



RIFLE CITY COUNCIL REGULAR MEETING

May 20, 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 – Jonathan Rice, Scott Marsh, Karen Roberts, Clint Hostettler, Michael Clancy, Chris Bornholdt, and Alicia Gresley.

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Parks & Recreation Director Austin Rickstrew, Interim Police Chief Lieutenant Mike Kuper, Procurement & Grant Reporting Manager Iris Trevisano, Community Development Director Zach Higgins, Senior Planner Geir Sverdrup, Civil Engineer Craig Spaulding, IT Director Kelly Thompson, Video Production Specialist Brandon Steele, Senior Administrative Specialist Sarah Stubbs, and Leslie Robinson.

PUBLIC COMMENT

Comment was heard from Leslie Robinson.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the May 6, 2026 Regular Meeting
- B. Consider Liquor License Renewal for TEDREX, Inc. dba Choice Liquors
- C. Consider Liquor License Renewal for Imperio Mexican Restaurant, LLC dba Imperio Mexican Restaurant
- D. Consider Settlement Agreement with Antero Resources Corporation
- E. Consider Vacating a Section of Fairway Ave Right-of-Way – Ordinance No. 7, Series of 2026 (2nd Reading)
- F. Consider Reappointment of Lydia Allen to the Greater Rifle Improvement Team Advisory Board

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

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

No – None.

PUBLIC HEARING

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

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

Mayor Clint Hostettler opened the public hearing.

Public notice was met.

Community Development Director Zach Higgins and Senior Planner Geir Sverdrup presented the request for approval to amend the Rifle Municipal Code for Accessory Dwelling Unit Parking Requirements. In May of 2024, House Bill 24-1152 was passed and became effective on June 20, 2025 mandating local governments in urban areas to allow Accessory Dwelling Units (ADU) in single family residential areas and removed restrictions for additional parking, but allows 'Homeowners' Associations (HOA) to restrict them. As the City of Rifle is not in a metropolitan planning area, this bill does not require any action from the City. This amendment would qualify Rifle for Department of Local Affairs (DOLA) funding opportunities to receive pre-approved ADU plans, ultimately bringing cost down for residents. and provide some citizens with the opportunity to receive Colorado Housing and Finance Authority (CHFA) funding. If this amendment was found to be inconducive or problematic for the community, the decision to revert could be made at any time but would require the return of any funding the City received from DOLA. However, citizens would keep funds they may have received from CHFA. This amendment received unanimous support when presented to the Planning and Zoning Commission. Staff recommends approval to amend the City's parking requirement of one off-street parking space per bedroom per ADU, as long as on-street parking is available.

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

Mayor Clint Hostettler closed the public hearing.

Councilor Michael Clancy moved 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; seconded by Councilor Alicia Gresley.

Roll Call: Yes – Alicia Gresley, Scott Marsh, Karen Roberts, Michael Clancy, and Clint Hostettler.
No – Jonathan Rice and Chris Bornholdt.

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

ORDINANCE NO. 12, SERIES OF 2026
AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE I OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE CREATING
A NEW SECTION FOR TRAFFIC IMPACT STUDIES

Mayor Clint Hostettler opened the public hearing.

Public notice was met.

Community Development Director Zach Higgins and Civil Engineer Craig Spaulding presented the request to amend the Rifle Municipal Code adding section 16-1-145 Traffic Impact Study Criteria. This code amendment would refer the Development Code to the traffic criteria located in Chapter 16 - General Requirements for All Development, of the Public Works Manual. The requirement would apply to new developments generating 20 or more peak-hour vehicle trips or affecting the Colorado Department of Transportation (CDOT) access, right-of-way, or other areas under CDOT purview. Staff recommends the approval to amend the code, which would ultimately provide clearer expectations for developers and a more standardized review process for the City.

Comments heard from Councilor Karen Roberts and Councilor Alicia Gresley.

Mayor Clint Hostettler closed the public hearing.

Councilor Scott Marsh moved 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; seconded by Councilor Jonathan Rice.

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

No – None.

REGULAR AGENDA

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

Civil Engineer Craig Spaulding presented request to add Appendix B, Traffic Impact Study Criteria to the City of Rifle Public Works Manual. This criterion would establish thresholds and requirements for trip generation letters, full traffic impact studies, and compliance letters. One residential unit accounts for roughly one peak-hour trip. Subdivision developments generating 20 – 49 peak-hour trips would require a trip generation letter. Developments generating 50 or more peak-hour trips would require a full traffic impact study, requiring developers to report on current conditions and “build-out” conditions, which would consider the City of Rifle’s Comprehensive Plan, regional growth, and projected 20-year sustainability. Compliance letters could be used in certain situations where a previous traffic impact study had already been approved within the past two years and the development impact remained the same. The addition of Appendix B would not supersede CDOT requirements.

Comments heard from Councilor Chris Bornholdt, City Manager Patrick Waller, and Councilor Michael Clancy.

Councilor Alicia Gresley moved to approve Appendix B – Traffic Impact Study Criteria – of the City of Rifle Public Works Manual as presented; 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 Bid Award to CW Construction for the Construction of Whiteriver Avenue Improvements

Procurement & Grant Reporting Manager Iris Trevisano and Civil Engineer Craig Spaulding presented the request to approve the bid award to CW Construction for Whiteriver Avenue Improvements. Request for bid was published on BidNet; 11 contractors attended the pre-bid meeting and 5 bids were received at the close of bid on May 6, 2026. The bid from CW Construction of \$1,314,858.01 is within the 2026 fiscal budget of \$1.5 million. Additionally, the City received an award of \$400,000.00 from the Garfield County Federal Mineral Lease District, Spring 2026 Grant Cycle for this project. Improvements to Whiteriver Avenue would span from 9th Street to 16th Street and would include bank stabilization, guardrail replacement, waterline replacement, and ADA ramp improvements. Impacts to traffic will include the closure of Whiteriver Avenue to thru traffic from 9th to 16th street; access will remain for residences within the affected area. Staff recommends approving the bid award, noting CW Construction as a qualified contractor with prior experience working with the City.

Comments heard from Mayor Clint Hostettler, Councilor Alicia Gresley, Councilor Michael Clancy, and City Manager Patrick Waller.

Councilor Scott Marsh moved to approve bid award to CW Construction for Whiteriver Avenue Improvements in the amount of \$1,314,858.01; seconded by Councilor Michael Clancy.

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

No – None.

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

Civil Engineer Craig Spaulding presented the request to authorize the City Manager to execute the streetlight installation contract by Xcel Energy for the Park Avenue bridge and roadway project. Staff recommends authorization, as this would allow the project to stay on schedule while Xcel completes its internal process. The purchase order would return to Council once the final cost is available. The project is budgeted at \$208,000.00, but is expected to come in under that amount.

Comments heard from Councilor Karen Roberts.

Councilor Jonathan Rice moved to approve the City Manager to execute the Streetlight Installation Contract by Xcel Energy for the Park Avenue Bridge and Roadway; seconded by Councilor Chris Bornholdt.

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

No – None.

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

Procurement & Grant Reporting Manager Iris Trevisano and Utilities Director Jared Emmert presented the request to approve the bid award to R&A Enterprises for the Northeast booster station backup generator. A request for bid (RFB) was published on BidNet; 4 contractors attended the pre-bid meeting, and two qualified bids were received at the close of the bid on May 13, 2026. This project item was split into two different items; construction and design. After design cost of \$33,300.00, the bid of \$201,238.00 received from R&A Enterprises for construction would bring the project total to \$234,538.00, which is within the budgeted amount of \$300,000.00 for design and construction. This project will provide backup power for the City's Northeastern Booster Station, which supplies water from the main five-million-gallon tank complex to the northeastern tank and helps pressurize the City's northeastern zone. Staff recommends the approval of bid award, as this project would improve reliability of water services to citizens in the northeastern zone of the City during periods of extended power outages.

No comments were heard.

Councilor Alicia Gresley moved 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 \$201,238.00; seconded by Councilor Michael Clancy.

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

No – None.

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

Procurement & Grant Reporting Manager Iris Trevisano, Parks & Recreation Director Austin Rickstrew, and Golf Course Superintendent Justin Kochevar presented the request to approve the bid award to Irrigation Technologies for the Rifle Creek Golf Course irrigation design. The Rifle Creek Golf Course irrigation system is aging and in need of replacement, with portions of the system dating back to 1975 and the back-nine pump station dating back to approximately 1989 to 1991. The current system is inefficient, experiences leaks, and requires design work before future construction can be considered. A request for proposal for design services was issued on BidNet. There were 2 attendees at the pre-bid meeting, and two proposals were received at the close of submission. A selection committee was established to evaluate and score the proposals. After deliberation from the committee, Irrigation Technologies is being recommended for award, as they are the only certified irrigation designer and certified golf course irrigation auditor in the state of Colorado. After speaking with vendors, staff recommended including add alternates for assistance with a future pre-bid meeting and electrical requirements for the three pump stations.

Comments heard from Mayor Clint Hostettler, Councilor Alicia Gresley, Councilor Scott Marsh, and Councilor Chris Bornholdt.

Councilor Scott Marsh moved to approve bid award to Irrigation Technologies for the Rifle Creek Golf Course irrigation design in the amount of \$37,710.00; seconded by Councilor Chris Bornholdt.

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

No – None.

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

Procurement & Grant Reporting Manager Iris Trevisano and Parks & Recreation Director Austin Rickstrew presented the request to approve bid award to AIM Design and Development for the Rifle Heritage Center building audit. A request for bid (RFB) was published on BidNet; 2 consultants attended the pre-bid meeting. Due to the budget presented, one firm notified staff they would not submit a proposal. The original proposal received from AIM Design and Development included building audits for the Senior Center and Rifle Heritage Center for a total cost of \$58,600.00. Additional pricing from AIM Design and Development was requested, breaking the two facilities into phases. Staff initially recommended proceeding with the Rifle Heritage Center audit first due to the budget considerations and the condition of the building, for the amount of \$31,300.00. Council discussed whether to complete both audits at the same time to save costs, improve planning, and avoid delaying potential future improvements at the Senior Center.

Staff noted that completing both audits in 2026 would cost less than phasing the work over two years due to additional mobilization costs.

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

Councilor Chris Bornholdt moved to approve bid award to AIM Design and Development for the Rifle Heritage Center & the Senior Center building audits in an amount not to exceed \$58,600; seconded by Councilor Jonathan Rice.

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

No – None.

Consider Purchase of Verge.io, Additional Storage, and HPe Server Hosts for VMware and Nimble SAN Replacement

Procurement & Grant Reporting Manager Iris Trevisano and IT Director Kelly Thompson presented the request to approve purchase of Verge.io, additional storage, and HPe server hosts for VMware and Nimble SAN replacement. In December of 2025, Council had approved a purchase from Scale Computing; however, the vendor could not honor the original order without an additional cost of \$36,000.00 and continued delays. The order was cancelled and an alternate solution was identified through Value Point to work with Phaze2 Solutions as a replacement. The Verge.io solution would replace existing storage and VMware infrastructure, reuse some existing hardware, and provide flexibility for future expansion. Staff is recommending the approval of a purchase order for an amount not to exceed \$200,000.00 to account for the quoted cost of \$177,587.20 and potential additional components needed during implementation.

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

Councilor Alicia Gresley moved to approve the purchase of Verge.io, additional storage, and server hosts through Phaze2 Solutions for a total cost not to exceed \$200,000; seconded by Councilor Karen Roberts.

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

No – None.

Report to City Manager

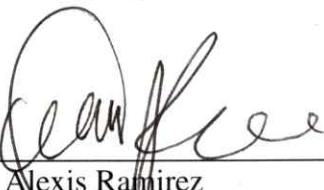
Comments were heard from City Manager Patrick Waller, Councilor Alicia Gresley, City Clerk Alexis Ramirez, Utilities Director Jared Emmert, and Interim Police Chief Mike Kuper.

Comments from Mayor and Council

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


Adjournment

Meeting adjourned at 8:44 p.m.



Alexis Ramirez
City Clerk





Clint Hostettler
Mayor

