



RIFLE CITY COUNCIL REGULAR MEETING

June 17, 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 Scott Marsh, Councilor Karen Roberts, Mayor Clint Hostettler, Councilor Chris Bornholdt, and Councilor Alicia Gresley.

Councilor Alicia Gresley moved to excuse Councilor Jonathan Rice and Councilor Michael Clancy from tonight's meeting; seconded by Councilor Karen Roberts.

Roll Call: Yes – Scott Marsh, Karen Roberts, Clint Hostettler, Chris Bornholdt, and Alicia Gresley.
No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Wilton Anderson, Procurement & Grant Reporting Manager Iris Trevisano, Community Development Director Zach Higgins, Senior & Event Center Director Tami Sours, Interim Police Chief Lieutenant Mike Kuper, Video Production Specialist Brandon Steele, Sarah Roper, and Juan Loya.

PUBLIC COMMENT

Comments were heard from Owner of Mountain Air Mechanical Sarah Roper and Juan Loya.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Declaring IT Equipment Surplus
- B. Consider Minutes of the June 03, 2026 Regular Meeting
- C. Consider Liquor License Renewal for RCG Rifle, LLC dba Rib City Grill
- D. Consider Liquor License Renewal for Plaza Liquors, LLC dba Plaza Liquors
- E. Consider Approval of Purchase Order to Xcel Energy for Lighting at Park Avenue and Third Street
- F. Consider Request for Letter of Support from Colorado River Valley Chamber of Commerce for Destination Blueprint Grant Application

Councilor Alicia Gresley moved to approve Consent Agenda Items A, B, C, D, E & F; seconded by Councilor Scott Marsh.

Roll Call: Yes – Karen Roberts, Clint Hostettler, Chris Bornholdt, Scott Marsh, and Alicia Gresley.
No- None.

PUBLIC HEARING

Consider Amendment to Chapter 16 of the Rifle Municipal Code: Automotive Shops – Ordinance No. 14, Series of 2026 (1st Reading)

**AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLES 1 AND 3 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE TO
AMEND DEFINITIONS AND ZONING TABLES RELATED TO AUTO BODY
SHOP/PAINTING BOOTH AND AUTOMOTIVE REPAIR SHOP**

Mayor Clint Hostettler opened the public hearing.

Public notice was met.

Community Development Director Zach Higgins presented the request to consider amending Chapter 16 of the Rifle Municipal Code concerning Automotive Repair Shops, first reading of Ordinance No. 14, Series of 2026. Current Rifle Municipal Code does not clearly allow indoor automotive maintenance and repair as a standalone use; several existing businesses are operating

in zone districts where the use is currently not listed as allowed. This amendment would permit repair shops in the Community Service (CS), Light Industrial (LI), and Industrial (I) zone districts, but not in the Tourist Commercial (TC) zone district. Therefore, bringing existing businesses into compliance with the code. The Planning and Zoning Commission requested to remove “body and frame repair does not include mechanical engine or powertrain repair” from the definition of Auto Body Shop/Painting Booth. This would allow related mechanical, engine, or powertrain repair when associated with body repair work.

Comments were heard from Councilor Chris Bornholdt and Councilor Alicia Gresley.

Mayor Clint Hostettler closed the public hearing.

Councilor Scott Marsh moved to approve amendment to Chapter 16 of the Rifle Municipal Code concerning Automotive Repair Shops – Ordinance No. 14, 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 – Alicia Gresley, Scott Marsh, Chris Bornholdt, Karen Roberts, and Clint Hostettler.
No – None.

Consider Amendment to Chapter 16 of the Rifle Municipal Code: Garage Requirements for New Homes – Ordinance No. 15, Series of 2026 (1st Reading)

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING
ARTICLE 7 OF CHAPTER 16 OF THE RIFLE MUNICIPAL CODE TO
AMEND GARAGE PARKING REQUIREMENTS

Mayor Clint Hostettler opened the public hearing.

Public notice was met.

Community Development Director Zach Higgins presented the request to consider amending Chapter 16 of the Rifle Municipal Code concerning Garage Requirements for New Homes, first reading of Ordinance No. 15, Series of 2026. Current Rifle Municipal Code has been interpreted to require two parking spaces per dwelling unit, with one space required to be in a garage, and specifies minimum garage-dimension requirements. This amendment would remove the requirement of one space in a garage and all language regarding the size of the garage, leaving the option and size of a garage up to the developer or homeowner for a single-family home, but still require two off street parking spaces. The Planning and Zoning Commission voted to recommend this amendment.

Comment was heard from Councilor Alicia Gresley.

Mayor Clint Hostettler closed the public hearing.

Councilor Karen Roberts moved to approve amendment to Chapter 16 of the Rifle Municipal Code concerning Garage Requirements for New Homes – Ordinance No. 15, 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 – Clint Hostettler, Alicia Gresley, Scott Marsh, Chris Bornholdt, and Karen Roberts.
No – None.

REGULAR AGENDA

Consider Approval of Purchase Order for 7-Party MOU Garfield County Older Adult Programs for 2026

Senior and Event Center Director Tami Sours presented the request to approve a purchase order for 7-Party Memorandum of Understanding (MOU) regarding Garfield County Older Adult Programs for 2026. This MOU was previously approved by council in December of 2025. However, the final figures came in higher than expected. The City had previously budgeted \$225,000.00 but the final contract amount was \$238,194.00, as there was an increase in meal and transportation costs. This discrepancy will be absorbed by the General Fund; although not anticipated, if a supplemental appropriation is required, it will be brought back to Council.

No comments were heard.

Councilor Alicia Gresley moved to approve a purchase order in the amount of \$238,194.00 for the 7-Party MOU Garfield County Older Adult Programs for 2026; seconded by Karen Roberts. Roll Call: Yes – Scott Marsh, Clint Hostettler, Karen Roberts, Alicia Gresley, and Chris Bornholdt. No – None.

Consider USDA Rural Business Development Grant for the Rifle Business Incubator Project – Resolution No. 15, Series of 2026

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO,
AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE UNITED STATES
DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT RURAL BUSINESS
DEVELOPMENT GRANT PROGRAM FOR THE RIFLE BUSINESS INCUBATOR
PROJECT**

Procurement & Grant Reporting Manager Iris Trevisano and Community Development Director Zach Higgins presented the request to authorize the submission of a grant application to the United States Department of Agriculture (USDA) Rural Business Development Grant Program for the Rifle Business Incubator Project; Resolution No. 15, Series of 2026. This resolution is for a no match, federal grant request for \$100,000.00 to be submitted on June 30th. Funds from this grant will be for the improvements of the new Co-Work space, located in the former Whitt & Co. building. Current intentions for funds would include \$20,000.00 for design services and \$80,000.00 for construction services, with potential of building out more rentable office spaces, a conference room, improving bathrooms to make them accessible and possible retail space. This opportunity is being pursued in lieu of not receiving the Department of Local Affairs (DOLA) Ready grant.

No comments were heard.

Councilor Alicia Gresley moved to authorize the submission of grant application to the USDA Rural Business Development Grant Program for the Rifle Business Incubator Project – Resolution No. 15, Series of 2026; seconded by Councilor Scott Marsh.

Roll Call: Yes – Karen Roberts, Scott Marsh, Chris Bornholdt, Alicia Gresley, and Clint Hostettler. No – None.

Consider Agreement with SGM for the Inspection of Rifle Creek Golf Course Bridges

Procurement & Grant Reporting Manager Iris Trevisano presented the request to approve the inspection of the Rifle Creek Golf Course golf cart bridges by SGM. During a recent Colorado Intergovernmental Risk Sharing Agency property survey, it was recommended that the City obtain a professional evaluation of pedestrian and trail bridges on Rifle Creek Golf Course. SGM was recommended due to the firm's bridge design and inspection experience and history of successful projects with the city; Park Avenue Bridge Design and Railroad Avenue Bridge Joint Replacement projects. The scope would include the inspection and load ratings for four bridges at the golf course. Although it was not included in the budget for 2026, the funds are available to complete the request by CIRSA, the City's property casualty insurance provider.

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

Councilor Scott Marsh moved to approve the inspection of the Rifle Creek Golf Course golf cart bridges by SGM in the amount of \$20,000.00; seconded by Councilor Alicia Gresley.

Roll Call: Yes – Scott Marsh, Karen Roberts, Clint Hostettler, Alicia Gresley, and Chris Bornholdt. No – None.

Rifle Regional Economic Development Corporation (RREDC) Board Appointment

In workshop, City Manager Patrick Waller presented an invitation from the Rifle Regional Economic Development Corporation (RREDC), which has recently expanded its Board of Directors from three to five members and is seeking a representative from the City of Rifle to serve on one of the newly created board positions. The appointment of a City Council representative to the RREDC Board would provide an opportunity for the city to maintain a collaborative partnership with the organization and participate in discussions regarding current and future economic development initiatives that support the Rifle community. Council members discussed the invitation during the workshop and considered the value of maintaining City representation on the RREDC Board.

No comments were heard.

Councilor Scott Marsh moved to approve Chris Bornholdt to serve on the Rifle Regional Economic Development Corporation (RREDC) Board; seconded by Karen Roberts.

Roll Call: Yes – Chris Bornholdt, Scott Marsh, Karen Roberts, and Clint Hostettler.

Recused – Alicia Gresley.

No – None.

Consider Approval of Appointment of Thomas Klein as Chief of Police

City Manager Patrick Waller presented the request to approve Thomas Klien as the new City of Rifle Chief of Police. In April of 2026, the City of Rifle initiated the search for the next Chief of Police and received 16 qualified applicants. Two finalists were identified and participated in a thorough two-day vetting process which included city tours, Police Department meet & greet, a public open house, a staff panel interview, and a Council panel interview that required a presentation from the candidates. After receiving ample feedback from council, staff, and the community, it is recommended that Thomas Klien be appointed as the next Rifle Police Chief.

Comment was heard from Mayor Clint Hostettler.

Councilor Chirs Bornholdt moved to approve Thomas Klein as the new City of Rifle Chief of Police; seconded by Councilor Karen Roberts.

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

No – None.

Report to City Manager

Comments were heard from City Manager Patrick Waller, Interim Police Chief Lieutenant Mike Kuper, and Community Development Director Zach Higgins.

Comments from Mayor and Council

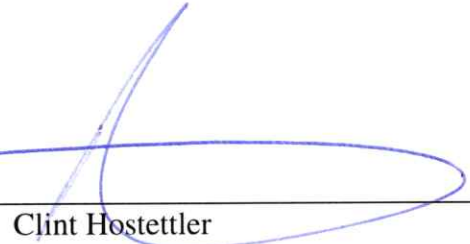
Comments were heard from Councilor Chris Bornholdt, Councilor Alicia Gresley, Councilor Scott Marsh and Mayor Clint Hostettler.

Adjournment

Meeting adjourned at 8:02 p.m.


Alexis Ramirez
City Clerk




Clint Hostettler
Mayor