Grant program which has agreed to supply the City with funding to create pre-approved ADU plans, the City must first become a Supportive ADU Jurisdiction.

Proposed Amendment

Staff is proposing the following text amendment removing the requirement for off-street parking in certain situations.

ARTICLE III - Zoning

Division 1 - Zoning Districts

Sec. 16-3-60. - Accessory dwelling units

An accessory dwelling unit, when allowed, shall conform to the following requirements, and plans submitted to the City shall address each of these requirements:

- (1) Zone district requirements. Except as set forth in this Section, an accessory dwelling unit shall be subject to all of the zone district requirements...
- (6) Parking/access. On-street parking may be utilized to satisfy the full required ADU parking requirements where on-street parking exists directly adjacent to the ADU lot. If on-street parking is not available directly adjacent to the ADU lot, each accessory dwelling unit shall provide one (1) dedicated off-street parking space per bedroom which shall be accessed by the same driveway/curb cut as the principal structure; provided, however, that the City staff may grant access to the

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



accessory dwelling unit from an alley adjacent to the lot if such access is sufficient and will not negatively affect the traffic flow in the alley or adversely impact the neighborhood. Accessory dwelling units in commercial and light industrial zone districts may utilize shared parking with the principal commercial use so long as the commercial use allows sufficient parking for the accessory dwelling use.

Findings

Pursuant to RMC Section 16-5-280, the Planning and Zoning Commission shall consider the following criteria when determining whether or not to recommend approval of the text amendments to City Council:

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

The proposal is in conformance with the Rifle Municipal Code, and opens the City up for additional funding from DOLA, Colorado Energy Office, and special ADU financing options for citizens through CHFA.

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;

The proposal is compatible with the character of Rifle. Staff will have the discretion to require off-street parking when applicable, per the adopted code language.

3. The desirability for the proposed use in the specific area of the City;

The zoning code is enforced Citywide by applicable zone district.

4. The potential for adverse environmental effects that might result from the proposed use;

No adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

Under Principle 2.3 Subsection E. Housing Affordability, the Comprehensive Plan states: The City's zoning standards and incentive policies should focus on encouraging affordability of housing. The City currently allows ADUs as a by-right use in residential zoning districts, and this should be preserved.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and

No negative impacts to property values are anticipated at this time.

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.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



Not applicable.

Staff Comments

Staff recommended that the Planning and Zoning Commission recommend approval of the proposed text amendment. This amendment positions the City for additional DOLA funding, allowing the City to procure pre-approved ADU building plans, with the intention of reducing the cost for residents to construct an ADU. Required off-street parking would only be discretionary when directly adjacent on-street parking exists.

Planning and Zoning Commission

The Planning and Zoning Commission reviewed this text amendment at their April 28, 2026 meeting. The Commission had a few comments regarding the proposed amendment relating to the City's ability to revert back current code requirements. Staff explained that it would not affect residents that constructed under this revision, however, the City would be required to return the funds used under the grant.

Recommendation

Planning and Zoning Commission recommends that the City Council approve the proposed text amendment PLN-2026-009 as prepared by Staff.

CITY OF RIFLE, COLORADO
ORDINANCE NO. 13
SERIES OF 2026

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE 3 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE TO AMEND
ACCESSORY DWELLING UNIT PARKING REQUIREMENTS

WHEREAS, the City of Rifle (“Rifle” or the “City”) is a home-rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter; and

WHEREAS, Chapter 16 of the Rifle Municipal Code (the “Code”) regulates land use, zoning and development within the City; and

WHEREAS, City Staff has made certain recommendations for amendment of the City’s zoning requirements to amend parking requirements for accessory dwelling units; and

WHEREAS, the Planning and Zoning Commission has reviewed the regulations contained within this ordinance and has provided its comments and recommendations in support of adopting the amendments to the Code; and

WHEREAS, the Rifle City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Chapter 16 of the Code consistent with these recommendations.

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

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 16-3-60(6) of the Rifle Municipal Code, “Accessory Dwelling Units – Parking/access”, is hereby amended to add the underlined text and with ~~strike-through language~~ deleted, as follows:

Parking/access. On-street parking may be utilized to satisfy the full required ADU parking requirements where on-street parking exists directly adjacent to the ADU lot. If on-street parking is not available directly adjacent to the ADU lot, eEach accessory dwelling unit shall provide one (1) dedicated off-street parking space per bedroom which shall be accessed by the same driveway/curb cut as the principal structure; provided, however, that the City staff may grant access to the accessory dwelling unit from an alley adjacent to the lot if such access is sufficient and will not negatively affect the traffic flow in the alley or adversely impact the neighborhood. Accessory dwelling units in commercial and light industrial zone districts may utilize shared parking with the principal commercial use so long as the commercial use allows sufficient parking for the accessory dwelling use.

INTRODUCED, on May 20, 2026, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle,

Colorado, held on June 3, 2026, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By

Mayor

ATTEST:

City Clerk



Agenda Item #7.b.

Agenda Item Name:

Consider Amendment to the Rifle Municipal Code Adding Section 16-1-145 Traffic Impact Study Criteria - Ordinance No. 12, Series of 2026 (1st Reading)

Presenter:

Craig Spaulding, Civil Engineer

Item Description:

Amendment to the Rifle Municipal Code - Traffic Impact Study Criteria

Recommended Action:

Move to approve amendment of Chapter 16 of the Rifle Municipal Code by adding Section 16-1-145 Traffic Impact Study - Ordinance No. 12, 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:

This was recommended for approval at the Planning and Zoning Commission Meeting - April 28, 2026.

Background Information:

Currently Rifle Municipal Charter requires traffic impact studies for determining off site street impact fees. These studies are currently used in evaluating project impacts. Because the existing code and public works manual does not define the criteria for a Traffic Impact Study there are varying levels of studies received.

Executive Summary:

This item amends the code to define when traffic studies and letters are needed. The amendment references the Public Works Manual for the criteria that shall be followed for the letter or traffic impact study. The criteria for the letters and traffic impact studies are not approved in this motion and will be reviewed and approved in the regular agenda of this meeting.

Notification Requirements:

Yes, this has been properly noticed.

Prepared By:

Craig Spaulding, Civil Engineer

Attachments:

1. Memo_Ordinance No.12 TIS
2. Ordinance No. 12 2026 Ch. 16.1.145 Traffic Impact Study
3. Traffic Impact Study Text Amendment - CC Staff Report 5-20-2026



To: Patrick Waller
From: Craig Spaulding
Date: May 14, 2026
Re: Ordinance No. 12 - Amendment to the Rifle Municipal Code - Traffic Impact Study Criteria

Purpose

The purpose of this memo is to recommend approval, on first reading, of an amendment to Chapter 16 of the Rifle Municipal Code by adding Section 16-1-145, *Traffic Impact Study – Ordinance No. 12*, as presented, and to order its publication as required by the Charter.

Background

Currently, the Rifle Municipal Charter requires traffic impact studies to determine off-site street impact fees. These studies are also used to evaluate development-related traffic impacts. However, neither the existing code nor the Public Works Manual defines specific criteria for Traffic Impact Studies. As a result, the City receives studies with varying levels of detail and analysis, some of which are more extensive than necessary while others do not provide sufficient information.

Establishing clear criteria and thresholds for Traffic Impact Studies benefits developers and their consultants by providing consistent expectations and requirements. It also assists staff, boards, and City Council in reviewing traffic impacts and making informed development decisions.

Summary

This item amends the Municipal Code to establish when traffic studies or traffic letters are required. The amendment references the Public Works Manual for the specific criteria and standards that must be followed when preparing either a traffic letter or a Traffic Impact Study.

The criteria contained within the Public Works Manual are not being approved through this motion and will instead be reviewed and considered separately as part of the regular agenda for this meeting.

Approval of this motion will amend the code to reference the Traffic Impact Study criteria contained in the Public Works Manual and establish the triggers requiring compliance with those criteria.

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

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE 1 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE CREATING
A NEW SECTION FOR TRAFFIC IMPACT STUDIES

WHEREAS, the City of Rifle (“Rifle” or the “City”) is a home-rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter; and

WHEREAS, Chapter 16 of the Rifle Municipal Code (the “Code”) regulates land use, zoning and development within the City; and

WHEREAS, City Staff has made certain recommendations for amendment to the Code to require compliance with traffic impact study requirements for certain land use approval applications; and

WHEREAS, the Planning and Zoning Commission has reviewed the regulations contained within this ordinance and has provided its comments and recommendations in support of adopting the amendments to the Code; and

WHEREAS, the Rifle City Council finds and determines that it is in the best interests of the citizens of Rifle to amend Chapter 16 of the Code consistent with these recommendations.

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

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. The Rifle Municipal Code is hereby amended to add Section 16-1-145(a), “Traffic Impact Study”, as follows:

Sec. 16-1-145. Traffic Impact Study.

(a) Any new development, rezone, change of use, or plat, forecasted to generate at least twenty (20) vehicle trips during the peak hour, or require new/revised access from a state highway, shall comply with the Traffic Impact Study Criteria as defined in Appendix B of the Public Works Manual, for review and approval by the Public Works Director and/or City Engineer prior to approval of the proposed development.

INTRODUCED, on May 20, 2026, read in full, passed on first reading, and ordered published by title as required by the City Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on June 3, 2026, approved without amendments, and ordered published in full as required by the Charter.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: Rifle City Council
FROM: Zach Higgins, Community Development Director
Geir H. Sverdrup, Senior Planner
DATE: May 20, 2026
SUBJECT: PLN-2026-008 Text Amendment Adding Traffic Impact Study Requirements
ADDRESS: City-Wide
APPLICANT: City of Rifle Staff

Background

The City Engineer has requested that Chapter 16 of the Rifle Municipal Code refer the requirements of the Public Works Manual for Traffic Impact Studies and when they would be required with Community Development projects. Staff proposes the following amendment to the Rifle Municipal Code to address Traffic Impact Studies.

Proposed Amendment

The Public Works Manual has recently updated Appendix B, Traffic Impact Study Criteria. With this update, staff feels that it is appropriate to provide a reference within Chapter 16 of the Rifle Municipal Code to provide applicants criteria for when and which level of traffic study is required.

The following text amendment provides the appropriate reference for applicants:

Sec. 16-1-140. Public works manual.

- (a) All construction of public improvements shall conform to the requirements of the Rifle Public Works Manual, as adopted and amended from time to time, unless the City Manager, in consultation with the Public Works Director, expressly modifies or exempts the construction of specific public improvements from such requirements. In the event an applicant requests a modification or exemption from the Public Works Manual and the City Manager denies such request, an applicant may appeal the City Manager's decision to the City Council for final resolution.
- (b) Policy revisions to the Public Works Manual shall be considered major amendments requiring approval by resolution of the City Council. The following amendments shall be considered policy revisions:
 - (1) Changes in law, major procedures or construction philosophies which may cause significant increased costs, controversy or methods inconsistent with current accepted practices in the industry; and
 - (2) Changes related to public use, convenience and safety, including but not limited to standard street widths, fire flow requirements and bonding requirements.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- (c) Technical revisions to the Public Works Manual are minor amendments necessary to conform to current engineering and/or construction standards that do not create a policy revision. The Public Works Director or Utility Director, as applicable, have the authority to approve in writing proposed technical revisions that are consistent with all existing policies relevant to the revision, do not result in significant additional costs to persons affected by the revision and are consistent with existing law. The Public Works Director shall undertake planned periodic revisions of the Public Works Manual every six (6) months or on such other schedule as deemed appropriate by the Public Works Director; provided, however, that an accelerated technical review process may also occur outside of the periodic revisions. If an immediate technical revision is deemed necessary, the proposed amendments shall be provided to the City Manager for concurrence that they are technical revisions and not policy revisions. If deemed technical and approved, notification of the amendments shall be provided to the City Council at its next regularly scheduled meeting, prior to taking effect. Notice of approved amendments shall be posted on the City's website and shall be included in the copy of the Public Works Manual available for inspection by the public.

Sec. 16-1-145. Traffic Impact Study.

- (a) Any new development, rezone, change of use, or plat, forecasted to generate at least twenty (20) vehicle trips during the peak hour, or require new/revised access from a state highway, shall comply with the Traffic Impact Study Criteria as defined in Appendix B of the Public Works Manual, for review and approval by the Public Works Director and/or City Engineer prior to approval of the proposed development.

Sec. 16-1-150. Violations.

- (a) Designated. It is unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure or to use any land in violation of any provision of this Chapter or any amendment thereof. Any person, ...

Findings

Pursuant to RMC Section 16-5-280, the Planning and Zoning Commission shall consider the following criteria when determining whether or not to recommend approval of the text amendments to City Council:

1. Conformance of the proposal with the City of Rifle Municipal Code;
The proposal is in conformance with 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;
The proposal is compatible with the character of Rifle.
3. The desirability for the proposed use in the specific area of the City;
The zoning code is enforced Citywide by appropriate zone district.



COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490

4. The potential for adverse environmental effects that might result from the proposed use;

No adverse environmental effects are anticipated from the proposal.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

No Comprehensive Plan issues were noted as part of the review.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and

No negative impacts to property values are anticipated.

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.

Not applicable.

Staff Comments

Staff recommended that the Planning and Zoning Commission recommend approval of the proposed text amendment to help bring clarity to Chapter 16 of the Rifle Municipal Code to provide applicants criteria for when and which level of traffic study is required.

Planning and Zoning Commission

The Planning and Zoning Commission reviewed this text amendment at their April 28, 2026 meeting. The Commission had no concerns or comments regarding the proposed amendment.

Recommendation

Planning and Zoning Commission recommends that the City Council approve the proposed text amendment PLN-2026-008 as prepared by Staff.



Agenda Item #8.a.

Agenda Item Name:

Consider Adding Appendix B - Traffic Impact Study Criteria to the City of Rifle Public Works Manual

Presenter:

Craig Spaulding, Civil Engineer

Item Description:

Approval of Public Works Manual Appendix B - Traffic Impact Study Criteria

Recommended Action:

Motion to Approve Appendix B - Traffic Impact Study Criteria - of the City of Rifle Public Works Manual

Fiscal Impact:

N/A

Operational Impact:

This will assist staff, boards, and City Council in reviewing traffic impacts and making informed development decisions.

Prior Board Motions:

This has been presented to Planning and Zoning with recommendation of approval of the associated code amendment. No prior motions have been made on this item as it is to be approved by City Council.

Background Information:

Currently, the Public Works Manual does not contain criteria for traffic impact studies. As a result, the City receives studies with varying levels of detail and analysis, some of which are more extensive than necessary while others do not provide sufficient information. Establishing clear criteria and thresholds for Traffic Impact Studies benefits developers and their consultants by providing consistent expectations and requirements. It also assists staff, boards, and City Council in reviewing traffic impacts and making informed development decisions.

Executive Summary:

This item adds traffic impact study criteria to the Public Works Manual. Improvements triggered by the application will be identified. The responsibilities of improvements that are off-site and non-adjacent to the project are not covered in the criteria as they vary in different conditions.

Notification Requirements:

N/A

Prepared By:

Craig Spaulding, Civil Engineer

Attachments:

1. City of Rifle_PWM_Appendix B_Traffic Impact Study Guildines

APPENDIX B

TRAFFIC IMPACT STUDY CRITERIA

Appendix B - Traffic Impact Study Criteria

General

A traffic study may be required by the City to adequately assess the impacts of a proposed development on the existing and/or planned street system. The primary responsibility for assessing the traffic impacts associated with a proposed development will rest with the applicant, with the City serving in a review capacity.

The following shall require a traffic study:

- Proposed developments forecasted to generate at least 20 vehicle trips in the peak hour.
- A rezoning, inclusive of major amendments to a planned development and use by special review applications.
- In the case of a rezoning where the proposed zoning is anticipated to generate less traffic than the existing zoning, a letter summarizing the trip generation characteristics of the application, including a comparison to the trip generation characteristics of the existing zoning may be submitted in lieu of a traffic study. Once the site plan is prepared, however, it will still require a traffic study if it meets the trip generation thresholds.
- A preliminary plan or final plat.
- Site access is required off a State Highway. Prior to issuing an access permit, approval from both the City and the Colorado Department of Transportation (CDOT) must be obtained.
- Additional access off a State Highway to an existing use is being requested.
- Any change of use affecting access from a State Highway.
- The applicant will be required to submit a new traffic study if, after submitting the original study for any of the above submittals, the land use is changed so that trip generation is increased.
- The applicant will be required to update an existing traffic study if the existing study related to the development is more than two years old, unless the City determines the conditions have not changed significantly.

Traffic Study Types

There are three types of studies that may be required by the City:

Trip Generation Letter – A trip generation letter will be required for a development that generates 20-49 trips in the peak hour

Traffic Impact Study (TIS) – A full TIS will be required for a development that generates 50 or more trips in the peak hour

Compliance Letter - A TIS Compliance Letter may be considered if all of the following conditions are present:

- A standard TIS for the area has been completed and accepted by the City.
- Total projected Trip Generation (per the ITE Trip Generation Manual) including the lot or

Appendix B - Traffic Impact Study Criteria

subarea is less than or equal to the build-out scenario assumptions in the standard TIS.

- Trip distribution is expected to be similar to those projected in the standard TIS.
- Access to the lot or subarea is unchanged from the standard TIS.

Scoping

Transportation consultants are recommended to meet with and discuss projects with City staff prior to starting the traffic study. At a minimum, topics for discussion at such meetings will include trip generation, trip distribution, proposed site accesses, definition of the study area, study intersections, and methods for projecting build-out volume. In addition, the client will verify with the City whether their proposed traffic study type (e.g. TIS, trip generation letter, compliance letter) is appropriate. Failure to meet with staff prior to submitting a traffic impact study may result in additional work and resubmittal of the study at the Applicant's expense.

Specific requirements will vary depending on the site location and development proposal. The scope of the TIS shall be commensurate with the scale and scope of probable operational and safety impacts to the general street system. A general guideline related to determining the extent of the study area for a TIS, is to carry the analysis out at least as far as those areas where newly generated site traffic represents 5 percent or more of a roadway's peak hour capacity. Where site generated traffic will be less than 5 percent of the roadway capacity, the study area limits would, at minimum, include all site accesses, adjacent roadways and adjacent major intersections, and at maximum would also include all roadways and collector/collector and collector/arterial intersections, extending from the proposed development to and including the intersection with the nearest state or federal highway. A trip generation letter will typically be more limited in scope and will focus primarily on the site access(es). The study area and/or improvement commitments may extend into other jurisdictions or incorporated areas.

The traffic study will be the responsibility of the applicant and must be prepared, stamped and signed by a licensed Professional Engineer registered in the State of Colorado with adequate experience in Transportation Engineering. Upon submission of a draft study, the City will review the study data sources, methods, and findings. Comments will be provided in a written form. The applicant and the project engineer will then have an opportunity to incorporate necessary revisions prior to submitting a final report.

Traffic Study Format

Trip Generation Letter

The purpose of a trip generation letter is to document the project trip generation, distribution, and to determine auxiliary turn lane requirements along state highways, if applicable. The assessment may also reveal that a Traffic Impact Study is necessary, if decided so by the City. A trip generation letter shall be required for all projects that generate between 20 and 49 trips in the peak hour, and shall include the following:

Appendix B - Traffic Impact Study Criteria

- Development Site and Study Area Boundaries – A brief description of the size of the land parcel, existing land uses, general terrain features, and the location within the jurisdiction.
- Vicinity map that shows the site and the study area boundaries, in relation to the surrounding transportation system, must be included.
- Site Trip Generation – A summary table listing type, size, the Institute of Transportation Engineers (ITE) Trip Generation - Land Use Code for each land use in the development, trip generation rates used, and the resultant total trips for each time period analyzed must be provided.
- Site Trip Distribution - A detailed statement of directional distribution assumptions for project traffic, as well as a figure displaying the site trip distribution volumes through the study area.
- Documentation of any proposed improvements from the developer.
- Conclusions
- A Professional Engineer's seal and signature is required.

Traffic Impact Study

When the land use will generate 50 or more trips in the peak hour, or when otherwise required by the City, the applicant shall provide a traffic impact study. The scope of the study shall be proportional with the scale and scope of expected operational and safety impacts to the general street system.

Introduction

The introduction portion of the TIS must contain the following:

- Development Site and Study Area Boundaries – A brief description of the size of the land parcel, existing land uses, general terrain features, and the location within the jurisdiction.
- The exact limits of the study area shall be based on engineering judgment, and an understanding of existing traffic conditions surrounding the site. In all instances, however, the applicant, engineer, and the City must mutually agree upon the study area limits. These limits will typically be finalized during the scoping meeting with the City.
- Vicinity map that shows the site and the study area boundaries, in relation to the surrounding transportation system, must be included.
- Proposed Development Description – The specific proposed land use types(s) and size(s) must be identified. If the development is to be built in a phased manner, the types and sizes of the land use in each phase, as well as the projected completion date of each phase, shall be identified. If specific land uses are not known, the most intense use (in terms of traffic generation) allowed by current or proposed zoning must be assumed for the TIS.
- TIS Scope – The agreed upon scope of the TIS, in terms of the study intersections, driveways, and roadway segments, time periods and future scenarios to be analyzed, must be briefly

Appendix B - Traffic Impact Study Criteria

described.

Existing Conditions

The current traffic conditions within the study area must be identified.

- Roadway Network – Within the study area, the applicant must describe existing roadways and intersections including roadway classification, speed limits, geometrics, traffic control etc. A map must be provided showing the location of such facilities as well as surrounding land use and zoning.
- Traffic Volumes – Turning movement counts at the study intersections and 24-hour vehicle classification counts on the major roadway segments that have been taken within the past two years must be provided. At a minimum, morning and evening (A.M. and P.M.) peak period turning movement counts will be required. Turning movement volumes for other periods may be required. All raw count data must be provided in the appendices.
- Levels of Service (LOS) – The current traffic operations LOS within the study area shall be evaluated during the identified time periods. LOS shall be determined using the operational methodology as detailed in the most recent version of the Highway Capacity Manual (HCM). The City will provide the appropriate existing traffic signal timing values.
- The extent of vehicle queuing and its potential impact to adjacent intersections shall be evaluated using the 95% queues from the traffic analysis.
- Traffic Safety Analysis – A safety analysis of historical crash data within the study area may be required. The City will specify when a traffic safety analysis will be needed.
- Existing traffic volumes and LOS shall be reported for each scenario studied. All traffic analyses must be included in the appendix.

Site Traffic/Trip Projections

- Site Trip Generation – A summary table listing type, size, the Institute of Transportation Engineers (ITE) Trip Generation - Land Use Code for each land use in the development, trip generation rates used, and the resultant total trips for each time period analyzed must be provided. In the event that data for the proposed development is unavailable, trip generation from similar land uses, either from other sources, jurisdictions, or field studies, may be used with City approval. With approval, these sources may be used to supplement ITE Trip Generation data.
- For phased developments, trip generation for each phase, as well as development build-out, shall be provided.
- Site Trip Reductions – Use of the following types of trip reduction factors may be considered with approval of the City.
 - Pass-by factors as published in the current ITE Trip Generation manual. Pass-by factors are to be used to reduce the projected additional total daily traffic to street(s) serving a

Appendix B - Traffic Impact Study Criteria

proposed development. They are not to be applied directly to reduce trip generation and turning movement volumes at driveways serving the proposed development.

- Internal trip assumptions with analytical support.
- Site Trip Distribution – The trip distribution should be based on existing traffic counts, and/or engineering judgment. The trip distribution assumptions will first be reviewed during the scoping meeting. The site-generated trips within the study area must be graphically displayed in the report, as well as supported by documentation of the assumptions and methods used to distributed the site trips within the network.

Background Conditions

Background traffic growth for intersections and roadways within the study area must be determined for the opening date of the proposed development (short-term) and in the twenty-year planning horizon or area build-out (long-range) without influence of the proposed site, as determined by the City. For large or multi-phased developments, analysis of additional horizons may be required.

- Approved Developments – Traffic from platted but un-built developments within the study area, or having impact on the study area, shall be added to the appropriate planning horizon (based on expected level of build-out of the approved plat(s)). Typically, this will primarily affect the background traffic at the time of the opening of the proposed development; however traffic generated by some larger approved projects may not impact the area until after opening. This traffic must be added into the twenty-year planning horizon.
- General Growth – In addition to approved developments, regional traffic growth will affect background traffic volumes at both analysis scenarios. Future traffic growth shall be developed through means determined appropriate by The City of Rifle, such as the Comprehensive Plan, The City of Rifle Transportation Master Plan, growth rate methodology etc. The City will determine whether proposed general traffic growth rates are acceptable.
- Currently Planned Roadway Improvements – Roadway improvements that would impact traffic conditions within the study area and that are currently planned and funded may be included in the future base conditions, as appropriate. Include the nature of the improvement project, its extent, implementation schedule, and the agency or funding source responsible.
- Background LOS – The background traffic LOS within the study area, without influence of the proposed site, shall be described during the identified time periods. LOS shall be determined using the operational methodology as detailed in the most recent version of the (HCM).
- The extent of vehicle queuing and its potential impact to adjacent intersections shall be evaluated using the 95% queues from the traffic analysis.
- For unsignalized intersections, the current HCM methodology for determining LOS shall be used to identify projected background traffic conditions.
- Background traffic volumes and LOS shall be reported for each analysis scenario studied. All

Appendix B - Traffic Impact Study Criteria

traffic analyses must be included in the appendix.

Projected Site Traffic Impacts

Traffic impacts of the proposed development shall be analyzed for the anticipated opening time frame, including all project phases, and the identified planning horizon.

Short-term

- **Total Traffic – Site Opening.** The total projected traffic volumes at the day of development completion shall be determined by adding the proposed site generated traffic to the short-term background traffic.
- **Level of Service – Site Build-out.** The LOS within the study area at development completion shall be described during the identified time periods. LOS shall be determined using the operational methodology as detailed in the most recent version of the (HCM).
- **LOS “D”** will be the design objective for both signalized and unsignalized intersections within the study area.
- The extent of vehicle queuing and its potential impact to adjacent intersections shall be evaluated using the 95% queues from the traffic analysis.
- **Mitigation – Site Opening.** At intersections within the study area with projected LOS “E” or worse, mitigation measures shall be identified to bring the intersection operation to an acceptable level.
- **Auxiliary Lane Evaluation –** If the proposed development will add turning vehicles on a state highway within the study area, an auxiliary lane analysis should be conducted using the State Highway Access Code to determine whether any auxiliary lanes are warranted.
- Short term total traffic volumes and LOS shall be reported for each analysis scenario studied. All traffic analyses must be included in the appendix.

Long-range

- **Total Traffic – Long-range Projection.** The total projected traffic volume at the long-range horizon year shall be determined by adding the proposed site generated traffic to the long-term background traffic.
- **Level of Service – Long-range Projection.** The long-range LOS within the study area shall be described during the identified time periods. LOS shall be determined using the operational methodology as detailed in the most recent version of the HCM.
- The extent of vehicle queuing and its potential impact to adjacent intersections shall be evaluated using the 95% queues from the traffic analysis.
- **LOS “D”** will be the design objective for both signalized and unsignalized intersections within the study area.

Appendix B - Traffic Impact Study Criteria

- Mitigation – Long-Range Projection. At intersections with unacceptable projected LOS (E or F) mitigation measures shall be identified to bring intersection operation to an acceptable level.
- LOS values shall be tabulated in a single table for all study intersections, analyzed time periods, and analysis scenarios. All LOS calculations shall be included in the appendices and electronic data files must accompany the TIS submittals.
- Auxiliary Lane Evaluation – If the proposed development will add turning vehicles on a state highway within the study area, an auxiliary lane analysis should be conducted using the State Highway Access Code to determine whether any auxiliary lanes are warranted.
- Long term total traffic volumes and LOS shall be reported for each analysis scenario studied. All traffic analyses must be included in the appendix.

Conclusions and Recommendations

This chapter of the TIS is a description of the study findings and shall include:

- Identified Improvements. This section describes the location, nature, and extent of proposed improvements that would be necessary to ensure sufficient roadway capacity at design objective LOS. A graphic of each improvement should be provided showing the length, width and other pertinent geometric features of the proposed improvements.
- Operational Analysis at Critical Points. Another iteration of the LOS analysis must be described, which demonstrates the anticipated level of service as a result of making the proposed improvements.
- Traffic Volume Proportion. Percentages based on the traffic impact analysis may be required by the City to identify the proportion of traffic using various public improvements (both existing and proposed) from developments within the study area.

Traffic Impact Study Compliance Letter

A standard TIS approved for a development that has been master planned may be used as reference for the further development of individual lots or subareas. The required TIS for subareas may take the form of a TIS Compliance Letter. The applicant in this case may submit a Compliance Letter confirming the original standard TIS validity as related to the current application. The City may also require additional information beyond the Compliance Letter.

Submittal of a Compliance Letter

The applicant must provide the following information in a letter prepared, stamped, and signed by the transportation consultant engineer.

The Compliance Letter shall include at a minimum the following figures and tables:

Appendix B - Traffic Impact Study Criteria

- Introduction/Project Description
 - Figure: vicinity map
 - Figure: proposed development site plan
- Proposed Conditions
 - Site trip generation
 - Table: trip generation summary
 - Table: comparison of standard TIS trip generation and proposed site uses
- Conclusions/Recommendations
 - Compare/Contrast standard TIS with proposed development.
 - Finding of no significant change to any site attributes including:
 - Operations
 - Access
 - Parcel layout
 - Conclusion page(s) of standard TIS
- Appendix
 - Cover page of standard TIS
 - Trip generation page(s) of standard TIS
 - Master site plan

Potential Mitigation Measures

Any type of potential mitigation measures, including new roadways, additional traffic lanes on existing roadways, and changes to traffic control are required to be approved by The City of Rifle.

Roundabouts as Mitigation Measures – At intersections of two roadways that are projected to operate at a poor LOS or require signalization, The City of Rifle may require evaluation of a modern roundabout as a mitigation measure.

Traffic Signals as Mitigation Measures – The need for new traffic signals will be based on warrants contained in the Manual on Uniform Traffic Control Devices (MUTCD) and any additional warrants established by the National Committee on Uniform Traffic Control Devices. The peak hour warrant shall not be used for short-term evaluations but may be used in evaluations of long-term conditions.

Auxiliary Lanes – The developer must construct any warranted auxiliary lanes on state highways; however, auxiliary lanes can also serve as a mitigation measure on local roads to improve operations or safety. Any proposed auxiliary lanes that are used to mitigate poor traffic operations as a result of the development are the responsibility of the developer.

Revisions to Traffic Impact Study

Revisions to the TIS must be provided as required by the City. The need to for revisions will be at the sole

Appendix B - Traffic Impact Study Criteria

discretion of the City and be based on the completeness of the TIS, the thoroughness of the impact evaluation, the adequacy of proposed improvements and mitigation measures, and the compatibility of the TIS with the proposed access and development plan.



Agenda Item #8.b.

Agenda Item Name:

Consider Bid Award to CW Construction for the Construction of Whiteriver Avenue Improvements

Presenter:

Craig Spaulding, Civil Engineer
Iris Trevisano, Procurement and Grant Reporting Manager

Item Description:

Award Project to CW Construction for Whiteriver Avenue Improvements

Recommended Action:

Move to approve bid award to CW Construction for Whiteriver Avenue Improvements in the amount of \$1,314,858.01.

Fiscal Impact:

There is a total of \$1,549,023 budgeted in 2026 for this project: Streets \$934,023.00 and Water \$615,000. Garfield County Federal Mineral Lease Spring 2026 Grant Cycle awarded \$400,000 This bid came under budget at \$1,314,858.01.

Operational Impact:

N/A

Prior Board Motions:

City Council Approved Garfield County FMLD Grant Application for City of Rifle Whiteriver Avenue 9th Street to 16th Street Rehabilitation Project - Resolution No. 5, Series of 2026 at the February 4, 2026

Background Information:

This project repairs a waterline that has a history of failure and a roadway embankment that is failing. The embankment began investigation in 2021 along with Morrow Drive and Trip Drive with the intent of completing this project in 2026. This aligns with the City's focus on arterial roadways.

Executive Summary:

An RFB for the Construction of Whiteriver Avenue improvements was issued on March 9, 2026, with a mandatory pre-bid meeting attended by eleven vendors. The City received five bids on May 6. All submissions were evaluated based on the criteria in the bid advertisement, including project scope, qualifications, and references. After review, staff recommends awarding the construction contract to CW Construction as the lowest responsive and responsible bidder. The bids received are from qualified contractors and are within the 2026 budget. It is recommended that the bid for the construction of the Whiteriver Avenue Improvements to CW Construction in the amount of \$1,314,858.01.

More Information on Bids Received: <http://www.rifleco.org/PackageAddendums>

Notification Requirements:

N/A

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. Advertisement for Bid Whiteriver Improvements
2. Whiteriver Ave Bid Schedule Tab
3. CW Construction Submission
4. Memo_Bid Recommendation_CW
5. CW Construction PURCHASE REQUEST WR 9-16 5.14.26
6. RFB_ CW Construction Whiteriver Ave Improvements Memo

Advertisement For Bids

Separate sealed BIDS for the construction of the **Whiteriver Avenue Improvements** will be received at the **Council Chambers, Rifle City Hall, 202 Railroad Avenue, Rifle, CO.** until 2:00pm, on May 6, 2026, at which time they will be publicly opened and read aloud.

The project consists of roadway reconstruction, utility improvements, and associated work, including but not limited to:

- Replacement of five (5) concrete ADA handicap ramps
- Installation of approximately 2,618 linear feet of C900 waterline
- Construction of approximately 640 linear feet of retaining wall with attached guardrail
- Removal of approximately 6,921 square yards of 3–6 inch Hot Mix Asphalt (HMA)
- Removal of 8 inches of Class 6 aggregate base for reuse
- Overexcavation and disposal of 2–4 inches of subgrade
- Scarifying, moisture conditioning, and recompaction of subgrade
- Placement of 10 inches of Class 6 aggregate base
- Placement of 6 inches of HMA pavement

Traffic control shall be in accordance with the Contract Documents. Whiteriver will be closed to through traffic during construction; however, access shall be maintained for residences that access via Whiteriver.

A Bid Bond in the amount of 5% of bid price is required, and a Performance and a Payment Bond, each in the amount of 100% of bid, will be required. Bid Award will be the May 20, 2026 Council Meeting. Time of Commencement of the Work is anticipated to be no later than June 8, 2026, with completion by October 30, 2026. Mandatory Pre-Bid March 24, 2026, at 10 a.m. Rifle City Hall Mamm Peak

A PREFERENCE FOR LOCAL CONTRACTORS WILL BE APPLIED BY THE OWNER WHEN SELECTING A CONTRACTOR per City of Rifle Code ARTICLE III Sec. 4-3-210.

Please issue all question via email to Iris Trevisano at itrevisano@rifleco.org. Question Deadline April 20, 2026 12 p.m.

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 for Solicitations only, call Procurement and Grant Reporting Manager Iris Trevisano at 970-665-6412 or email Itrevisano@rifleco.org . Please allow 48 hours for your requests to be met.

This Advertisement for Bid is subject to all applicable provisions of the City of Rifle Municipal Code, including Article III- Purchasing regarding procurement procedures. In case of any inconsistency between this advertisement and the City Code, the provisions of the City Code shall take precedence.

BID SCHEDULE

Whiteriver Avenue Improvements

Public improvement Items	Unit	Quantity	Unit Price	Price
Rock Socks	Ea.	11		
Inlet Protection	Ea.	12		
Sediment Control Logs	L.F.	700		
Concrete Washout	Ea.	1		
Vehicle Tracking Pad	Ea.	1		
Removal of 8" existing Class 6 for reuse	CY	1538		
Removal of Guardrail	LF	640		
Removal of Valve Boxes	Ea.	8		
6" Class 6 Removal & Replace under Sidewalks/C&G	CY	25		
Overexcavation and dispose 2-4"	CY	385		
Subgrade Scarify & Recompact	S.Y.	7350		
Access Drives	Ea.	2		
6" Asphalt Pvmt	S.Y.	6921		
10" Base Course	S.Y.	6938		
Adjust Sanitary Manhole Rims	Ea.	2		
Colored Concrete Crossing	S.F.	127		
6" Concrete Valley Pan	S.F.	202		
6" Concrete Sidewalk, Conc Ramps	S.Y.	150		
Curb and Gutter	L.F.	200		
Guardrail	L.F.	640		
Retaining Wall	L.F.	640		
Hydroseed	Ls	1		
Embankment	LS	1		
8" C900 Water Line with Tracer Wire	L.F.	2618		
Water Main Pressure Test & Chlorination	L.S.	1		
Thrust Blocks	Ea.	16		
8" 22.5° Bend	Ea.	1		
8" 45° Bend	Ea.	4		
8" 11.25° Bend	Ea.	4		
8"x6" Tee	Ea.	1		
8" Tee	Ea.	5		
8" Plug	Ea.	1		
8" Gate Valve	Ea.	9		
6" Gate Valve	Ea.	1		
6" Hydrant Line	L.F.	13		
Water Main Lowering (Includes fittings, pipe and installation)	Ea.	2		
Connect to Existing System	Ea.	6		
Water Service & Curb Stop	Ea.	4		
Air Release & Vacuum Valve Manhole	Ea.	1		
ADA Ramps (concrete paid under sidewalk, cast iron landing mats and additional labor for ramps only)	Ea.	5		
4" Latex Paint	L.F.	4708		
Cross Walk Striping	Ea.	4		
Remove & Replace Bollards	Ea.	3		
Stop Bar	Ea.	1		
Remove & Relocate Signs	Ea.	1		
Concrete / Sidewalk includes any saw cutting	S.Y.	500		
Asphalt removal (includes any saw cutting)	S.Y.	6921		
Construction Surveying/Staking	L.S.	1		
Traffic Control	L.S.	1		
Mobilization	L.S.	1		

Martinez Western Constructors Inc.		
Quantity	Unit Price	Price
11	\$ 10.00	\$ 110.00
12	\$ 40.00	\$ 480.00
700	\$ 2.50	\$ 1,750.00
1	\$ 200.00	\$ 200.00
1	\$ 300.00	\$ 300.00
1538	\$ 30.00	\$ 46,140.00
640	\$ 9.00	\$ 5,760.00
8	\$ 300.00	\$ 2,400.00
25	\$ 120.00	\$ 3,000.00
385	\$ 39.00	\$ 15,015.00
7350	\$ 0.70	\$ 5,145.00
2	\$ 2,400.00	\$ 4,800.00
6921	\$ 47.00	\$ 325,287.00
6938	\$ 13.50	\$ 93,663.00
2	\$ 500.00	\$ 1,000.00
127	\$ 25.00	\$ 3,175.00
202	\$ 24.00	\$ 4,848.00
150	\$ 180.00	\$ 27,000.00
200	\$ 49.00	\$ 9,800.00
640	\$ 80.00	\$ 51,200.00
640	\$ 344.00	\$ 220,160.00
1	\$ 1,000.00	\$ 1,000.00
1	\$ 2,200.00	\$ 2,200.00
2618	\$ 106.00	\$ 277,508.00
1	\$ 5,500.00	\$ 5,500.00
16	\$ 400.00	\$ 6,400.00
1	\$ 2,100.00	\$ 2,100.00
4	\$ 2,100.00	\$ 8,400.00
4	\$ 1,900.00	\$ 7,600.00
1	\$ 2,100.00	\$ 2,100.00
5	\$ 3,300.00	\$ 16,500.00
1	\$ 500.00	\$ 500.00
9	\$ 4,100.00	\$ 36,900.00
1	\$ 4,100.00	\$ 4,100.00
13	\$ 200.00	\$ 2,600.00
2	\$ 8,200.00	\$ 16,400.00
6	\$ 2,100.00	\$ 12,600.00
4	\$ 2,200.00	\$ 8,800.00
1	\$ 7,100.00	\$ 7,100.00
5	\$ 600.00	\$ 3,000.00
4708	\$ 2.00	\$ 9,416.00
4	\$ 580.00	\$ 2,320.00
3	\$ 450.00	\$ 1,350.00
1	\$ 850.00	\$ 850.00
1	\$ 650.00	\$ 650.00
500	\$ 109.00	\$ 54,500.00
6921	\$ 5.00	\$ 34,605.00
1	\$ 18,000.00	\$ 18,000.00
1	\$ 12,000.00	\$ 12,000.00
1	\$ 108,000.00	\$ 108,000.00
Total	\$	1,484,232.00

Local 1% \$ 1,469,389.68
Preferences

Tally Ho Construction		
Quantity	Unit Price	Price
11	\$ 50.00	\$ 550.00
12	\$ 100.00	\$ 1,200.00
700	\$ 4.00	\$ 2,800.00
1	\$ 500.00	\$ 500.00
1	\$ 500.00	\$ 500.00
1538	\$ 15.00	\$ 23,070.00
640	\$ 10.00	\$ 6,400.00
8	\$ 100.00	\$ 800.00
25	\$ 15.00	\$ 375.00
385	\$ 14.00	\$ 5,390.00
7350	\$ 8.00	\$ 58,800.00
2	\$ 1,000.00	\$ 2,000.00
6921	\$ 43.50	\$ 301,063.50
6938	\$ 22.00	\$ 152,636.00
2	\$ 500.00	\$ 1,000.00
127	\$ 30.00	\$ 3,810.00
202	\$ 13.00	\$ 2,626.00
150	\$ 125.00	\$ 18,750.00
200	\$ 45.00	\$ 9,000.00
640	\$ 60.00	\$ 38,400.00
640	\$ 172.00	\$ 110,080.00
1	\$ 5,000.00	\$ 5,000.00
1	\$ 5,000.00	\$ 5,000.00
2618	\$ 100.00	\$ 261,800.00
1	\$ 1,500.00	\$ 1,500.00
16	\$ 250.00	\$ 4,000.00
1	\$ 650.00	\$ 650.00
4	\$ 650.00	\$ 2,600.00
4	\$ 650.00	\$ 2,600.00
1	\$ 850.00	\$ 850.00
5	\$ 850.00	\$ 4,250.00
1	\$ 500.00	\$ 500.00
9	\$ 3,000.00	\$ 27,000.00
1	\$ 2,500.00	\$ 2,500.00
13	\$ 97.00	\$ 1,261.00
2	\$ 5,000.00	\$ 10,000.00
6	\$ 1,500.00	\$ 9,000.00
4	\$ 1,500.00	\$ 6,000.00
1	\$ 5,000.00	\$ 5,000.00
5	\$ 2,500.00	\$ 12,500.00
4708	\$ 2.00	\$ 9,416.00
4	\$ 600.00	\$ 2,400.00
3	\$ 600.00	\$ 1,800.00
1	\$ 1,000.00	\$ 1,000.00
1	\$ 500.00	\$ 500.00
500	\$ 18.00	\$ 9,000.00
6921	\$ 5.00	\$ 34,605.00
1	\$ 20,000.00	\$ 20,000.00
1	\$ 10,000.00	\$ 10,000.00
1	\$ 60,000.00	\$ 60,000.00
Total	\$	1,250,482.50

Local 2% \$ 1,225,472.85
Preferences

CW Construction		
Quantity	Unit Price	Price
11	\$ 201.25	2213.75
12	\$ 345.00	\$ 4,140.00
700	\$ 7.50	\$ 5,250.00
1	\$ 3,300.00	\$ 3,300.00
1	\$ 1,667.50	\$ 1,667.50
1538	\$ 12.00	\$ 18,456.00
640	\$ 6.60	\$ 4,224.00
8	\$ 500.00	\$ 4,000.00
25	\$ 65.37	\$ 1,634.25
385	\$ 35.00	\$ 13,475.00
7350	\$ 1.53	\$ 11,245.50
2	\$ 3,500.00	\$ 7,000.00
6921	\$ 45.87	\$ 317,466.27
6938	\$ 15.92	\$ 110,452.96
2	\$ 750.00	\$ 1,500.00
127	\$ 44.50	\$ 5,651.50
202	\$ 19.47	\$ 3,932.94
150	\$ 231.72	\$ 34,758.00
200	\$ 45.00	\$ 9,000.00
640	\$ 105.00	\$ 67,200.00
640	\$ 303.77	\$ 194,412.80
1	\$ 8,500.00	\$ 8,500.00
1	\$ 15,000.00	\$ 15,000.00
2618	\$ 46.18	\$ 120,899.24
1	\$ 4,500.00	\$ 4,500.00
16	\$ 450.00	\$ 7,200.00
1	\$ 534.20	\$ 534.20
4	\$ 270.33	\$ 1,081.32
4	\$ 513.17	\$ 2,052.68
1	\$ 784.71	\$ 784.71
5	\$ 884.22	\$ 4,421.10
1	\$ 226.94	\$ 226.94
9	\$ 3,155.51	\$ 28,399.59
1	\$ 2,321.34	\$ 2,321.34
13	\$ 42.79	\$ 556.27
2	\$ 5,501.60	\$ 11,003.20
6	\$ 1,947.23	\$ 11,683.38
4	\$ 1,758.59	\$ 7,034.36
1	\$ 2,005.86	\$ 2,005.86
5	\$ 1,166.00	\$ 5,830.00
4708	\$ 5.50	\$ 25,894.00
4	\$ 2,851.20	\$ 11,404.80
3	\$ 1,500.00	\$ 4,500.00
1	\$ 475.00	\$ 475.00
1	\$ 850.00	\$ 850.00
500	\$ 4.50	\$ 2,250.00
6921	\$ 4.00	\$ 27,684.00
1	\$ 19,140.00	\$ 19,140.00
1	\$ 16,000.00	\$ 16,000.00
1	\$ 32,113.00	\$ 32,113.00
Total	\$	1,195,325.46

Local N/A
Preferences

Johnson Construction Inc		
Quantity	Unit Price	Price
11	\$ 40.00	\$ 440.00
12	\$ 200.00	\$ 2,400.00
700	\$ 9.50	\$ 6,650.00
1	\$ 2,400.00	\$ 2,400.00
1	\$ 6,000.00	\$ 6,000.00
1538	\$ 18.00	\$ 27,684.00
640	\$ 16.00	\$ 10,240.00
8	\$ 100.00	\$ 800.00
25	\$ 75.00	\$ 1,875.00
385	\$ 130.00	\$ 50,050.00
7350	\$ 2.65	\$ 19,477.50
2	\$ 7,200.00	\$ 14,400.00
6921	\$ 53.00	\$ 366,813.00
6938	\$ 16.00	\$ 111,008.00
2	\$ 900.00	\$ 1,800.00
127	\$ 26.00	\$ 3,302.00
202	\$ 24.00	\$ 4,848.00
150	\$ 277.00	\$ 41,550.00
200	\$ 73.00	\$ 14,600.00
640	\$ 50.00	\$ 32,000.00
640	\$ 335.00	\$ 214,400.00
1	\$ 6,000.00	\$ 6,000.00
1	\$ 12,250.00	\$ 12,250.00
2618	\$ 130.00	\$ 340,340.00
1	\$ 3,800.00	\$ 3,800.00
16	\$ 300.00	\$ 4,800.00
1	\$ 500.00	\$ 500.00
4	\$ 500.00	\$ 2,000.00
4	\$ 465.00	\$ 1,860.00
1	\$ 700.00	\$ 700.00
5	\$ 800.00	\$ 4,000.00
1	\$ 300.00	\$ 300.00
9	\$ 3,200.00	\$ 28,800.00
1	\$ 2,400.00	\$ 2,400.00
13	\$ 300.00	\$ 3,900.00
2	\$ 7,000.00	\$ 14,000.00
6	\$ 4,700.00	\$ 28,200.00
4	\$ 4,000.00	\$ 16,000.00
1	\$ 11,250.00	\$ 11,250.00
5	\$ 830.00	\$ 4,150.00
4708	\$ 1.20	\$ 5,649.60
4	\$ 600.00	\$ 2,400.00
3	\$ 250.00	\$ 750.00
1	\$ 300.00	\$ 300.00
1	\$ 500.00	\$ 500.00
500	\$ 11.00	\$ 5,500.00
6921	\$ 5.00	\$ 34,605.00
1	\$ 35,000.00	\$ 35,000.00
1	\$ 6,500.00	\$ 6,500.00
1	\$ 100,000.00	\$ 100,000.00
Total	\$	1,609,192.10

Local 2% \$ 1,577,008.26
Preferences

Frontier Paving Invc		
Quantity	Unit Price	Price
11	\$ 60.00	\$ 660.00
12	\$ 60.00	\$ 720.00
700	\$ 4.00	\$ 2,800.00
1	\$ 850.00	\$ 850.00
1	\$ 1,000.00	\$ 1,000.00
1538	\$ 24.00	\$ 36,912.00
640	\$ 6.00	\$ 3,840.00
8	\$ 450.00	\$ 3,600.00
25	\$ 350.00	\$ 8,750.00
385	\$ 48.00	\$ 18,480.00
7350	\$ 2.75	\$ 20,212.50
2	\$ 430.00	\$ 860.00
6921	\$ 41.50	\$ 287,221.50
6938	\$ 25.00	\$ 173,450.00
2	\$ 500.00	\$ 1,000.00
127	\$ 45.00	\$ 5,715.00
202	\$ 21.50	\$ 4,343.00
150	\$ 180.00	\$ 27,000.00
200	\$ 70.00	\$ 14,000.00
640	\$ 73.00	\$ 46,720.00
640	\$ 240.00	\$ 153,600.00
1	\$ 2,100.00	\$ 2,100.00
1	\$ 7,400.00	\$ 7,400.00
2618	\$ 90.00	\$ 235,620.00
1	\$ 8,500.00	\$ 8,500.00
16	\$ 480.00	\$ 7,680.00
1	\$ 560.00	\$ 560.00
4	\$ 560.00	\$ 2,240.00
4	\$ 560.00	\$ 2,240.00
1	\$ 860.00	\$ 860.00
5	\$ 950.00	\$ 4,750.00
1	\$ 370.00	\$ 370.00
9	\$ 2,550.00	\$ 22,950.00
1	\$ 1,850.00	\$ 1,850.00
13	\$ 350.00	\$ 4,550.00
2	\$ 9,500.00	\$ 19,000.00
6	\$ 4,700.00	\$ 28,200.00
4	\$ 3,100.00	\$ 12,400.00
1	\$ 13,750.00	\$ 13,750.00
5	\$ 3,300.00	\$ 16,500.00
4708	\$ 2.65	\$ 12,476.20
4	\$ 780.00	\$ 3,120.00
3	\$ 185.00	\$ 555.00
1	\$ 115.00	\$ 115.00
1	\$ 550.00	\$ 550.00
500	\$ 13.00	\$ 6,500.00
6921	\$ 3.15	\$ 21,801.15
1	\$ 35,000.00	\$ 35,000.00
1	\$ 8,500.00	\$ 8,500.00
1	\$ 41,000.00	\$ 41,000.00
Total	\$	1,332,871.35

Local 1% \$ 1,319,542.64
Preferences

CITY OF RIFLE

BID FORM - Page2

DOCUMENTS AND ADDENDA:

The BIDDER submits that he has carefully examined the site of the proposed work and the existing conditions, as well as the drawings and specifications. Also, he has thoroughly reviewed the proposal form, Instructions to Bidders, General Conditions, Supplementary Conditions, General Requirements, and the Specifications and Drawings, and acknowledges that the following addenda covering revisions to the drawings and/or specifications, and the cost, if any, of such revisions has been included in the Total Bid Price.

Addendum No. 1 Dated 04/02/2026

Addendum No. 2 Dated 04/10/2026

Addendum No. _____ Dated _____

CHANGES TO THE WORK:

BIDDER agrees to perform all the WORK for the Total Base Bid price identified in the "Bid Proposal Amount." If circumstances arise during construction of this project which dictate a change in quantity, then the pricing for that particular portion of the job will be adjusted up or down with the BIDDER'S Schedule of Values (as included in the Contract Documents) to the revised quantity required by the construction circumstances of these plans. Final payment will be based upon count or measurement of items in place upon completion of the project at the units of measure and unit prices, with the exception of lump sum items.

For changes not covered by a contract unit price, BIDDER proposes that all such changes ordered to the work which increases the Scope of Work shall be priced in advance of the work and such unit prices will be approved by the Owner prior to commencement of work.

PERFORMANCE AND LABOR & MATERIAL PAYMENT BONDS:

By signing and submitting this Bid Proposal, the BIDDER certifies that upon demand, Performance and Labor & Material Payment Bonds can be furnished in amounts sufficient to cover the total proposed cost of work.

TIME OF COMMENCEMENT, COMPLETION, AND DAMAGES:

The BIDDER agrees that, if awarded the Contract, the Work will be substantially complete, ready for occupancy by Owner, according to the schedule submitted by BIDDER of within the indicated construction durations specified within the Contract Documents except for delays caused by Acts of God, neglect of the Owner or the

CITY OF RIFLE

BID FORM - Page 3

Representative of the Owner or other causes beyond the BIDDER'S control, and allows for no time due to labor disputes or strikes. Weather (unless severe) is not considered as an excuse for delay of the work.

Time is expressly declared to be of the essence in completion of the Work covered by the Contract Documents. Where additional time is allowed under the Agreement for the Completion of the work, the new time limits shall be of the essence of the Agreement.

GENERAL AGREEMENTS:

The BIDDER agrees to the following:

The BIDDER has had an opportunity to examine the Site of the work and has examined the Contract Documents therefore.

The BIDDER has carefully prepared the bid proposal upon the basis thereof and has carefully examined and checked the Bid Proposal and the materials, equipment and labor required thereunder, the cost thereof, and figures therefore, and hereby states that the amount or amounts set forth in the Bid Proposal is, or are, correct and that no mistake or error has occurred in the Bid Proposal or in the BIDDER's computations upon which the Bid Proposal is based and the BIDDER agrees that no claim for reformation, modification, rescission or correction of the Bid Proposal will be made after the scheduled closing time for the receipt of Bid Proposals.

The BIDDER understands that the Owner reserves the right to reject any or all Bids for any or no reason and to waive any informality in the bidding.

The BIDDER understands that this Bid shall not be withdrawn for a period of 60 calendar days after the scheduled closing time for receiving bids.

The BIDDER understands that unless a bid item is included on the "Bid Schedule", no separate payment shall be made for items required to complete the work in accordance with the contract. If included on the bid schedule, then work under the item will be paid at the unit or units given and shall include all necessary work complete and in place.

In preparing the Bid Proposal, the BIDDER has verified and is reasonably assured of the availability of all labor, materials, and products in this document.

The BIDDER has carefully reviewed the Bid Documents in their entirety and has agreed to meet these requirements.

CITY OF RIFLE
BID FORM - Page 4

DOCUMENT EXECUTION:

DATED This 5th day of May, 2026

CW Construction

(Name of Firm)

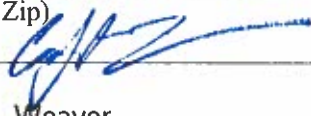
825 21 1/2 Rd, Grand Junction CO 81505

(Street Address)

Grand Junction, Colorado, 81505

(City, State, Zip)

(Signature)


Cody A. Weaver

(Printed Signature)

Owner

(Title)

Please check as appropriate:

☒ X An individual

☐ A Partnership Between: _____

☐ A Corporation organized under the laws of the State of _____

END OF BID FORM

LIST OF MATERIALS SUPPLIERS / SUBCONTRACTORS

Provide the name of the materials supplier or subcontractor included in your base bid price. Any changes in the providers listed below can be made only with the approval of the Owner. Any amount of work greater than 10% of the amount bid shall be considered as a subcontractor/Materials Supplier.

Name of Subcontractor /Materials Supplier	Work Item Performed or Provided	% of Value
Frontier Paving	Asphalt Paving	27%
High Desert Survey	Survey	1.6%
CC Enterprises	Guard rail and traffic Control	7.3%
TNT Striping	Striping	3.2%
Western Milling	Asphalt Removal	1.2%

CITY OF RIFLE

BID SCHEDULE

Public improvement Items	Unit	Quantity	Unit Price	Price
Rock Socks	Ea.	11	\$201.25	\$2,213.75
Inlet Protection	Ea.	12	\$345.00	\$4,140.00
Sediment Control Logs	L.F.	700	\$7.50	\$5,250.00
Concrete Washout	Ea.	1	\$3,300.00	\$3,300.00
Vehicle Tracking Pad	Ea.	1	\$1,667.50	\$1,667.50
Removal of 8" existing Class 6 for reuse	CY	1538	\$12.00	\$18,456.00
Removal of Guardrail	LF	640	\$6.60	\$4,224.00
Removal of Valve Boxes	Ea.	8	\$500.00	\$4,000.00
6" Class 6 Removal & Replace under Sidewalks/C&G	CY	21	\$65.37	\$1,372.77
Overexcavation and dispose 2-4"	CY	385	\$35.00	\$13,475.00
Subgrade Scarify & Recompact	S.Y.	7350	\$1.53	\$11,245.50
Access Drives	EA.	2	\$3,500.00	\$7,000.00
6" Asphalt Pvmnt	S.Y.	6921	\$46.87	\$324,387.27
10" Base Course	S.Y.	6938	\$15.92	\$110,452.96
Adjust Sanitary Manhole Rims	Ea.	2	\$750.00	\$1,500.00
Colored Concrete Crossing	S.F.	127	\$44.50	\$5,651.50
6' Concrete Valley Pan	S.F.	202	\$19.47	\$3,932.94
6" Concrete Sidewalk, C&G, Conc Ramps	S.Y.	162	\$231.72	\$37,538.64
Guardrail	L.F.	640	\$105.00	\$67,200.00
Retaining Wall	L.F.	640	\$303.77	\$194,412.80
Hydroseed	Ls	1	\$8,500.00	\$8,500.00
Embankment	LS	1	\$15,000.00	\$15,000.00
8" C900 Water Line with Tracer Wire	L.F.	2618	\$46.18	\$120,899.24
Water Main Pressure Test & Chlorination	L.S.	1	\$4,500.00	\$4,500.00
Thrust Blocks	Ea.	16	\$450.00	\$7,200.00
8"22.5° Bend	Ea.	1	\$534.20	\$534.20
8"45° Bend	Ea.	4	\$270.33	\$1,081.32
8"11.25° Bend	Ea.	4	\$513.17	\$2,052.68
8"x6" Tee	Ea.	1	\$784.71	\$784.71
8" Tee	Ea.	5	\$884.22	\$4,421.10
8" Plug	Ea.	1	\$226.94	\$226.94
8" Gate Valve	Ea.	9	\$3,155.51	\$28,399.59
6" Gate Valve	Ea.	1	\$2,321.34	\$2,321.34
6" Hydrant Line	L.F.	13	\$42.79	\$556.27
Water Main Lowering (Includes fittings, pipe and installation)	Ea.	2	\$5,501.60	\$11,003.20
Connect to Existing System	Ea.	6	\$1,947.23	\$11,683.38
Water Service & Curb Stop	Ea.	4	\$1,758.59	\$7,034.36
Air Release & Vacuum Valve Manhole	Ea.	1	\$2,005.86	\$2,005.86
ADA Ramps	Ea.	5	\$1,166.00	\$5,830.00
4" Latex Paint	L.F.	4708	\$5.50	\$25,894.00
Cross Walk Striping	Ea.	4	\$2,851.20	\$11,404.80
Remove & Replace Bollards	Ea.	3	\$1,500.00	\$4,500.00
Stop Bar	Ea.	1	\$475.20	\$475.20
Remove & Relocate Signs	Ea.	1	\$850.00	\$850.00
Concrete / Sidewalk includes any saw cutting	S.Y.	458	\$4.50	\$2,061.00
Asphalt removal (includes any saw cutting)	S.Y.	6921	\$4.00	\$27,684.00
Construction Surveying/Staking	L.S.	1	\$19,140.00	\$19,140.00
Traffic Control	L.S.	1	\$16,000.00	\$16,000.00
Mobilization	L.S.	1	\$32,113.00	\$32,113.00

\$1,195,576.82

CONTRACTOR'S LICENSING STATEMENT FORM

The undersigned is licensed in accordance with the laws of Colorado providing for the registration of
Contractors: License Number 066834; Class General.

Name of Contractor's Firm CW Construction LLC.

Business Address and Telephone Number 825 21 1/2 Rd Grand Junction CO, 81505

970-243-7755

Name of Individual Owner (print) Cody A. Weaver

Signature of Owner 

OR

Signature, Title, and Address of members signing on behalf of the partnership:

Name _____ Title _____

Address _____

Name _____ Title _____

Address _____

Name _____ Title _____

Address _____

OR

Corporation organized under the laws of the State of _____

Signature of President of Corporation

Signature of Secretary of Corporation

(Place Seal Here)

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, _____

C W Construction "LLC"

as Principal, and Selective Insurance Company of America

held and firmly bound unto City of Rifle

in the penal sum of Five Percent of Bid Amount (5% of Bid Amount)

for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed this 4th day of May, 2026. The condition of the above obligation is such that whereas the Principal has submitted to the **CITY OF RIFLE, COLORADO**, a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the Whiteriver Avenue Improvements

NOW, THEREFORE,

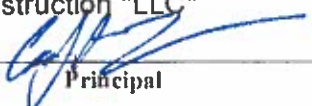
[a] If said Bid shall be rejected, or

[b] If said Bid shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said Bid) and shall furnish a Bond for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

C W Construction "LLC"

 _____ (L.S.)
Principal

Selective Insurance Company of America

Surety

By:  _____
Troy Staples, Attorney-in-Fact

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as Amended) and be authorized to transact business in the state where the project is located.

ACKNOWLEDGMENT OF PRINCIPAL (Individual)

State of Colorado)
County of Mesa)

On this 6th day of May, in the year 2026, before me personally come(s) Cody Weaver, to me known and known to me to be the person(s) who (is) (are) described in and executed the foregoing instrument and acknowledge(s) to me that he/she executed the same.

KATHERINE LOUISE HINKLE
Notary Public
State of Colorado
Notary ID # 20144047705
My Commission Expires 01-04-2027

Katherine Hinkle
Notary Public

ACKNOWLEDGMENT OF PRINCIPAL (Partnership)

State of _____)
County of _____)

On this _____ day of _____, in the year _____, before me personally come(s) _____, a member of the co-partnership of _____, to me known and known to me to be the person who is described in and executed the foregoing instrument and acknowledges to me that he/she executed the same as for the act and deed of the said co-partnership.

Notary Public

ACKNOWLEDGMENT OF PRINCIPAL (Corporation)

State of _____)
County of _____)

On this _____ day of _____, in the year _____, before me personally come(s) _____, to me known, who, being duly sworn, deposes and says that he/she is the _____ of the _____ the corporation described in and which executed the foregoing instrument; that he/she knows the seal of the said corporation; the seal affixed to the said instrument is such corporate seal; that it was so affixed by the order of the Board of Directors of said corporation, and that he/she signed his/her name thereto by like order.

Notary Public

ACKNOWLEDGMENT OF SURETY

State of Minnesota)
County of Dakota)

On this 4th day of May, in the year 2026, before me personally come(s) Troy Staples, Attorney(s)-in-Fact of Selective Insurance Company of America with whom I am personally acquainted, and who, being by me duly sworn, says that he/she is (are) the Attorney(s)-in-Fact of Selective Insurance Company of America company described in and which executed the within instrument; that he/she know(s) the corporate seal of such company; and that seal affixed to the within instrument is such corporate seal and that it was affixed by order of the Board of Directors of said company, and that he/she signed said instrument as Attorney(s)-in-Fact of the said company by like order.



[Signature]
Notary Public

SELECTIVE INSURANCE®

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

Bond No. B 1350123

POWER OF ATTORNEY

SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey corporation having its principal office at 40 Wantage Avenue, in Branchville, State of New Jersey ("SICA"), pursuant to Article VII, Section 1 of its By-Laws, which state in pertinent part:

The Chairman of the Board, President, Chief Executive Officer, any Executive Vice President, any Senior Vice President or any Corporate Secretary may, from time to time, appoint attorneys in fact, and agents to act for and on behalf of the Corporation and they may give such appointee such authority, as his/her certificate of authority may prescribe, to sign with the Corporation's name and seal with the Corporation's seal, bonds, recognizances, contracts of indemnity and other writings obligatory in the nature of a bond, recognizance or conditional undertaking, and any of said Officers may, at any time, remove any such appointee and revoke the power and authority given him/her.

does hereby appoint: **Troy Staples**

, its true and lawful attorney(s)-in-fact, full authority to execute on SICA's behalf fidelity and surety bonds or undertakings and other documents of a similar character, including but not limited to Proposal Bonds, Letters of Surety, and Consents of Surety, issued by SICA in the course of its business, and to bind SICA thereby as fully as if such instruments had been duly executed by SICA's regularly elected officers at its principal office, in amounts or penalties not exceeding the sum of:

Four Million Dollars (\$4,000,000.00)

This certifies that this Power of Attorney is in full force and effect as of the date of said fidelity and surety bonds or undertakings and other documents of a similar character, including but not limited to Proposal Bonds, Letters of Surety, and Consents of Surety.

Signed this 4th day of May, 2026

SELECTIVE INSURANCE COMPANY OF AMERICA

By:

Jeffrey F. Kamrowski
Jeffrey F. Kamrowski
Executive Vice President

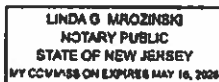


STATE OF NEW JERSEY :

:ss. Branchville

COUNTY OF SUSSEX :

On this 4th day of May, 2026 before me, the undersigned officer, personally appeared Jeffrey F. Kamrowski, who acknowledged himself to be the Sr. Vice President of SICA, and that he, as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President and that the same was his free act and deed and the free act and deed of SICA.



Linda G. Mrozinski
Notary Public



The power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of SICA at a meeting duly called and held on the 6th of February 1987, to wit:

"RESOLVED, the Board of Directors of Selective Insurance Company of America authorizes and approves the use of a facsimile corporate seal, facsimile signatures of corporate officers and notarial acknowledgements thereof on powers of attorney for the execution of bonds, recognizances, contracts of indemnity and other writing obligatory in the nature of a bond, recognizance or conditional undertaking."

CERTIFICATION

I do hereby certify as SICA's Corporate Secretary that the foregoing extract of SICA's By-Laws and Resolution are in full force and effect and this Power of Attorney issued pursuant to and in accordance with the By-Laws is valid.

Signed this 4th day of May, 2026.

Michael H. Lanza
Michael H. Lanza, SICA Corporate Secretary



Important Notice: If the bond number embedded within the Notary Seal does not match the number in the upper right-hand corner of this Power of Attorney, contact us at 973-948-3000.

B91 (1-26)



To: Patrick Waller
From: Craig Spaulding
Date: May 14, 2026
Re: Whiteriver Avenue 9th to 16th Bid Recommendation

Purpose

The purpose of the following memo is to recommend CW Construction for Whiteriver Avenue Improvements in the amount of \$1,314,858.01.

Background

This project repairs a waterline that has a history of failure and a roadway embankment that is failing. The investigation of the embankment began in 2021 along with Morrow Drive and Trip Drive with the intent of completing this project in 2026. This aligns with the City's focus on arterial roadways.

City Council Approved Garfield County FMLD Grant Application for City of Rifle Whiteriver Avenue 9th Street to 16th Street Rehabilitation Project - Resolution No. 5, Series of 2026 at the February 4, 2026

Bid Summary

An RFB for the Construction of Whiteriver Avenue improvements was issued on March 9, 2026, with a mandatory pre-bid meeting attended by 11 vendors. The City received Five bids on May 6. All submissions were evaluated based on the criteria in the bid advertisement, including project scope, qualifications, and references. After review, staff recommends awarding the construction contract to CW Construction as the lowest responsive and responsible bidder. The bids received are from qualified contractors and are within the 2026 budget. It is recommended that the bid for the construction of the Whiteriver Avenue Improvements to CW Construction in the amount of \$1,314,858.01.

	Bids Received	Bids with Local's Preference
CW Construction	\$ 1,195,325.46	\$ 1,195,325.46
Tally Ho Construction	\$ 1,250,482.50	\$ 1,225,472.85
Frontier Paving	\$ 1,332,871.35	\$ 1,306,213.92
Martinez Western Construction	\$ 1,484,232.00	\$ 1,469,389.68
Johnson Construction	\$ 1,609,192.10	\$ 1,577,008.26

Cost and Funding

There is a total of \$1,549,023 budgeted in 2026 for this project: Streets \$934,023.00 and Water \$615,000. Garfield County Federal Mineral Lease Spring 2026 Grant Cycle awarded \$400,000 This bid came under budget at \$1,314,858.01.

Recommendation

Recommend approval to CW Construction for Whiteriver Avenue Improvements in the amount of \$1,314,858.01.



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	CW Construction	

2.	Vendor Address
825 21-1/2 RD, Grand Junction, CO 81505	

3.	For the Purchase of (description)
Construction Services for Whiteriver and 9th Street Sewer	

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$1,314,858.01	\$1,549,023	

5.	Dept. Name	General Ledger Acct #
	Streets/Water	201-4312-400-734(\$1,001,477.38)/310-4333-400-739(\$313,380.62)

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		

Procurement and Grant Reporting

City of Rifle

202 Railroad Avenue, Rifle, CO 8165

970-665-6412

MEMORANDUM



TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager, and Craig Spaulding, City Engineer

FROM: Iris Trevisano, Procurement and Grant Reporting

DATE: May 20, 2026

SUBJECT: **Recommending CW Construction, Inc for the construction of Whiteriver Avenue Improvements**

Background

This project repairs a waterline that has a history of failure and a roadway embankment that is failing. The investigation of the embankment began in 2021 along with Morrow Drive and Trip Drive with the intent of completing this project in 2026. This aligns with the City's focus on arterial roadways.

Procurement

In accordance with our procurement code, the City issued a Request for Bid (RFB) for construction services, which was posted on the Rocky Mountain E-Purchasing System (BidNet Direct). An optional pre-bid meeting was held and attended by 11 contractors. The bid closed on May 6, 2026, and the City received five responsive bids.

All bids were evaluated in accordance with the criteria outlined in the Advertisement for Bid and the City's procurement code. Pursuant to Local Preference Code Sec. 4-3-210, local preference was applied to eligible contractors located within the City of Rifle and Garfield County.

VENDOR	BID PRICE	LOCAL PREFERENCE
MARTINEZ WESTERN CONSTRUCTORS INC.	\$1,484,232.00	\$1,469,389.68
TALLY HO CONSTRUCTION	\$1,250,482.50	\$1,225,472.85
CW CONSTRUCTION	\$1,195,325.46	N/A
JOHNSON CONSTRUCTION INC	\$1,609,192.10	\$1,577,008.26
FRONTIER PAVING INC	\$1,332,871.35	\$1,319,542.64

Recommendation

After review and consultation with the City Engineer, staff determined that CW Construction met all requirements and was the lowest responsive and responsible bidder. Additionally, CW Construction complies with PWM Section 2.25 (Subcontracting), which

states: "The contractor shall not award work to subcontractor(s) in excess of fifty percent of the total contract price without prior written approval of the owner."

Staff recommends awarding the construction contract to CW Construction for the construction of Whiteriver Avenue Improvements in the amount of \$1,195,325.46

Thank you,

Iris Trevisano
Procurement and Grant Reporting Manger



Agenda Item #8.c.

Agenda Item Name:

Consider Authorizing City Manager to Execute the Streetlight Installation Contract by Xcel Energy for the Park Avenue Bridge and Roadway

Presenter:

Craig Spaulding, Civil Engineer

Item Description:

Consider Authorizing City Manager to execute the Street Light Installation Contract by Xcel Energy for the Park Avenue Bridge and Roadway

Recommended Action:

Move to approve the City Manager to execute the Street Light Installation Contract by Xcel Energy for the Park Avenue Bridge and Roadway.

Fiscal Impact:

The City currently has \$208,0000 budgeted for the installation of the Xcel Energy lighting. The installation on the first phase of Park Avenue was \$50,000 which was a similar but slightly smaller scope so it is anticipated that the budgeted amount is sufficient.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

This project has received \$4M from DOLA covering 80% of the total project costs to install all of the utilities, roadway and bridge associated with the Park Avenue Extension. This contract will install the lighting across the bridge as well as the roadway. These lights have always been planned. Xcel contracts lag the other construction contracts because applications are not allowed more than 90 days prior to installation.

Executive Summary:

Xcel lighting projects cannot be requested more than 90 days prior to installation; however, they typically require 120–150 days for design. Because of this, Xcel agreements often lag behind other project components and are typically received either just in time or slightly after needed. This agreement is in a similar situation, and granting the City Manager authorization to sign the agreement upon receipt will help mitigate potential delays. The expense is anticipated to be within budget. Xcel quotes are based on company-wide equations and material costs that are consistently lower than those available to the City, so the quote is expected to be reasonable. The installation will provide lighting along Park Avenue to improve safety for pedestrians and vehicles.

Notification Requirements:

N/A

Prepared By:

Craig Spaulding, Civil Engineer

Attachments:

1. Memo_Xcel Lighting



To: Patrick Waller
From: Craig Spaulding
Date: May 14, 2026
Re: Park Avenue Extension Phase II and Phase III Xcel Lighting

Purpose

The purpose of the following memo is to recommend authorizing City Manager to execute the Street Light Installation Contract by Xcel Energy for the Park Avenue Bridge and Roadway

Background

The Park Avenue bridge has been critical in City Master Plans dating back to 2003. The Park Avenue extension is a key to traffic and multimodal transit as well as the functionality of Rifle's downtown. The adopted master plans that call out the Park Avenue Bridge are listed below:

- Downtown Transit Oriented Development Strategic Plan, January 2014
- CITY OF RIFLE BIKE MASTER PLAN October 2013
- Rifle Comprehensive Plan 2019
- Rifle Downtown Master Plan
- Downtown Rifle West End: Urban Renewal Plan
- City of Rifle Transportation Master Plan

This contract will install the lighting across the bridge as well as the roadway. These lights have always been planned. These lights have always been planned as part of the project. Xcel lighting projects cannot be requested more than 90 days prior to installation; however, they typically require 120–150 days for design. Because of this, Xcel agreements often lag behind other project components and are typically received either just in time or slightly after needed.

Summary

The expense is budgeted. Xcel quotes are based on company-wide equations and material costs that are consistently lower than those available to the City, so the quote is expected to be reasonable. The installation will provide lighting along Park Avenue to improve safety for pedestrians and vehicles.

The agreement has not yet been received but the installation of conduits is critical to sidewalks that will be installed in June. Granting the City Manager authorization to sign the agreement upon receipt will help mitigate potential delays



Agenda Item #8.d.

Agenda Item Name:

Consider Bid Award to R&A Enterprises for the Northeast Booster Station Backup Generator

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager
Jared Emmert, Utilities Director

Item Description:

Consider awarding project to R&A Enterprises for Northeast Booster Station Backup Generator.

Recommended Action:

Move to approve the bid award to R&A Enterprises for construction services related to the Northeast Booster Station Backup Generator project in an amount not to exceed \$201,238.

Fiscal Impact:

Design, purchase, and installation of the backup generator system was budgeted for \$300,000 in 2025. Design was awarded to JVA for \$33,300.00. Construction came in at \$201,238. The entire project is under budget.

Operational Impact:

The booster station currently does not have backup power, so any extended power outages in the area cause water storage at the Northeast Tank to decrease significantly.

Prior Board Motions:

City Council awarded the design at the September 3, 2025, meeting.

Background Information:

The City of Rifle's Northeast Booster Station, located in the Deerfield Storage Complex at 2575 Graham Mesa Avenue, pumps treated potable water to the Northeast Tank. The Northeast Tank holds 1 million gallons of water for storage and supplies the north-east pressure zone. The booster station consists of four 40-horsepower pumps that pull water from the 5 million-gallon Deerfield complex and deliver it to the Northeast Tank through a 14-inch line. The booster station currently does not have backup power, so any extended power outages in the area cause water storage at the Northeast Tank to decrease significantly.

Executive Summary:

An RFP was issued via Bidnet and remained open for four weeks, inviting bids from qualified contractors. A mandatory pre-bid meeting, held at Rifle City Hall, had four attendees. At the close of the submission period, the City received two qualified bids from Johnson Construction Inc and R&A Enterprises. R&A Enterprises is the lowest bid and staff recommends awarding R&A Enterprises the project for \$201,238.

More Information on Project Manual Specifications and Bids Received:

<http://www.rifleco.org/PacketAddendums>

Notification Requirements:

N/A

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. Advertisement For Bid REV.1
2. R &A Enterprise Bid
3. NE Booster Station Backup Generator -Award Memo
4. NEBS Generator Memo
5. NEBS Generator Purchase Request

Advertisement For Bids

Separate sealed BIDS for the construction of the **NORTHEAST BOOSTER STATION BACKUP GENERATOR** will be received at the **Council Chambers, Rifle City Hall, 202 Railroad Avenue, Rifle, CO.** until 2:00pm, on May 13, 2026, at which time they will be publicly opened and read aloud.

The Work will include all necessary labor, supervision, equipment, tools and materials for the construction of a new backup power system for the Northeast Booster Pump Station. Project work includes procurement and installation of a new backup generator and automatic transfer switch as well as associated electrical modifications/upgrades to the facility

A Bid Bond in the amount of 5% of bid price is required, and a Performance and a Payment Bond, each in the amount of 100% of bid, will be required. Bid Award will be the May 20, 2026 Council Meeting. Time of Commencement of the Work is anticipated to be no later than June 8, 2026, with completion by December 26, 2026. Mandatory Pre-Bid April 21, 2026, at ~~10 a.m.~~ 2.p.m. Rifle City Hall Mamm Peak

A PREFERENCE FOR LOCAL CONTRACTORS WILL BE APPLIED BY THE OWNER WHEN SELECTING A CONTRACTOR per City of Rifle Code ARTICLE III Sec. 4-3-210.

Please issue all question via email to Iris Trevisano at itrevisano@rifleco.org. Question Deadline May 5, 2026 12 p.m.

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 for Solicitations only, call Procurement and Grant Reporting Manager Iris Trevisano at 970-665-6412 or email Itrevisano@rifleco.org . Please allow 48 hours for your requests to be met.

This Advertisement for Bid is subject to all applicable provisions of the City of Rifle Municipal Code, including Article III- Purchasing regarding procurement procedures. In case of any inconsistency between this advertisement and the City Code, the provisions of the City Code shall take precedence.

Instructions to Bidders

1.0 Defined Terms

1.1 Terms used in these Instructions to Bidders, which are defined in the General Conditions of the City of Rifle Public Works Manual, have the meaning assigned to them in the General

CITY OF RIFLE
BID FORM - Page2

DOCUMENTS AND ADDENDA:

The BIDDER submits that he has carefully examined the site of the proposed work and the existing conditions, as well as the drawings and specifications. Also, he has thoroughly reviewed the proposal form, Instructions to Bidders, General Conditions, Supplementary Conditions, General Requirements, and the Specifications and Drawings, and acknowledges that the following addenda covering revisions to the drawings and/or specifications, and the cost, if any, of such revisions has been included in the Total Bid Price.

Addendum No. 1 & 2 Dated 4/20/26

Addendum No. 3 Dated 4/27/26

Addendum No. 4 Dated 5/6/26

CHANGES TO THE WORK:

BIDDER agrees to perform all the WORK for the Total Base Bid price identified in the "Bid Proposal Amount." If circumstances arise during construction of this project which dictate a change in quantity, then the pricing for that particular portion of the job will be adjusted up or down with the BIDDER'S Schedule of Values (as included in the Contract Documents) to the revised quantity required by the construction circumstances of these plans. Final payment will be based upon count or measurement of items in place upon completion of the project at the units of measure and unit prices, with the exception of lump sum items.

For changes not covered by a contract unit price, BIDDER proposes that all such changes ordered to the work which increases the Scope of Work shall be priced in advance of the work and such unit prices will be approved by the Owner prior to commencement of work.

PERFORMANCE AND LABOR & MATERIAL PAYMENT BONDS:

By signing and submitting this Bid Proposal, the BIDDER certifies that upon demand, Performance and Labor & Material Payment Bonds can be furnished in amounts sufficient to cover the total proposed cost of work.

TIME OF COMMENCEMENT, COMPLETION, AND DAMAGES:

The BIDDER agrees that, if awarded the Contract, the Work will be substantially complete, ready for occupancy by Owner, according to the schedule submitted by BIDDER of within the indicated construction durations specified within the Contract Documents except for delays caused by Acts of God, neglect of the Owner or the

CITY OF RIFLE

BID FORM - Page 3

Representative of the Owner or other causes beyond the BIDDER'S control, and allows for no time due to labor disputes or strikes. Weather (unless severe) is not considered as an excuse for delay of the work.

Time is expressly declared to be of the essence in completion of the Work covered by the Contract Documents. Where additional time is allowed under the Agreement for the Completion of the work, the new time limits shall be of the essence of the Agreement.

GENERAL AGREEMENTS:

The BIDDER agrees to the following:

The BIDDER has had an opportunity to examine the Site of the work and has examined the Contract Documents therefore.

The BIDDER has carefully prepared the bid proposal upon the basis thereof and has carefully examined and checked the Bid Proposal and the materials, equipment and labor required thereunder, the cost thereof, and figures therefore, and hereby states that the amount or amounts set forth in the Bid Proposal is, or are, correct and that no mistake or error has occurred in the Bid Proposal or in the BIDDER's computations upon which the Bid Proposal is based and the BIDDER agrees that no claim for reformation, modification, rescission or correction of the Bid Proposal will be made after the scheduled closing time for the receipt of Bid Proposals.

The BIDDER understands that the Owner reserves the right to reject any or all Bids for any or no reason and to waive any informality in the bidding.

The BIDDER understands that this Bid shall not be withdrawn for a period of 60 calendar days after the scheduled closing time for receiving bids.

The BIDDER understands that unless a bid item is included on the "Bid Schedule", no separate payment shall be made for items required to complete the work in accordance with the contract. If included on the bid schedule, then work under the item will be paid at the unit or units given and shall include all necessary work complete and in place.

In preparing the Bid Proposal, the BIDDER has verified and is reasonably assured of the availability of all labor, materials, and products in this document.

The BIDDER has carefully reviewed the Bid Documents in their entirety and has agreed to meet these requirements.

CITY OF RIFLE
BID FORM - Page 4

DOCUMENT EXECUTION:

DATED This 13th day of May, 2026

(Name of Firm)

R&A Enterprises

(Street Address)

5317 County Rd. 154 Ste 201

(City, State, Zip)

Glenwood Springs, CO 81601

(Signature)

Chad Minor

(Printed Signature)

Chad Minor

(Title)

Please check as appropriate:

☐ An individual

☐ A Partnership Between: _____

☒ A Corporation organized under the laws of the State of Colorado

END OF BID FORM

LIST OF MATERIALS SUPPLIERS / SUBCONTRACTORS

Provide the name of the materials supplier or subcontractor included in your base bid price. Any changes in the providers listed below can be made only with the approval of the Owner. Any amount of work greater than 10% of the amount bid shall be considered as a subcontractor/Materials Supplier.

[illegible]

CITY OF RIFLE

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, _____

R&A Enterprises of Carbondale, Inc., 5317 County Road 154, Ste 201, Glenwood Springs, CO 81601

as Principal, and Nationwide Mutual Insurance Company, One West Nationwide Blvd, 1-14-301, Columbus, OH 43215

held and firmly bound unto City of Rifle, Colorado

in the penal sum of Five Percent (5%) of Total Amount Bid

for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed this 13th day of May, 2026. The condition of the above obligation is such that whereas the Principal has submitted to the **CITY OF RIFLE, COLORADO**, a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the **NORTHEAST BOOSTER STATION BACKUP GENERATOR**

NOW, THEREFORE,

[a] If said Bid shall be rejected, or

[b] If said Bid shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said Bid) and shall furnish a Bond for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid, then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

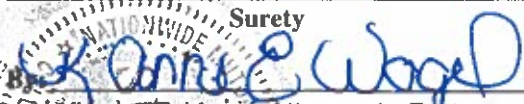
The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its Bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby waive notice of any such extension.

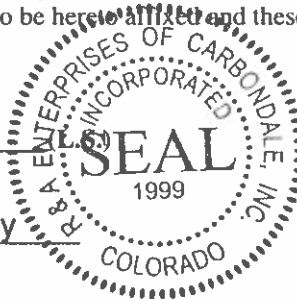
IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereunto affixed, and these presents to be signed by their proper officers, the day and year first set forth above.

R&A Enterprises of Carbondale, Inc.


Principal

Nationwide Mutual Insurance Company

Surety

K. Anne E. Vogel, Attorney-in-Fact



IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as Amended) and be authorized to transact business in the state where the project is located.

CONTRACTOR'S LICENSING STATEMENT FORM

The undersigned is licensed in accordance with the laws of Colorado providing for the registration of Contractors: License Number 3882; Class Electrical.

Name of Contractor's Firm R&A Enterprises

Business Address and Telephone Number 5317 County Rd. 154 Ste 201

Glenwood Springs, CO (970)945-6500

Name of Individual Owner (print) Chris Brandon Hurst

Signature of Owner 

OR

Signature, Title, and Address of members signing on behalf of the partnership:

Name _____ Title _____

Address 5317 County Rd. 154 Ste 201 Glenwood Springs, CO

Name _____ Title _____

Address 5317 County Rd. 154 Ste 201 Glenwood Springs, CO

Name _____ Title _____

Address 5317 County Rd. 154 Ste 201 Glenwood Springs, CO

OR

Corporation organized under the laws of the State of Colorado





Signature of President of Corporation



Signature of Secretary of Corporation

(Place Seal Here)

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the 'Company' and collectively as 'the Companies' does hereby make, constitute and appoint

ANDREW P WALTERS; ASHLEY K ANDERSON; CHRISTINA L TOWNSEND; K'ANNE E VOGEL; NIKKI M MOSBRUCKER; ROBERT CHARLES TORREZ; TIMOTHY J BLANCHARD

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i) bonds and undertakings; (ii) Proposal Bonds; (iii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company.

RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents.

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2021.

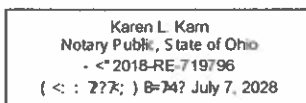


Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss

On this 23rd day of October, 2021, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.




Notary Public
My Commission Expires
July 7, 2028

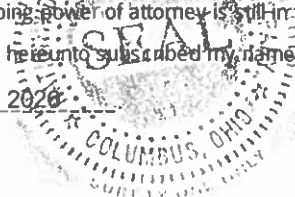
CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 13th day of

May

2020





Assistant Secretary

Required Bid Documents

Bids shall be submitted at the time and place indicated in the Invitation to Bid and shall be enclosed in an opaque sealed envelope, marked with the project title (and, if applicable, the designated portion of the project for which the Bid is submitted) and name and address of the Bidder and accompanied by the required documents. If the Bid is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation "BID ENCLOSED" on the face of it. Any submission received after the advertised Bid Opening shall be returned unopened to the sender. Required Bid Documents are in the Bid Submittal Checklist Below

- _____ **Bid Form**
- _____ **List of Materials Suppliers/ Subcontractors**
- _____ **Contractor's License**
- _____ **Bid Schedule**
- _____ **Bid Bond**

Procurement and Grant Reporting

City of Rifle

202 Railroad Avenue, Rifle, CO 8165

970-665-6412

MEMORANDUM



TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager, and Jared Emmert Director of Utilities

FROM: Iris Trevisano, Procurement and Grant Reporting

DATE: May 20, 2026

SUBJECT: **Water Division - Northeast Booster Station Backup Generator Project**

Background

The City of Rifle's Northeast Booster Station, located in the Deerfield Storage Complex at 2575 Graham Mesa Avenue, pumps treated potable water to the Northeast Tank. The Northeast Tank holds 1 million gallons of water for storage and supplies the northeast pressure zone. The booster station consists of four 40-horsepower pumps that pull water from the 5 million-gallon Deerfield complex and deliver it to the Northeast Tank through a 14-inch line. The booster station currently does not have backup power, so any extended power outages in the area cause water storage at the Northeast Tank to decrease significantly.

Procurement

In accordance with our procurement code, the City issued a Request for Bid (RFB) for these services, which was posted on the Rocky Mountain E-Purchasing System (BidNet Direct). All bids were evaluated based on the criteria outlined in the Advertisement for Bid and in accordance with the City's procurement code. A mandatory pre-bid meeting was held and attended by four contractors. The bid closed on May 13, 2026, and the City received two bids. Under Local Preference Code Sec. 4-3-210, both bidders received a local preference discount for being located in Rifle and Garfield County.

VENDOR	BID PRICE	LOCALS PREFERENCE
JOHNSON CONSTRUCTION, INC	\$253,300.00	\$245,701.00
R&A ENTERPRISE	\$201,238.00	\$198,219.43

Recommendation

After review and consultation with the Director of Utilities, staff determined that R&A Enterprises met all requirements and was the lowest responsive and responsible bidder. Additionally, R&A Enterprises complies with PWM Section 2.25 (Subcontracting), which states: "The contractor shall not award work to subcontractor(s) in excess of fifty percent of the total contract price without prior written approval of the owner."

Staff recommends awarding the construction contract to R&A Enterprises for the construction of Northeast Booster Station Backup Generator in the amount of \$201,238.00.

Thank you,

Iris Trevisano
Procurement and Grant Reporting Manager



***City of Rifle, Colorado
Utility Department Memo***

To: Iris Trevisano, Procurement and Grant Reporting Manager
From: Jared Emmert, Utilities Director
Date: May 14, 2026
Re: Northeast Booster Station Backup Generator

A key project identified for the Water Fund in 2026 was the completion of the Northeast Booster Station Backup Generator project. Design services were procured in late 2025 at a cost of \$33,300. Design was completed in early 2026. The total amount budgeted for design and construction was \$300,000.

The published Request for Bid for construction services closed on May 13, 2026 and the City received two qualified bids: one from Johnson Construction, Inc. and one from R&A Enterprises. R&A Enterprises met all requirements and was the lowest responsive and responsible bidder.

I recommend the award of construction services for the Northeast Booster Station backup generator to R&A Enterprises for \$201,238.

The total cost of the project, including design, will be \$234,538.

Thank you,

Jared Emmert

Jared Emmert, Utilities Director



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	R&A Enterprises	

2.	Vendor Address
	5317 CR 154, Glenwood Springs, CO 81601

3.	For the Purchase of (description)
	Northeast Booster Station Backup Generator

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$201,238	\$300,000	

5.	Dept. Name	General Ledger Acct #
	UTIL - WATER	310.4333.400.750

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	<i>Jared Emmert</i>	5/14/2026
	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 #8.e.

Agenda Item Name:

Consider Bid Award to Irrigation Technologies for the Rifle Creek Golf Course Irrigation Design

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager
Austin Rickstrew, Parks & Recreation Director

Item Description:

Consider Award to Irrigation Technologies for the Rifle Creek Golf Course Irrigation Design

Recommended Action:

Move to approve bid award to Irrigation Technologies for the Rifle Creek Golf Course Irrigation Design in the amount of \$37,710

Fiscal Impact:

A total of \$30,000 was budgeted in the 2026 budget for the Rifle Creek Golf Course Irrigation Design project. Following the mandatory onsite walk-through, it was determined that electrical upgrades to three pump stations would need to be incorporated into the design scope, resulting in an increased project cost. The recommended contract amount is \$37,710.00, which exceeds the original budget by \$7,710.00. Staff is confident the additional expense can be accommodated within the currently approved operating budget.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

During the acquisition of the Rifle Creek Golf Course, a number of required capital improvements were identified, including replacement of the irrigation system.

The eighteen-hole (18-hole) golf course irrigation system was originally installed in phases, with the front nine holes installed in 1975 and the back nine holes installed in 1989, serving approximately 80 acres. While minor upgrades have been made over time, the majority of the piping and infrastructure remain original to the system installation.

The current pump system serving the front nine consists of two U.S. Electrical Motors (40 HP each) and one jockey pump (5 HP). The pump system serving the back nine consists of two GE Industrial Motors (60 HP each) and one U.S. Electric Unimount pump (15 HP).

Due to the system's age and the increasing costs of repairs and maintenance, designing a new irrigation system is necessary. The design will be used to develop accurate budget estimates for future construction and to support potential grant applications. One of the project's primary goals is to reduce overall water use through a modernized irrigation system designed to improve efficiency and conserve water.

Executive Summary:

Staff issued a Request for Proposals (RFP) for professional design, engineering services, and construction documents for the Rifle Creek Golf Course Irrigation Design project, with proposals due on May 1, 2026. A mandatory pre-bid meeting and onsite walkthrough was held on April 9, 2026, at the Rifle Creek Golf Course Clubhouse. Two firms attended the mandatory walkthrough, and both submitted qualified proposals for consideration.

Following evaluation and scoring by the selection committee, Irrigation Technologies received the highest overall ranking and was identified as the recommended firm for award. During the onsite review of the existing irrigation infrastructure, it was determined that electrical upgrades for three pump stations would need to be incorporated into the irrigation design scope. Irrigation Technologies included these electrical requirements as part of their proposed services, along with assistance with the future pre-bid process for construction services, resulting in an increase in the overall project cost.

Because this is a professional services contract, selection was based on qualifications, experience, and project approach rather than price alone. Staff recommends awarding the contract to Irrigation Technologies for the Rifle Creek Golf Course Irrigation Design project in the amount of \$37,710.

More Information on RFP documents & Bids Received: <http://www.rifleco.org/PackageAddendums>

Notification Requirements:

N/A

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. RFP_Rifle Creek Golf Course Irrigation Request
2. Irrigation Technologies- Proposal for Rifle Creek Golf Course Design and Construction Services
3. RFP_Golf Course Irrigation Design_Bid Tab
4. Memo - Recommendation to Award Rifle Creek Golf Course Irrigation Design Contract
5. RFP_Golf Course Irrigation Design Award Memo
6. Irrigation Technologies - Rifle Creek Golf Course Irrigation Design - PO Request

REQUEST FOR PROPOSAL

For

Rifle Creek Golf Course Irrigation Design

The City of Rifle is requesting proposals from interested and qualified consultants for Rifle Creek Golf Course Irrigation Design . Proposals must be submitted via the Rocky Mountain e-purchasing system- bidnet direct website www.bidnetdirect.com/colorado/cityofrifle by May 1, 2026, at 12 p.m. Proposals received after the closing date and time will not be considered.

There will be a mandatory pre-bid meeting at Rifle Creek Golf Course Clubhouse April 9, 2026, at 10 a.m.

Questions concerning this proposal shall be addressed to Iris Trevisano, Procurement and Grant Reporting Manager at itrevisano@rifleco.org. The final deadline for questions is April 16, 2026, 12 p.m.

Notice of Award (tentative) May 6, 2026

.....

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 for Solicitations only, call Procurement and Grant Reporting Manager Iris Trevisano at 970-665-6412 or email Itrevisano@rifleco.org . Please allow 48 hours for your requests to be met.

Irrigation Design and Services Proposal for Rifle Creek Golf Course Rifle, Colorado

**Prepared for:
The City of Rifle
202 Railroad Avenue
Rifle, Colorado 81650**

Presented By:
 **irrigation
technologies**
**10395 W. Ottawa Ave
Littleton, Colorado 80127
Phone 720.240.6208**

www.IrrigationTechnologies.biz

May 1, 2026

To: City of Rifle
From: Brian Keighin, CID, CGIA, Irrigation Technologies
Re: Irrigation Design Proposal for Rifle Creek Golf Course

Dear Rifle Creek Golf Course Stakeholders,

Thank you for the opportunity to provide a design and construction services proposal for your irrigation renovation project.

Irrigation Technologies is a company based in Littleton, CO and has been active with several irrigation projects in the Rocky Mountain area. Our designs focus on superb control and maximum efficiency from pump station to sprinkler. We work closely with energy suppliers to make sure that the design of the pumping equipment operates as efficiently as possible. The cost to pump water can be a significant portion of a golf course operations budget. Understanding the utilities rate schedule and billing can save significant operational costs. This is an example of the items Irrigation Technologies pay attention to during the development of the irrigation design.

A few local projects that we are working on/or have recently completed include:

- The Broadmoor Golf Club, Colorado Springs, CO – 36-hole irrigation renovation and 12-hole new course construction & irrigation, installation started Fall 2025 and is currently under construction. Superintendent, Fred Dickman, 719-471-6105
- Patty Jewett and Valley Hi Golf Courses, City of Colorado Springs - 27 and 18-hole irrigation renovation, Complete design and construction services provided, the project was completed Spring of 2025. Superintendent, Jeff Wichman, 719-385-6942
- Riverdale Dunes Golf Course, Brighton, CO 18-hole irrigation renovation, completed design and construction services provided, project completed Spring 2025, Superintendent, Rob Neuhauser, 720-219-6658
- Eagle Springs Golf Club, Wolcott, CO – 18-hole irrigation design and installation oversight, installation completed Spring 2024, Superintendent, Bryan Morison, 970-926-4402
- Battlement Mesa Golf Club, Parachute, CO – Irrigation planning, design, and construction services during the installation of the system. Project completed Spring 2021, Superintendent Doug Choate 970-309-4385

Irrigation Technologies is a proud long-time supporter and member of the GCSAA, The Rocky Mountain GCSA, the Irrigation Association, and an EPA WaterSense Partner.

As the company name implies, Irrigation Technologies is front and center of emerging technology that can be applied to the design and installation of golf irrigation systems. It is worth noting that Irrigation Technologies is ***the only active golf course irrigation designer in the state*** that holds a ***Certified Irrigation Designer (CID)*** and ***Certified Golf Course Irrigation***

Auditor (CGIA) credential from the **Irrigation Association (irrigation.org)**. We are committed to a continuing education program and advancements in the golf irrigation industry.

Additionally, we are the only Colorado design firm that employs the use of survey grade drones to collect custom imagery and topography for the site, as well as survey grade GPS/GNSS during the base map development and irrigation system field staking. Our base maps are the cornerstone of the project, accurate data = clear and concise plans.

In brief, the following proposal identifies the process that Irrigation Technologies will follow, starting with the design process and finishing with the delivery of an efficient and functional irrigation system. The company has tremendous pride in every project and maintains professional relationships with all past clients.

Please read the enclosed proposal response and reach out with any questions that I can answer.

Best regards,
Brian Keighin, President
Irrigation Technologies

Phase 1.) Preliminary Design and Cost Estimating

Irrigation Technologies will develop a preliminary design of the irrigation system by completing the following tasks

- Irrigation design of the 18-hole golf course, clubhouse putting green / practice area and driving range tee and driving range body
- Complete (1) on-site visit to review existing irrigation systems and historical data, to include development of a base map through a combination of GPS mapping and Drone Image Collection to include site topography
- Perform analysis of the existing irrigation system and identify any existing equipment that may have useful life of 10 years or more
- Meet with City officials to discuss items such as sprinkler head spacing, radius of throw, control system options, water windows, ponds / water storage, water sensing equipment
- Prepare a preliminary design that will show new irrigation configuration to include sprinkler locations / types, mainline and lateral pipe size / routing, pump station locations and capacities, mainline drain / air relief valve locations, and any needed pressure reducing valves and locations
- Prepare a preliminary hydraulics report
- Discussion of traditional satellite or 2-Wire control systems with the selection of one. The selected control system will be presented on the plan
- Revisions of the preliminary design as appropriate following City of Rifle review and comment
- Deliver preliminary engineering plans to the City of Rifle
- Prepare cost estimate
- Preliminary plans will be delivered by July 10, 2026

Deliverables include

- Preliminary design and cost estimate
- Preliminary construction documents and specifications in digital format

This task will be billed 30% with the completion of the base map and the remaining 70% balance billed with the delivery of the preliminary irrigation plan.

Phase 2.) Construction Documents, Bidding and Construction Administration

Irrigation Technologies will develop a final design of the irrigation system by completing the following tasks.

- Create final design documents after consultation with the City
- Create bid documents and itemized unit price bid schedule with quantities for Contractor bidding
- Provide technical specifications, detailing materials, methods, and process for installation of the irrigation system
- Develop a plan for sequential activation/deactivation in relation to new and existing systems to mitigate potential turf damage due to lack of irrigation

- Add Alternate to assist the City in pre-bid meetings for Contractors interested in supplying a bid, as well as general assistance through the bid process, to include responding to requests during the bid process
- Add Alternate to identify power requirement, disconnect size and supply single line diagram (SLD) for each of the pump stations, stated pricing assumes 3 pump station configuration, matching the existing condition
- Phase 2 design will be completed by November 29, 2026

Deliverables include

- Complete construction plan set, including.
 - Irrigation layout plans
 - Pipe size and routing
 - 2-Wire or Satellite Control plan, the selected control system will be included in the final design documents
 - Installation details showing each assembly
 - Final design summary noting specifics of the design, such as water window.
 - Drawing documents supplied in Adobe PDF and AutoCAD DWG formats
- Preliminary construction documents and specifications in digital format.
- Add Alternate Pre-bid meeting attendance
- Add Alternate Electrical requirements and SLD for each of the pump stations

This task will be billed 100% when the final plan set is presented to The City of Rifle

Optional Construction Services

The following services are offered to provide Construction Layout/Supervision, As-built Generation, and Programming of the Irrigation Central Computer. Not specifically called out in RFP, these following items are typically included as part of a golf course irrigation installation project.

Construction Layout and Supervision

Irrigation Technologies will provide regular interval site inspections during the irrigation installation process. During the site visits the following items will be reviewed:

Perform initial and periodic observations of the Contractor supplied materials to ensure that the materials meet the design specification. An estimated eight (8) site visits will be made during the construction phase of the project. *We field stake all the irrigation equipment using our GPS technology and operated by our staff. We do not rely on the installing Contractor to provide mapping services, whereas other designers task the Contractor with the mapping responsibilities.*

- Field stake mainline pipe routing, isolation valves, sprinkler heads, and other associated equipment. As-staked plans will be developed after each site visit that identifies the equipment staked during each site visit. Electronic format (PDF) as-staked plans will be delivered via e-mail to the Contractor and design team members within 48 hours of the site visit.
- Generate a site report after each visit that details the specifics of the visit and identifies any deviations from the design documents.

This task will be billed for each of the 18 golf holes and practice area (=1 hole) staked.

Task 6. Construction Record Drawings and Central Computer Programming

During construction and with completion of the irrigation installation, Irrigation Technologies will provide the following construction documentation service and deliverables:

- Generate an AutoCAD based drawing of record for the new irrigation system. All data collected will be via GPS technology. The record drawing will identify all the installed components and associated station numbers and identifiers. Three (3) 11 x17 laminated ledger sized, hole by hole field books will be supplied along with one (1) large, laminated wall print.
- Generate a digital map from the GPS collected data that will be loaded into the irrigation central computer and database.
- Generate a central computer database of all the necessary sprinkler data to allow the irrigation system to function in a fully automatic fashion.
- Review of the Contractors installation and generation of a punch list document that identifies any component that needs to be modified or repaired to meet the design specification.

This task will be billed at 25% increments as the irrigation system is constructed.

Fee Schedule

<u>Design Development</u>	<u># of Site Visits</u>	<u>Fee</u>
1. Phase 1. Preliminary Design	(1 visit)	\$17,250
2. Phase 2. Construction Documents		\$11,610
<u>Phase 1, Phase 2 Total</u>		<u>\$28,860</u>
3. Add alternate Pre-bid meeting	(1 visit)	\$2,250
4. Add alternate Electrical Requirements (assume 3 pump stations)		\$6,600
<u>Add Alternate Sub Total</u>		<u>\$8,850</u>
Total of Phase 1,2, & Add Alternates		\$37,710
<u>Construction Layout, Supervision, As-built, Programming, Punch List</u>		
5. Construction Staking includes field staking for 18 holes & practice area		
Billed per hole staked	(8 visits)	\$36,100
6. Post Construction		
• Central Computer Programming		\$26,250
• Digital Map Development for the Central Computer		\$3,125
• Construction Record Drawing		\$22,250
• Punch List	(1 visit)	\$3,300
<u>Construction Services Total</u>		<u>\$91,025</u>

Conditions of Proposal

- *Rifle Creek Golf Course will designate one representative who will provide any necessary approvals to Irrigation Technologies.*
- *Plan set shipping is not included in the fee schedule. All plan set shipping will be billed at cost with receipts provided.*
- *Design deadline milestones are based on a notice to proceed being issued on or before May 15, 2026.*
- *The prices quoted in this proposal are valid until December 31, 2026.*
- *Invoicing terms will be Net 30. 1.5% per month will be added on all balances past due.*
- *Travel costs (roundtrip vehicle mileage \$.85/mile, (400 miles/trip=\$340), overnight lodging, Hampton Inn level lodging\$170/night), are in addition to professional fees and will be billed at cost with receipts supplied at time of billing.*
- *In the event the project becomes inactive for a period of more than 6 months, not due to seasonal weather, pricing for items that are not completed are subject to revised pricing.*
- *The design will follow industry accepted irrigation standards for materials and practice. All design work will be completed by a Certified Irrigation Designer (CID) with current credential verified through the Irrigation Association.*
- *All drone operations will be conducted by person(s) holding a current FAA part 107 pilot certificate and \$1M insurance coverage.*
- *Professional engineering fees or required stamps/permits associated with any components of the design necessary to meet Rifle Creek Golf Course, State of Colorado, Garfield County, Army Corps of Engineers, other Federal, State, or local agency requirements are not included with this proposal.*
- *Irrigation design of non-golf areas such as the clubhouse landscape areas is not included in the proposal.*
- *The proposal does not include design of any structures that would function as housing for the pumping stations.*
- *In the event work outside of the defined scope is necessary the following hourly rates will apply. Any additional work will be proposed and accepted in writing before proceeding:*

<i>Principal consulting</i>	<i>\$205 per hour</i>
<i>Project Manager</i>	<i>\$190 per hour</i>
<i>Technical Staff/Mapping</i>	<i>\$165 per hour</i>
<i>Administrative Tasks</i>	<i>\$65 per hour</i>



Brian Keighin, CID, CGIA
Principal

General Summary

I have been involved in the irrigation design and construction industry in a variety of capacities for more than 30 years. My exposure ranges from design, to construction, as well as maintenance on golf and large landscape properties. I hold a current certification from the Irrigation Association as a Certified Irrigation Designer (CID) and as a Certified Golf Irrigation System Auditor (CGIA). I am an active member of the EPA WaterSense program, and have been trained by the Department of Energy to identify the most energy efficient components for irrigation pumping stations. I am experienced in working with HDPE and PVC piping material, as well as satellite or 2 wire sprinkler control systems.

Education

Department of Energy & Pacific Gas & Electric Pump Station Assessment Tool (PSAT) Training
Stockton, California March 2011

Irrigation Association CID, CIGA designation and Continuing Education

Bachelors of Science Degree – Landscape Horticulture
Colorado State University Fort Collins, CO May 1991

Experience

Principal
Irrigation Technologies
Littleton, Colorado
www.IrrigationTechnologies.biz
2006 to present

Project Manager
Larry Rodgers Design Group
Lakewood, Colorado
February 1995 to August 2006

Professional Affiliations

EPA WaterSense Partner
The Irrigation Association, CID, CGIA
Rocky Mountain Golf Course Superintendents Association
Golf Course Superintendents Association of America

Recent and Local Projects/References

Park Irrigation Projects

- 1. Addenbrooke Park, Lakewood, CO – Irrigation Renovation**
600 South Kipling Parkway, Lakewood, CO 80226.
A 65-acre park that includes green space with baseball fields, soccer fields a playground & courts for basketball, tennis, picnic areas and equestrian arena. Satellite control, HDPE on all the mainline and lateral piping.
- 2. Sweetwater Park, Centennial, CO – Irrigation Renovation**
8300-1/2 Sweet Water Rd, Lone Tree, CO 80124
A 7.6-acre neighborhood open space with a soccer field, playground area, small picnic shelter & a baseball field.
Satellite control, PVC piping
- 3. Squires Park, Westminster, CO – Irrigation Renovation**
3450 W 99th Ave, Westminster, CO 80031
A 17-acre park is suitable for walking, and family activities. Features sports facilities that include a playground, soccer field, tennis court, and a basketball court.
2-wire control with HDPE mainline and lateral piping
- 4. Ski Town Park, Steamboat Springs, CO**
2550 Pine Grove Rd, Steamboat Springs, CO 80487
A 10-acre park that includes baseball and soccer fields, a picnic area and tennis/pickleball courts adjacent to the park.
2 wire control with HDPE mainline and lateral piping.

Golf Irrigation Projects

- 1. Air Force Academy Golf Course, Colorado Springs, CO, Superintendent Tony Scites, (719) 333-4419.** Project scope: Irrigation design for the Cadet Practice Area, Clubhouse Putting Green and 18-hole Silver Golf Course. Irrigation Technologies worked in conjunction with Phelps Golf Design on the design and construction management of the Cadet Practice Area. Project completed Spring 2015. Irrigation design of the Silver course has been completed in 2-3 hole phases. Golf maintenance staff have been tasked with the installation of the system. All piping on the Silver course is High Density Polyethylene. Project on going.

2. Flying Horse North Golf Club, Black Forest, CO, Superintendent Mark Beitel, 719-374-2429 Project scope: New Toro branded 2-wire irrigation system with Infinity sprinklers for 18 holes and the practice facility. HDPE pipe was used for all the mainline and lateral piping across the entire system. Specification of a 2,000GPM multi-pump vertical turbine pump station. Irrigation Technologies worked in conjunction with Phil Smith Golf Course Design during the design and construction of the golf course. Project Completed Spring 2020

3. Fox Hollow at Lakewood Golf Course Lakewood, CO, Superintendent Mark Krick

Project Scope: New Rainbird branded 2-wire control irrigation system for the the 27-hole golf course, practice facility and clubhouse grounds. Specification of two vertical turbine pump stations and one horizontal centrifugal booster pump station. HDPE mainline and lateral pipe infrastructure. Construction observation services throughout the entire installation process. Projected completed October 2021.

Additional references are available on request.

04032026- Rifle Creek Golf Course Irrigation Design		
Committee Member	Irrigation Technologies	River City Consultants, Inc.
	\$ 28,860.00	\$ 133,000.00
1	98.00	78.00
2	89.00	71.00
3	99.00	81.25
Total	286.00	230.25
Average	95.33	76.75



DEPARTMENT OF PARKS AND RECREATION

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6570

MEMORANDUM

TO: Iris Trevisano, Procurement & Grant Manager

FROM: Austin Rickstrew, Parks and Recreation Director

DATE: May 14, 2026

SUBJECT: Recommendation to Award Rifle Creek Golf Course Irrigation Design Contract

The city received two submissions for the Rifle Creek Golf Course Irrigation Design project following the mandatory pre-bid meeting. Both firms that attended the mandatory pre-bid walkthrough submitted proposals for consideration. After review of the submitted proposals, the review panel recommends awarding the Rifle Creek Golf Course Irrigation Design contract to Irrigation Technologies in the amount of \$37,710.00.

The 2026 approved budget included \$30,000.00 for irrigation design services. While the recommended proposal exceeds the original budget allocation by \$7,710.00, staff is confident the additional expense can be managed within the currently approved operating budget without requiring additional appropriations. Irrigation Technologies demonstrated a strong understanding of the project scope and provided a comprehensive proposal that aligns with the City's goals for the Rifle Creek Golf Course irrigation improvements.

Please let me know if you need additional information,

Respectfully,

Austin Rickstrew

Procurement and Grant Reporting

City of Rifle

202 Railroad Avenue, Rifle, CO 8165

970-665-6412

MEMORANDUM



TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager and Austin Rickstrew
Parks and Recreation Director

FROM: Iris Trevisano, Procurement and Grant Reporting Manager

DATE: May 20, 2026

SUBJECT: **Recommendation 04032026 - Rifle Creek Golf Course
Irrigation Design**

Background

During the acquisition of the Rifle Creek Golf Course, a number of required capital improvements were identified, including replacement of the irrigation system. The eighteen-hole (18-hole) golf course irrigation system was originally installed in phases, with the front nine holes installed in 1975 and the back nine holes installed in 1989, serving approximately 80 acres. While minor upgrades have been made over time, the majority of the piping and infrastructure remain original to the system installation.

Procurement

In accordance with our procurement code, we issued a Request for Proposal (RFP) for design services, which was posted on the Rocky Mountain e-purchasing system- bidnet direct website. A mandatory pre-bid meeting and site visit was held at the Rifle Creek Golf Course. It was attended by two consultants. At the close of the submission period, we received two proposals. A selection committee was established to evaluate and score the proposals.

04032026- Rifle Creek Golf Course Irrigation Design		
Committee Member	Irrigation Technologies	River City Consultants, Inc.
	\$ 28,860.00	\$ 133,000.00
1	98.00	78.00
2	89.00	71.00
3	99.00	81.25
Total	286.00	230.25
Average	95.33	76.75

Their proposals were assessed on several criteria, including qualifications, relevant experience, design approach, proposed timeline, and cost.

Recommendation

After a careful evaluation process, the selection committee recommends that City Council approve Irrigation Technologies to provide the following:

Design Development	# of Site Visits	Fee
Phase 1. Preliminary Design	1 visit	\$17,250
Phase 2. Construction Documents		\$11,610
	Total	\$28,860
<i>Add alternate Pre-bid meeting</i>	<i>1 visit</i>	<i>\$2,250</i>
<i>Add alternate Electrical Requirements</i>		<i>\$6,600</i>
	Total	\$8,850
Total of Phase 1,2, & Add Alternates		\$37,710

Irrigation Technologies stood out for its qualifications they are **only active golf course irrigation designer in the state** that holds a **Certified Irrigation Designer (CID)** and **Certified Golf Course Irrigation Auditor (CGIA)** credential from the **Irrigation Association** and strong experience and references with local courses within the state.

Staff recommends awarding the contract to Irrigation Technologies for Rifle Creek Golf Course Irrigation Design in the amount of \$37,710

Thank you,

Iris Trevisano
Procurement and Grant Reporting Manger



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	Irrigation Technologies Inc.	

2.	Vendor Address
	10395 W. Ottawa Ave., Littleton, CO 80127

3.	For the Purchase of (description)
	Irrigation Design Services

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$37,710.00	\$30,000.00	

5.	Dept. Name	General Ledger Acct #
	Rifle Creek Golf Course	350-4352-400-320

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 4-3-50	
	☐ Emergency Procurement	Sec. 4-3-235	
	☐ Small Purchases	Sec. 4-3-225	
	☒ Request for Proposal:	Sec. 4-3-220(b)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-215	(attach bid tab & advertisement)
	☐ Miscellaneous Exemptions	Sec. 4-2-230	(attach memo)

8.	Authorization Required	
	☒	City Manager
	☒	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director	<i>Austin Rickstrew</i>	05/14/2026
	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 #8.f.

Agenda Item Name:

Consider Bid Award to AIM Design and Development for the Rifle Heritage Center - Building Audit

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager
Austin Rickstrew, Parks & Recreation Director

Item Description:

Consider Award to AIM Design and Development for the building of the Rifle Heritage Center

Recommended Action:

Move to approve the bid award to AIM Design and Development for the Rifle Heritage Center building audit in an amount not to exceed \$31,300.

Fiscal Impact:

A total of \$30,000 was budgeted in the 2026 budget for building audits at both the Senior Center and Rifle Heritage Center. The revised scope for the Rifle Heritage Center building audit only is \$31,300, resulting in an additional fiscal impact of \$1,300 above the originally budgeted amount. Staff believes the additional \$1,300 can be accommodated within the existing budget.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

For the 2026 fiscal year, the City budgeted for building audits of the Rifle Senior Center and the Rifle Heritage Center to support long-term facility maintenance and capital improvement planning efforts. The purpose of the audits is to provide a comprehensive assessment of each facility, including field evaluations, system analysis, deficiency identification, conceptual cost estimates, capital improvement planning information, and final reporting. The audits will assess overall building condition and functionality, identify maintenance deficiencies and deferred maintenance items, evaluate compliance with applicable codes and regulations including ADA, fire, and safety requirements, and review building system performance and efficiency. The selected professional consultant will also provide prioritized recommendations with associated cost estimates to assist the City in planning future repairs and improvements. Prospective firms are required to demonstrate the expertise and experience necessary to successfully complete the project on schedule and within budget while working collaboratively with City staff and other stakeholders to achieve the project goals and objectives.

Executive Summary:

The City issued a Request for Proposals (RFP) on April 15 on Bidnet for the building audits of both the Rifle Senior Center and the Rifle Heritage Center. A mandatory pre-bid meeting and onsite walkthrough took place on April 23. Two firms attended. During the RFP process, one firm later notified the City that it would not be submitting a proposal. At the closing of the proposal, AIM Design and Development submitted the sole proposal for the project.

The original proposal submitted by AIM Design and Development included audits for both facilities with a total project cost of \$58,600. After reviewing the 2026 budget allocation, staff asked for additional pricing information and a phased cost breakdown by building to evaluate options for completing the work over multiple fiscal years. AIM Design and Development provided supplemental pricing showing separate costs for the Rifle Heritage Center and Senior Center audits, as well as costs associated with splitting the work between fiscal years. Based on available funding and current facility priorities, staff revised the project scope to include only the 2026 audit of the Rifle Heritage Center building. The revised scope and fee for the Rifle Heritage Center audit is \$31,300.

Staff's recommends approval of award to AIM Design and Development for the building audit for the Rifle Heritage Center.

Notification Requirements:

N/A

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. RFP_Rifle Senior Center and Rifle Heritage Center Building Audit
2. AIM Design & Development Proposal
3. Memo - Recommendation to Award Building Audit Contract - Rifle Heritage Center
4. RFP_Rifle Heritage Center Building Award Memo
5. AIM Design and Developme PO Request

Rifle Senior Center and Rifle Heritage Center Building Audit



Request for Proposal

April 15, 2026

City of Rifle

202 Railroad Avenue

Rifle, Colorado 86150

2026

Proposal Due Date: May 11 , 2026, at 12 p.m.

Mandatory Prebid Meeting: April 23, 2026, at 10 a.m.

Question Deadline: May 1, 2026, 12 p.m.

Notice of Award: (tentative) May 20, 2026

Anticipated Start Date: June

Project Directory

Parks & Recreation Director

Austin Rickstrew

202 Railroad Ave

Rifle, CO 81650

970-665-6578

arickstrew@rifleco.org

Procurement and Grant Reporting Manger

Iris Trevisano

202 Railroad Ave

Rifle, CO 81650

970-665-6412

ltrevisano@rifleco.org

Table of Contents

Project Directory	2
REQUEST FOR PROPOSAL	4
1. Overview	5
2. Scope of Work	5
3. Submittal	7
4. Pre-Proposal Meeting	7
5. Questions	8
6. Delivery of Proposal	8
7. Schedule	8
8. Evaluation	9
9. Schedule	10
10. Local Preference Code Sec. 4-3-210	11
11. Accessibility	12
12. Award	12
13. Draft Contract	12

REQUEST FOR PROPOSAL

For

Rifle Senior Center and Rifle Heritage Center Building Audit

The City of Rifle is requesting proposals from interested and qualified consultants for Rifle Senior Center and Rifle Heritage Center Building Audit . Proposals must be submitted via the Rocky Mountain e-purchasing system-bidnet direct website www.bidnetdirect.com/colorado/cityofrifle by May 11 , 2026, at 12 p.m. Proposals received after the closing date and time will not be considered.

There will be a mandatory pre-bid meeting at Rifle Senior center Conference Room April 23, 2026, at 10 a.m.

Questions concerning this proposal shall be addressed to Iris Trevisano, Procurement and Grant Reporting Manager at itrevisano@rifleco.org. The final deadline for questions is May 1, 2026, 12 p.m.

Notice of Award (tentative) May 20, 2026

.....

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 for Solicitations only, call Procurement and Grant Reporting Manager Iris Trevisano at 970-665-6412 or email Itrevisano@rifleco.org . Please allow 48 hours for your requests to be met.

1. Overview

The City of Rifle is requesting proposals from qualified firms to provide the Parks and Recreation Department with completed building audit for two city builds Senior Center and Rifle Heritage Center.

- Assess overall building condition and functionality
- Identify maintenance deficiencies and deferred maintenance items
- Evaluate compliance with applicable codes and regulations (ADA, fire, safety, etc.)
- Review building systems performance and efficiency
- Provide prioritized recommendations with cost estimates

The successful Professional will identify and address all of the tasks, issues and deliverables in their proposal. Prospective design teams must possess the expertise and experience necessary to complete the project on time and within the established budget and be motivated to work with City staff and all other affected interests to accomplish the goals and objectives associated with this project.

2. Scope of Work

There are two buildings in which the city is requesting an audit.

Rifle Senior Center: 50 Ute Ave, Rifle, CO 81650

Rifle Heritage Center: 337 East Ave, Rifle, CO 81650

1. General Facility Assessment
 - Visual inspection of all accessible areas of both facilities
 - Documentation of existing conditions (photos, notes, and reports)
 - Identification of structural and non-structural deficiencies
2. Building Systems Evaluation
 - HVAC Systems
 - Condition, performance, and expected lifespan
 - Efficiency and maintenance status
 - Electrical Systems

- Panels, wiring, lighting, and emergency systems
 - Code compliance and capacity
- Plumbing Systems
 - Fixtures, piping, water heaters
 - Leaks, code compliance, and functionality
- 3. Structural & Envelope Review
 - Roof condition and drainage systems
 - Exterior walls, windows, and doors
 - Foundation and visible structural components
- 4. Interior Components
 - Flooring, walls, ceilings, and finishes
 - Accessibility of interior spaces
 - General wear and usability
- 5. Life Safety & Code Compliance
 - Fire alarm and suppression systems
 - Emergency exits and signage
 - ADA accessibility compliance (entrances, restrooms, pathways)
 - Identification of any code deficiencies
- 6. Site & Grounds
 - Parking areas and sidewalks
 - Exterior lighting
 - Landscaping impacts on building condition
- 7. Deliverables
 - a. Comprehensive Audit Report for each facility, including:
 - 1. Summary of findings
 - 2. Detailed condition assessments
 - 3. Photographic documentation
- 8. Deficiency List
 - a. Categorized by priority (Immediate, Short-Term, Long-Term)

9. Cost Estimates
 - a. Rough order-of-magnitude (ROM) costs for repairs/replacements
10. Capital Improvement Plan (CIP) Recommendations
 - a. 5–10 year planning outlook

3. Submittal

Please submit your proposal in a single part, with a maximum length of 10 pages (single-sided) or 5 pages (double-sided). This limit excludes resumes, project descriptions, and required attachments.

Elements to be included along with the proposal in the general order listed:

- a. **Cover Letter:** Include a cover letter that introduces your proposal and provides a price quote for the project based on the scope of work outlined.
- b. **Qualifications Statement:** Provide a statement of your firm's qualifications, along with the qualifications of the team members assigned to the project. Clearly identify the key personnel who will be responsible for the work. Resumes for each team member should be included in the appendix.
- c. **Approach and Plan:** Address key project issues the consultant envisions
- d. **Proposed Timeline:** Provide a proposed timeline or schedule for the project, outlining key milestones and deadlines.
- e. **Fee Schedule:** Include a detailed fee schedule for the services outlined in your proposal for each individual fiscal year. If any expenses (e.g., travel, materials) will be billed separately from professional fees, provide an estimate. All prices should be quoted as a lump sum.
- f. **References and Past Work:** Provide examples of similar projects you have completed, along with at least three references from clients who can speak to your experience with similar services.

4. Pre-Proposal Meeting

- a. Attendance at the pre-proposal meeting is mandatory
 - i. April 23, 2026, at 10 a.m.
 - Rifle Senior Center

- b. City staff will discuss the scope of work, goals of the study, and respond to questions from attendees. All questions raised and answers given outside of the pre-proposal meeting, if any, will be documented and issued as an addendum to the RFP.
 - i. After discussion of the scope of work, we will do walk through the Senior Center and the drive over to the Rifle Heritage Center

5. Questions

Potential bidders may direct questions to Iris Trevisano at itrevisano@rifleco.org Question deadline: Monday, May 1, 2026, 12 p.m.

6. Delivery of Proposal

Proposals must be submitted via the Rocky Mountain e-purchasing system- bidnet direct www.bidnetdirect.com/colorado/cityofrifle

The electronic submission must be compiled into a single pdf or Word document. The deadline for submitting responses to this RFP is **May 11 , 2026, at 12 p.m.**

Documents uploaded to bidnet will be sealed until the due date and time indicated in the solicitation. It is the sole responsibility of the respondent that the response is submitted and received before the due date and time as specified in this document. The City of Rifle is not responsible for delays in transmittal or delays caused by any other occurrence. Please allow sufficient time to complete the response and upload documents.

7. Schedule

- Proposal Due Date: May 11 , 2026, at 12 p.m.
- Prebid Meeting: April 23, 2026, at 10 a.m.
- Question Deadline: May 1, 2026, 12 p.m.
- Notice of Award (tentative):May 20, 2026

This RFP does not commit the City of Rifle to award or contract, nor to pay any costs incurred in the preparation and submission of proposals in anticipation of a contract. The City of Rifle reserves the right to reject all, or any, submitted as a result of this request, to negotiate with all qualified sources, or to cancel all

or part of the RFP. The City Council reserves the right to not hire any of the candidates provided. Additionally, the City Council reserves the right to hire a candidate not recommended.

8. Evaluation

- a. Qualifying Firms are required to have experience in
 - i. Has a project team that has experience with Assessing overall building condition and functionality
 - ii. Time commitment, and ability to meet schedule
- b. Bid acceptance and bid evaluation.
 - i. Bids shall be unconditionally accepted without alteration or correction, except as authorized in this Code. Bids shall be evaluated based on the requirements set forth in the invitation for bids, which may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation costs, and total or life cycle costs.
 - ii. The invitation for bids shall set forth the evaluation criteria to be used. In addition to the evaluation criteria set forth in the invitation to bid, the following criteria may be considered, in addition to price:
 - Quality, clarity, creativity, and understanding of the scope of work. Submissions will be evaluated for overall quality of writing, presentation, originality of approach, and responsiveness to the scope of work. (0-20)
 - Technical Expertise (0-25)
 - Previous experience on similar projects – The firm demonstrates successful completion of similar (0-20)

- Timeline/schedule – The proposal includes a logical and achievable timeline that aligns with the City’s expectations. Milestones, deliverables, and key meetings are clearly identified. Proposals will be evaluated on their ability to complete the project efficiently without compromising quality. (0-15)
- Price/fee schedule – The proposal includes a detailed fee schedule that reflects the scope of work and services to be provided for each fiscal year. Overall costs will be evaluated in relation to value, with consideration for clarity, completeness, and cost-effectiveness. (0-20)

By the City using the criteria above, negotiations will be conducted with the highest ranked firm to adjust scope and fee to add preferences/omissions and remove unwanted aspects of the proposal. Once an agreement is reached on the final scope, schedule and budget, the selection (with adjusted fee and scope) will be sent to City Council for award. The City has the right to reject all proposals. Non-responsive proposals will be rejected.

9. Schedule

Task	Start	End	Work Days	Cal. Days
Bid Award	4/15/2026	5/11/2026		26
Contract Execution	5/20/2026	5/29/2026		9
Phase 1	6/1/2026	7/31/2026		60
Phase 2	8/1/2026	10/15/2026		75

10. Local Preference Code Sec. 4-3-210

i. The following local preferences shall be considered in source selection for all City contracts:

- Notwithstanding other provisions of this Article, in the awarding of contracts for goods or services, the City Council and Procurement Officer shall provide the following primary and secondary percentage preferences for local goods and services provided by local vendors when quality, delivery time and services are judged by the Procurement Officer to be essentially equal:

Contract>Amount	Primary Preference City of Rifle Goods/Vendors	Secondary Preference Garfield County Goods/Vendors
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	2.5% discount
\$100,000 to \$200,000	4% discount	2% discount
\$200,001 to \$500,000	3% discount	1.5% discount
\$500,000 or greater	2% discount	1% discount

- For all competitive bonded bid purchases in excess of one hundred thousand dollars (\$100,000.00), the City shall provide these local preference provisions within the "Instructions to Bidders" documents.
- Exception: Local preference shall not apply to contracts required by applicable state or federal laws or regulations to be awarded to the "lowest responsible bidder" or to any contracts that are statutorily or otherwise precluded from the use of local vendor preference. No local preference shall apply where grant funds are used which expressly prohibit the use of such local preference.

b. The Procurement Officer may establish an administrative process to pre-qualify local vendors.

(Ord. 7 , § 2, 2022)

11. Accessibility

Accessibility Requirements All work performed as a result of this solicitation must comply with all applicable provisions of §§24-85-101, C.R.S., et seq., and the Accessibility Standards for Individuals with a Disability, as established by the Office Of Information Technology pursuant to §24-85-103 (2.5), C.R.S. and 3) all State of Colorado technology standards related to technology accessibility and with Level AA of the most current version of the Web Content Accessibility Guidelines (WCAG), incorporated in the State of Colorado technology standards.

12. Award

The City reserves the right to reject any or all bids, to waive any informalities or technical defects in bids, and unless otherwise specified by the City or by the bidder, to accept any items or group of items in the bid, as may be in the best interest of the City. No verbal explanations, clarifications, additions or instructions will be binding to either the City or the bidders, except those confirmed in writing. A signed purchase order/bid furnished to the successful bidder results in a binding bid without further action by either party. Notice of Award estimated: May 20, 2026

13. Draft Contract

The contract between a selected Respondent(s) and the City will be Professional Services Agreement

ADDENDUM#1

4/22/2025

04152026 - Rifle Senior Center and Rifle Heritage Center Building
Audit

Pre bid meeting and attendance

Questions Received:

Q1: Are you requesting the same assessment for both buildings?

A1: Yes.

Q: Is the Audit budget for 2026

A: Yes.

Q: What is the RFP selection criteria?

A: This RFP will be selected on Best Value

Q: What is the activity level of each building?

A: **Senior Center:** Fully functional facility on 3rd Street serving programs Monday-Friday; kitchen provides countywide meal service; surrounded by senior housing for walkable access.

Heritage Center: City-owned building leased to Heritage Center nonprofit; operates May-September only due to lack of heating; former boiler system non-functional, cooled only by swamp coolers

Q: Do we want the cost of the updates?

A: Yes-Cost estimates with 5-10 year capital improvement plan and recommendations including the cost of complete replacements.

Q: Will the projected be phased?

A: Yes

Q: Are there funding constraints

A: Both facilities are funded by general fund, competing with all other city departments

Q: How should we assess the Senior Center HVAC and Boiler

A: Once the HVAC project has been awarded the information will be provided.

Q: How are the base boards in the senior center heated?

A: Water

Q: Are there building drawings?

A: No

Q: Do both buildings have fire suppression?

A: No

Q: Are the boilers natural gas.

A: Yes

Q: Is conduit okay?

A: Yes

04152026 - Rifle Senior Center and Rifle Heritage
Center Building Audit

Important Dates

Last day to submit questions Wed., May 1 2026 at 12 pm

RFP DUE Monday, May 11, 2025 at 12 pm Bidnet

[illegible]

ADDENDUM#2

5/1/2026

04152026 - Rifle Senior Center and Rifle Heritage Center Building
Audit

Questions Received:

Q1: Does this project have a budget and if so, how much is designated for it?

A1: A budget of \$30,000 has been approved for this project for both buildings.

May 11, 2026

Iris Trevisano
Procurement and Grant Reporting Manager
City of Rifle
202 Railroad Avenue
Rifle, CO 81650



Re: Rifle Senior Center & Rifle Heritage Center Building Audit

Dear Ms. Trevisano and Members of the Selection Committee:

AIM Design & Development is pleased to submit this proposal to lead the Rifle Senior Center and Rifle Heritage Center Building Audit. Our team brings together one of Colorado's experienced general contractors, an MEP equipment specialist, an architectural and code consultant, and an MEP engineering partner. We have assembled this team specifically to deliver the City a buildable, defensible roadmap rather than a theoretical one.

A construction-led assessment team that delivers buildable, defensible solutions — not theoretical recommendations.

What sets this team apart:

Real-world ROM pricing. AIM's active CM/GC pipeline, including El Sol and Cripple Creek, gives our team current unit-cost data drawn from projects we are actively buying out and building. Most A/E-led facility condition assessments rely on RSMeans alone. We cross-check every cost line against live market pricing.

Schematic Cost Band methodology. Single-point estimates age poorly and are easily challenged. Our signature Low / Mid / High bracketed cost bands give the City a defensible budgeting range for every CIP line item, appropriate for the level of design definition at the audit stage.

Built for Rifle. The audit report, deficiency list, and CIP are structured so City facilities staff can prioritize and act on findings directly. The deliverables include clear priorities, defensible costs, and proposed solutions that do not require additional consultant work to interpret. They are designed to make your team more effective, whether the implementation work happens in-house, through future procurement, or some combination.

Just as important as identifying what needs attention is proposing what to do about it. The City asked for more than a list of problems. It asked for prioritized recommendations and a Capital Improvement Plan. Every member of this team has been selected because they can do more than observe and report. They can propose buildable, priced solutions for the issues they identify. The City will leave this engagement with a roadmap it can act on, not a punch list it has to translate.

Lump Sum Fee for the full Scope of Work as defined in Section 2: \$ 58,600.00

A detailed fee schedule by fiscal year, along with an optional additive scope menu, is included in Section E of this proposal.

Ruth Hunt of Petrichor Solutions attended the mandatory pre-bid walk on April 23, 2026 on behalf of this team. Her firsthand observation of both facilities, and her direct engagement with City staff during the walk, give this proposal a grounded understanding of the buildings, the goals of the audit, and the City's expectations for the engagement. We are committed to meeting every milestone in the City's schedule and to delivering a report that supports both Council decisions and future grant applications.

Sincerely,

Dr. Robert Avila

Owner & Founder
Pueblo | Breckenridge | Cripple Creek
(719) 500-3998 | gamer@aim-dd.com

QUALIFICATIONS STATEMENT



Prime Consultant

AIM Design & Development, LLC will serve as prime consultant and is responsible for overall project management, deliverable compilation, schedule, and quality control. AIM is a Colorado-based licensed Class A general contractor headquartered in Pueblo, with additional presence in Breckenridge and Cripple Creek. Founded by Dr. Robert Avila from the perspective of an owner rather than just a contractor, AIM provides planning and construction leadership focused on efficient execution, constructibility, and disciplined schedule control. The firm supports projects from early planning through Certificate of Occupancy. AIM has particular experience managing renovations within occupied, public-facing facilities, and currently leads an active Colorado GC and CM pipeline including A Place for Kids (Cripple Creek) and El Sol Park & Learning Center (San Bernardino, CA).

Why a contractor-led team for this assessment.

Most facility condition assessments are led by architects or engineers whose cost figures come from published indices, and whose deliverables stop at identifying problems. The City of Rifle is going to use this audit to make capital allocation decisions, pursue grant funding, and ultimately procure construction work. That means the City needs more than a problem list. It needs proposed solutions, priced and prioritized, that staff and Council can act on. Cost figures developed by the firm that will eventually have to build the work are inherently more defensible. Pairing a general contractor with equipment-level field expertise (Freedom Mechanical), a buildable architectural perspective (Burnette Design Group), and licensed engineering review (Petrichor Solutions) gives the City an audit grounded in what construction will actually look and cost like, along with a clear set of solutions for each deficiency identified.

Project Team

<i>Role</i>	<i>Firm</i>	<i>Scope</i>
Prime / Project Lead / Report Compilation	AIM Design & Development	Project management, comprehensive audit report, deficiency list, CIP, ROM cost validation
Building Systems - MEP Equipment	Freedom Mechanical	Granular HVAC, electrical, and plumbing equipment maintenance and lifecycle insight
Building Systems - Engineering	Petrichor Solutions	HVAC, electrical, and plumbing engineering review and code compliance
Architecture, Code, Interiors, Site, and Structural / Envelope	Burnette Design Group	Interior components; life safety & code compliance; site and grounds; structural and envelope review

Key Personnel

- **Heidi Gamer, Aim Design & Development — Senior Construction Manager.**
The City's primary day-to-day point of contact, leading project coordination, scheduling, and the cost estimating effort across both facilities.
- **Jamie Fitzgerald, Freedom Mechanical — Owner.**
Bringing 30+ years of field experience to the equipment lifecycle and maintenance assessment as well as assisting with the cost estimating effort across both facilities.
- **Zach Mixon, Freedom Mechanical — Project Superintendent / Master Electrician.**
Licensed Master Electrician leading Freedom's on-site electrical assessment, with experience in electrical distribution, motor controls, HVAC-related power systems, and NEC-compliant installation.

- **Matthew Burnette, Burnette Design Group — *Principal / Licensed Architect.***
Leading the architectural assessment, code/ADA review, life safety evaluation, site & grounds review, and structural & envelope review across both facilities.
- **Bryan Hunt, Petrichor Solutions — *Director of Engineering / Professional Engineer.***
Leading the engineering review of HVAC, electrical, and plumbing systems and coordinating with Freedom Mechanical on equipment-level observations.
- **Ruth Hunt, Petrichor Solutions — *Project Coordinator.***
Attended the mandatory April 23 pre-bid walk on behalf of this team and serves as the team's liaison between Petrichor, AIM, and the City throughout the engagement.

What Each Team Member Brings

AIM Design & Development. AIM is a Colorado-based licensed general contractor with active GC and CM commitments across the state, including A Place for Kids in Cripple Creek, and multiple other commercial projects. AIM's role on this project goes beyond report compilation. Every cost figure in the deficiency list and CIP will be validated against AIM's active buyout data from comparable Colorado projects, ensuring the City receives current, defensible pricing rather than figures pulled solely from published indices. For each deficiency the team identifies, AIM will propose a concrete, buildable solution that is sequenced, priced, and ready for the City to act on. The deliverables are structured to support City facilities staff in their own prioritization, maintenance planning, and future capital work.

Freedom Mechanical. Freedom Mechanical is a Colorado-licensed contractor that designs, installs, services, and maintains integrated mechanical, HVAC/R, electrical, plumbing, and controls systems for public, commercial, and institutional facilities. Freedom is on this team specifically because they bring a level of granular insight into mechanical equipment maintenance, service history, and remaining useful life that traditional A/E firms do not. Where an engineer can identify that a rooftop unit is undersized or non-compliant, Freedom can tell the City what the unit is actually going to cost to keep running between now and a planned replacement, and they can recommend the specific service, repair, or replacement pathway that will resolve it. That kind of solution-level detail is what turns a CIP from a planning document into an action plan.

Burnette Design Group. Burnette Design Group is a Colorado-based architectural firm with more than 20 years of commercial and residential experience and a strong portfolio of commercial, retail, and financial institution projects. Matthew Burnette's approach focuses on design solutions that are not only visually compelling but fundamentally buildable. That orientation is particularly relevant for a building audit, where the City needs findings and proposed design solutions that translate cleanly into future capital work. Where the audit identifies a code, ADA, or envelope deficiency, Burnette will propose the specific design response that resolves it rather than simply flag the issue. Burnette also carries structural and envelope review in-house, which eliminates the coordination seams that often arise when a separate structural firm is brought in mid-assessment.

Petrichor Solutions, LLC. Petrichor is a woman-owned small business based in Colorado Springs, providing mechanical, electrical, and plumbing engineering and design services across commercial, healthcare, education, community facility, and aviation projects. Their approach combines creativity with precision, balancing cost, performance, and long-term value. Petrichor brings experience with MEP design in occupied historic and community buildings, modernizing aging systems while minimizing disruption to ongoing operations. That work is directly applicable to two operating City facilities. For each system-level deficiency identified, Petrichor will pair the engineering finding with a proposed solution: replacement, upgrade, retrofit, or controls strategy as appropriate. Their licensed engineering review provides the code-compliance backbone of the building systems evaluation.

Combined Team Strengths

- Active Colorado construction market data from AIM's current CM/GC pipeline
- Equipment-level lifecycle expertise from Freedom Mechanical
- Architectural, code, ADA, and structural and envelope expertise from Burnette Design Group
- Licensed engineering review by Petrichor Solutions
- Single point of accountability through AIM as prime
- Deliverables built for City facilities staff to act on directly

Understanding the Project

The City of Rifle is requesting a building audit and Capital Improvement Plan for two Garfield County community institutions: the Rifle Senior Center at 50 Ute Avenue and the Rifle Heritage Center at 337 East Avenue. Each building plays a distinct and critical role in the community, and the audit findings will directly shape what each can continue to deliver.



The Rifle Senior Center is active, public-facing infrastructure that serves both Rifle and the broader Garfield County senior community. In partnership with Garfield County Senior Programs, the Center supports 400 to 500 meals per day, with hot meals on site Tuesday, Thursday, and Friday at noon and meal coordination extending throughout the County. It is also a hub for exercise classes, trips, and educational activities for active adults across the region. When the team arrived for the April 23 pre-bid walk, a midmorning exercise class was just wrapping up. The building is busy. For an audit at this facility, that operating context matters. Deferred maintenance and code deficiencies cannot be addressed in ways that interrupt meal service or weekly programming, and the team's recommendations will be sequenced and scoped with operational continuity in mind, so the City has options that respect what the building does every day.



The Rifle Heritage Center is housed in the City's former administration building, constructed in 1953, and is operated by a dedicated nonprofit that runs the largest museum in Garfield County. The Heritage Center is a substantive cultural and educational asset, home to one of the area's largest Native American artifact exhibits and a signature collection of photographs taken from the rare glass plate negatives of Fred and Ola Garrison. The Center currently operates on a seasonal basis, opening in mid-May and closing at the end of October, due in significant part to building system limitations. Heritage Center volunteers raised this directly during the pre-bid walk: restoring functional heating would let the museum stay open longer in the year and bring more visitors through the doors, including local school groups whose calendar does not align with the current operating season. The audit's recommendations will reflect that goal. The deficiency list and CIP will support not just maintenance of

the building as it stands today, but a credible path to wider use by the community it was built to serve.

Our Approach

We have structured the audit around two phases that align with the City's schedule and respect the operational realities of both buildings.

Phase 1: Field Assessment (June through July 2026)

A single coordinated field visit to each facility, with all four firms present on the same day, eliminates duplicate disruption to City staff and ensures cross-discipline issues are caught and discussed in real time rather than emerging in separate reports weeks later. At the Senior Center, that means scheduling around meal service and active programming. At the Heritage Center, it means coordinating with the nonprofit's volunteer schedule and the building's seasonal opening window.

Each discipline conducts:

- Visual inspection of all accessible areas
- Photographic and written documentation of existing conditions
- Identification of structural and non-structural deficiencies within their scope
- Interviews with City facility staff and, at the Heritage Center, the nonprofit's volunteers and operating team if needed.

Phase 2: Analysis, Costing, and Reporting (August through October 2026)

Phase 2 converts field findings into the deliverables defined in Section 2 of the RFP. As importantly, it produces a proposed solution for each deficiency identified, not a problem list alone. The distinguishing element of our methodology is how cost is developed.

Schematic Cost Band Methodology. For every line item in the deficiency list and CIP, our team develops three cost figures: a Low (most-likely-favorable conditions), a Mid (most probable), and a High (allowance for unknowns appropriate to the audit-level definition). These bands are anchored to AIM's active project buyout data, validated against published indices, and adjusted for the City of Rifle's local market.

A defensible budgeting range is what Council decisions and grant applications actually require. A single-point estimate is more brittle and more easily challenged.

Deliverable Structure

The RFP specifies four deliverables in Section 2.7 through 2.10. For each facility, the team will produce:

- **Comprehensive Audit Report.** Summary of findings, detailed condition assessments organized by system, and full photographic documentation. The reports are written for two audiences: City facilities staff who need actionable information, and external reviewers (Council, grant agencies) who need defensible documentation.
- **Deficiency List.** Categorized as Immediate, Short-Term, or Long-Term, with system, location, recommended action, and a proposed solution for each item. The deficiency list is the working document City staff will reference most often, and we structure it accordingly.
- **Cost Estimates.** ROM costs presented as Low, Mid, and High bands per the Schematic Cost Band methodology, with assumptions clearly documented for each line.
- **Capital Improvement Plan.** A five-to-ten-year planning outlook organized by year, with priority and cost band for each line item. The CIP is structured to support both the City's internal capital planning and grant applications where year-by-year detail is required.

Coordination and Quality Control

AIM serves as the single point of accountability for the City. From contract execution through final deliverable, the City has one team to call, one schedule to track, and one report to review.

The team's coordination structure:

- **Internal kickoff within one week of contract execution.** The four firms align on field day logistics, building access, document review priorities, and a single point of contact for City staff.
- **Coordinated field day at each building, with all disciplines on site together.** Cross-discipline observations are captured in shared notes so that, for example, a structural concern noted by Burnette and an HVAC routing concern noted by Petrichor are reconciled on site rather than in the report draft.
- **Single consolidated draft review with the City prior to final issue.** We are intentionally not building multiple review cycles into the base scope. One thoughtful draft is more useful to the City than three rushed ones, and additional review cycles are available as an additive scope item if the City prefers.

Quality control is led by AIM as prime, with discipline-specific review by the firm responsible for each scope element before findings are incorporated into the master deficiency list and CIP.

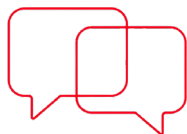
Scope Flexibility

The City has finite resources, and the audit's value depends on aligning the level of effort with what staff and Council will actually use. The base proposal covers the full scope defined in Section 2 of the RFP, and we have priced our fee to match the level of effort that scope honestly requires.

To expand scope. An additive menu in the Fee Schedule offers items such as a deeper system-by-system narrative, an extended CIP horizon, additional review cycles, Council presentation materials, or energy benchmarking. None of these items is required for a complete and defensible audit response. They exist so the City can add detail in areas of particular interest without renegotiating the base scope.

To reduce cost. If budget constraints require a narrower scope, the team can deliver a focused version of the audit at a reduced fee. Options include concentrating the assessment on the highest-cost building systems (roof, HVAC, electrical, plumbing, ADA, life safety, and structural), simplifying the Capital Improvement Plan into a priority matrix rather than a fully detailed multi-year plan, or limiting deliverable iterations. We would rather discuss that tradeoff with the City directly than submit a base fee that does not match available budget. A reduced-scope alternative is available upon request.

AIM Delivers:



EXCEPTIONAL
COMMUNICATION
WITH
STAKEHOLDERS



CREATIVE
SOLUTIONS
AND
INNOVATION



DELIVERING
PROJECTS ON
SCHEDULE



RESPONSIBLE
FINANCIAL
STEWARDSHIP



COLLABORATION
WITH
EXCEPTIONAL
PARTNERS

PROJECT SCHEDULE



The schedule below aligns to the City's two-phase framework defined in Section 9 of the RFP. Phase 1 covers field assessment, and Phase 2 covers analysis, costing, and reporting. Our internal milestones are structured to give the team adequate time for document review and field preparation before the coordinated field days, and to leave room for thoughtful analysis before the City's draft review.

Milestone	Date	Notes
Notice of Award (tentative)	5/20/2026	Per City schedule
Contract Execution	5/20 - 5/29/2026	Per City schedule
PHASE 1: Field Assessment	6/1 to 7/31/2026	Per City schedule
Internal kickoff and City coordination meeting	6/1 to 6/5	Confirm site access, document review priorities, single point of contact
Document review (drawings, prior reports, maintenance logs)	6/8 to 6/19	All four firms; questions to City staff
Coordinated field day, Rifle Senior Center	Week of 6/22	All disciplines on site; scheduled around meal service and exercise programming
Coordinated field day, Rifle Heritage Center	Week of 6/22	All disciplines on site; coordinated with the nonprofit's volunteer schedule
Internal findings workshop (cross-discipline)	Early July	Reconcile cross-discipline observations
Phase 1 closeout	7/31/2026	Per City schedule
PHASE 2: Analysis, Costing, and Reporting	8/1 to 10/15/2026	Per City schedule
Draft report preparation	8/1 to 9/15	AIM-led compilation; cost-band development; deficiency list and CIP assembly
City draft review	9/16 to 9/30	Single consolidated review cycle
Incorporation of City comments	10/1 to 10/10	Final revisions
Final report issue and Council presentation (if requested)	10/15/2026	Per city schedule

Notes on the Schedule

All four firms have confirmed availability for these dates. AIM, as prime, will manage the master timeline and flag any risks to the City as early as they are identified.

The schedule preserves a clear buffer between the field days and Phase 1 closeout. That buffer lets the team return for any follow-up observation if needed without compressing the analysis phase.

We have built in a single City draft review cycle. Additional review cycles are available as an additive scope item in the Fee Schedule.

The Council presentation on October 15 is included if the City wishes the team to present findings to Council. If a Council presentation is not required, the final report will be delivered directly to City staff on or before that date.

FEE SCHEDULE



The Fee Schedule below reflects the full scope of services defined in Section 2 of the RFP. All prices are quoted as a lump sum, inclusive of professional fees, standard travel, and disbursements, in accordance with RFP Section 3.e. The project completes within the City's fiscal year 2026 based on the schedule defined in Section 9, and no fees are anticipated in FY 2027.

Base Lump Sum Fee, Full Scope per Section 2 of the RFP

Team Member	Scope	Fee
AIM Design & Development (Prime)	Project management, report compilation, deficiency list, CIP, ROM cost validation, City Coordination	\$ 19,250
Freedom Mechanical	MEP System Review, including lifecycle and maintenance, on-site mechanical, electrical, and plumbing assessment	\$ 17,800
Burnette Design Group	Architecture, interiors, code and ADA, life safety, site, structural and envelope review, assistance with deficiency list and CIP development	\$ 15,000
Petrichor Solutions	HVAC, electrical, and plumbing engineering review and code compliance	\$ 6,550
Base Lump Sum Total, FY 2026		\$ 58,600

A phase-by-phase fee breakdown (Phase 1: Field Assessment, and Phase 2: Analysis, Costing, and Reporting) is available upon request.

Additive Scope Menu

If the City wishes to expand scope beyond the base proposal, the following items are available. Pricing for each is provided upon request, structured around the level of additional detail the City selects. None of these items is required for a complete, defensible response to the RFP. They exist so the City can add depth in areas of particular interest.

- **Additional review iteration.** One additional draft and City review cycle.
- **Council presentation materials.** Formal slide deck and presentation support beyond the standard final-report walkthrough.
- **Energy and utility benchmarking.** Utility data analysis and efficiency recommendations.

Reduced-Scope Alternative

If the City needs to fit a tighter budget, a reduced-scope version of the audit is available. Options include concentrating the assessment on the highest-cost building systems (roof, HVAC, electrical, plumbing, ADA, life safety, and structural), simplifying the Capital Improvement Plan into a priority matrix rather than a fully detailed multi-year plan, or limiting deliverable iterations. A specific reduced-scope fee is available upon request once the City confirms which elements it would like to refine.

Expenses and Disbursements

The base fee is inclusive of standard travel from the team's Colorado offices in Pueblo, Colorado Springs, and Burnette Design Group's home office. Out-of-region travel beyond standard mileage is not anticipated based on team composition. Any materials, third-party testing, or specialized equipment required beyond the audit scope (for example, infrared imaging, moisture testing, or destructive investigation if requested by the City) would be quoted separately and billed at cost with prior City approval.

RELEVANT EXPERIENCE & REFERENCES



The team's most relevant experience for the Rifle audit falls into three categories: projects where this same group of firms is currently collaborating in Colorado, projects involving structured assessment of existing building systems and Capital Improvement Plan development, and projects in community-facing facilities where the building had to keep operating during the work. The four projects below were selected on those criteria.



Pikes Peak State College Facility Condition Inventory

Colorado Springs, CO

Burnette Design Group

Burnette Design Group led the Facility Condition Inventory of Pikes Peak State College, formerly Pikes Peak Community College, covering nearly half a million square feet of facilities across three campuses. The state-required audit produced detailed condition assessments and a Capital Improvement Plan structured around critical priorities versus longer-term development needs.

Relevance to the Rifle audit. This is the closest precedent on the team's roster to the work the City of Rifle is procuring. The Pikes Peak FCI required exactly the deliverable structure described in the Rifle RFP: system-by-system condition assessment, prioritized deficiency list, and a CIP rooted in honest sequencing of immediate versus longer-term needs. The state-audit context demanded a level of documentation and defensibility that maps directly onto the public-sector accountability the City of Rifle will expect.



A Place for Kids Childcare Center

Cripple Creek, CO

AIM Design & Development (Construction Manager), Burnette Design Group, Petrichor Solutions

A Place for Kids is a new, ground-up childcare facility in Cripple Creek currently being delivered by three of the four firms named in this proposal. Cripple Creek is a small, remote Colorado mountain community whose logistical, coordination, and stakeholder realities are closely comparable to Rifle's.

Relevance to the Rifle audit. Same team, currently in active delivery, in a similar Colorado community. The disciplined coordination, attention to lead times, and clear communication required for A Place for Kids are the same skills the Rifle audit will demand from this team.



El Sol Park & Learning Center

San Bernardino, CA

AIM Design & Development (Construction Manager)

A multi-phased neighborhood rehabilitation project for the El Sol Neighborhood Educational Center. The program includes rehabilitation of an existing 2,600 square foot community building and construction of a new 10,000 square foot, two-story community center along with a large park area. AIM has led project coordination throughout, working hands-on with the owner, design team, general contractor, local utilities, and

authorities having jurisdiction across every phase of delivery.

Relevance to the Rifle audit. El Sol demonstrates two capabilities the Rifle scope demands. First, the project includes rehabilitation of an existing community building, which is precisely the kind of work the deficiency list and CIP for the Senior Center and Heritage Center will inform. Second, AIM's coordination role on El Sol, managing the owner, design team, general contractor, utilities, and AHJ across multiple phases, is the same coordination muscle this team will use to keep four firms and the City aligned through the Rifle audit and reporting cycle.



Westside Community Center HVAC Replacement

114 W Bennett Avenue | Cripple Creek, CO

Petrichor Solutions

Petrichor Solutions led the HVAC retrofit of Westside Community Center, an existing community building that had to remain operational during construction. The design and phasing approach was shaped from the outset by the requirement to minimize disruption to the building's daily use, which informed equipment selection, system sequencing, and the contractor's work plan.

Relevance to the Rifle audit. Both the Rifle Senior Center and Rifle Heritage Center must continue operating during any future improvement work informed by this audit. Westside Community Center demonstrates Petrichor's experience designing MEP improvements for facilities that cannot shut down. That same operational sensitivity will inform every recommendation Petrichor makes in the Rifle deficiency list and CIP.

References

1

A Place for Kids

Jeff Mosher, Special Projects Director
City of Cripple Creek
(719) 689-3461
jmosher@cripple-creek.co.us

2

Pikes Peak State College

Steve Hall, Principal Architect
Hall Architects
(719) 277-7300
steve@hall-architects.com

3

El Sol Park & Learning Center

Jorge Zatarain, Director of Operations
El Sol Park & Learning Center
(909) 884-3735
jorgezatarain@elsolnec.org

4

Westside Community Center

Jeremy Medina, Facilities Maintenance
Colorado Springs Parks & Recreation
(719) 385-5940
jeremy.medina2@coloradosprings.gov

May 12, 2026

Iris Trevisano
Procurement and Grant Reporting Manager
City of Rifle
202 Railroad Avenue
Rifle, CO 81650



Re: Addendum 1 to Proposal Rifle Senior Center and Rifle Heritage Center Building Audit Phased Cost Breakdown by Building

Dear Ms. Trevisano,

Thank you for the opportunity to provide supplemental information in support of our proposal for the Rifle Senior Center and Rifle Heritage Center Building Audit. This addendum responds to the City's request for a cost breakdown by phase (Phase 1: Field Assessment, and Phase 2: Analysis, Costing, and Reporting) and by building (Rifle Heritage Center and Rifle Senior Center).

We expect the request for a split breakdown reflects how the City's budget cycles work, and we want to support that. The pricing below is structured so the City can choose based on what aligns with available funding in each year. An integrated engagement reduces total project cost by eliminating duplicate mobilization and report cycles. A split engagement is modestly more expensive in absolute dollars, but it aligns the work with the City's fiscal year structure and may be the right tradeoff if the FY 2026 budget can support the Heritage Center scope while the FY 2027 budget accommodates the Senior Center. Neither approach compromises the quality of the audit or the deliverables.

The team has prepared two aggregate cost views below. The first reflects the integrated engagement as proposed in the original submittal. The second reflects a split engagement aligned with the City's FY 2026 and FY 2027 budget cycles.

Aggregate 1: Integrated Engagement (Both Buildings, One Mobilization)

<i>Firm</i>	<i>Heritage Center - Phase 1</i>	<i>Heritage Center - Phase 2</i>	<i>Senior Center - Phase 1</i>	<i>Senior Center - Phase 2</i>	<i>Firm Total</i>
AIM Design & Development (Prime)	\$ 3,500	\$ 6,125	\$ 3,500	\$ 6,125	\$ 19,250
Freedom Mechanical	\$ 4,450	\$ 4,450	\$ 4,450	\$ 4,450	\$ 17,800
Burnette Design Group	\$ 5,000	\$ 2,500	\$ 5,000	\$ 2,500	\$ 15,000
Petrichor Solutions	\$ 1,000	\$ 2,275	\$ 1,000	\$ 2,275	\$ 6,550
Phase Subtotal	\$ 13,950	\$ 15,350	\$ 13,950	\$ 15,350	
Building Subtotal		\$ 29,300 (Heritage Center)		\$ 29,300 (Senior Center)	
Integrated Grand Total					\$58,600

Aggregate 2: Split Engagement (Heritage Center FY 2026, Senior Center FY 2027)

Firm	Heritage Center - Phase 1	Heritage Center - Phase 2	Senior Center - Phase 1	Senior Center - Phase 2	Firm Total
AIM Design & Development (Prime	\$ 4,750	\$ 6,125	\$ 4,750	\$ 6,125	\$ 21,750
Freedom Mechanical	\$ 5,200	\$ 4,450	\$ 5,200	\$ 4,450	\$ 19,300
Burnette Design Group	\$ 6,000	\$ 2,500	\$ 6,000	\$ 2,500	\$ 17,000
Petrichor Solutions	\$ 1,500	\$ 2,275	\$ 1,500	\$ 2,275	\$ 7,550
Phase Subtotal	\$ 15,950	\$ 15,350	\$ 15,950	\$ 15,350	
Building Subtotal		\$ 31,300 (Heritage Center)		\$ 31,300 (Senior Center)	
Split Grand Total					\$ 62,600

Aggregate 2: Split Engagement (Heritage Center FY 2026, Senior Center FY 2027)

In both aggregates, the team has split the assessment and travel effort evenly between the two buildings. In Aggregate 1, that effort is consolidated into one coordinated trip to Rifle. In Aggregate 2, the same per-building effort is repeated to account for a second mobilization in a different fiscal year.

The only cost difference between the two aggregates is that additional travel and remobilization required for the second trip. The Phase 2 effort, which includes analysis, deficiency list assembly, ROM cost development, CIP construction, and report compilation, totals \$15,350 across all firms for both buildings, and that number does not change between the two aggregates. The analysis work is the same regardless of when the field visits happen.

The total delta between the two paths is \$4,000. The original proposed fee for the integrated engagement is \$58,600. If the City prefers to split the work across two fiscal years, the fee is \$62,600. That \$4,000 increase falls entirely within Phase 1 for both buildings and reflects actual remobilization cost across the four firms. It is not a markup on the work itself.

The team is glad to discuss either path as the City confirms its preferred procurement structure. Please reach out with any questions, and thank you again for your consideration.

Sincerely,

Dr. Robert Avila

Owner & Founder
Pueblo | Breckenridge | Cripple Creek
(719) 500-3998 | gamer@aim-dd.com

Project Bid - Rifle Heritage Center Building Audit
Site: 337 East Avenue, Rifle, CO 81650
Date: May 14, 2026
Valid Through: August 12, 2026



SUBMITTED TO

City of Rifle
Attn: Iris Trevisano, Procurement & Grant Reporting
Manager
202 Railroad Avenue, Rifle, CO 81650

SUBMITTED BY

AIM Design & Development, LLC
Heidi Gamer, Senior Construction Manager
(719) 500-3998
gamer@aim-dd.com

PROJECT BACKGROUND

The City of Rifle is procuring a building audit and Capital Improvement Plan for two community facilities under the same RFP: the Rifle Senior Center and the Rifle Heritage Center. Per the City’s direction, this proposal addresses the Rifle Heritage Center scope only, to be completed within FY 2026. The Rifle Senior Center scope is anticipated as a separate FY 2027 budget request.

The pricing in this proposal is drawn from Aggregate 2 (Split Engagement) of our May 12, 2026 Addendum 1, which reflects two mobilizations to Rifle across fiscal years rather than a single combined trip.

SCOPE OF WORK

- 1. Pre-engagement coordination: internal kickoff within one week of contract execution, alignment with City staff on document review, building access, and a single point of contact for the City.
- 2. Document review: drawings, prior reports, and maintenance logs for the Rifle Heritage Center provided by the City, and questions back to City staff in advance of the field day.
- 3. Coordinated field assessment at the Rifle Heritage Center: all four firms on site together (AIM Design & Development, Freedom Mechanical, Burnette Design Group, and Petrichor Solutions), coordinated with the nonprofit’s volunteer schedule and the building’s seasonal operating window.
- 4. Visual inspection of all accessible areas, with photographic and written documentation of existing conditions, and interviews with City facility staff and the Heritage Center nonprofit team.
- 5. System and component review covering: building envelope and structure; roofing; interiors; site and grounds; life safety and code compliance; ADA review; HVAC, electrical, and plumbing systems; and MEP equipment lifecycle and maintenance.
- 6. Schematic Cost Band development (Low / Mid / High) for every deficiency, anchored to AIM’s active CM/GC buyout data and cross-checked against published indices and the City of Rifle local market.
- 7. Heritage Center Deficiency List, categorized Immediate, Short-Term, and Long-Term, with system, location, recommended action, and a proposed solution for each item.
- 8. Heritage Center Capital Improvement Plan: five-to-ten-year planning outlook, with priority and cost band for each line item, structured to support both the City’s capital planning and future grant applications.
- 9. Comprehensive Audit Report for the Heritage Center, with a summary of findings, system-by-system condition assessments, and full photographic documentation.
- 10. Single consolidated City draft review, incorporation of City comments, and final report issuance. Council presentation included if requested.

PRICING SUMMARY

Category	Notes	Amount
Phase I	Field Assessment — coordinated, single-day site visit by all four firms	\$ 15,950.00
Phase II	Analysis, Cost-Band Development, Deficiency List, CIP, and Report Compilation	\$ 15,350.00
GRAND TOTAL		\$ 31,300.00

PRICING BREAKDOWN BY FIRM

Category	Notes	Amount
AIM Design & Development (Prime)	Project management, report compilation, deficiency list, CIP, ROM cost validation, City coordination	\$ 10,875.00
Freedom Mechanical	MEP system review (HVAC, electrical, plumbing): lifecycle, maintenance, and on-site equipment assessment	\$ 9,650.00
Burnette Design Group	Architecture, interiors, code and ADA, life safety, site, and structural & envelope review	\$ 8,500.00
Petrichor Solutions	HVAC, electrical, and plumbing engineering review and code compliance	\$ 3,775.00
Heritage Center Lump Sum, FY 2026		\$ 31,300.00

ASSUMPTIONS & NOTES

- Lump sum pricing covers all professional fees, standard travel from the team’s Colorado offices in Pueblo, Colorado Springs, and Burnette Design Group’s home office, and standard disbursements per RFP Section 3.e.
- Pricing reflects the split engagement (Aggregate 2) from our May 12, 2026 Addendum 1, accounting for a separate mobilization to Rifle for the Heritage Center in FY 2026 and the Senior Center in FY 2027.
- One consolidated City draft review cycle is included. Additional review iterations, formal Council presentation materials beyond the standard walkthrough, energy and utility benchmarking, and other expanded scope items are available as additive scope and will be quoted on request.
- Materials, third-party testing, or specialized equipment required beyond the audit scope (e.g., infrared imaging, moisture testing, destructive investigation) will be quoted separately and billed at cost with prior City approval.

TERMS

- Initiation fee. A 20% initiation fee of \$6,260.00 is due at the start of work, upon contract execution and prior to Phase 1 mobilization.
- Remaining balance. The remaining \$25,040.00 will be invoiced against progress: Phase 1 closeout (after the coordinated field day and internal findings workshop) and Phase 2 final report issuance, with terms to be confirmed in the executed agreement.
- Payment terms. Invoices are due as agreed upon with the City of Rifle.
- Acceptance. This proposal is valid through August 12, 2026. Execution of the Signature Block below, or issuance of a City purchase order referencing this proposal, constitutes acceptance of the scope, pricing, and terms contained herein.

SIGNATURE BLOCK

Submitted by:

AIM Design & Development, LLC

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Accepted by:

City of Rifle

Signature: _____

Printed Name: _____

Title: _____

Date: _____

By signing, client authorizes AIM to proceed and acknowledges agreement to the scope and pricing outlined above.



DEPARTMENT OF PARKS AND RECREATION

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6570

MEMORANDUM

TO: Iris Trevisano, Procurement & Grant Manager

FROM: Austin Rickstrew, Parks and Recreation Director

DATE: May 14, 2026

SUBJECT: Recommendation to Award Building Audit Contract – Rifle Heritage Center

I recommend awarding the building audit contract for the Rifle Heritage Center to AIM Design and Development.

A total of \$30,000 was budgeted in the 2026 budget for building audits at both the Senior Center and the Rifle Heritage Center. The original Request for Proposals (RFP) scope included audits on both facilities.

Two firms attended the mandatory pre-bid meeting. One of those firms later notified the city that it would not submit a proposal. AIM Design and Development submitted the sole proposal for the project with a total cost of \$58,600 for the combined scope of work.

Due to budget constraints, the scope was subsequently revised to include only the Rifle Heritage Center. AIM Design and Development provided an updated proposal for the revised scope in the amount of \$31,300.

Although the revised proposal exceeds the original budget allocation by \$1,300, staff believe the Rifle Heritage Center audit remains a priority project and that AIM Design and Development is qualified to complete the work. The reduced scope allows the City to proceed with the most immediate facility assessment need while remaining close to the originally budgeted amount.

Based on the revised proposal and the firm's qualifications, I recommend proceeding with the award to AIM Design and Development for the Rifle Heritage Center building audit in the amount of \$31,300.

Please let me know if you need additional information.

Respectfully,

Austin Rickstrew

Procurement and Grant Reporting

City of Rifle

202 Railroad Avenue, Rifle, CO 8165

970-665-6412

MEMORANDUM



TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager and Austin Rickstrew
Parks and Recreation Director

FROM: Iris Trevisano, Procurement and Grant Reporting Manager

DATE: May 20, 2026

SUBJECT: **Recommendation 04152026 - Rifle Heritage Center Building Audit**

Background

For the 2026 fiscal year, the City budgeted for building audits of the Rifle Senior Center and the Rifle Heritage Center to support long-term facility maintenance and capital improvement planning efforts. The purpose of the audits is to provide a comprehensive assessment of each facility, including field evaluations, system analysis, deficiency identification, conceptual cost estimates, capital improvement planning information, and final reporting

Procurement

In accordance with our procurement code, we issued a Request for Proposal (RFP) for building audit services, which was posted on the Rocky Mountain e-purchasing system- bidnet direct website. A mandatory pre-bid meeting and site visit was held at the Senior Center and Rifle Heritage center. It was attended by two consultants. At the close of the submission period, one firm notified us that they would not be submitting a proposal.

The original proposal submitted by AIM Design and Development included building audits for both the Rifle Senior Center and Rifle Heritage Center at a total cost of \$58,600. After reviewing the 2026 budget allocation, staff requested additional pricing and phased cost information to evaluate completing the audits over multiple fiscal years. Receipt of a single bid does not automatically require issuance of a new invitation for bids to obtain additional bids, and a review committee was not necessary to evaluate the bid received.

Recommendation

Following review of the supplemental pricing and current funding availability, staff revised the project scope to include only the 2026 audit of the Rifle Heritage Center. The revised project scope and fee for the Rifle Heritage Center audit is \$31,300.

Phase I	Field Assessment — coordinated, single-day site visit by all four firms	\$15,950.00
Phase II	Analysis, Cost-Band Development, Deficiency List, CIP, and Report Compilation	\$15,350.00
	GRAND TOTAL	\$ 31,300.00

Staff recommends awarding the contract to AIM Design and Development for Rifle Heritage Center in the amount of \$31,300

Thank you,

Iris Trevisano
Procurement and Grant Reporting Manger



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	AIM Design & Development LLC	

2.	Vendor Address
	1208 Eagleridge Blvd. Pueblo, CO 81008

3.	For the Purchase of (description)
	Building Audit

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$31,300.00	\$30,000.00	

5.	Dept. Name	General Ledger Acct #
	Capitol	206-4900-400-734

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 4-3-50	
	☐ Emergency Procurement	Sec. 4-3-235	
	☐ Small Purchases	Sec. 4-3-225	
	☒ Request for Proposal:	Sec. 4-3-220(b)	(attach bid tab)
	☐ Competitive Sealed Bid:	Sec.4-3-215	(attach bid tab & advertisement)
	☐ Miscellaneous Exemptions	Sec. 4-2-230	(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 #8.g.

Agenda Item Name:

Consider Purchase of Verge.io, Additional Storage, and HPe Server Hosts for VMware and Nimble SAN Replacement

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager
Kelly Thompson, IT Director

Item Description:

Consider purchase of additional HPe server hosts, additional storage for existing hosts, and the Verge.io platform to replace our existing Nimble SAN (Storage Area Network) and VMware hosts.

Recommended Action:

Move to approve the purchase of Verge.io software, additional storage, and server hosts through Phaze2 Solutions for a total cost not to exceed \$200,000.

Fiscal Impact:

VMware licensing is increasing in cost dramatically, and our licenses will expire in January 2027. Our Nimble SAN is going out of support at the end of 2026. This amount was included in the 2026 budget.

Operational Impact:

Once setup, Verge.io is very automated and will take less administrative time to support.

Prior Board Motions:

City Council approved the purchase of Scale Computing Hyperconverged Infrastructure on December 3, 2025.

Background Information:

City of Rifle has been utilizing VMware for quite a long time. Broadcom purchased VMware in November of 2023. Anticipating license cost increases, we purchased a 3-year license at that time, extending our licensing and support to January, 2027. License costs have in fact risen with some reporting up to an 8x increase in license costs, and many municipalities and corporations are moving away from VMware. We initially came to Council with a Scale Computing solution which was approved at the December 3, 2025 meeting and a PO issued for purchase. Since then, RAM and storage costs have gone up dramatically, and hardware has become scarce. Scale was not able to honor the original order at the original cost, requesting an additional \$36,000 and we could not get a firm ship date. Due to this, we have decided to cancel the Scale order and move forward with a Verge.io solution which will repurpose some of our existing hardware and add additional refurbished hardware (to match the hosts we currently have). With the IT market so upended now, this provides us a way to move forward prior to the end of support of our Nimble Storage Area Network (SAN) and VMware licensing.

Executive Summary:

To support the City's continued efforts to maintain secure, reliable, and cost-effective IT operations, the IT Department is proposing the purchase of additional server infrastructure for both City Hall and the Justice Center. This upgrade is driven primarily by increasing licensing costs and the growing administrative complexity associated with VMware, which currently supports much of our virtual environment.

Our current Nimble SAN storage will go out of support at the end of 2026, and VMware licenses will expire in January of 2027. This Verge.io solution will replace the previously approved Scale Computing solution at a similar cost, even considering pricing increases of nearly 2x since December.

Under Sec. 4-3-50. - Cooperative purchasing The Procurement Officer is authorized to participate in joint bidding with other public agencies or entities when deemed to be in the City's best interests. Through ValuePoint contract MA #23008 for Colorado State contract number 186959, Phaze 2 Solutions. The department has secured the purchase of additional HPe server hosts, additional storage for existing hosts, and the Verge.io platform to replace our existing Nimble SAN (Storage Area Network) and VMware hosts. We recommend proceeding with the quote of \$177,587.20.

Notification Requirements:

None.

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. Memorandum to Procurement - Verge
2. Memo Purchase for Phaze2
3. Phaze2 PURCHASE REQUEST Verge.io HCI
4. Phaze2 Quote P2SQ1137-01 - DR Site 3x HPE DL385 Gen10+ v2 + 12x 8TB NVMe SSD + Verge.IO HCI Software 5Y and Cache Drives



Memorandum

To: Iris Trevisano, Procurement and Grant Manager

From: Kelly Thompson, IT Director

Date: 5/14/2026

Re: Verge.io Hyperconverged Infrastructure Purchase to replace approved Scale Computing purchase (PO2200)

To support the City's continued efforts to maintain secure, reliable, and cost-effective IT operations, the IT Department is proposing the purchase of additional server infrastructure for both City Hall and the Justice Center. This upgrade is driven primarily by increasing licensing costs and the growing administrative complexity associated with VMware, which currently supports much of our virtual environment.

In December 2025 we proposed a Scale Computing solution for the City, which was approved with PO 2200. With market changes due to AI and datacenter explosive growth, Scale was no longer willing to honor the order without additional funds (approximately \$36,000) and they are unable to give a firm ship date. We have decided to cancel that order and move forward with a similar solution utilizing the Verge.io Hyperconverged Infrastructure (HCI) platform, upgrading some of our existing server hosts with storage, and purchasing 3 additional server hosts.

As previously noted with the Scale purchase request, our current Nimble SAN storage will go out of support at the end of 2026, and VMware licenses will expire in January of 2027.

The attached quotation from Phaze 2 details the purchase of storage for our existing HPe server hosts along with 3 additional matching server hosts and Verge.io software. The quoted total is \$177,587.20. To account for potential implementation expenses, staff is requesting approval not to exceed \$200,000. This amount is included in the 2026 budget.

Regards,

A handwritten signature in black ink, appearing to read "Kelly Thompson", written over a light blue rectangular background.

Kelly Thompson

Procurement and Grant Reporting

City of Rifle

202 Railroad Avenue, Rifle, CO 8165

970-665-6412

MEMORANDUM



TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager and Kelly Thompson, IT Director

FROM: Iris Trevisano, Procurement and Grant Reporting

DATE: May 20, 2026

SUBJECT: **Purchase of Verge.io, additional storage, and HPe Server Hosts for VMware**

Background

The IT Department is updating the technology that supports the virtual environment of the City Hall and Justice Center, which has budgeted \$200,000 in 2026. At the December 3, 2025 meeting City Council approved a PO for \$185,859.48 with a Scale Computing solution. Since then, RAM and storage costs have gone up dramatically, and hardware has become scarce. Scale was not able to honor the original order at the original cost, requesting an additional \$36,000 and we could not get a firm ship date. We have cancelled this order and sourced a different vendor.

Procurement

Under **Sec. 4-3-50. - Cooperative purchasing** The Procurement Officer is authorized to **participate in joint bidding with other public agencies or entities when deemed to be in the City's best interests.** Through ValuePoint contract **MA #23008** for Colorado State contract number **186959**, Phaze 2 Solutions. The department has secured the purchase of additional HPe server hosts, additional storage for existing hosts, and the Verge.io platform to replace our existing Nimble SAN (Storage Area Network) and VMware hosts.

Staff Recommendation

Phaze 2 Solutions is able to provide the Verge.io solution, which is in stock with a 1-2 week lead time. The quoted total is \$ \$177,587.20.

Thank you,

Iris Trevisano

Procurement and Grant Reporting Manger



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	Phaze 2 Solutions	

2.	Vendor Address
	1217 N. Main Street, Farmington, UT 84025

3.	For the Purchase of (description)
	Verge.io HCI, additional HPe Hosts

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$200,000	\$200,000	

5.	Dept. Name	General Ledger Acct #
	IT	620-4901-400-741

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	

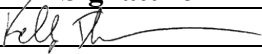
9.	Signatures		
	Position	Signature	Date
	Department Director		5/14/2026
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		



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



Phaze2

Phaze 2 Solutions

1217 N Main St

To Kelly Thompson
City of Rifle
202 Railroad Avenue
Rifle, CO 81650
USA
Phone 970-665-6454

QUOTE#	P2SQ1137-01
DATE	05/13/2026

Salesperson		P.O. Number	Payment Terms		Exp Date
jmcdonald			Net 30		06/08/2026
#	Part Number	Description	Qty	Unit Price	Extended Price
Server Hardware Pricing meets or exceeds discounts from HPE NASPO ValuePoint Indirect Fulfillment Partner Program under the HPE NASPO ValuePoint contract MA #23008 for Colorado State contract number 186959 Below 3x DL385 Gen10+ v2 CTO Servers are Reconditioned and Tested with 1 Year Warranty from HPE Refurb Distribution Provider All HPE Refurbished Product Orders are non-cancellable, Non-Returnable					
1	P38411-B21	HPE ProLiant DL385 Gen10 Plus v2 8 SFF CTO Server	3	\$ 3,509.57	\$ 10,528.71
2	P38678-B21-COM	AMD EPYC 7453 2.75GHz 28-core 225W Processor for HPE	6	\$ 690.43	\$ 4,142.58
3	P14610-B21	HPE DL38X Gen10 Plus High Performance Heat Sink Kit	3	\$ 137.23	\$ 411.69
4	P14608-B21	HPE DL38X Gen10 Plus Maximum Performance Fan Kit	3	\$ 179.79	\$ 539.37
5	P07646-B21	HPE 32GB (1x32GB) Dual Rank x4 DDR4-3200 CAS-22-22-22 Registered Smart Memory Kit	24	\$ 881.91	\$ 21,165.84
6	P47847-B21	HPE 7.68TB NVMe RI SFF BC U.3 ST MV SSD *used but low hours*	12	\$ 2,764.89	\$ 33,178.68
7	P27194-B21	HPE ProLiant DL300 Gen10 Plus 2U 8SFF x1 Tri-Mode 24G U.3 BC Front Drive Cage Kit	3	\$ 398.94	\$ 1,196.82
8	P26279-B21	HPE MR416i-a Gen10 Plus x16 Lanes 4GB Cache NVMe/SAS 12G Controller	3	\$ 413.83	\$ 1,241.49
9	P01366-B21	HPE 96W Smart Storage Lithium-ion Battery with 145mm Cable Kit	3	\$ 41.49	\$ 124.47
10	P26262-B21	Broadcom BCM57414 Ethernet 10/25Gb 2port SFP28 Adapter for HPE	6	\$ 398.94	\$ 2,393.64
11	845398-B21	HPE 25Gb SFP28 SR 100m Transceiver	12	\$ 743.62	\$ 8,923.44
12	P41405-B21	HPE 3.2 TB NVMe Gen4 High Performance Mixed Use SFF BC Self-encrypting FIPS U.3 CM6 SSD *REFURB* - 3x DWPD	2	\$ 1,940.00	\$ 3,880.00
13	P03178-B21	HPE 1000W Flex Slot Titanium Hot Plug Power Supply Kit	6	\$ 186.17	\$ 1,117.02
14	P13771-B21	HPE Trusted Platform Module 2.0 Gen10 Plus Black Rivets Kit	3	\$ 52.13	\$ 156.39
15	P22018-B21	HPE DL38X Gen10 Plus 2U SFF Easy Install Rail Kit	3	\$ 84.04	\$ 252.12

#	Part Number	Description	Qty	Unit Price	Extended Price
16	BD505A	HPE iLO Advanced Electronic License with 3yr Support on iLO Licensed Features	3	\$ 300.00	\$ 900.00
<i>Below Three Items are Required Upgrades to Rifle's Existing 3x DL385 Gen10+ v2 Servers</i>					
<i>Existing Rifle Servers each have 768GB Memory - some will be moved to above DR Nodes for balance</i>					
17	P22267-004	HPE 7.68TB NVMe Gen4 HP RI SFF U.3 PM1733 SSD *New unsold server take-outs*	12	\$ 3,510.64	\$ 42,127.68
18	P26931-B21	HPE ProLiant DL300 Gen10 Plus 2U 8SFF x4 Tri-Mode 24G U.3 BC Front Drive Cage Kit	3	\$ 398.94	\$ 1,196.82
19	P41405-B21	HPE 3.2 TB NVMe Gen4 High Performance Mixed Use SFF BC Self-encrypting FIPS U.3 CM6 SSD *REFURB* - 3x DWPD	2	\$ 1,940.00	\$ 3,880.00
<i>Below Items are Verge.IO Hyperconvergence Software and Services/Support</i>					
20	VOS-SMB5	5 Year License - VergeOS for 3 servers, 30 VM limit	2	\$ 19,565.22	\$ 39,130.44
21	VOS-INST	Install VergeOS on 1 server	6	\$ 100.00	\$ 600.00
22	VOS-TRNG	Training 2 x 2 hours sessions for up to 4 people	1	\$ 500.00	\$ 500.00

TOTAL	\$ 177,587.20
--------------	----------------------

Notes
Applicable tax and shipping will be added to the invoice.

To accept this quotation, sign here and return: _____

Thank you for your Business!



Agenda Item #9.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 05/15/2026.

Notification Requirements:

None

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. 05.15.2026 Report to City Manager
2. Engineering Director Report 5.14.26
3. 2026 - Q1 IT Executive Summary Report
4. 2026 - Q1 IT Ticket Review Report
5. April 2026 IT Executive Summary Report
6. April 2026 IT Ticket Review Report
7. P&Z Director_Update_Memo_05_20_2026

WORK REPORT TO CITY MANAGER

05.15.2026

PIO

- Attended Innovations in Action-Inspiring Projects from Around the Country. It was fascinating to see how governments and businesses from around the world are utilizing AI and the successes and concerns fueled by this ever-changing field of technology.
- Press release regarding holiday closures and delayed trash and recycling removal.

COURT

- The court handled 74 adult cases and 18 juvenile cases on the May 6 court date. YouthZone staff says that we are not the only jurisdiction experiencing an uptick in juvenile offenses. We also held 02 hearings with inmates in custody.
- The prosecutor has filed a contempt complaint against the owner of 695 Aspen Avenue for failing to comply with a clean-up agreement. The case is set for hearing on May 20th.
- Judge Zerbi was invited to attend a meeting of judges in Denver organized by the feds to discuss common issues. Invitees were federal judges, appellate judges, and county, district, and municipal judges. Judge Zerbi was the only municipal representative from the western slope and said that it was a great opportunity to network.

COMMUNITY ACCESS TV & MULTIMEDIA

Recently Published Video Programming:

(found on all RifleTV+ video players)

- Rooted In Rifle: Comprehensive Plan + Land Use Code Update (PSA video) • May 2026
- Wamsley • 4th Grade Music Program • Apr 28, 2026
- Rifle Planning & Zoning Commission • Apr 28, 2026
- CRV Economic Development Partnership • "Idea Factory Pitch Competition" • Apr 29, 2026
- Rifle High School • Variety Show • Apr 29, 2026
- Wamsley Elementary K-2nd Grade students "Stories that Soar" theater performance by Rifle High School students • Apr 30, 2026

- Wamsley Elementary 3rd-5th grade students "Stories that Soar" theater performance by Rifle High School students • Apr 30, 2026
- ArtillumA Dance Expo • Apr 30, 2026
- CMC Rifle Campus "Degrees and Certifications" Spring Graduation Ceremony • May 1, 2026
- CMC Rifle Campus "High School Equivalency & High School Diploma Earners" Spring Graduation Ceremony • May 1, 2026
- ArtillumA Littles Fest • May 2, 2026
- ArtillumA Matinee Magic • May 2, 2026
- CMC Rifle Campus "Concurrent Enrollment Students (Certifications and Degrees)" Spring Graduation Ceremony • May 4, 2026
- Wamsley 5th Grade Music Program • May 6, 2026
- Rifle City Council • May 6, 2026
- Garfield County Libraries Board of Trustees • May 7, 2026
- GarCo Energy Advisory Board • May 7, 2026
- Elev8 Dance Company "2026 Recital" • May 9, 2026
- Rifle Parks & Recreation Advisory Board • May 11, 2026

Upcoming LIVE Video Broadcast/Streams:

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

- Rifle City Council • May 20, 2026
- Rifle High School Graduation • May 22, 2026
- Rifle Planning & Zoning Commission • May 26, 2026
- Re-2 School Board of Education • May 27, 2026

PARKS AND RECREATION

- CDOT's SH 13 Rifle Bridge Scour Mitigation Project is scheduled for construction from October 12, 2026 through February 1, 2027. The project will stabilize bridge piers and river embankments to address long-term scour concerns and reduce risk of bridge failure. Impacts to Parks & Recreation include intermittent closures of approximately 110 linear feet at the eastern end of the Colorado River Trail during staging and river access operations. Detour routes and public access will be maintained throughout construction, and all disturbed areas will be restored or improved following completion. Staff was notified of the project impacts and signed the letter acknowledging the temporary trail impacts and construction coordination requirements.
- I wanted to provide an update regarding the pool pump failure at the pool. The circulation pump for the competition pool experienced significant damage and had to be taken offline unexpectedly. We would not have been able to open if we had not secured the replacement pump. We had already included funding in the 2026 budget to purchase a backup pump as part of our long-term equipment planning. However, due to the sudden failure of the existing pump, the procurement timeline was accelerated, and the backup pump was purchased immediately to ensure we could open on time. The total cost of the new pump, including delivery, was \$14,300.35. The damaged pump is being repaired, and we expect to have it returned and back in service within the next couple of weeks. Once repaired, the City will again have a backup pump available for redundancy and future operational reliability. Please let me know if you have any questions.

CLERK

- Held Evacuation Plan Committee Meeting on April 22nd
 - Chris Bornholdt provided committee more information on utilizing "Everbridge" as a communication tool with staff for emergencies
- Attended Laserfiche Conference in April
- Attended CIRSA Webinar – Annual Property & Casualty Insurance renewal information
- Attend Marijuana Enforcement Division Local Jurisdiction Town Hall Webinar
- Provided Dept. Heads information on evacuation plan for City Hall
- Developing liquor festival permitting process on City Website with Laserfiche
- Processed Liquor License Renewals
 - Zunu Investments, LLC dba Black Bear Liquor
 - TEDREX, Inc. dba Choice Liquors
 - Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant
- Approved Special Event Permits
 - Grand River Health – National Wild Turkey Foundation Fundraiser & Banquet: May 16th
 - BPOE Elk's Lodge #2195 – Cornhole Tournament: June 6th
 - CRVCC – Third Thursday on Third – 06/18, 07/16, 08/20, 09/17, 10/10

- Reviewing Special Event Permits
 - BPOE Elk's Lodge #2195 – 4th Annual Golf Tournament Awards Ceremony: July 4th
 - PEO Sisterhood Int. – Rifle Farmers Market: Summer Long Event
- Reviewed Marijuana License Renewal
 - Herbal Outfitters dba The Green Joint
- Published Public Notices
 - #9 for Community Events Council are invited to
 - #4 for Ordinances (1st & 2nd Reading) approved in April & May so far
- CORA Requests Reviewed & Processed
 - #8 in April and #4 in May
- Prepped for CIRSA – Property & Casualty Audit on May 15th
- Processing Annual Renewal with CIRSA - Property & Casualty Insurance



Engineering Director Report

Date: May 14, 2026

Executive Summary

The City continues to make steady progress on major infrastructure and capital improvement projects across transportation, utilities, and parks. The Park Avenue Bridge project remains on schedule, with waterline installation substantially complete, bridge abutments poured, and major storm sewer, paving, and bridge work continuing through the summer. Corridor and transmission line improvements on Graham Mesa, 16th Street, and 19th Street are advancing, while Birch Park improvements are nearing completion with landscaping, amenities, and playground surfacing underway. The Whiteriver 9th to 16th Street project has received bids and is awaiting Council award and grant funding determinations.

Additional utility infrastructure projects, including the 2026 Water System Improvements, Northeast Water Tank, and Railroad Avenue improvements, are progressing through design, surveying, and bid preparation phases. Concurrently, staff continue coordinating development activity, utility replacement projects, and implementation of newly completed Traffic Impact Standards.

Financially, the 2026 street maintenance and capital plans have been completed and are being incorporated into the 2027 budget process. There is a strong likelihood of additional grant funding to be received.

Major Projects Update

Project: Park Avenue Bridge

- **Status:** On Track
- **Recent Progress:**
 - Waterline installation is Complete with exception of portion attached to bridge
 - Bridge abutments have been poured and Girders will be set in June
- **Schedule:**
 - Storm Sewer will be completed in May followed by curb, gutter and sidewalk
- **Next Steps:**
 - Storm Sewer
 - Pave bottom mat of asphalt on 3rd Street

- **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:**
 - Roadway activities are ongoing
- **Next Steps:**
 - Complete 16th Street
 - Water and sewer extensions at 19th Street when school is dismissed
- **Schedule:**
 - Corridor work expected to continue through the summer

Project: Birch Park Improvements

- **Status:** On Track
- **Recent Progress:**
 - Plantings and furnishings are being installed
- **Next Steps:**
 - Install remaining amenities, pavement and Playground surfacing

Project: Whiteriver 9th to 16th

- **Status:** Bids received
- **Recent Progress:**
 - Council Award 5/20/26
- **Next Steps:**
 - Awaiting grant award outcome which will be followed by bid award

Project: 2026 Water System Improvements

- **Status:** compiling bid documents
- **Schedule:**
 - Surveying easements in South Rifle
 - Bid Documents being compiled
- **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 completed
-

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
 - Additional grant funding may have been awarded, status is pending
-

Staffing & Resources

- Project coordination and inspection is non-stop
 - High level coordination with budget, developments and code are happening concurrently
-

Upcoming Priorities

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

Attachments

- Project Summary Table



	Project Projected				Description	January	February	March	April	May	June	July	August	September	October	November	December				
	Over/(Under)	Project	Budget/PO Amount	Final (projected)																	
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	\$	(233,888.00)		\$1,549,023.00		\$1,315,135.00	Bidding					Construction									
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				Bidding		Construction								
South Rifle Lift Station	\$	-	\$	2,434,000.00	\$	2,434,000.00	Grant Procurement and Bidding					Construction									
Northeast Booster Pump Backup Genarater										Bidding		Construction									
Centennial Park Creek Restoration	\$	-	\$	47,411.00	\$	47,411.00											Construction				
2026 Crack Seal			\$	65,000.00	\$	65,000.00						Bidding		Construction							
North East Tank Design			\$	119,994.00	\$	119,994.00								Design							Bidding
Railroad Avenue 9th to the Bypass			\$	231,500.00	\$	231,500.00								Design							
Golf Course Irrigation Design							Bidding			Design											



2026Q1 IT Executive Summary Report for City Manager

Project Updates:

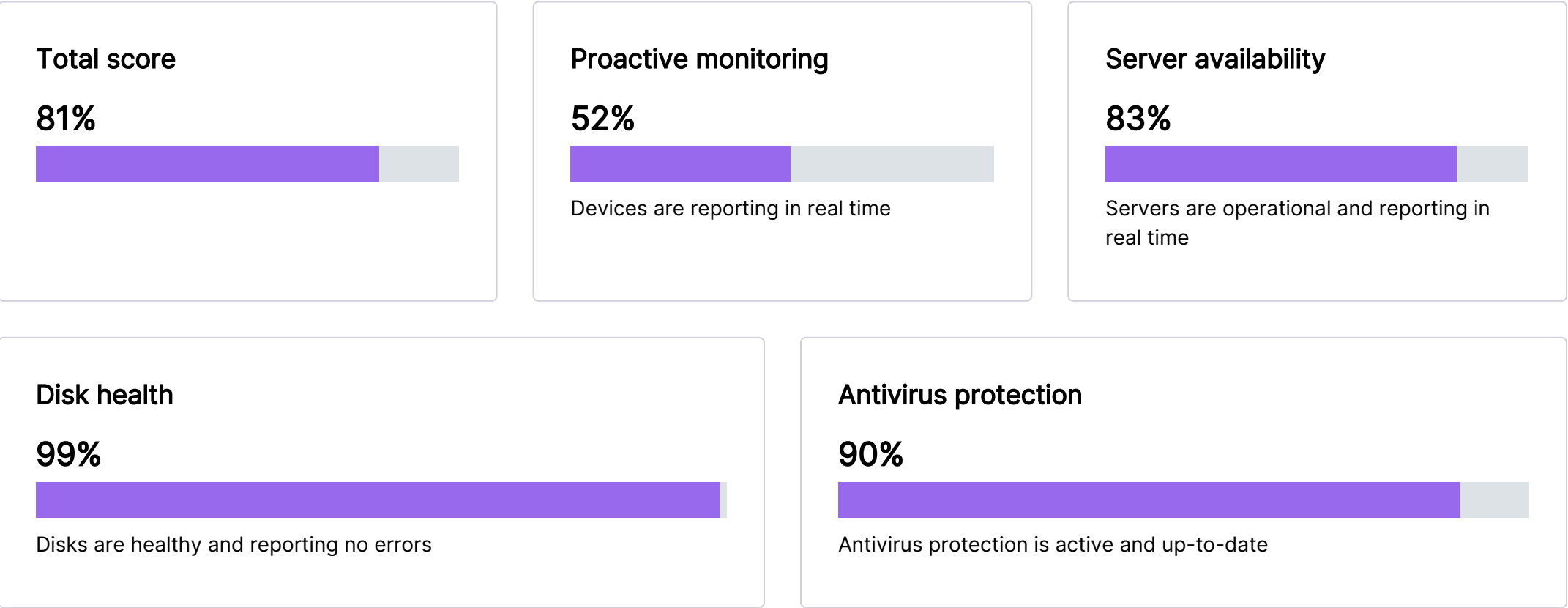
- **IT is in the process of expanding Bitwarden password manager roll-out as our IT Intern first project**
- **City is now managing Chrome Browsers and will begin to limit extension installation and/or personal Chrome account access**
- **We are currently testing out some advanced AI tools such as Perplexity to aid in reporting, etc.**
- **This will be the final quarterly report, moving to monthly reporting going forward. April included here.**

ORGANIZATION
City of Rifle

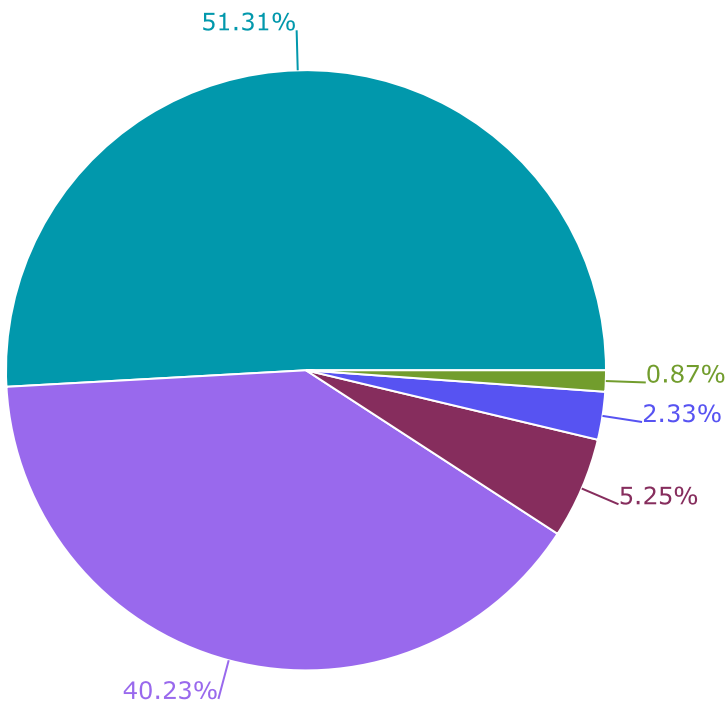
EXECUTION DATE
May 14, 2026

DESCRIPTION
IT Executive Summary Report for City Manager

Health score

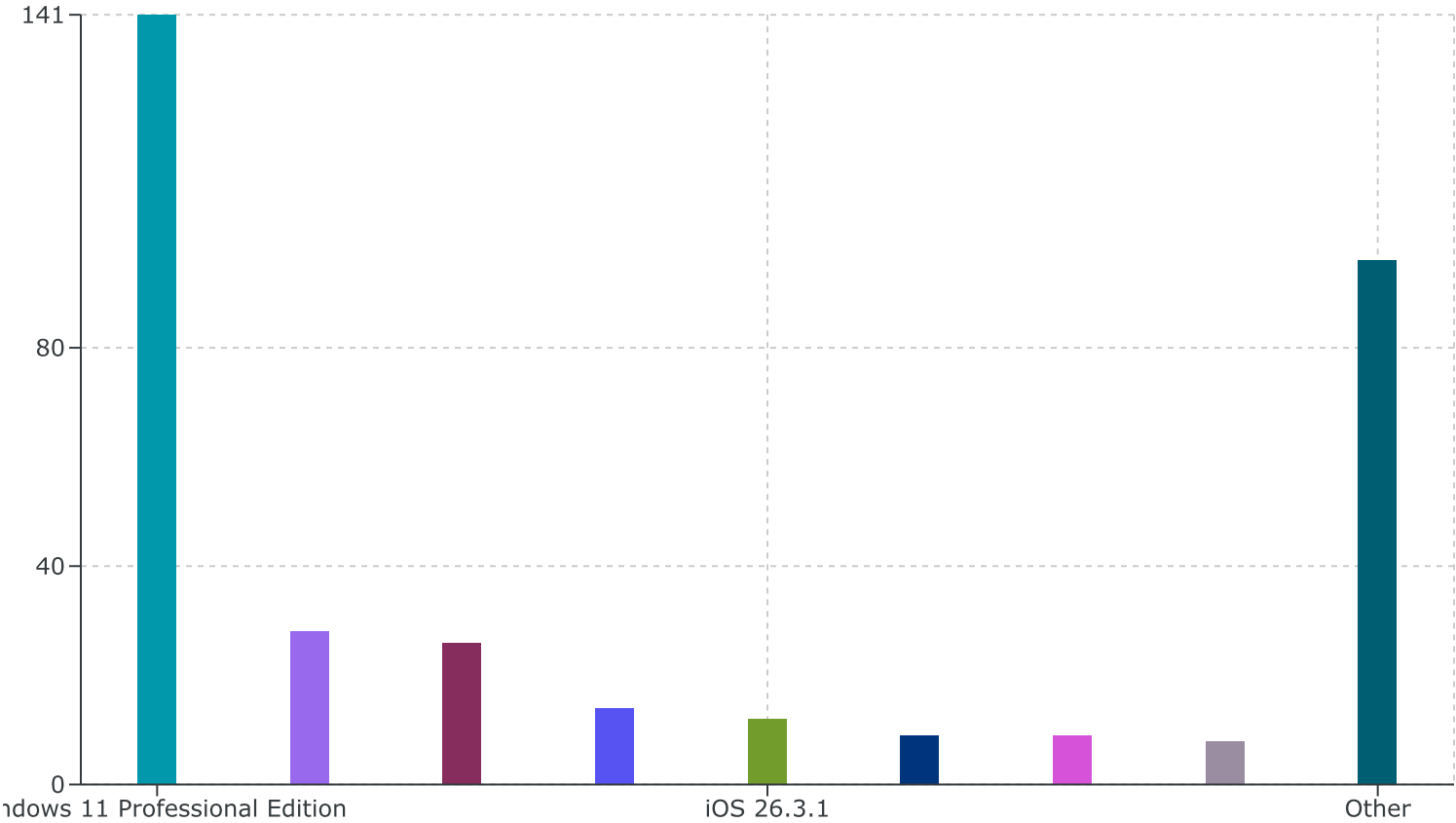


Site overview by device type



Total	343
Windows Workstations	176
Apple Mobile	138
Windows Servers	18
NMS	8
Mac	3

Site overview by OS



Total		343
Windows 11 Professional Edition	141	
Windows 11 Pro for Workstations Edition	28	
iOS 26.4.2	26	
iOS 26.2.1	14	
iOS 26.3.1	12	
iOS 18.6.2	9	
Windows Server 2016 Standard Edition	9	
Unknown	8	
Other	96	

System overview

Antivirus	
Protected devices	179
Unprotected devices	18

Software	
Added	1265
Removed	528
Updated	30797

Alerts triggered	16723
------------------	-------

Actions run	35950
-------------	-------





2026Q1 IT Ticket Review for City Manager Report

ORGANIZATION

City of Rifle

EXECUTION DATE

May 14, 2026

DESCRIPTION

Ticketing report for City of Rifle

Ticket Volume

Total

Status	Count
New	2
In Progress	10
Waiting	0
Scheduled	2
Waiting-Parts on Order	2
Waiting on End User Response	0
Waiting on End User Response Beyond 3 Days	0
Approved	0
Rejected	0
Closed	248
Reopened	21 (7.95%)
Created	264

Tickets Created Per Day

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
47	70	60	37	43	4	3

Tickets Created Per Hour

Start Time	End Time	Total
12 AM	03 AM	0
03 AM	06 AM	1
06 AM	09 AM	63
09 AM	12 PM	80
12 PM	03 PM	74
03 PM	06 PM	38
06 PM	09 PM	6
09 PM	12 AM	2

Resolution time

Mean time to resolve	5 Days 7 Hours 21 Minutes	One touch resolution	43.913%	First response time	2 Days 15 Hours 12 Minutes
----------------------	---------------------------	----------------------	---------	---------------------	----------------------------

Tickets/Resolution time

0-5 Hours	5-24 Hours	1-7 Days	7-30 Days	More than 30 days
49%	12%	25%	8%	6%

Technician touches

0	1	2	3-5	Greater than 5
97%	3%	1%	0%	0%

Technician ticket efficiency

Tickets taken

Technician	Total
Kelly Thompson	12
Brenda Maes	88
Jake Statler	25
James Binford	127

Tickets solved

Technician	Total
Brenda Maes	83
Jake Statler	29
James Binford	117



202604 IT Executive Summary Report for City Manager

ORGANIZATION

City of Rifle

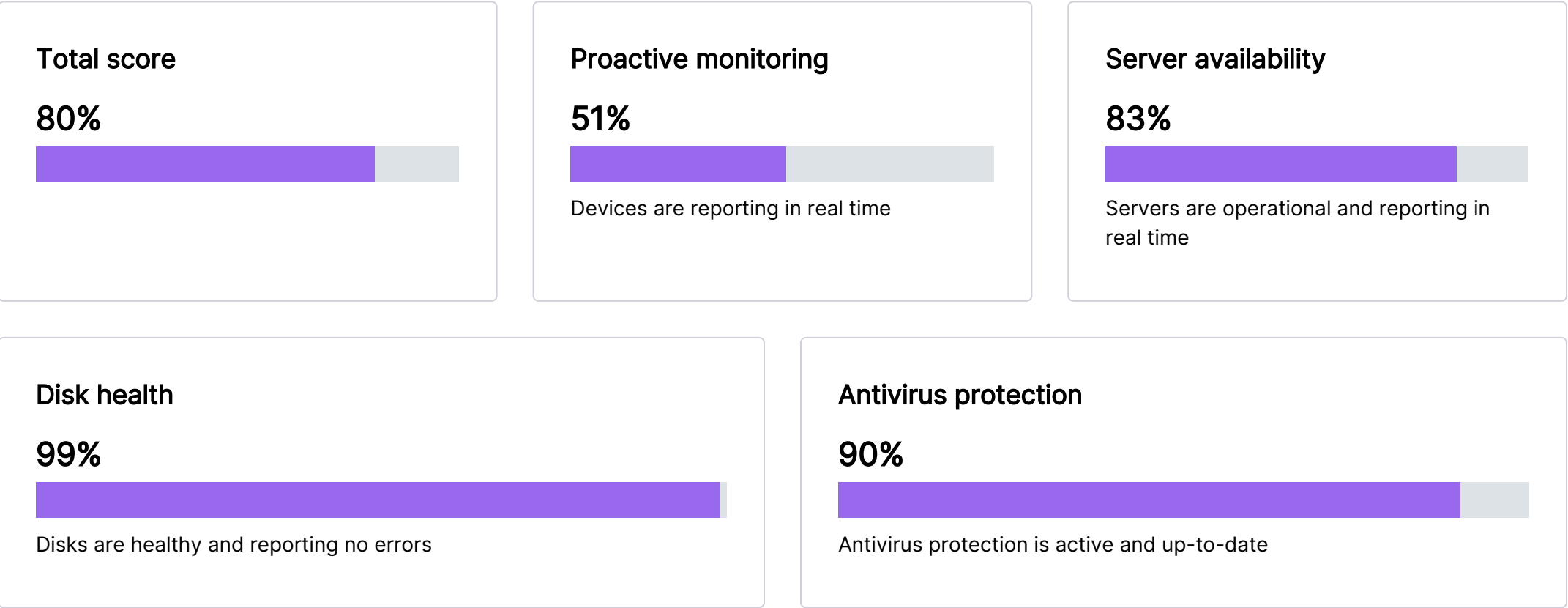
EXECUTION DATE

May 14, 2026

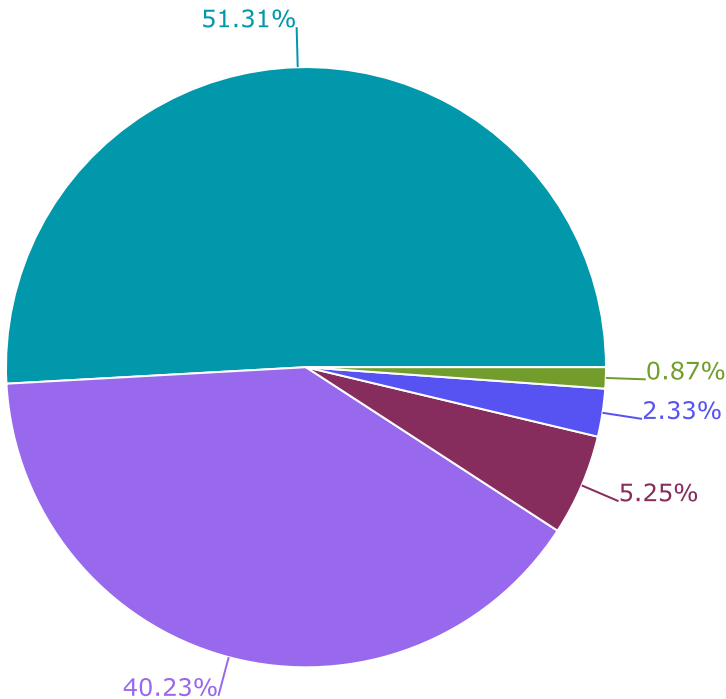
DESCRIPTION

IT Executive Summary Report for City Manager

Health score

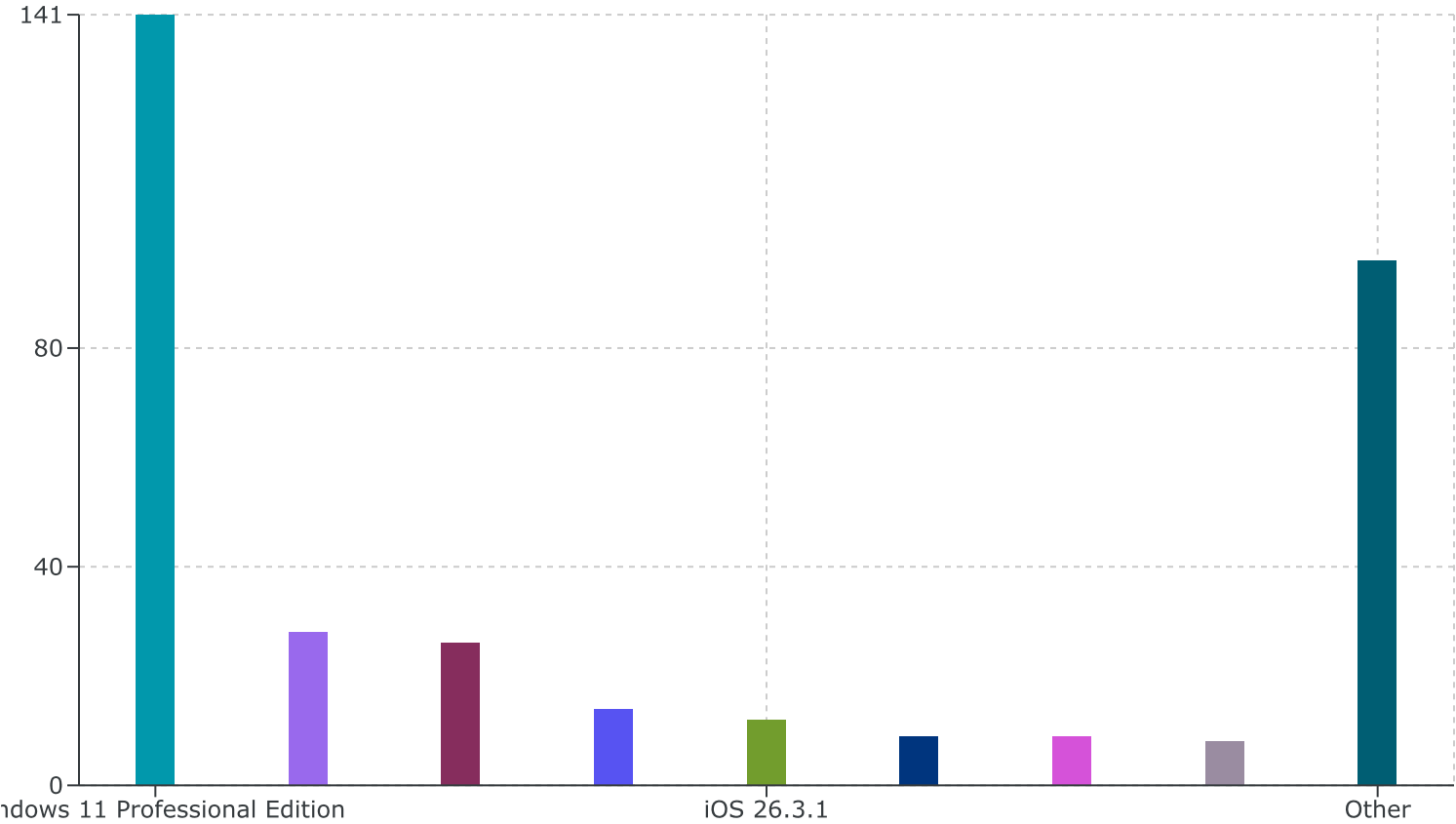


Site overview by device type



Total	343
Windows Workstations	176
Apple Mobile	138
Windows Servers	18
NMS	8
Mac	3

Site overview by OS



Total	343
Windows 11 Professional Edition	141
Windows 11 Pro for Workstations Edition	28
iOS 26.4.2	26
iOS 26.2.1	14
iOS 26.3.1	12
iOS 18.6.2	9
Windows Server 2016 Standard Edition	9
Unknown	8
Other	96

System overview

Antivirus	
Protected devices	179
Unprotected devices	18

Software	
Added	488
Removed	198
Updated	13085

Alerts triggered	9183
------------------	------

Actions run	15796
-------------	-------



202604 IT Ticket Review for City Manager Report

ORGANIZATION

City of Rifle

EXECUTION DATE

May 14, 2026

DESCRIPTION

Ticketing report for City of Rifle

Ticket Volume

Total

Status	Count
New	2
In Progress	1
Waiting	0
Waiting-Parts on Order	1
Waiting on End User Response	0
Waiting on End User Response Beyond 3 Days	0
Approved	0
Rejected	0
Closed	90
Reopened	14 (14.89%)
Created	94

Tickets Created Per Day

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
24	13	20	26	10	1	0

Tickets Created Per Hour

Start Time	End Time	Total
12 AM	03 AM	0
03 AM	06 AM	0
06 AM	09 AM	16
09 AM	12 PM	36
12 PM	03 PM	23
03 PM	06 PM	17
06 PM	09 PM	2
09 PM	12 AM	0

Resolution time

Mean time to resolve	12 Days 23 Hours 20 Minutes	One touch resolution	37.273%	First response time	5 Days 3 Hours 40 Minutes
----------------------	-----------------------------	----------------------	---------	---------------------	---------------------------

Tickets/Resolution time

0-5 Hours	5-24 Hours	1-7 Days	7-30 Days	More than 30 days
31%	19%	18%	24%	8%

Technician touches

0	1	2	3-5	Greater than 5
98%	1%	0%	0%	0%

Technician ticket efficiency

Tickets taken

Technician	Total
Kelly Thompson	8
Brenda Maes	26
Jake Statler	8
James Binford	60

Tickets solved

Technician	Total
Kelly Thompson	4
Brenda Maes	26
Jake Statler	12
James Binford	65

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: May 20, 2026
SUBJECT: Director Update

Community Development Department, April – 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 scheduled for June 10th, 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 and have provided Staff with a draft context survey for the neighborhoods. The Highschool Survey went live on May 14th and the Community Survey went live May 1st and runs through May 31st. The survey can be taken at www.RootedinRifle.com or <https://survey.alchemer.com/s3/8829518/City-of-Rifle-Plan-Reconfirmation-Survey-English>
- Building Division – The team continues to evaluate processes and make improvements where possible.
- GRIT – The Department will be interviewing for the Economic Opportunity Specialist position in late May to early June. GRIT Board has formally updated the Façade Grant Program with the intention of making it more clear and more attractive to local businesses. The GRIT Board would also like to release an RFP in the near future for a monument sign that could serve as a community calendar near the elk on Hwy 13 between Whiteriver and Railroad.
- Events – Barks, Brews, and BBQ will take place on May 16th from 1-4pm. Third Thursdays planning is well under way for this summer and kicks off in June. Staff has been working with Align Multimedia to enhance our marketing efforts for these events and will be highlighting the events both before and after the occurrences.
- Rifle CoWork is planning to move to the Whitt and Co space at 3rd and Railroad in June following the formal purchase of the building by the RREDC.
 - Kari Slappey, RREDC/CoWork's employee and GRIT Board Chair is leaving the area at the end of June.
 - Larry Stewart, former employee of Alpine Bank and Chair of DDA has left the area for another career opportunity in Gunnison, CO.

Attached – Building Permit Data (April, 2026)

CITY OF RIFLE BUILDING PERMIT REPORT

April 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								
April		28						\$	3,910,085.00	\$	41,904.49	\$	13,562.10	\$	7,624.90	\$	13,893.96	\$	8,240.72	\$	47,347.66	\$	49,333.40
Year to Date		106	7	5	2	0	68	\$	7,141,993.55	\$	93,877.52	\$	36,166.02	\$	26,301.35	\$	43,509.26	\$	28,602.52	\$	98,554.57	\$	101,318.83
Apr-25		24	3	3	0	0	21	\$	1,949,718.82	\$	41,431.31	\$	12,814.87	\$	6,447.36	\$	12,210.77	\$	10,941.80	\$	17,684.82	\$	11,295.95
Year to date 2025		106	20	20	0	2	71	\$	18,186,024.34	\$	204,433.36	\$	94,385.59	\$	53,094.96	\$	73,599.46	\$	54,115.14	\$	117,539.08	\$	112,668.19
End of Year 2025		298	27	22	5	5	266	\$	29,248,627.52	\$	421,727.12	\$	194,531.25	\$	109,716.51	\$	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-2026-114	217710304013	4/2/2026	1427 ARABIAN AVE SIDING	Lucio Santana Morales	LDR	Residential Furnace		\$ 10,954.00	\$ 340.00	\$ 265.25													
BLD-2026-100	217709130021	4/3/2026	1693 WALNUT LOOP	Jeb Savage	LDR	Single-family dwelling		\$ 377,744.00	\$ 8,027.06	\$ 2,549.12	\$ 969.75	\$ 4,617.33		\$ 6,754.75	\$ 6,857.44								
BLD-2026-128	217716117003	4/7/2026	419 E 2ND ST	Northwest Colorado Council of Gc	LDR	Residential Furnace		\$ 4,000.00	\$ 85.00	\$ 25.00													
BLD-2026-129	217710304016	4/7/2026	1451 DOGWOOD DR	Laura Van Deusen	LDR	Residential Reroof		\$ 5,000.00	\$ 106.25	\$ 50.00													
BLD-2026-098		4/7/2026	375 CR 352 Vantage	Vantage		Out of City Meter		\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,819.33	\$ 17,075.03								
BLD-2026-134	217704103004	4/8/2026	290 W 33RD ST	A-1 Heating & Cooling Inc.	LDR	Residential Furnace		\$ 24,766.00	\$ 526.28	\$ 25.00													
BLD-2026-137	217721120010	4/8/2026	513 LAST CHANCE DR	Brian's Epic Adventures Inc. (Briar	CS	New Residential - Deposit		\$ 500.00		\$ 500.00													
BLD-2026-130	217716205003	4/8/2026	450 W 4TH ST #440	Oscar Ramirez	CBD	Multy-Family Residential Rero		\$ 6,750.00	\$ 143.44	\$ 50.00													
BLD-2026-131	217710304013	4/8/2026	1427 DOGWOOD DR	A-1 Heating & Cooling Inc.	LDR	Residential Furnace		\$ 10,954.00	\$ 232.77	\$ 25.00													
BLD-2026-127	217704315004	4/8/26	2422 WEST AVE	Andrew LaMotte	LDR	Residential Fence Permit		\$ 2,360.00	\$ 50.15	\$ 25.00													
BLD-2026-133	217710204008	4/10/2026	1228 SAGE CT	Mauricio Nunez	LDR	Residential Reroof		\$ 15,000.00	\$ 318.75	\$ 50.00													
BLD-2026-138	217709309009	4/14/2026	317 W 9TH ST	Azure Nevonen	LDR	Residential Fence Permit		\$ 200.00	\$ 25.00	\$ 4.25													
BLD-2026-143	217716114013	4/14/2026	423 E 3RD ST	DaBella Exteriors, LLC (Jarod Stone	LDR	Residential Building		\$ 6,319.00	\$ 134.28	\$ 129.71													
BLD-2026-140	217704403009	4/14/2026	181 E 26TH ST	Ole Blues CarWash (Ed Fuller)	CS	Commercial Additional Structu		\$ 4,000.00	\$ 85.00	\$ 97.25													
BLD-2026-006		4/15/2026	1378 Clover Ct	FernandoAntonio Carreon	LDR	Residential New Building		\$ 400,000.00	\$ 8,500.00	\$ 2,173.75	\$ 3,514.00	\$ 4,617.33	\$ 4,120.36	\$ 6,754.75	\$ 6,857.44								
BLD-2026-146	217709110006	4/15/2026	1761 ANVIL VIEW AVE	Patrick Waller	LDR	Residential Deck		\$ 450.00	\$ 9.56	\$ 50.00													
BLD-2026-132	217710301001	4/16/2026	1329 E 8TH ST	Magdalena Rodriguez	LDR	Residential Deck		\$ 8,000.00	\$ 170.00	\$ 50.00													
BLD-2026-074	217709315002	4/16/2026	528 RAILROAD AVE	Caet May, LA PLACITA MARKET SIL	CBD	Commercial Building Retail Coi		\$ 37,850.00	\$ 804.31	\$ 521.03	\$ 338.67												
BLD-2026-136	217718201004	4/16/2026	184 GAS CT	5M Construction LLC (Myrl serra)	LI	Commercial Building Remodel		\$ 175,000.00	\$ 3,718.75	\$ 1,413.75	\$ 918.94												
BLD-2026-141	217710337003	4/16/2026	1108 HICKORY DR	Saenz Roofing Inc (Blanca Saenz)	LDR	Residential Reroof		\$ 18,500.00	\$ 393.12	\$ 50.00													
BLD-2026-154	217717113016	4/17/2026	578 MESA AVE	DANIEL JURMY, JOAN JURMY	LDR	Residential Reroof		\$ 18,622.00	\$ 425.00	\$ 50.00													
BLD-2026-152	217710308001	4/17/2026	1657 DOGWOOD DR	Renewal by Anderson (Carrie McK	LDR	Single family dwelling Replace		\$ 28,870.00	\$ 613.49	\$ 430.34													
BLD-2026-158	217710203013	4/20/2026	1340 FIRETHORN DR	Arthur R JR & Melanie M Dahl	LDR	Residential Reroof		\$ 17,000.00	\$ 361.25	\$ 50.00													
BLD-2026-052	217709121037	4/20/2026	1375 MUNRO AVE	Jesus SUAREZ MORFIN, JESUS AL	LDR	Single-family dwelling New Bu		\$ 300,000.00	\$ 6,375.00	\$ 1,613.75		\$ 4,659.30	\$ 4,120.36	\$ 6,886.70	\$ 8,257.33								
BLD-2026-157	217709323002	4/20/2026	611 HUTTON AVE	Alexandra Powell	LDR	Residential Reroof		\$ 6,000.00	\$ 127.50	\$ 50.00													
BLD-2026-155	217708408030	4/20/2026	686 MESA AVE	DEBBIE LAUDICK, Mile high city ro	LDR	Residential Reroof		\$ 9,000.00	\$ 191.25	\$ 50.00													
BLD-2026-156	217709118009	4/20/2026	980 E 19TH ST	Emily Hisel	LDR	Residential Fence Permit		\$ 1,000.00	\$ 21.25	\$ 25.00													
BLD-2026-135	217715317016	4/22/2026	1000 AIRPORT RD	Mandy Reece	CS	Commercial Building		\$ 440,000.00	\$ 9,350.00	\$ 2,897.75	\$ 1,883.54												
BLD-2026-159	217710307001	4/22/2026	1102 FIR AVE	Fernando Gomez	LDR	Residential Reroof		\$ 17,850.00	\$ 379.31	\$ 291.15													
BLD-2026-160	217709211002	4/23/2026	1701 HOWARD AVE #A-C	White Castle Roofing (Elizabeth B	LDR	Residential Reroof		\$ 18,387.00	\$ 390.72	\$ 50.00													
BLD-2026-150		4/28/2026	375 CR 352 Tally Ho	Tally Ho	OUT METER	Out of City Meter		\$ 1,345,009.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,132.13	\$ 10,286.16								

Help Shape the Future of Rifle!

The City of Rifle needs your input to update its Comprehensive Plan!

This plan will guide important decisions about:

- Housing and neighborhood growth
- Transportation and streets
- Parks and open space
- Economic development
- The future of areas like South Rifle

We want to hear from you about what's working, what needs improvement, and what you want Rifle to look like in the future.

Take the Community Survey

Share your thoughts on:

- How Rifle should grow
- Where housing is needed
- Transportation and safety priorities
- What makes Rifle a great place to live

Take the survey:



Why It Matters

Your feedback will:

- Help confirm community priorities
- Identify areas for improvement
- Guide future development decisions
- Inform updates to the City's land use code

*R*ooted in *Rifle*



¡Ayude a configurar el futuro de Rifle!

La ciudad de Rifle invita a residentes, propietarios de negocios y miembros de la comunidad a participar en una encuesta comunitaria para ayudar a guiar el futuro de la comunidad.

El Plan Integral funciona como la guía a largo plazo en materia de:

- Uso de suelo
- Vivienda
- Transporte
- Infraestructura
- Desarrollo económico

Queremos recabar opiniones sobre lo que funciona, lo que se puede mejorar y cómo debería crecer Rifle en el futuro.

Responda la encuesta comunitaria

Comparta sus opiniones sobre:

- Cómo debería crecer Rifle
- En dónde deberían construirse nuevas viviendas
- Qué servicios mejorarían la calidad de vida en Rifle
- Qué hace que Rifle sea un excelente lugar para vivir

Responda la encuesta:

