



CITY COUNCIL

WORKSHOP AND REGULAR MEETING AGENDA

August 19, 2026

7:00 PM

202 Railroad Avenue, Rifle, CO 81650

5:00 PM - Workshop Dinner

5:30 PM - Workshop Meeting

Discussion and Review

- a. Schedule Discussion for Business Incubator Center Site Visit
- b. Rifle Creek Golf Course Leased Restaurant Space
- c. Procurement (Methods of Source Selection)
- d. Q2 2026 Financial Update (1/1/2026 - 06/30/2026)

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 August 5, 2026 Regular Meeting
6. **Action, if any, on Workshop Items**
7. **Public Hearing**
 - 7.a. Consider Amendment to Chapter 16 of the Rifle Municipal Code for Permitted ADU Zone Districts - Ordinance No. 16, Series of 2026 (1st Reading)
8. **Presentation**
 - 8.a. Mountain Waste Annual Update

8.b. Middle Colorado Watershed Presentation

8.c. Xcel Energy Presentation

9. Regular Agenda

9.a. Consider Appointment of Kristyn Boland to the Rifle DDA Board

9.b. Consider Appointment of Tara Rumery to the GRIT Advisory Board

9.c. Consider Awarding Facade Grant to Hays Genera PC from the Visitor Improvement Fund (Lodging Tax)

9.d. Consider Lodging Tax Ballot Issue - Resolution No. 20, Series of 2026

9.e. Consider Approving Garfield County FMLD Grant Application for the Railroad Avenue 14th Street to Hwy 13 Rehabilitation Project - Resolution No. 18, Series of 2026

9.f. Consider Authorizing Submission of the Garfield County FMLD Mini-Grant Application for Police Dept. Digital Fingerprint Scanner— Resolution No. 19, Series of 2026

9.g. Consider Approval of Purchase Order to Support the Purchase of the Shoshone Water Rights

10. Administrative Reports

10.a. Report to City Manager

11. Comments from Mayor and Council

12. Adjournment

ACCESSIBILITY STATEMENT

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

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



Agenda Item #a.

Agenda Item Name:

Schedule Discussion for Business Incubator Center Site Visit

Presenter:

Zach Higgins, Community Development Director

Item Description:

Scheduling 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:

The Business Incubator has invited Council and Staff for a site visit to their facility in Grand Junction. We anticipate that with travel, the visit will take 4-hours. The best dates from their end are the 26th and 31st of August, or the 1st of September. Staff is looking for feedback from Council to schedule the trip.

Notification Requirements:

N/A

Prepared By:

Patrick Waller, City Manager

Attachments:

None



Agenda Item #b.

Agenda Item Name:

Rifle Creek Golf Course Leased Restaurant Space

Presenter:

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

Item Description:

Rifle Creek Golf Course Leased Restaurant Space Discussion

Recommended Action:

No action on workshop items.

Fiscal Impact:

The city receives \$2,220.00 in monthly rent payments.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

At the April 1st meeting, the council approved a commercial lease and food-and-beverage agreement for the Rifle Creek Golf Course. The lease terms run through December 31, 2026, with an automatic extension unless the City provides written notice of termination at least 90 days before the current term ends. Council asked for this item to come back to the workshop to discuss operations and whether the space should be put out to bid. Staff will be available to provide an update and answer any questions.

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

None



Agenda Item #c.

Agenda Item Name:

Procurement (Methods of Source Selection)

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager

Item Description:

Consideration – Phase 1 Changes to Code, Chapter 4, Article III, § 4-3-210 – Methods of Source Selection

Recommended Action:

Discussion Only

Fiscal Impact:

N/A

Operational Impact:

The discussed items for amending the purchasing code are intended to increase purchasing efficiency.

Prior Board Motions:

Council previously amended the purchasing code in 2022. Procurement Threshold was discussed at Workshop on January 21, 2026.

Background Information:

The City's Procurement Code was last updated in 2022. The current code does not include a provision for regularly reviewing and updating procurement approval thresholds. As a result, the \$25,000 threshold for City Council approval has remained unchanged for nearly two decades.

The current thresholds were discussed during the January 21, 2026, City Council workshop, with a recommendation to increase the approval limits. As part of this review, staff also identified other sections of the Procurement Code that could be updated to improve clarity and maintain an efficient procurement process.

The proposed approval thresholds are:

- Department Head: Up to \$14,999
- City Manager: \$15,000–\$89,999
- Governing Body Approval: \$90,000 and above

Executive Summary:

Updating Methods of Source Selection in the Procurement Code will improve efficiency and provide additional ways to purchase asset and bid small projects and repairs. The proposed changes will update methods of source

selection and thresholds.

Procurement Code Updates: To implement the proposed threshold increases and methods of source selection, the following sections will be impacted;

Sec. 4-3-120 Approvals — The updates to this section would increase the procurement thresholds for purchasing. This issue was discussed earlier this year.

Sec. 4-3-210 Methods of Source Selection — Staff is requesting Council input on comparative pricing as a procurement method. This was in the previous purchasing code and would allow staff to solicit three quotes before making a purchase.

Notification Requirements:

N/A

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. MEMO Consideration of Changes to Code, Chapter 4 Article III Sec
2. Proposed changes for Sec. 4_3_120 and Sec. 4_3_210

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

FROM: Iris Trevisano, Procurement and Grant Reporting

DATE: August 19, 2026

SUBJECT: Consideration of Changes to Code, Chapter 4 Article III Sec. 4-3-210 (Methods of source selection)

Background

Over the past 20 years, the city's Procurement Code has been updated twice, most recently in 2022. The 2022 update (Ordinance No. 7) replaced Sec. 4-3-40. - Methods and procedures for source selection to Sec. 4-3-210. - Methods of source selection.

The update expanded the definitions and procedures of how the city selects its bidding and proposals.

(a) Unless otherwise authorized by law, all City contracts greater than fifty-thousand dollars (\$50,000.00) shall be awarded by competitive sealed bidding, pursuant to Section 4-3-215, (Competitive sealed bidding), except as provided in:

- (1) Section 4-3-220 (Competitive sealed proposals); Greater than ten thousand dollars (\$10,000.00) and less than fifty-thousand dollars (\$50,000.00).
- (2) Section 4-3-225 (Small purchases); Less than ten thousand dollars (\$10,000.00).
- (3) Section 4-3-230 (Miscellaneous exemptions);
- (4) Section 4-3-235 (Emergency procurement);

Comparative pricing

Under the prior code in Sec. 4-3-40. - Methods and procedures for source selection

(d) Comparative pricing. For purchases based on comparative pricing, the Purchasing Agent shall solicit quotes from no less than three (3) vendors/suppliers, unless it is impracticable under the circumstances to obtain three (3) quotes. Quotes may be solicited by telephone, fax or in writing, in the discretion of the Purchasing Agent.

This method of selection was removed from the code and no longer allowed the option of comparative pricing for any city purchased over \$10,000.

The advantage of a comparative price option is it promotes a balanced mix of competition, pricing fairness, and quality assurance.

Phase 1 Increase Existing Procurement Thresholds & Comparative Pricing:

As part of the review to increase procurement thresholds and update the Procurement Code, staff identified several changes that would better streamline purchasing and align the code with the City's current operational needs and economic climate.

Staff recommends increasing the procurement thresholds and bringing **comparative pricing** back into the Procurement Code. Comparative pricing would provide a more efficient purchasing method for lower-dollar purchases while still ensuring competitive pricing, responsible spending, and appropriate financial oversight. It would also allow staff to respond more quickly to smaller or time-sensitive purchases, reach out to local businesses, and obtain competitive pricing without creating unnecessary delays in the procurement process.

The need for greater flexibility was also highlighted during the spring bidding season, when contractor participation on several smaller projects was low. After reviewing the bid results and discussing the issue with department directors, staff believes that allowing comparative pricing as an additional selection method would improve the City's ability to obtain qualified contractors and competitive pricing for smaller projects. This approach would provide staff with more flexibility to select contractors based on both price and the quality of work they can provide for smaller projects.

Implementing the threshold increases and comparative pricing prior to the end of the year would address these immediate procurement needs while maintaining appropriate competition, accountability, and financial oversight.

The remaining proposed updates to the Procurement Code will be presented for review once the edits have been completed and reviewed by department directors. This phased approach allows the City to address the most immediate procurement needs now while giving staff and directors additional time to thoroughly review the remaining code changes.

Sec. 4-3-120. Approvals.

No procurement shall be made without the prior written approvals required to be made in accordance with this section.

- (a) City Council. All procurements subject to the terms of this Article in excess of ~~twenty-five thousand dollars (\$25,000.00)~~ ninety thousand dollars (\$90,000) shall be approved by City Council by motion or resolution.
- (b) City Manager. All procurements subject to the terms of this Article which does not exceed ~~twenty-five thousand dollars (\$25,000.00)~~ ninety thousand dollars (\$90,000) shall be approved by the City Manager.
- (c) Department heads. Department heads shall have the authority to approve procurements in an amount which does not exceed ~~ten thousand dollars (\$10,000.00)~~ fifteen thousand dollars (\$15,000) without the prior approval of the Procurement Manager, City Manager or City Council; provided, however that sufficient funds are available in the department head's department budget for the item(s) purchased. Material and Services, more than \$10,000 will require minimum 3 quotes.

No procurement shall be divided so as to avoid the approvals that would otherwise be required by the above.

Sec. 4-3-210. Methods of source selection

- (a) ~~(a)~~ — Unless otherwise authorized by law, all City contracts greater than ~~fifty thousand dollars (\$50,000.00)~~ ninety-thousand dollars (\$90,000.00) shall be awarded by competitive sealed bidding, pursuant to Section 4-3-215, (Competitive sealed bidding), except as provided in:
- (1) Section 4-3-xxx (Comparative pricing).
 - (2) ~~(1)~~ — Section 4-3-220 (Competitive sealed proposals); Greater than ~~ten thousand dollars (\$10,000.00)~~ and less than fifty thousand dollars (\$50,000.00) ~~thirty thousand dollars (\$30,000)~~ and less than ninety-thousand dollars (\$90,000)
 - (3) ~~(2)~~ — Section 4-3-225 (Small purchases); Less than ~~ten thousand dollars (\$10,000.00)~~ Thirty thousand dollars (\$30,000)
 - (4) ~~(3)~~ — Section 4-3-230 (Miscellaneous exemptions);
 - (5) ~~(4)~~ — Section 4-3-235 (Emergency procurement);

Methods of source selection	Contract limits
<u>Comparative pricing</u>	<u>More than \$15,000 less than \$90,000</u>
Competitive sealed bidding	Greater than \$50,000.00 <u>90,000</u>
Competitive sealed proposals	Greater than <u>thirty thousand dollars (\$30,000) and less than ninety-thousand dollars (\$90,000)</u> \$10,000.00 and less than \$50,000.00. *Greater than \$50,000 limit is allowed for Construction Manager/General Contractor proposals, or similar type proposal.
Small purchases	Less than \$10,000.00

(b) 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

(c) 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.

(d)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.

(e) The Procurement Officer may establish an administrative process to pre-qualify local vendors.

(Ord. 7, § 2, 2022)

Sec. 4-x-xxx Comparative Pricing

(a) For purchases based on comparative pricing, the Purchasing Agent shall solicit quotes from no less than three (3) qualified vendors/suppliers, unless it is impracticable under the circumstances to obtain three (3) quotes. Quotes may be solicited by telephone, fax or in writing, in the discretion of the Purchasing Agent

(b) Quotes we be evaluated on the following criteria in addition to price

(1)The ability, capacity and skill of the vendor to perform the contract, provide the service or procure the equipment ;

(2)Whether the vendor can perform the contract or provide the service or construction promptly or within the time specified, without delay or interference;

(3)The character, integrity, reputation, judgment, experience and efficiency of the vendor;

(4)The quality of performance of previous contracts or services;

(5)The previous and existing compliance by the vendor with laws and ordinances relating to the contract or service;

(6)The sufficiency of the financial resources and ability of the vendor to perform the contract or provide the service or construction;

(7)The quality, availability and adaptability of the supplies, services or construction to the particular use required; and

(8)The ability of the vendor to provide future maintenance and service for the use of the subject of the contract.



Agenda Item #d.

Agenda Item Name:

Q2 2026 Financial Update (1/1/2026 - 06/30/2026)

Presenter:

Scott Rust, Finance Director

Item Description:

A financial update will be given based on data through 6/30/2026. Specifically, a report on sales tax collections, an analysis of budget to actual expenditures and revenues year-to-date, and an investment report will be presented.

Recommended Action:

N/A

Fiscal Impact:

Overall, the City of Rifle is financially stable. The City continues to maintain reserve levels and primarily operate on ongoing, recent inflows for liquidity needs. 2026 sales tax collections are slightly below budget projections through the end of Q2. In total, through 2026 Q2 sales tax revenues are \$12,238.60 or 0.15% over prior year collections, year-to-date. 2026 expenditure trends are meeting expectations and are no cause for concern at this point. Staff will remain vigilant and continue to closely monitor actual revenues and expenditures for volatility.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

In order to keep the Council informed of the City of Rifle's financial performance, quarterly reports are given. This financial report covers the timeframe between 1/1/2026 through 6/30/2026.

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Scott Rust, Finance Director

Attachments:

1. City of Rifle Financial Update 6.30.26
2. City of Rifle Sales Tax Report 6.30.26
3. City of Rifle Unaudited Budget to Actual Report 6.30.26
4. City of Rifle Investment Report 6.30.26

City of Rifle Financial Update

for the time period of 01/01/2026 – 06/30/2026



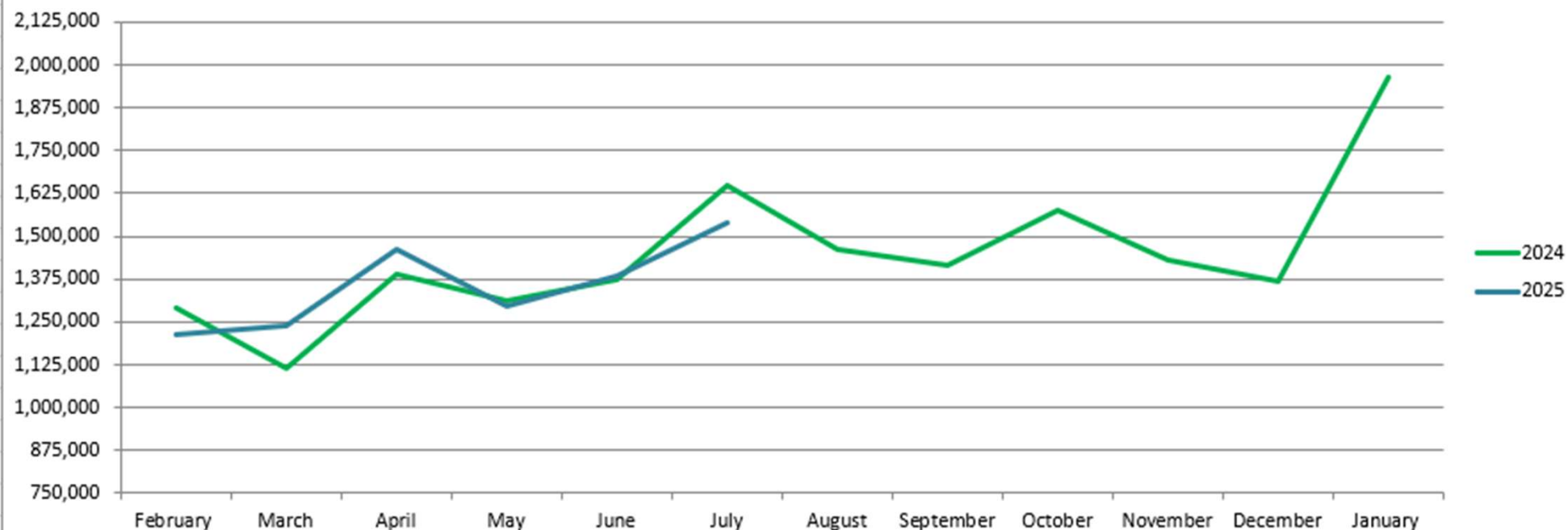
8/19/2026

Sales Tax Collections 2026

	ANNUAL TOTAL COLLECTIONS			
City Business	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff
BARS & RESTAURANTS	\$ 644,754.55	\$ 651,890.58	\$ (7,136.03)	-1.09%
RETAIL MARIJUANA	\$ 125,721.10	\$ 128,449.76	(2,728.66)	-2.12%
UTILITIES	\$ 351,245.15	\$ 351,156.56	88.59	0.03%
USE TAX/OTHER MISC	\$ 215,014.81	\$ 239,655.27	(24,640.46)	-10.28%
OIL & GAS	\$ 119,182.79	\$ 122,689.64	(3,506.85)	-2.86%
LODGING	\$ 248,742.40	\$ 263,847.51	(15,105.11)	-5.72%
LIQUOR STORES	\$ 146,347.22	\$ 135,001.13	11,346.09	8.40%
HVAC	\$ 7,552.62	\$ 7,429.63	122.99	1.66%
HARDWARE	\$ 132,765.56	\$ 135,206.06	(2,440.50)	-1.81%
GENERAL RETAIL	\$ 3,371,115.63	\$ 3,219,259.22	151,856.41	4.72%
FOOD	\$ 1,263,667.84	\$ 1,198,203.28	65,464.56	5.46%
EXCISE	\$ 6,739.02	\$ 12,397.32	(5,658.30)	-45.64%
CONTRACTOR	\$ 2,538.63	\$ 8,155.82	(5,617.19)	-68.87%
CAR PARTS & SALES	\$ 475,720.09	\$ 406,983.09	68,737.00	16.89%
SUTS (CO SALES & USE TAX SYSTEM)	\$ 218,870.20	\$ 267,533.56	(48,663.36)	-18.19%
Total MuniRev	\$ 7,329,977.61	\$ 7,147,858.43	\$ 182,119.18	2.55%
BUILDING USE TAX (Month Collected)	\$ 155,633.67	\$ 194,086.82	(38,453.15)	-19.81%
MOTOR VEHICLE USE TAX (Month Collected)	\$ 648,225.10	\$ 779,652.53	(131,427.43)	-16.86%
Grand Total	\$ 8,133,836.38	\$ 8,121,597.78	\$ 12,238.60	0.15%

Month	2026	2025	Month \$ Change	Month % Change	Year to Date % Change
February	\$ 1,213,930.95	\$ 1,291,883.10	\$ (77,952.15)	-6.03%	-6.03%
March	1,237,923.88	1,114,109.04	\$ 123,814.84	11.11%	1.91%
April	1,463,073.68	1,387,855.26	\$ 75,218.42	5.42%	3.19%
May	1,293,944.38	1,310,285.03	\$ (16,340.65)	-1.25%	2.05%
June	1,384,823.08	1,371,564.56	\$ 13,258.52	0.97%	1.82%
July	1,540,140.41	1,645,900.79	\$ (105,760.38)	-6.43%	0.15%
August		1,464,041.85			
September		1,415,860.51			
October		1,573,260.22			
November		1,428,301.16			
December		1,368,532.95			
January		1,963,949.91			
TOTAL	\$ 8,133,836.38	\$ 17,335,544.38			

City of Rifle - Sales and Use Tax Collected



Revenue -Budget to Actual by Fund

City of Rifle						Budget Date	6/30/2026
Budget to Actual: Cost Center Overview						Actual Date	6/30/2026
GL Budget	GL Budget Title	Budget	Actual	Amount Remaining	% Earned	Fund	
100-3000	General Fund Revenue	\$ (13,592,647.93)	\$ (6,987,513.03)	\$ (6,605,134.90)	51.41%	100	
201-3000	SIF Revenue	\$ (7,874,833.77)	\$ (2,488,649.22)	\$ (5,386,184.55)	31.60%	201	
201-3003	SIF Revenue	\$ (150,000.00)	\$ (81,104.16)	\$ (68,895.84)	54.07%	201	
202-3000	CTF Revenue	\$ (138,715.00)	\$ (69,368.96)	\$ (69,346.04)	50.01%	202	
204-3000	VIF Revenue	\$ (261,081.04)	\$ (104,397.16)	\$ (156,683.88)	39.99%	204	
205-3000	DDA Fund Revenue	\$ (74,225.16)	\$ (47,127.10)	\$ (27,098.06)	63.49%	205	
206-3000	Capital Fund Revenue	\$ (183,634.00)	\$ (134,064.01)	\$ (49,569.99)	73.01%	206	
207-3000	TIF Revenue	\$ (732,914.35)	\$ (424,772.15)	\$ (308,142.20)	57.96%	207	
208-3000	URA Fund Revenue	\$ (164,667.00)	\$ (29,563.90)	\$ (135,103.10)	17.95%	208	
210-3000	Parks and Rec - Revenue	\$ (7,222,798.56)	\$ (2,595,344.87)	\$ (4,627,453.69)	35.93%	210	
310-3000	Water Fund Revenue	\$ (5,002,403.42)	\$ (2,049,092.99)	\$ (2,953,310.43)	40.96%	310	
310-3002	Water Rights Revenue	\$ (25,000.00)	\$ (9,198.00)	\$ (15,802.00)	36.79%	310	
310-3003	System Improvement Revenue	\$ (513,000.00)	\$ (185,425.19)	\$ (327,574.81)	36.15%	310	
310-3004	Debt Service Revenue	\$ (3,531,743.73)	\$ (1,599,857.54)	\$ (1,931,886.19)	45.30%	310	
320-3000	Waste Water Fund Revenue	\$ (5,200,625.10)	\$ (2,626,683.61)	\$ (2,573,941.49)	50.51%	320	
320-3003	Waste Water System Improvement Revenue	\$ (250,000.00)	\$ (160,408.20)	\$ (89,591.80)	64.16%	320	
330-3000	Sanitation Fund Revenue	\$ (1,021,504.20)	\$ (513,096.48)	\$ (508,407.72)	50.23%	330	
350-3000	Rifle Creek Golf Course Revenue	\$ (1,544,350.00)	\$ (890,435.10)	\$ (653,914.90)	57.66%	350	
401-3000	Cemetery Perpetual Care Revenue	\$ (22,158.00)	\$ (12,705.45)	\$ (9,452.55)	57.34%	401	
610-3000	Fleet Fund Revenue	\$ (737,672.00)	\$ (369,491.70)	\$ (368,180.30)	50.09%	610	
610-3003	Fleet Fund System Improvements Revenue	\$ (305,000.00)	\$ (305,000.00)	\$ -	100.00%	610	
620-3000	IT Fund Revenue	\$ (1,533,411.00)	\$ (715,843.00)	\$ (817,568.00)	46.68%	620	
Total All Revenue Center GL Budgets		\$ (50,082,384.26)	\$ (22,399,141.82)	\$ (27,683,242.44)	44.72%		

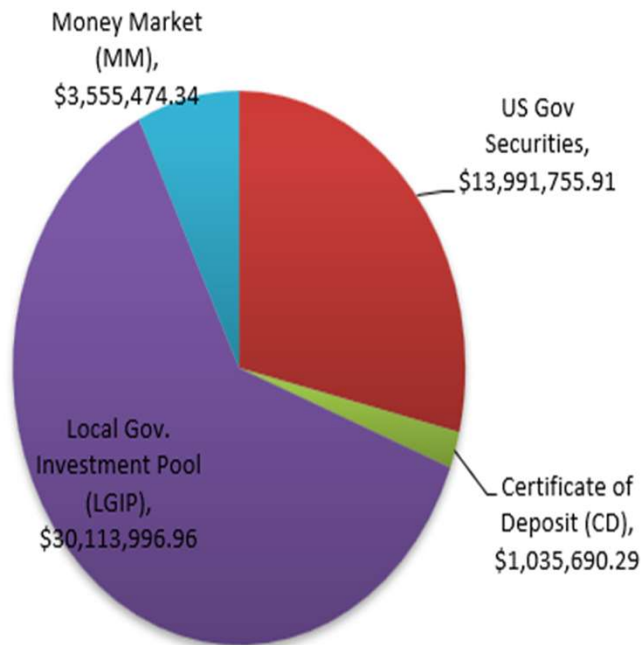
Expenditures -Budget to Actual by Fund

City of Rifle					Budget Date 6/30/2026			
Budget to Actual: Cost Center Overview					Actual Date 6/30/2026			
Fund	Fund Title	Budgeted Expenditures	Actual Expenditures	Encumbrances	Amount Remaining	% Spent	Amount Remaining No ENC	% Spent No ENC
100	General Fund	\$ 14,482,151.86	\$ 7,319,996.69	\$ 475,342.05	\$ 6,686,813.12	53.83%	\$ 7,162,155.17	50.54%
201	Street Improvement Fund	\$ 8,443,563.57	\$ 1,627,451.73	\$ 3,444,391.34	\$ 3,371,720.50	60.07%	\$ 6,816,111.84	19.27%
202	Conservation Trust Fund	\$ 400,000.00	\$ 200,000.00	\$ -	\$ 200,000.00	50.00%	\$ 200,000.00	50.00%
204	Visitor Improvement Fund	\$ 315,504.00	\$ 113,736.68	\$ 45,109.26	\$ 156,658.06	50.35%	\$ 201,767.32	36.05%
205	Downtown Development Fund	\$ 74,392.00	\$ 41,727.41	\$ -	\$ 32,664.59	56.09%	\$ 32,664.59	56.09%
206	Capital Improvement Fund	\$ 1,253,000.00	\$ 909,042.55	\$ 58,626.00	\$ 285,331.45	77.23%	\$ 343,957.45	72.55%
207	Tourism & Industry Fund	\$ 861,226.34	\$ 504,370.55	\$ -	\$ 356,855.79	58.56%	\$ 356,855.79	58.56%
208	Urban Renewal Authority Fund	\$ 527,500.00	\$ 257,352.84	\$ 13,877.16	\$ 256,270.00	51.42%	\$ 270,147.16	48.79%
210	Parks & Recreation Fund	\$ 8,400,491.78	\$ 4,489,876.08	\$ 1,086,686.62	\$ 2,823,929.08	66.38%	\$ 3,910,615.70	53.45%
310	Water Fund	\$ 16,945,447.37	\$ 4,136,624.15	\$ 4,751,924.29	\$ 8,056,898.93	52.45%	\$ 12,808,823.22	24.41%
320	Waste Water Fund	\$ 5,992,369.24	\$ 1,560,315.00	\$ 369,333.65	\$ 4,062,720.59	32.20%	\$ 4,432,054.24	26.04%
330	Sanitation Fund	\$ 1,032,562.21	\$ 514,501.13	\$ -	\$ 518,061.08	49.83%	\$ 518,061.08	49.83%
350	Rifle Creek Golf Course Fund	\$ 1,598,356.48	\$ 613,878.51	\$ 57,710.00	\$ 926,767.97	42.02%	\$ 984,477.97	38.41%
401	Cemetery Perpetual Care Fund	\$ 80,000.00	\$ 64,410.60	\$ -	\$ 15,589.40	80.51%	\$ 15,589.40	80.51%
610	Fleet Maintenance Fund	\$ 1,267,748.55	\$ 803,365.78	\$ 215,937.83	\$ 248,444.94	80.40%	\$ 464,382.77	63.37%
620	Information Tech Maintenance Fund	\$ 1,524,323.30	\$ 800,429.35	\$ 58,361.15	\$ 665,532.80	56.34%	\$ 723,893.95	52.51%
TOTAL ALL FUNDS		\$ 63,198,636.70	\$ 23,957,079.05	\$ 10,577,299.35	\$ 28,664,258.30	54.64%	\$ 39,241,557.65	37.91%

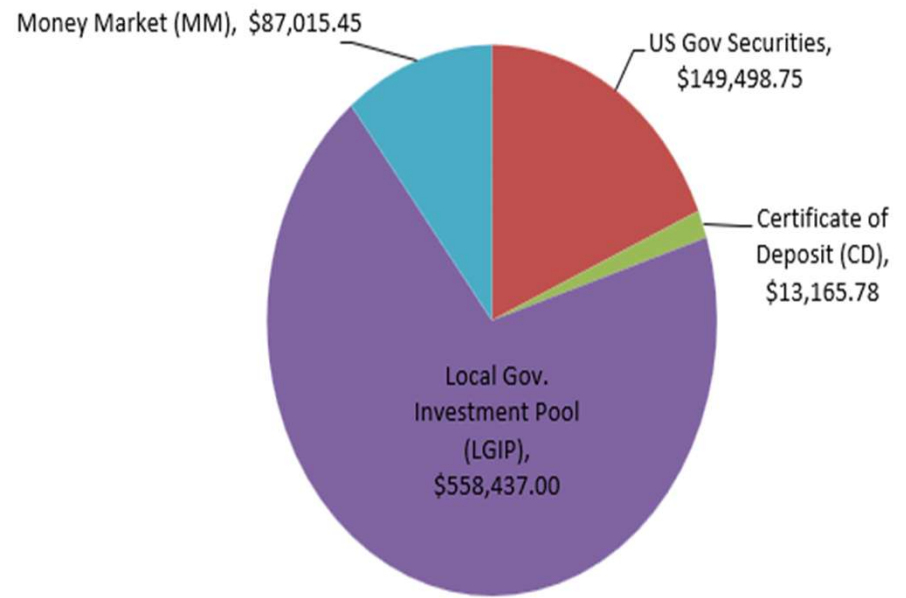
City of Rifle					Budget Date 6/30/2026		
Budget to Actual: Cost Center Overview					Actual Date 6/30/2026		
GL Budget	GL Budget Title	Budgeted Expenditures	Actual Expenditures	Encumbrances	Amount Remaining	% Spent	Fund
100-4111	Mayor and City Council	\$ 217,201.54	\$ 174,453.90	\$ -	\$ 42,747.64	80.32%	100
100-4114	City Clerk	\$ 277,410.04	\$ 128,414.25	\$ -	\$ 148,995.79	46.29%	100
100-4121	Municipal Court	\$ 356,854.96	\$ 164,432.52	\$ -	\$ 192,422.44	46.08%	100
100-4132	Administration	\$ 573,206.60	\$ 341,460.12	\$ -	\$ 231,746.48	59.57%	100
100-4135	Human Resources	\$ 496,392.31	\$ 224,534.27	\$ -	\$ 271,858.04	45.23%	100
100-4151	Finance	\$ 812,607.90	\$ 430,245.18	\$ 8,000.00	\$ 374,362.72	53.93%	100
100-4153	Attorney	\$ 285,000.00	\$ 130,458.52	\$ -	\$ 154,541.48	45.77%	100
100-4191	Community Development	\$ 916,390.20	\$ 362,461.73	\$ 197,054.41	\$ 356,874.06	61.06%	100
100-4195	Grounds and Facilities	\$ 683,325.39	\$ 325,195.75	\$ 106,115.30	\$ 252,014.34	63.12%	100
100-4199	Community TV	\$ 342,565.66	\$ 191,015.67	\$ -	\$ 151,549.99	55.76%	100
100-4210	Police	\$ 5,669,462.15	\$ 2,673,938.04	\$ 118,113.00	\$ 2,877,411.11	49.25%	100
100-4240	Building Inspection	\$ 238,948.93	\$ 118,796.01	\$ -	\$ 120,152.92	49.72%	100
100-4310	Public Works	\$ 1,952,671.32	\$ 912,092.99	\$ 46,059.34	\$ 994,518.99	49.07%	100
100-4317	Engineering	\$ 174,592.51	\$ 77,332.04	\$ -	\$ 97,260.47	44.29%	100
100-4514	Senior Center	\$ 721,517.60	\$ 485,190.41	\$ -	\$ 236,327.19	67.25%	100
100-4800	Non-Departmental	\$ 409,004.75	\$ 402,475.29	\$ -	\$ 6,529.46	98.40%	100
100-4910	Transfers	\$ 355,000.00	\$ 177,500.00	\$ -	\$ 177,500.00	50.00%	100
201-4312	SIF Operational Expenditures	\$ 1,779,845.32	\$ 180,672.42	\$ 1,052,090.68	\$ 547,082.22	69.26%	201
201-4313	SIF Capital Expenditures	\$ 6,663,718.25	\$ 1,446,779.31	\$ 2,392,300.66	\$ 2,824,638.28	57.61%	201
202-4517	CTF Operational Expense	\$ 400,000.00	\$ 200,000.00	\$ -	\$ 200,000.00	50.00%	202
204-4650	VIF Operational Expense	\$ 315,504.00	\$ 113,736.68	\$ 45,109.26	\$ 156,658.06	50.35%	204
205-4651	DDA Fund Operational Expense	\$ 74,392.00	\$ 41,727.41	\$ -	\$ 32,664.59	56.09%	205
206-4900	Capital Fund Operational Expense	\$ 1,253,000.00	\$ 909,042.55	\$ 58,626.00	\$ 285,331.45	77.23%	206
207-4650	TIF Operational Expense	\$ 861,226.34	\$ 504,370.55	\$ -	\$ 356,855.79	58.56%	207
208-4650	URA Fund Operational Expense	\$ 527,500.00	\$ 257,352.84	\$ 13,877.16	\$ 256,270.00	51.42%	208
210-4512	Parks and Rec - Recreation Ops	\$ 1,126,775.84	\$ 427,425.28	\$ -	\$ 699,350.56	37.93%	210
210-4513	Parks and Rec - Pool Ops	\$ 890,131.92	\$ 353,319.68	\$ 49,504.37	\$ 487,307.87	45.25%	210
210-4521	Parks and Rec - Parks Ops	\$ 2,184,324.49	\$ 966,397.69	\$ 59,424.85	\$ 1,158,501.95	46.96%	210
210-4523	Parks and Rec - Parks Capital	\$ 4,139,116.00	\$ 2,695,431.72	\$ 977,757.40	\$ 465,926.88	88.74%	210
210-4800	Parks and Rec - NonDepartmental	\$ 60,143.53	\$ 47,301.71	\$ -	\$ 12,841.82	78.65%	210
310-4331	Water Fund Operational Expense	\$ 2,702,674.45	\$ 1,345,838.90	\$ 218,220.04	\$ 1,138,615.51	57.87%	310
310-4332	Water Rights Operational Expense	\$ 141,499.92	\$ 29,935.96	\$ -	\$ 111,563.96	21.16%	310
310-4333	Sys. Improvement Operational Expense	\$ 12,317,968.00	\$ 1,994,426.65	\$ 4,533,704.25	\$ 5,789,837.10	53.00%	310
310-4334	Debt Service Operational Expense	\$ 1,441,909.00	\$ 720,954.17	\$ -	\$ 720,954.83	50.00%	310
310-4335	Debt Service Operational Expense	\$ 341,396.00	\$ 45,468.47	\$ -	\$ 295,927.53	13.32%	310
320-4325	Waste Water Operational Expense	\$ 5,992,369.24	\$ 1,560,315.00	\$ 369,333.65	\$ 4,062,720.59	32.20%	320
330-4320	Sanitation Fund Operational Expense	\$ 1,030,562.21	\$ 513,501.13	\$ -	\$ 517,061.08	49.83%	330
330-4900	Sanitation Fund Transfers	\$ 2,000.00	\$ 1,000.00	\$ -	\$ 1,000.00	50.00%	330
350-4350	Rifle Creek Golf Course - Course Operations	\$ 737,856.48	\$ 166,939.12	\$ 20,000.00	\$ 550,917.36	25.34%	350
350-4351	Rifle Creek Golf Course - Pro Shop Operations	\$ 242,500.00	\$ 70,284.37	\$ -	\$ 172,215.63	28.98%	350
350-4352	Rifle Creek Golf Course - Capital	\$ 618,000.00	\$ 376,655.02	\$ 37,710.00	\$ 203,634.98	67.05%	350
401-4422	Cemetery Perpetual Care Expense	\$ 80,000.00	\$ 64,410.60	\$ -	\$ 15,589.40	80.51%	401
610-4196	Fleet Fund Operational Expense	\$ 717,748.55	\$ 395,848.94	\$ 7,883.53	\$ 314,016.08	56.25%	610
610-4900	Fleet Fund - Capital	\$ 550,000.00	\$ 407,516.84	\$ 208,054.30	\$ (65,571.14)	111.92%	610
620-4192	IT Fund Operational Expense	\$ 1,194,323.30	\$ 622,430.46	\$ 36,360.04	\$ 535,532.80	55.16%	620
620-4901	IT Fund Capital	\$ 330,000.00	\$ 177,998.89	\$ 22,001.11	\$ 130,000.00	60.61%	620
Total All Cost Center GL Budgets		\$ 63,198,636.70	\$ 23,957,079.05	\$ 10,577,299.35	\$ 28,664,258.30	54.64%	

Investment Portfolio (6/30/2025)

Investment Portfolio Asset Mix



Earnings YTD by Asset Type



- Portfolio Market Value - \$48,696,917.50
 - 0.00% Bonds, 28.73% Securities, 2.13% CD, 61.84% LGIP, 7.30% MM
- Total YTD Earnings - \$808,116.98
- Unrealized Gain/Loss - \$48,483.26

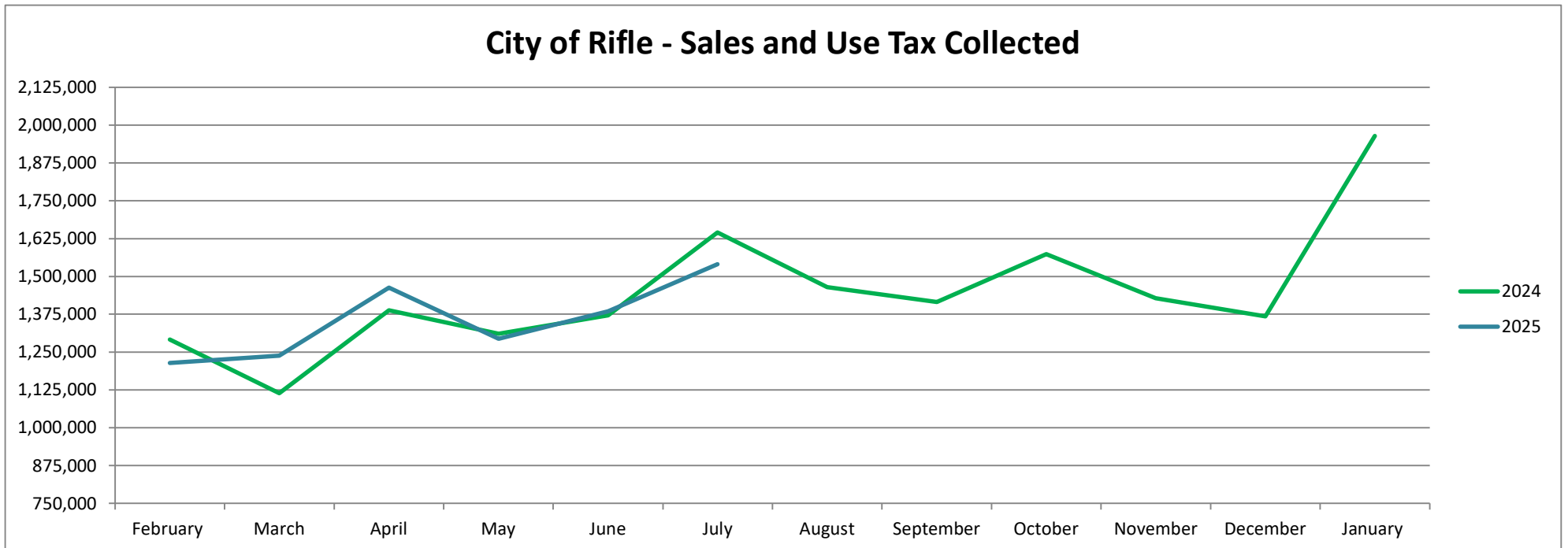
City of Rifle																
Sales Tax - 2026																
Prior Year Comparison																
	Febuary Collections (for January Sales)				March Collections (for February Sales)				April Collections (for March Sales)				May Collections (for April Sales)			
City Business	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff
BARS & RESTAURANTS	\$ 105,726.20	\$ 91,967.76	\$ 13,758.44	14.96%	\$ 93,205.94	\$ 99,023.87	\$ (5,817.93)	-5.88%	\$ 111,356.85	\$ 108,196.19	\$ 3,160.66	2.92%	\$ 97,180.76	\$ 116,528.28	\$ (19,347.52)	-16.60%
RETAIL MARIJUANA	19,988.28	23,125.92	(3,137.64)	-13.57%	18,424.68	18,711.73	(287.05)	-1.53%	20,460.96	20,899.48	(438.52)	-2.10%	21,660.96	20,969.56	691.40	3.30%
UTILITIES	72,787.96	81,176.05	(8,388.09)	-10.33%	60,891.94	53,367.80	7,524.14	14.10%	66,048.84	63,718.23	2,330.61	3.66%	54,540.69	51,568.26	2,972.43	5.76%
USE TAX/OTHER MISC	41,340.38	30,843.84	10,496.54	34.03%	36,959.08	43,528.66	(6,569.58)	-15.09%	45,758.14	49,051.88	(3,293.74)	-6.71%	26,495.31	45,839.70	(19,344.39)	-42.20%
OIL & GAS	21,242.08	21,172.80	69.28	0.33%	15,831.80	17,875.63	(2,043.83)	-11.43%	19,418.51	21,246.37	(1,827.86)	-8.60%	13,811.72	21,238.17	(7,426.45)	-34.97%
LODGING	30,215.00	32,213.30	(1,998.30)	-6.20%	27,668.24	28,454.58	(786.34)	-2.76%	36,190.65	47,233.75	(11,043.10)	-23.38%	36,644.73	37,472.05	(827.32)	-2.21%
LIQUOR STORES	18,743.25	9,566.33	9,176.92	95.93%	34,465.36	23,729.95	10,735.41	45.24%	21,530.97	25,551.63	(4,020.66)	-15.74%	21,612.02	25,335.85	(3,723.83)	-14.70%
HVAC	649.36	681.03	(31.67)	-4.65%	188.06	888.99	(700.93)	-78.85%	1,683.92	888.49	795.43	89.53%	2,868.54	781.26	2,087.28	267.17%
HARDWARE	18,169.96	15,611.53	2,558.43	16.39%	14,194.65	18,402.85	(4,208.20)	-22.87%	27,766.60	27,346.41	420.19	1.54%	19,323.47	20,432.52	(1,109.05)	-5.43%
GENERAL RETAIL	451,838.31	497,600.08	(45,761.77)	-9.20%	507,524.20	414,312.37	93,211.83	22.50%	649,364.71	587,155.14	62,209.57	10.60%	504,135.64	495,633.20	8,502.44	1.72%
FOOD	195,260.52	182,095.84	13,164.68	7.23%	197,411.38	186,076.80	11,334.58	6.09%	205,866.59	193,731.92	12,134.67	6.26%	211,816.37	211,139.40	676.97	0.32%
EXCISE	982.97	2,192.76	(1,209.79)	-55.17%	930.69	2,125.72	(1,195.03)	-56.22%	1,220.97	2,204.08	(983.11)	-44.60%	1,449.89	1,724.20	(274.31)	-15.91%
CONTRACTOR	82.93	2,351.79	(2,268.86)	-96.47%	678.12	646.45	31.67	4.90%	778.84	242.95	535.89	220.58%	261.62	2,134.06	(1,872.44)	-87.74%
CAR PARTS & SALES	67,144.04	48,989.27	18,154.77	37.06%	74,864.80	62,435.75	12,429.05	19.91%	82,005.75	64,370.15	17,635.60	27.40%	83,223.81	70,764.73	12,459.08	17.61%
SUTS (CO SALES & USE TAX SYSTEM)	33,597.25	19,048.69	14,548.56	76.38%	31,573.39	18,422.77	13,150.62	71.38%	44,628.75	22,513.77	22,114.98	98.23%	35,455.23	30,377.81	5,077.42	16.71%
Total MuniRev	\$ 1,077,768.49	\$ 1,058,636.99	\$ 19,131.50	1.81%	\$ 1,114,812.33	\$ 988,003.92	\$ 126,808.41	12.83%	\$ 1,334,081.05	\$ 1,234,350.44	\$ 99,730.61	8.08%	\$ 1,130,480.76	\$ 1,151,939.05	\$ (21,458.29)	-1.86%
BUILDING USE TAX (Month Collected)	39,631.30	45,876.62	(6,245.32)	-13.61%	20,744.27	22,317.13	(1,572.86)	-7.05%	14,652.62	63,513.28	(48,860.66)	-76.93%	45,100.24	28,344.12	16,756.12	59.12%
MOTOR VEHICLE USE TAX (Month Collected)	96,531.16	187,369.49	(90,838.33)	-48.48%	102,367.28	103,787.99	(1,420.71)	-1.37%	114,340.01	89,991.54	24,348.47	27.06%	118,363.38	130,001.86	(11,638.48)	-8.95%
Grand Total	\$ 1,213,930.95	\$ 1,291,883.10	\$ (77,952.15)	-6.03%	\$ 1,237,923.88	\$ 1,114,109.04	\$ 123,814.84	11.11%	\$ 1,463,073.68	\$ 1,387,855.26	\$ 75,218.42	5.42%	\$ 1,293,944.38	\$ 1,310,285.03	\$ (16,340.65)	-1.25%

	June Collections (for May Sales)				July Collections (for June Sales)				August Collections (for July Sales)				September Collections (for August Sales)			
City Business	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff
BARS & RESTAURANTS	\$ 112,143.48	\$ 120,472.72	\$ (8,329.24)	-6.91%	\$ 125,141.32	\$ 115,701.76	\$ 9,439.56	8.16%	\$ 113,786.11	\$ (113,786.11)		-100.00%	\$ 123,116.95	\$ (123,116.95)		-100.00%
RETAIL MARIJUANA	22,902.43	22,841.64	60.79	0.27%	22,283.79	21,901.43	382.36	1.75%	23,256.06	(23,256.06)		-100.00%	21,857.53	(21,857.53)		-100.00%
UTILITIES	43,019.81	48,779.23	(5,759.42)	-11.81%	53,955.91	52,546.99	1,408.92	2.68%	55,014.76	(55,014.76)		-100.00%	55,363.21	(55,363.21)		-100.00%
USE TAX/OTHER MISC	27,754.58	31,358.16	(3,603.58)	-11.49%	36,707.32	39,033.03	(2,325.71)	-5.96%	37,091.49	(37,091.49)		-100.00%	34,278.46	(34,278.46)		-100.00%
OIL & GAS	21,174.26	15,868.03	5,306.23	33.44%	27,704.42	25,288.64	2,415.78	9.55%	24,724.23	(24,724.23)		-100.00%	22,630.44	(22,630.44)		-100.00%
LODGING	50,267.65	53,937.90	(3,670.25)	-6.80%	67,756.13	64,535.93	3,220.20	4.99%	72,184.50	(72,184.50)		-100.00%	73,266.56	(73,266.56)		-100.00%
LIQUOR STORES	26,313.58	30,625.56	(4,311.98)	-14.08%	23,682.04	20,191.81	3,490.23	17.29%	35,142.94	(35,142.94)		-100.00%	25,119.96	(25,119.96)		-100.00%
HVAC	434.16	2,377.21	(1,943.05)	-81.74%	1,728.58	1,812.65	(84.07)	-4.64%	895.15	(895.15)		-100.00%	711.07	(711.07)		-100.00%
HARDWARE	18,605.49	21,939.48	(3,333.99)	-15.20%	34,705.39	31,473.27	3,232.12	10.27%	26,998.39	(26,998.39)		-100.00%	22,604.29	(22,604.29)		-100.00%
GENERAL RETAIL	587,114.72	548,576.59	38,538.13	7.03%	671,138.05	675,981.84	(4,843.79)	-0.72%	532,535.72	(532,535.72)		-100.00%	536,680.84	(536,680.84)		-100.00%
FOOD	228,339.52	211,392.43	16,947.09	8.02%	224,973.46	213,766.89	11,206.57	5.24%	211,389.75	(211,389.75)		-100.00%	206,724.22	(206,724.22)		-100.00%
EXCISE	1,244.11	2,599.85	(1,355.74)	-52.15%	910.39	1,550.71	(640.32)	-41.29%	1,883.42	(1,883.42)		-100.00%	2,403.63	(2,403.63)		-100.00%
CONTRACTOR	196.57	883.84	(687.27)	-77.76%	540.55	1,896.73	(1,356.18)	-71.50%	1,321.04	(1,321.04)		-100.00%	743.76	(743.76)		-100.00%
CAR PARTS & SALES	72,458.35	84,880.08	(12,421.73)	-14.63%	96,023.34	75,543.11	20,480.23	27.11%	77,504.53	(77,504.53)		-100.00%	79,954.75	(79,954.75)		-100.00%
SUTS (CO SALES & USE TAX SYSTEM)	35,513.53	26,186.50	9,327.03	35.62%	38,102.05	150,984.02	(112,881.97)	-74.76%	26,538.84	(26,538.84)		-100.00%	65,920.44	(65,920.44)		-100.00%
Total MuniRev	\$ 1,247,482.24	\$ 1,222,719.22	\$ 24,763.02	2.03%	\$ 1,425,352.74	\$ 1,492,208.81	\$ (66,856.07)	-4.48%	\$ -	\$ 1,240,266.93	\$ (1,240,266.93)	-100.00%	\$ -	\$ 1,271,376.11	\$ (1,271,376.11)	-100.00%
BUILDING USE TAX (Month Collected)	25,958.42	22,451.42	3,507.00	15.62%	9,546.82	11,584.25	(2,037.43)	-17.59%	91,334.01	(91,334.01)		-100.00%	29,041.26	(29,041.26)		-100.00%
MOTOR VEHICLE USE TAX (Month Collected)	111,382.42	126,393.92	(15,011.50)	-11.88%	105,240.85	142,107.73	(36,866.88)	-25.94%	132,440.91	(132,440.91)		-100.00%	115,443.14	(115,443.14)		-100.00%
Grand Total	\$ 1,384,823.08	\$ 1,371,564.56	\$ 13,258.52	0.97%	\$ 1,540,140.41	\$ 1,645,900.79	\$ (105,760.38)	-6.43%	\$ -	\$ 1,464,041.85	\$ (1,464,041.85)	-100.00%	\$ -	\$ 1,415,860.51	\$ (1,415,860.51)	-100.00%

	October Collections (for September Sales)				November Collections (for October Sales)				December Collections (for November Sales)				January Collections (for December Sales)			
City Business	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff
BARS & RESTAURANTS		\$ 122,783.60	\$ (122,783.60)	-100.00%		\$ 102,008.01	\$ (102,008.01)	-100.00%		\$ 106,143.97	\$ (106,143.97)	-100.00%		\$ 106,409.41	\$ (106,409.41)	-100.00%
RETAIL MARIJUANA		22,034.03	(22,034.03)	-100.00%		22,210.84	(22,210.84)	-100.00%		21,654.64	(21,654.64)	-100.00%		21,123.60	(21,123.60)	-100.00%
UTILITIES		56,046.34	(56,046.34)	-100.00%		49,678.87	(49,678.87)	-100.00%		46,590.99	(46,590.99)	-100.00%		70,334.32	(70,334.32)	-100.00%
USE TAX/OTHER MISC		55,073.95	(55,073.95)	-100.00%		38,562.29	(38,562.29)	-100.00%		33,597.66	(33,597.66)	-100.00%		54,221.08	(54,221.08)	-100.00%
OIL & GAS		21,532.04	(21,532.04)	-100.00%		24,361.33	(24,361.33)	-100.00%		16,452.24	(16,452.24)	-100.00%		15,026.88	(15,026.88)	-100.00%
LODGING		58,919.41	(58,919.41)	-100.00%		52,167.92	(52,167.92)	-100.00%		32,519.74	(32,519.74)	-100.00%		34,429.63	(34,429.63)	-100.00%
LIQUOR STORES		23,019.60	(23,019.60)	-100.00%		46,905.25	(46,905.25)	-100.00%		31,824.40	(31,824.40)	-100.00%		26,564.30	(26,564.30)	-100.00%
HVAC		716.38	(716.38)	-100.00%		758.85	(758.85)	-100.00%		376.29	(376.29)	-100.00%		712.78	(712.78)	-100.00%
HARDWARE		39,659.31	(39,659.31)	-100.00%		17,633.50	(17,633.50)	-100.00%		21,722.71	(21,722.71)	-100.00%		68,915.11	(68,915.11)	-100.00%
GENERAL RETAIL		644,027.14	(644,027.14)	-100.00%		585,218.08	(585,218.08)	-100.00%		594,295.12	(594,295.12)	-100.00%		891,871.18	(891,871.18)	-100.00%
FOOD		210,883.67	(210,883.67)	-100.00%		194,204.79	(194,204.79)	-100.00%		201,800.94	(201,800.94)	-100.00%		345,463.24	(345,463.24)	-100.00%
EXCISE		348.56	(348.56)	-100.00%		1,583.26	(1,583.26)	-100.00%		1,583.64	(1,583.64)	-100.00%		649.72	(649.72)	-100.00%
CONTRACTOR		2,533.09	(2,533.09)	-100.00%		5,267.26	(5,267.26)	-100.00%		9,121.66	(9,121.66)	-100.00%		4,279.06	(4,279.06)	-100.00%
CAR PARTS & SALES		92,785.46	(92,785.46)	-100.00%		92,082.79	(92,082.79)	-100.00%		94,387.80	(94,387.80)	-100.00%		101,373.11	(101,373.11)	-100.00%
SUTS (CO SALES & USE TAX SYSTEM)		32,641.67	(32,641.67)	-100.00%		30,782.09	(30,782.09)	-100.00%		35,102.57	(35,102.57)	-100.00%		44,527.47	(44,527.47)	-100.00%
Total MuniRev	\$ -	\$ 1,383,004.25	\$ (1,383,004.25)	-100.00%	\$ -	\$ 1,263,425.13	\$ (1,263,425.13)	-100.00%	\$ -	\$ 1,247,174.37	\$ (1,247,174.37)	-100.00%	\$ -	\$ 1,785,900.89	\$ (1,741,373.42)	-97.51%
BUILDING USE TAX (Month Collected)		32,745.77	(32,745.77)	-100.00%		13,216.07	(13,216.07)	-100.00%		20,368.36	(20,368.36)	-100.00%		40,037.40	(40,037.40)	-100.00%
MOTOR VEHICLE USE TAX (Month Collected)		157,510.20	(157,510.20)	-100.00%		151,659.96	(151,659.96)	-100.00%		100,990.22	(100,990.22)	-100.00%		138,011.62	(138,011.62)	-100.00%
Grand Total	\$ -	\$ 1,573,260.22	\$ (1,573,260.22)	-100.00%	\$ -	\$ 1,428,301.16	\$ (1,428,301.16)	-100.00%	\$ -	\$ 1,368,532.95	\$ (1,368,532.95)	-100.00%	\$ -	\$ 1,963,949.91	\$ (1,919,422.44)	-97.73%

	ANNUAL TOTAL COLLECTIONS			
City Business	Total Amount 2026	Total Amount 2025	\$ Diff	% Diff
BARS & RESTAURANTS	\$ 644,754.55	\$ 651,890.58	\$ (7,136.03)	-1.09%
RETAIL MARIJUANA	\$ 125,721.10	\$ 128,449.76	\$ (2,728.66)	-2.12%
UTILITIES	\$ 351,245.15	\$ 351,156.56	\$ 88.59	0.03%
USE TAX/OTHER MISC	\$ 215,014.81	\$ 239,655.27	\$ (24,640.46)	-10.28%
OIL & GAS	\$ 119,182.79	\$ 122,689.64	\$ (3,506.85)	-2.86%
LODGING	\$ 248,742.40	\$ 263,847.51	\$ (15,105.11)	-5.72%
LIQUOR STORES	\$ 146,347.22	\$ 135,001.13	\$ 11,346.09	8.40%
HVAC	\$ 7,552.62	\$ 7,429.63	\$ 122.99	1.66%
HARDWARE	\$ 132,765.56	\$ 135,206.06	\$ (2,440.50)	-1.81%
GENERAL RETAIL	\$ 3,371,115.63	\$ 3,219,259.22	\$ 151,856.41	4.72%
FOOD	\$ 1,263,667.84	\$ 1,198,203.28	\$ 65,464.56	5.46%
EXCISE	\$ 6,739.02	\$ 12,397.32	\$ (5,658.30)	-45.64%
CONTRACTOR	\$ 2,538.63	\$ 8,155.82	\$ (5,617.19)	-68.87%
CAR PARTS & SALES	\$ 475,720.09	\$ 406,983.09	\$ 68,737.00	16.89%
SUTS (CO SALES & USE TAX SYSTEM)	\$ 218,870.20	\$ 267,533.56	\$ (48,663.36)	-18.19%
Total MuniRev	\$ 7,329,977.61	\$ 7,147,858.43	\$ 182,119.18	2.55%
BUILDING USE TAX (Month Collected)	\$ 155,633.67	\$ 194,086.82	\$ (38,453.15)	-19.81%
MOTOR VEHICLE USE TAX (Month Collected)	\$ 648,225.10	\$ 779,652.53	\$ (131,427.43)	-16.86%
Grand Total	\$ 8,133,836.38	\$ 8,121,597.78	\$ 12,238.60	0.15%

Month	2026	2025	Month \$ Change	Month % Change	Year to Date % Change
February	\$ 1,213,930.95	\$ 1,291,883.10	\$ (77,952.15)	-6.03%	-6.03%
March	1,237,923.88	1,114,109.04	\$ 123,814.84	11.11%	1.91%
April	1,463,073.68	1,387,855.26	\$ 75,218.42	5.42%	3.19%
May	1,293,944.38	1,310,285.03	\$ (16,340.65)	-1.25%	2.05%
June	1,384,823.08	1,371,564.56	\$ 13,258.52	0.97%	1.82%
July	1,540,140.41	1,645,900.79	\$ (105,760.38)	-6.43%	0.15%
August		1,464,041.85			
September		1,415,860.51			
October		1,573,260.22			
November		1,428,301.16			
December		1,368,532.95			
January		1,963,949.91			
TOTAL	\$ 8,133,836.38	\$ 17,335,544.38			



CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
GENERAL REVENUES	6,987,513.03	6,987,513.03	13,592,647.93	6,605,134.90	51.4
	6,987,513.03	6,987,513.03	13,592,647.93	6,605,134.90	51.4
<u>EXPENDITURES</u>					
MAYOR/COUNCIL	174,453.90	174,453.90	217,201.54	42,747.64	80.3
CITY CLERK	128,414.25	128,414.25	277,410.04	148,995.79	46.3
MUNICIPAL COURT	164,432.52	164,432.52	356,854.96	192,422.44	46.1
CITY MANAGER	341,460.12	341,460.12	573,206.60	231,746.48	59.6
HUMAN RESOURCES	221,139.13	221,139.13	496,392.31	275,253.18	44.6
FINANCE	430,245.18	430,245.18	812,607.90	382,362.72	53.0
ATTORNEY	130,458.52	130,458.52	285,000.00	154,541.48	45.8
COMMUNITY DEVELOPMENT	362,461.73	362,461.73	916,390.20	553,928.47	39.6
GROUNDS AND FACILITY MAINT.	325,497.55	325,497.55	683,325.39	357,827.84	47.6
COMMUNITY INVOLVEMT MULTIMEDI	191,015.67	191,015.67	342,565.66	151,549.99	55.8
POLICE	2,673,938.04	2,673,938.04	5,669,462.15	2,995,524.11	47.2
BUILDING INSPECTIONS	118,796.01	118,796.01	238,948.93	120,152.92	49.7
PUBLIC WORKS	912,092.99	912,092.99	1,952,671.32	1,040,578.33	46.7
PW - ENGINEERING	77,332.04	77,332.04	174,592.51	97,260.47	44.3
SENIOR CENTER	485,190.41	485,190.41	721,517.60	236,327.19	67.3
NON DEPARTMENTAL	403,018.29	403,018.29	409,004.75	5,986.46	98.5
OPERATING TRANSFERS OUT	177,500.00	177,500.00	355,000.00	177,500.00	50.0
	7,317,446.35	7,317,446.35	14,482,151.86	7,164,705.51	50.5
	(329,933.32)	(329,933.32)	(889,503.93)	(559,570.61)	(37.1)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

STREET IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
GENERAL REVENUES	2,488,649.22	2,488,649.22	7,874,833.77	5,386,184.55	31.6
CAPITAL REVENUES	81,104.16	81,104.16	150,000.00	68,895.84	54.1
	<u>2,569,753.38</u>	<u>2,569,753.38</u>	<u>8,024,833.77</u>	<u>5,455,080.39</u>	<u>32.0</u>
<u>EXPENDITURES</u>					
PAVED STREETS	180,672.42	180,672.42	1,779,845.32	1,599,172.90	10.2
CONSTRUCTION PROJECT	1,446,779.31	1,446,779.31	6,663,718.25	5,216,938.94	21.7
	<u>1,627,451.73</u>	<u>1,627,451.73</u>	<u>8,443,563.57</u>	<u>6,816,111.84</u>	<u>19.3</u>
	<u>942,301.65</u>	<u>942,301.65</u>	<u>(418,729.80)</u>	<u>(1,361,031.45)</u>	<u>225.0</u>

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CONSERVATION TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CONSERVATION TRUST REVENUE	69,368.96	69,368.96	138,715.00	69,346.04	50.0
	69,368.96	69,368.96	138,715.00	69,346.04	50.0
<u>EXPENDITURES</u>					
CONSERVATION TRUST	200,000.00	200,000.00	400,000.00	200,000.00	50.0
	200,000.00	200,000.00	400,000.00	200,000.00	50.0
	(130,631.04)	(130,631.04)	(261,285.00)	(130,653.96)	(50.0)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

VISITOR IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
VISITOR IMPROVEMENT	104,397.16	104,397.16	261,081.04	156,683.88	40.0
	104,397.16	104,397.16	261,081.04	156,683.88	40.0
<u>EXPENDITURES</u>					
VISITOR IMPROVEMENT	113,736.68	113,736.68	315,504.00	201,767.32	36.1
	113,736.68	113,736.68	315,504.00	201,767.32	36.1
	(9,339.52)	(9,339.52)	(54,422.96)	(45,083.44)	(17.2)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

DOWNTOWN DEVELOPMENT DISTRICT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DOWNTOWN DEVELOPMENT	47,127.10	47,127.10	74,225.16	27,098.06	63.5
	47,127.10	47,127.10	74,225.16	27,098.06	63.5
<u>EXPENDITURES</u>					
DOWNTOWN DEVELOPMENT	41,727.41	41,727.41	74,392.00	32,664.59	56.1
	41,727.41	41,727.41	74,392.00	32,664.59	56.1
	5,399.69	5,399.69	(166.84)	(5,566.53)	3236.5

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CAPITAL REVENUE	134,064.01	134,064.01	183,634.00	49,569.99	73.0
	134,064.01	134,064.01	183,634.00	49,569.99	73.0
<u>EXPENDITURES</u>					
CAPITAL IMPROVEMENTS	139,042.55	139,042.55	483,000.00	343,957.45	28.8
OPERATING TRANSFERS OUT	770,000.00	770,000.00	770,000.00	.00	100.0
	909,042.55	909,042.55	1,253,000.00	343,957.45	72.6
	(774,978.54)	(774,978.54)	(1,069,366.00)	(294,387.46)	(72.5)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

TOURISM & INDUSTRY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TOURISM & INDUSTRY	424,772.15	424,772.15	732,914.35	308,142.20	58.0
	424,772.15	424,772.15	732,914.35	308,142.20	58.0
<u>EXPENDITURES</u>					
TOURISM & INDUSTRY	504,370.55	504,370.55	861,226.34	356,855.79	58.6
	504,370.55	504,370.55	861,226.34	356,855.79	58.6
	(79,598.40)	(79,598.40)	(128,311.99)	(48,713.59)	(62.0)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

URBAN RENEWAL AUTHORITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
URBAN RENEWAL	29,563.90	29,563.90	164,667.00	135,103.10	18.0
	29,563.90	29,563.90	164,667.00	135,103.10	18.0
<u>EXPENDITURES</u>					
URBAN RENEWAL	257,352.84	257,352.84	527,500.00	270,147.16	48.8
	257,352.84	257,352.84	527,500.00	270,147.16	48.8
	(227,788.94)	(227,788.94)	(362,833.00)	(135,044.06)	(62.8)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

PARKS & RECREATION

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
PARKS AND REC REVENUE	2,595,344.87	2,595,344.87	7,222,798.56	4,627,453.69	35.9
	2,595,344.87	2,595,344.87	7,222,798.56	4,627,453.69	35.9
<u>EXPENDITURES</u>					
RECREATION	427,425.28	427,425.28	1,126,775.84	699,350.56	37.9
POOL	353,319.68	353,319.68	890,131.92	536,812.24	39.7
PARK MAINTENANCE	966,397.69	966,397.69	2,184,324.49	1,217,926.80	44.2
PARKS CAPITAL	2,695,431.72	2,695,431.72	4,139,116.00	1,443,684.28	65.1
NON-DEPARTMENTAL	47,301.71	47,301.71	60,143.53	12,841.82	78.7
	4,489,876.08	4,489,876.08	8,400,491.78	3,910,615.70	53.5
	(1,894,531.21)	(1,894,531.21)	(1,177,693.22)	716,837.99	(160.9)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
WATER REVENUE	2,049,092.99	2,049,092.99	5,002,403.42	2,953,310.43	41.0
WATER RIGHTS REVENUE	9,198.00	9,198.00	25,000.00	15,802.00	36.8
CAPITAL REVENUE	185,425.19	185,425.19	513,000.00	327,574.81	36.2
WTP SALES & USE TAX REVENUES	1,599,857.54	1,599,857.54	3,531,743.73	1,931,886.19	45.3
	<u>3,843,573.72</u>	<u>3,843,573.72</u>	<u>9,072,147.15</u>	<u>5,228,573.43</u>	<u>42.4</u>
<u>EXPENDITURES</u>					
WATER O&H	1,345,838.90	1,345,838.90	2,702,674.45	1,356,835.55	49.8
WATER RIGHTS	29,935.96	29,935.96	141,499.92	111,563.96	21.2
WATER SYSTEM IMPROVEMENTS	1,994,426.65	1,994,426.65	12,317,968.00	10,323,541.35	16.2
WATER TREATMENT PLANT DEBT	720,954.17	720,954.17	1,441,909.00	720,954.83	50.0
WATER TANK DEBT	45,468.47	45,468.47	341,396.00	295,927.53	13.3
	<u>4,136,624.15</u>	<u>4,136,624.15</u>	<u>16,945,447.37</u>	<u>12,808,823.22</u>	<u>24.4</u>
	<u>(293,050.43)</u>	<u>(293,050.43)</u>	<u>(7,873,300.22)</u>	<u>(7,580,249.79)</u>	<u>(3.7)</u>

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
WASTE WATER REVENUE	2,626,683.61	2,626,683.61	5,200,625.10	2,573,941.49	50.5
WASTEWATER SYS IMPROVE	160,408.20	160,408.20	250,000.00	89,591.80	64.2
	<u>2,787,091.81</u>	<u>2,787,091.81</u>	<u>5,450,625.10</u>	<u>2,663,533.29</u>	<u>51.1</u>
<u>EXPENDITURES</u>					
SEWER O&H	<u>1,560,315.00</u>	<u>1,560,315.00</u>	<u>5,992,369.24</u>	<u>4,432,054.24</u>	<u>26.0</u>
	<u>1,560,315.00</u>	<u>1,560,315.00</u>	<u>5,992,369.24</u>	<u>4,432,054.24</u>	<u>26.0</u>
	<u>1,226,776.81</u>	<u>1,226,776.81</u>	<u>(541,744.14)</u>	<u>(1,768,520.95)</u>	<u>226.5</u>

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

SANITATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
USER FEES	513,096.48	513,096.48	1,021,504.20	508,407.72	50.2
	513,096.48	513,096.48	1,021,504.20	508,407.72	50.2
<u>EXPENDITURES</u>					
SANITATION OPERATIONS	513,501.13	513,501.13	1,030,562.21	517,061.08	49.8
SANITATION TRANSFERS	1,000.00	1,000.00	2,000.00	1,000.00	50.0
	514,501.13	514,501.13	1,032,562.21	518,061.08	49.8
	(1,404.65)	(1,404.65)	(11,058.01)	(9,653.36)	(12.7)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

RIFLE CREEK GOLF COURSE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
GOLF COURSE REVENUE	890,435.10	890,435.10	1,544,350.00	653,914.90	57.7
	890,435.10	890,435.10	1,544,350.00	653,914.90	57.7
<u>EXPENDITURES</u>					
RIFLE CREEK GOLF COURSE OPS	166,939.12	166,939.12	737,856.48	570,917.36	22.6
RIFLE CREEK PRO SHOP OPS	70,284.37	70,284.37	242,500.00	172,215.63	29.0
RIFLE CREEK GOLF COUSE CAPITAL	376,655.02	376,655.02	618,000.00	241,344.98	61.0
	613,878.51	613,878.51	1,598,356.48	984,477.97	38.4
	276,556.59	276,556.59	(54,006.48)	(330,563.07)	512.1

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

CEMETERY PERPETUAL CARE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
PERPETUAL CARE	12,705.45	12,705.45	22,158.00	9,452.55	57.3
	12,705.45	12,705.45	22,158.00	9,452.55	57.3
<u>EXPENDITURES</u>					
CEMETERY PERPETUAL CARE	64,410.60	64,410.60	80,000.00	15,589.40	80.5
	64,410.60	64,410.60	80,000.00	15,589.40	80.5
	(51,705.15)	(51,705.15)	(57,842.00)	(6,136.85)	(89.4)

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

FLEET MAINTENANCE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
FLEET REVENUES	369,491.70	369,491.70	737,672.00	368,180.30	50.1
OTHER FLEET	305,000.00	305,000.00	305,000.00	.00	100.0
	<u>674,491.70</u>	<u>674,491.70</u>	<u>1,042,672.00</u>	<u>368,180.30</u>	<u>64.7</u>
<u>EXPENDITURES</u>					
FLEET MAINTENANCE	395,848.94	395,848.94	717,748.55	321,899.61	55.2
CAPITAL	407,516.84	407,516.84	550,000.00	142,483.16	74.1
	<u>803,365.78</u>	<u>803,365.78</u>	<u>1,267,748.55</u>	<u>464,382.77</u>	<u>63.4</u>
	<u>(128,874.08)</u>	<u>(128,874.08)</u>	<u>(225,076.55)</u>	<u>(96,202.47)</u>	<u>(57.3)</u>

CITY OF RIFLE
FUND SUMMARY
FOR THE 6 MONTHS ENDING JUNE 30, 2026

INFORMATION TECH MAINTENANCE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERDEPT REVENUES	715,843.00	715,843.00	1,533,411.00	817,568.00	46.7
	715,843.00	715,843.00	1,533,411.00	817,568.00	46.7
<u>EXPENDITURES</u>					
I.T. MAINTENANCE	622,430.46	622,430.46	1,194,323.30	571,892.84	52.1
CAPITAL	177,998.89	177,998.89	330,000.00	152,001.11	53.9
	800,429.35	800,429.35	1,524,323.30	723,893.95	52.5
	(84,586.35)	(84,586.35)	9,087.70	93,674.05	(930.8)

City of Rifle

Investment Portfolio Report @ 06/30/2026

Investment Type	CUSIP	Holding Institution	CRA Rating	Book Value/Cost Basis	Market Value	% of total Portfolio	Annual Percentage Yield (APY)	Maturity date	Maturity < 1 Year	Maturity > 1 Year	Month to Date Earnings	Year to Date Earnings	Unrealized Gain (Loss)
U. S. Treasury Securities													
U. S. Treasury Note	91282CBQ3	Charles Schwab		\$ -	\$ -	0.00%		Matured	\$ -	\$ -	\$ -	\$ 9,375.00	\$ -
U. S. Treasury Note	912828654	Charles Schwab		-	-	0.00%		Matured	-	-	-	-	-
U. S. Treasury Note	91282CEF4	Charles Schwab		2,808,432.10	2,852,881.58	5.86%	3.98200%	3/31/2027	2,852,881.58	-	-	36,062.50	44,449.48
U. S. Treasury Note	91282CAL5	Charles Schwab		5,287,406.26	5,345,812.08	10.98%	3.52400%	9/30/2027	-	5,345,812.08	-	10,500.00	58,405.82
U. S. Treasury Note	91282CMW8	Charles Schwab		3,714,716.55	3,676,529.10	7.55%	3.59100%	4/15/2028	-	3,676,529.10	69,431.25	69,431.25	(38,187.45)
U. S. Treasury Note	91282CLD1	Charles Schwab		2,132,717.74	2,116,533.15	4.35%	4.04600%	7/31/2031		2,116,533.15	24,130.00	24,130.00	(16,184.59)
Total U. S. Treasury Securities				\$ 13,943,272.65	\$ 13,991,755.91	28.73%			\$ 2,852,881.58	\$ 9,022,341.18	\$ 93,561.25	\$ 149,498.75	\$ 48,483.26
Certificates of Deposit (CD)													
Certificate of Deposit		ANB		\$ 227,602.37	\$ 227,602.37	0.47%	3.25000%	12/11/2026	\$ 227,602.37		\$ -	\$ 1,256.49	\$ -
Certificate of Deposit		Bank of Colorado		808,087.92	808,087.92	1.66%	1.99000%	1/14/2028	-	808,087.92	3,989.43	11,909.29	-
Total CD				\$ 1,035,690.29	\$ 1,035,690.29	2.13%			\$ 227,602.37	\$ 808,087.92	\$ 3,989.43	\$ 13,165.78	\$ -
Money Market Funds (MMF)/Liquid Cash													
Public Fund Money Market		Alpine		\$ 3,539,168.91	\$ 3,539,168.91	7.27%	3.45000%	n/a	\$ -	\$ -	\$ 8,882.87	\$ 87,001.34	\$ -
Public Fund Money Market		Charles Schwab		16,305.43	16,305.43	0.03%	0.10000%	n/a	-	-	5.60	14.11	-
Total Money Market Accounts				\$ 3,555,474.34	\$ 3,555,474.34	7.30%			\$ -	\$ -	\$ 8,888.47	\$ 87,015.45	\$ -
Local Government Investment Pool (LGIP)													
ColoTrust Prime		ColoTrust	AAAm ¹	\$ 6,671,541.34	\$ 6,671,541.34	13.70%	3.53380%	n/a	\$ -	\$ -	\$ 19,336.71	\$ 116,142.89	\$ -
ColoTrust Edge LT		ColoTrust	AAAm ¹	7,162,838.58	7,162,838.58	14.71%	3.86160%	n/a	-	-	22,732.92	137,254.37	-
CSAFE-General		CSAFE	AAAmmf ²	3,129,991.68	3,129,991.68	6.43%	3.75000%	n/a	-	-	9,619.62	57,629.54	-
CSAFE-CORE LT		CSAFE	AAAmmf ²	13,149,625.36	13,149,625.36	27.00%	3.82000%	n/a	-	-	41,209.39	247,410.20	-
Total Local Government Investment Pool				\$ 30,113,996.96	\$ 30,113,996.96	61.84%			\$ -	\$ -	\$ 92,898.64	\$ 558,437.00	\$ -
Total All Accounts				\$ 48,648,434.24	\$ 48,696,917.50	100.00%			\$ 3,080,483.95	\$ 9,830,429.10	\$ 199,337.79	\$ 808,116.98	\$ 48,483.26

Note - ¹ S&P Global Rating of Principal Stability Fund Rating (PSFR)- AAAm = Extremely Strong capacity to maintain principal stability and limit exposure to losses & credit risk

Note - ² Fitch Rating of Money Market Fund (MMF) - AAAmmf = Extremely Strong capacity to maintain principal stability and limit exposure to losses & credit risk

Note - ³ ANB Money Market must maintain balance of \$247,835.00 to serve as Debt Service Reserve Fund for Pool Loan per debt covenants



Agenda Item #5.a.

Agenda Item Name:

Consider Minutes of the August 5, 2026 Regular Meeting

Presenter:

Alexis Ramirez, City Clerk

Item Description:

Consider Minutes of the August 5, 2026 Regular Meeting

Recommended Action:

Move to approve the minutes of the August 5, 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 August 5, 2026, Regular Meeting.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. 08.05.2026 DRAFT Minutes



RIFLE CITY COUNCIL REGULAR MEETING

August 5, 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 Jonathan Rice, Councilor Scott Marsh, Councilor Karen Roberts, Mayor Clint Hostettler, Councilor Chris Bornholdt, Councilor Alicia Gresley, and Councilor Michael Clancy.

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

No – None.

Others Present:

City Manager Patrick Waller, City Clerk Alexis Ramirez, City Attorney Jim Neu, Procurement & Grant Reporting Manager Iris Trevisano, Parks & Recreation Director Austin Rickstrew, Community Development Director Zach Higgins, Economic Opportunity Specialist II Karah Brubaker, Police Chief Thomas Klein, Video Production Specialist Brandon Steele, Public Works Director Craig Spaulding, Golf Course Superintendent Justin Kochevar, Patrol Sergeant Nick Flaten, Detective Sergeant Dewey Ryan, Community Service Officer Dawn Neely, Community Service Officer Alan Lambert, Community Service Officer Adam Mann, Administrative Sergeant Mike Tyler, Records and Evidence Manager Shelby Beitzel, Corporal Josh Allison, Patrol Officer Mason Burris, Patrol Officer Dawson Hamilton, Airen Goodman, Zyra Guyon, Jesse Hanna, and Jami Hayes.

PUBLIC COMMENT

No public comments were heard.

CONSENT AGENDA – CONSIDER THE FOLLOWING ITEMS:

- A. Consider Minutes of the July 15, 2026 Regular Meeting
- B. Consider Liquor License Renewal for Walmart Inc. dba Walmart #5232
- C. Consider Contract for Senior Center Meal Preparation Services with Garfield County
- D. Consider Liquor License Renewal for City of Rifle dba Ute Theater and Events Center
- E. Consider Intergovernmental Agreement with Garfield County Clerk & Recorder for Election Services
- F. Consider Appointing the Rifle Municipal Judge and Assistant Municipal Judge – Resolution No. 17, Series of 2026

Councilor Alicia Gresley moved to approve Consent Agenda Items 5A - 5F; seconded by Councilor Karen Roberts.

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

No- None.

PRESENTATION

Oath of Office to Chief of Police Thomas Klein Jr.

City Clerk Alexis Ramirez administered the Oath of Office to the Chief of Police Thomas Klein Jr.

Comments heard from Police Chief Thomas Klein Jr.

Receive Update from YouthZone

YouthZone Director Jami Hayes and Airen Goodman presented an update to council on recent operations and programming. YouthZone is a non-profit organization serving the 9th Judicial District which spreads from Ranglely to Aspen and provides support, tools, and resources to at-risk youth and their families. YouthZone offers support and direction to those who are going through the court system. Initiating services is \$200 per client with a sliding fee schedule for reduced or waived fees. The overall average cost per youth for a 3-6 month program is \$2,000.00 - \$4,000.00. YouthZone has recently been given the opportunity to utilize Medicaid revenue; they also receive funding Garfield County Department of Human Services (DHS), Garfield County Collaborative Management Program (CMP), and many other sources that assist in subsidizing the cost of programs. They also recently received a grant of \$698,400.00 from the Colorado Opioid Abatement Council (COAC) for updates, improvements, and repair to their Rifle facility. The immediate need for support for the youth in our community is substance abuse support followed by violent charges. The referrals originate from courts (55%), schools and law-enforcement contact (30%), and partner organizations or self-referrals (15%). Top referral reasons across the organization and in the Rifle community include possession of marijuana and alcohol, followed by violent or criminal charges. YouthZone has taken a behavioral health approach to assist youth in regulating themselves and managing their anger, while focusing on developing and building skills. In doing so, they have become eligible for a behavior health administration license, which they are actively pursuing. YouthZone plans to be an outpatient substance treatment organization once the license is obtained.

Comments were heard from Councilor Jonathan Rice, Mayor Clint Hostettler, Councilor Alicia Gresley, and City Manager Patrick Waller.

REGULAR AGENDA

Consider GRIT Grant Awards – Summer 2026

Community Development Director Zach Higgins and Economic Opportunity Specialist II Karah Brubaker presented the request to consider approving Greater Rifle Improvement Team (GRIT) grant awards to Rifle Area Mountain Biking Organization (RAMBO), New Ute Theater Society (NUTS), Symphony in the Valley, and Young Guns for the Summer 2026 grant cycle in the sum of \$22,200.00 which is included in the 2026 GRIT budget. Community interest in GRIT grant funding has increased, with new applications received each round. The amount requested on grant

applications has continued to trend upward annually. Funding for GRIT grants comes directly from lodging tax revenue generated in Rifle and directly benefits Rifle community non-profit organizations.

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

Councilor Alicia Gresley moved to approve GRIT Grant Awards in the total of \$22,200.00 to RAMBO, NUTS, Symphony in the Valley, and Young Guns; seconded by Councilor Scott Marsh. Roll Call: Yes – Scott Marsh, Jonathan Rice, Clint Hostettler, Michael Clancy, Karen Roberts, Alicia Gresley, and Chris Bornholdt.

No – None.

Consider Business Grants for Local Businesses Affected by Park Ave and Third Street Construction

Community Development Director Zach Higgins and Economic Opportunity Specialist II Karah Brubaker presented the request to consider approving the implementation of an impacted local business grant program for business affected by the Park Avenue and Third Street construction. Rifle City Council previously approved a similar grant opportunity in 2024 for impacted businesses on Railroad Avenue. This impact grant would allow impacted businesses to request up to \$2,000.00, with an amount not to exceed \$26,000.00 in total grant applications. Thirteen businesses were identified and assessed for direct impact related to the construction on Park Avenue and Third Street. Plans for implementation include hand-delivered applications and grant guidelines to businesses assessed for impact.

Comments heard from Mayor Clint Hostettler, Councilor Scott Marsh, Councilor Alicia Gresley, and Councilor Karen Roberts.

Councilor Scott Marsh moved to approve the implementation of an Impacted Local Business Grant program for the Park Avenue and Third Street Construction Project in an amount not to exceed \$26,000.00; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Accepting the South Rifle Open Space Master Plan

Parks & Recreation Director Austin Rickstrew presented the request to consider accepting the South Rifle Open Space Master Plan. This approval process is required as a stipulation of the grant agreement with the Colorado Department of Local Affairs (DOLA). Acceptance of the master plan does not commit the City to expend any funds on construction. Preliminary build-out costs for the South Rifle Open Space are between \$1.8 and \$2.3 million, depending on the scale of hiking and biking trails. Located to the South of Grand River Health, the South Rifle Open Space is a 112-acre parcel that abuts BLM property. There are roughly 4.2 miles of trail that are identified in the plan, including an 18-hole disc golf course, playground, nature play areas, picnic areas, dog park, and parking lot. The development of the South Rifle Open Space would occur in a 3-phase process; phase one consisting of a parking lot, pit toilet, hiking trails, biking trails, and the disc golf course, with more amenities being added in the two remaining phases. This development would provide year-round outdoor and recreational access to residents located south of I-70 who do not currently

have access to a designated open space area.

Comments heard from Mayor Clint Hostettler, Councilor Chris Bornholdt, and Councilor Jonathan Rice.

Councilor Jonathan Rice moved to accept the South Rifle Open Space Master Plan; seconded by Councilor Alicia Gresley.

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

No – None.

Consider Awarding Contract to Tolin Mechanical Systems Company, LLC for the Senior Center HVAC & Boiler Project

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano presented the request to consider awarding the contract for the Senior Center HVAC & Boiler Project to Tolin Mechanical Systems Company, LLC. The boiler system supplies hot water to the baseboard heating units as the building's main source of heat. It was inspected in 2025 and has experienced mechanical failures. The contractor recommended to consider replacement of the system. The mini-split system was an additional request from Senior Center patrons and will be installed in the basement where senior workouts, bingo, and other programming occur. This project was included in the 2026 capital improvements budget for \$30,000.00. The bid allocation is \$89,312.00 with a contingency of \$8,931.00 for a total request of \$98,243.20. Funds to cover the gap in funding were made available through cost savings within the capital budget as well as private donations.

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

Councilor Alicia Gresley moved to award the Senior Center HVAC & Boiler Project bid to Tolin Mechanical Systems Company, LLC in the amount not to exceed \$98,243.20; seconded by Councilor Jonathan Rice.

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

No – None.

Consider a 5-Year Lease Agreement with Masek Rocky Mountain Golf Carts

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano presented the request to consider approving a 5-year lease agreement with Masek Rocky Mountain Golf Carts. During the purchase of Rifle Creek Golf Course, the City assumed the existing golf cart lease as part of the acquisition. After working with Masek Rocky Mountain Golf Carts under a purchase contract, they proposed a 5-year lease for 70 golf carts at an annual payment of \$70,000.00, with an expected delivery date in November of this year. The first lease payment would not be due until May 15, 2027. The current fleet of 65 carts is on year four of a five-year lease and has seen an abundance of deferred maintenance. The lease payment for the new fleet comes in at \$12,000 monthly May-October for 70 carts; an increase from the current lease payment of \$8,000.00 May-October monthly for 65 carts. The increase in lease payment will potentially affect cart rental fees to aid in cost recovery but overall will contribute to a better playing experience for golfers.

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

Councilor Scott Marsh moved to approve the proposal with Masek Rocky Mountain Golf Carts in the amount of \$77,780.94; seconded by Councilor Chris Bornholdt.

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

No – None.

Consider Awarding Bid to E.G.I. Construction, LLC for the Police Department Masonry Project

Parks & Recreation Director Austin Rickstrew and Procurement & Grant Reporting Manager Iris Trevisano presented the request to consider awarding the bid for the Police Department Masonry Project to E.G.I. Construction, LLC. This project was identified for capital improvements during a building evaluation in 2025. A request for proposal (RFP) was published on BidNet with a mandatory pre-bid meeting in which no contractors attended. The mandatory pre-bid was removed resulting in one response. The bid amount is \$46,500.00 with a contingency of \$4,650.00, for a total purchase request of \$51,150.00. This project was budgeted at \$30,000.00 in the 2026 capital improvements budget. After reviewing the bid and completing a site visit with the construction company, it was deemed necessary that the project scope be increased due to additional issues identified during the site visit that were missed in the original building evaluation. Though the bid exceeds the budgeted amount, staff reviewed the original project scope as well as the expanded scope and determined there are significant funds available to complete the project. City Clerk Alexis Ramirez is identified as a principal at the company, however City Manager Patrick Waller and City Attorney Jim Neu have reviewed it and determined it appropriate to continue with the recommendation as she is not a decision maker in this process.

Comments heard from Mayor Clint Hostettler, and Councilor Alicia Gresley.

Councilor Michael Clancy moved to award bid to E.G.I. Construction, LLC for the Police Department Masonry Project for an amount not to exceed \$51,150.00; seconded by Councilor Scott Marsh.

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

No – None.

Consider Revised Property Exchange and Park & Ride Improvements Agreement

City Manager Patrick Waller and City Attorney Jim Neu presented the request to approve the Revised Property Exchange and Park & Ride Improvements Agreement. This is an agreement between the City and the developer that deals with the property exchange and determines the direction of improvements. Essentially this agreement will square off the property lines for the park and ride as well as the developer's property lines, ultimately allowing for the construction of a new park and ride. This agreement was approved by Rifle City Council in 2025, but has been brought back to council for revision due to the expiration of a memorandum of understanding (MOU) from Colorado Department of Transportation (CDOT). The revision to the agreement removes the language outlined in that MOU, as CDOT did not wish to undergo the process again.

The approved land exchange was authorized by the Colorado Transportation Commission in 2024, referenced as “Exhibit A” in Ordinance No. 18, Series of 2024.

Comments were heard from Mayor Clint Hostettler and Councilor Karen Roberts.

Councilor Scott Marsh moved to approve the Revised Property Exchange and Park & Ride Improvements Agreement and allow the City Manager to approve as non-substantive as needed in consultation with City Attorney; seconded by Councilor Karen Roberts.

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

No – None.

Consider Appointment of City Council Member to Colorado River Valley Chamber of Commerce Board

City Manager Patrick Waller presented the request to appoint a Councilor Representative to the Colorado River Valley Chamber of Commerce Board. Following Mayor Hostettler’s announcement that he had stepped down from the Board due to time constraints, Council discussed the matter during the workshop session and considered members’ interest in serving as the Rifle City Council liaison on the Colorado River Valley Chamber of Commerce board. The Colorado River Valley Chamber of Commerce is a regional organization representing businesses in Rifle, Silt, Parachute, and Battlement Mesa. It supports the local business community through advocacy, networking, education, workforce development, tourism promotion, and partnerships that encourage regional economic growth. The City of Rifle provides \$10,000.00 in funding to the Chamber annually and have historically had a member of Council sit on the board.

No comments were heard.

Councilor Alicia Gresley moved to appoint Councilor Scott Marsh to the Colorado River Valley Chamber of Commerce Board; seconded by Councilor Michael Clancy.

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

Recused – Scott Marsh

No – None.

Report to City Manager

Comments were heard from City Manager Patrick Waller and Chief of Police Thomas Klein.

Comments from Mayor and Council

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

Adjournment

Meeting adjourned at 8:42 p.m.

Alexis Ramirez

City Clerk

Clint Hostettler

Mayor



Agenda Item #7.a.

Agenda Item Name:

Consider Amendment to Chapter 16 of the Rifle Municipal Code for Permitted ADU Zone Districts - Ordinance No. 16, Series of 2026 (1st Reading)

Presenter:

Geir Sverdrup, Senior Planner
Zach Higgins, Community Development Director

Item Description:

Proposed amendment to Chapter 16 of the Rifle Municipal Code to permit ADU's in Commercial and Industrial Zone District's without a Conditional Use Permit. This is a clean-up from a previous code amendment that was intended to achieve this end.

Recommended Action:

Move to approve the amendment to Chapter 16 of the Rifle Municipal Code for Permitted ADU Zone Districts- Ordinance No. 16, Series of 2026 on first reading as presented and order to be published as required by charter.

Fiscal Impact:

N/A

Operational Impact:

This amendment to Chapter 16 of the RMC would remove the requirement to go through a Conditional Use Permit process for an ADU in Commercial and Industrial Zone Districts.

Prior Board Motions:

Planning Commission provided a unanimous recommendation of approval at their regularly scheduled July, 2026 meeting.

Background Information:

See Staff Report.

Executive Summary:

See Staff Report.

Notification Requirements:

Notice Requirements have been met.

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Staff Report CC 8-19-2026 - Clean Up of CUP Language for Comm Ind
2. Ordinance No. 162026 ADU permitted in Commercial and Industrial

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 Sverdrup, Senior Planner
DATE: August 19, 2026
SUBJECT: Text Amendment to clean up language from TA 2024-021
ADDRESS: City Wide
CASE #: Text Amendment PLN-2026-026
APPLICANT: Staff

REQUEST

Staff is proposing the following text amendment to clean up revisions missed in the TA 2024-012 Text Amendment allowing ADU's in Commercial and Industrial Zone Districts without the requirement for a Conditional Use Permit.

Background

In 2024 Staff brought a request to the Commission and Council regarding ADU's as permitted use in Commercial and Industrial zone district without the need for a Conditional Use Permit. At that time Rifle Municipal Code only permitted an attached ADU in Commercial and Light Industrial zone districts by CUP.

The approved text amendment subsequently revised the code to allow attached and detached ADU's in Commercial and Industrial zone districts without the need for a CUP. In a recent review of code language, staff found that there is code remaining that should have been stricken requiring CUP's for ADU's in Commercial and Industrial zone districts in the 2024 action.

The following revisions are Staff's recommended amendments to the Rifle Municipal Code for consideration by the Planning Commission as a Text Amendment.

Proposed Amendment

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 that apply to the lot, including but not limited to uses, setbacks, height, lot coverage, floor area ratio, yards, parking and landscaping requirements.
- ~~(2) Conditional use permit required. An application for the approval of an accessory dwelling unit within a commercial or industrial zone district shall be processed and reviewed pursuant to the City's conditional use permit process; provided, however, that, notwithstanding Article V, Division 3 of this Chapter, a conditional use permit application for an accessory dwelling unit on lots eight~~

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- ~~thousand (8,000) square feet or larger in a commercial zone district where the only use is residential, the permit shall be reviewed and approved at the City staff level, and shall only be reviewed by the Planning Commission if an objection to such application is filed with the City by a resident of the City following notice pursuant to Paragraph (3) below. If the City staff denies a conditional use permit application, the applicant may appeal the staff's decision to the Planning Commission for review and decision on the application pursuant to Article V, Division 3 of this Chapter.~~
- ~~(3) Public notice. An applicant for a conditional use permit for an accessory dwelling unit shall comply with the public notice requirements stated in Section 16-1-50 of this Chapter. If the application qualifies for a staff decision and staff intends to grant the application, the public notice shall state that City staff intends to make a favorable determination on the conditional use permit and, unless a written objection to the granting of the conditional use permit is received within ten (10) days of the date of the public notice, the public hearing will be cancelled and the Planning Commission will not review the application.~~
- (42) Unit size/number.** Accessory dwelling units shall be no less than three hundred (300) square feet and no more than eight hundred fifty (850) square feet and shall be limited to no more than two (2) bedrooms.
- a. Accessory dwelling units in residential zone districts, or on a lot in a commercial zone district where the only use is residential, shall also be limited in size equal to or less than fifty percent (50%) of the total livable area (excluding garage) of the principal dwelling. Only one (1) accessory dwelling unit shall be allowed per residential lot.
 - b. Accessory dwelling units in commercial and light industrial zone districts that have commercial or light industrial uses may be detached. Attached accessory dwelling units shall be limited to only the top floor of the building, and the total area developed with an attached accessory dwelling unit(s) shall not exceed the total interior area of the commercial space in the building.
- (53) Compatibility/landscaping.** Materials and design of the accessory dwelling unit shall be substantially the same as the principal structure, and landscaping for the accessory dwelling unit shall be compatible with the principal dwelling.
- (64) Parking/access.** 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 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.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



- (75) Water and sewer utilities. Water and sewer utilities for an accessory dwelling unit may be installed and metered independently from the primary dwelling or building, the plans for which shall be reviewed and approved by the Public Works Director. All costs associated with any utility or line extension or upgrade shall be borne by the owner, and a cash deposit or other performance guarantee approved by the City staff may be required to secure the workmanlike installation of said lines and the restoration of public streets and sidewalks after road cuts are made.
- (86) Condominiumization or subdivision. Accessory dwelling units shall not be condominiumized or subdivided from the principal dwelling in residential zone districts or on a lot in a commercial zone district where the only use is residential; provided, however, that condominiumization or subdivision of accessory dwelling units shall be permitted in the commercial and light industrial zone districts that have commercial or light industrial uses if approved pursuant to this Code.
- (97) Separate address. An accessory dwelling unit shall be assigned a separate address from the principal dwelling or building.
- (108) Fees. Accessory dwelling units shall be subject to sixty percent (60%) of all fees of general applicability for new single-family residential dwellings, including parkland dedication fees, water rights dedication fees, water and sewer impact fees and any impact fees associated with a defined area.

By striking paragraphs (2) & (3) this proposed text amendment will revise the code as originally intended.

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 setback amendment 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 will be 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.

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

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



No major 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.

Planning and Zoning Commission Recommendation

Planning Commission recommends that the City Council approve the proposed text amendment PLN-2026-026 as submitted by Staff.

CITY OF RIFLE, COLORADO
ORDINANCE NO. 16
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 PERMITTED ZONE DISTRICTS

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 remove conditional use approval requirements for accessory dwelling units located within commercial or industrial zones; 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 of the Rifle Municipal Code, “Accessory Dwelling Units”, is hereby amended to add the underlined text and with ~~strike through language~~ deleted, as follows:

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 that apply to the lot, including but not limited to uses, setbacks, height, lot coverage, floor area ratio, yards, parking and landscaping requirements.

~~(2) Conditional use permit required. An application for the approval of an accessory dwelling unit within a commercial or industrial zone district shall be processed and reviewed pursuant to the City's conditional use permit process; provided, however, that, notwithstanding Article V, Division 3 of this Chapter, a conditional use permit application for an accessory dwelling unit on lots eight thousand (8,000) square feet or larger in a commercial zone district~~

~~where the only use is residential, the permit shall be reviewed and approved at the City staff level, and shall only be reviewed by the Planning Commission if an objection to such application is filed with the City by a resident of the City following notice pursuant to Paragraph (3) below. If the City staff denies a conditional use permit application, the applicant may appeal the staff's decision to the Planning Commission for review and decision on the application pursuant to Article V, Division 3 of this Chapter.~~

~~(3) — Public notice. An applicant for a conditional use permit for an accessory dwelling unit shall comply with the public notice requirements stated in Section 16-1-50 of this Chapter. If the application qualifies for a staff decision and staff intends to grant the application, the public notice shall state that City staff intends to make a favorable determination on the conditional use permit and, unless a written objection to the granting of the conditional use permit is received within ten (10) days of the date of the public notice, the public hearing will be cancelled and the Planning Commission will not review the application.~~

(42) Unit size/number. Accessory dwelling units shall be no less than three hundred (300) square feet and no more than eight hundred fifty (850) square feet and shall be limited to no more than two (2) bedrooms.

a. Accessory dwelling units in residential zone districts, or on a lot in a commercial zone district where the only use is residential, shall also be limited in size equal to or less than fifty percent (50%) of the total livable area (excluding garage) of the principal dwelling. Only one (1) accessory dwelling unit shall be allowed per residential lot.

b. Accessory dwelling units in commercial and light industrial zone districts that have commercial or light industrial uses may be detached. Attached accessory dwelling units shall be limited to only the top floor of the building, and the total area developed with an attached accessory dwelling unit(s) shall not exceed the total interior area of the commercial space in the building.

(53) Compatibility/landscaping. Materials and design of the accessory dwelling unit shall be substantially the same as the principal structure, and landscaping for the accessory dwelling unit shall be compatible with the principal dwelling.

(64) 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 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.

(75) Water and sewer utilities. Water and sewer utilities for an accessory dwelling unit may be installed and metered independently from the primary dwelling or building, the plans for

which shall be reviewed and approved by the Public Works Director. All costs associated with any utility or line extension or upgrade shall be borne by the owner, and a cash deposit or other performance guarantee approved by the City staff may be required to secure the workmanlike installation of said lines and the restoration of public streets and sidewalks after road cuts are made.

(86) Condominiumization or subdivision. Accessory dwelling units shall not be condominiumized or subdivided from the principal dwelling in residential zone districts or on a lot in a commercial zone district where the only use is residential; provided, however, that condominiumization or subdivision of accessory dwelling units shall be permitted in the commercial and light industrial zone districts that have commercial or light industrial uses if approved pursuant to this Code.

(97) Separate address. An accessory dwelling unit shall be assigned a separate address from the principal dwelling or building.

(408) Fees. Accessory dwelling units shall be subject to sixty percent (60%) of all fees of general applicability for new single-family residential dwellings, including parkland dedication fees, water rights dedication fees, water and sewer impact fees and any impact fees associated with a defined area.

INTRODUCED, on August 19, 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 September 2, 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 #8.a.

Agenda Item Name:

Mountain Waste Annual Update

Presenter:

Patrick Waller, City Manager

Item Description:

Presentation Item

Recommended Action:

No action on presentation items.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Mountain Waste is the trash services provider for the City of Rifle. Representatives of the company will provide their annual update to City Council.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, City Manager

Attachments:

None



Agenda Item #8.b.

Agenda Item Name:

Middle Colorado Watershed Presentation

Presenter:

Patrick Waller, City Manager

Item Description:

Presentation Item

Recommended Action:

No action on presentation items

Fiscal Impact:

City of Rifle contributes \$2,500 to the Middle Colorado Watershed Council and \$5,000 to the Colorado River Wildfire Collaborative.

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Middle Colorado Watershed Council's annual update to Council.

Notification Requirements:

No additional notification required.

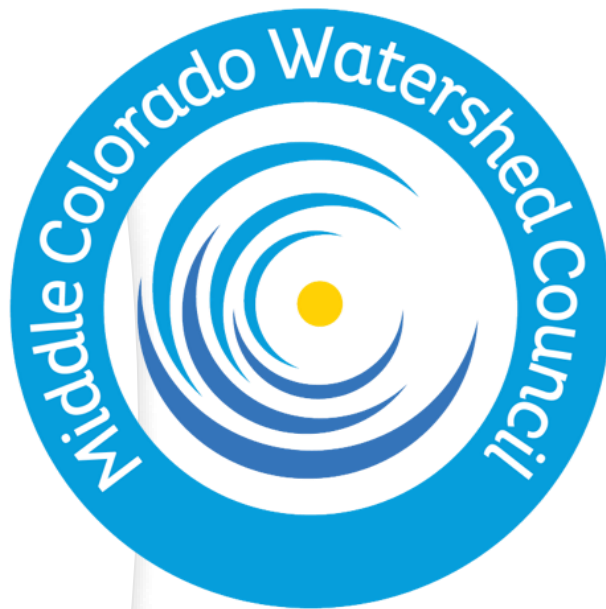
Prepared By:

Patrick Waller, City Manager

Attachments:

1. MCWC_Rifle_Presentation_2026

Middle Colorado Watershed Council & Colorado River Wildfire Collaborative



Presentation to the Town of Rifle, Colorado
Wednesday, Aug 19, 2026

Rifle Support

***Thank you for
your support and
partnership!***



**General operating
funds & FRWRM grant
match:**

- **Retain and hire skilled staff**
- **Respond to emerging needs**
- **Leverage federal/state dollars**

Thank You, City of Rifle

- Centennial Park Phase I engineering: \$30,000 + \$17,000 private Rifle donor for RiverRestoration engineering/modeling work
- River Stop lease partnership: 1,467 summer visitors through July 2026; HVAC & Plumbing investment in 2026
- Collaboration on Government Creek - \$100,000 for engineering & permitting
- Support on Fire & Water Speaker Series & Wild & Scenic Film Fest, partnership on Earth Day on Rifle Creek

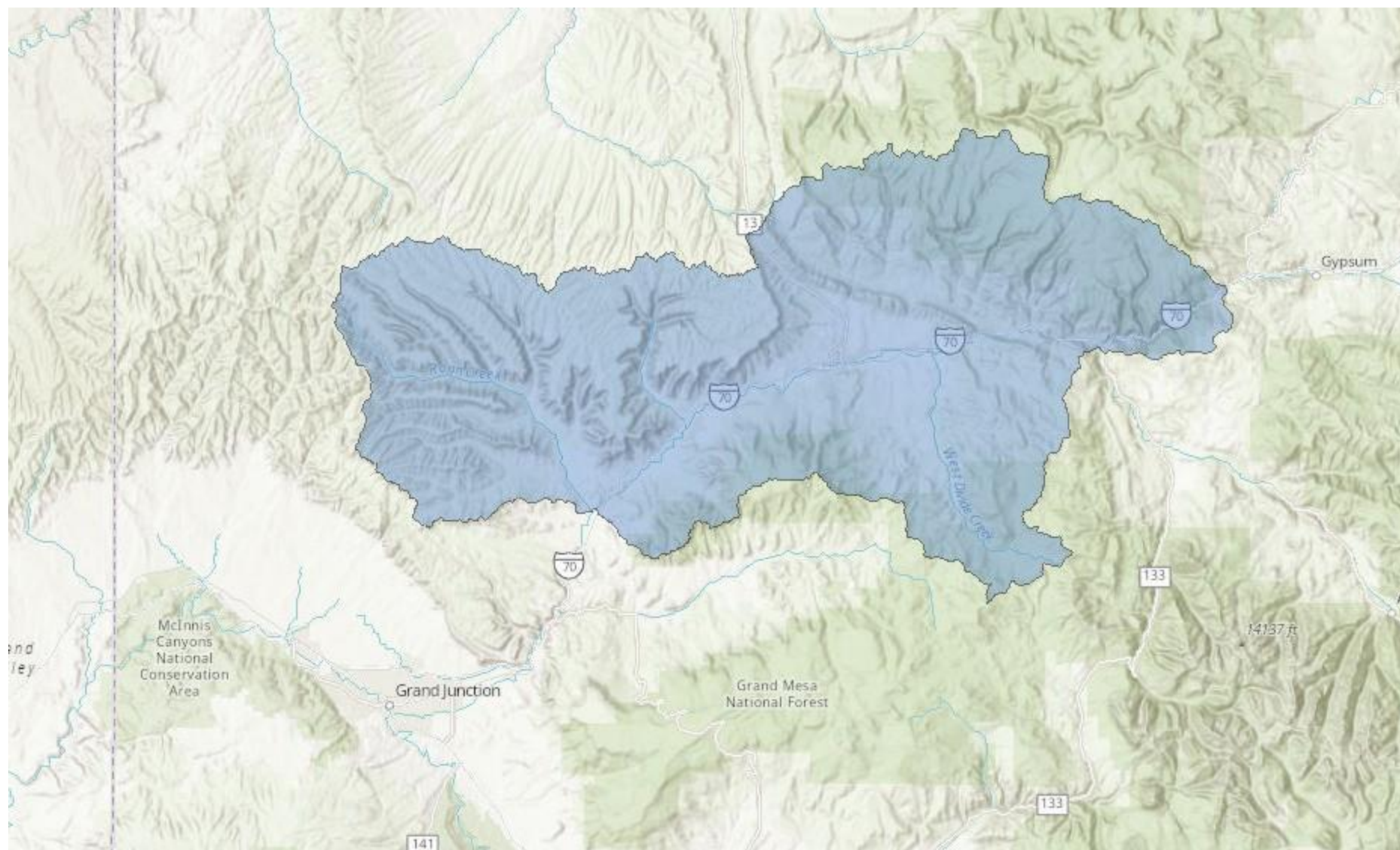


Our work

Middle Colorado Watershed Council brings people together to:

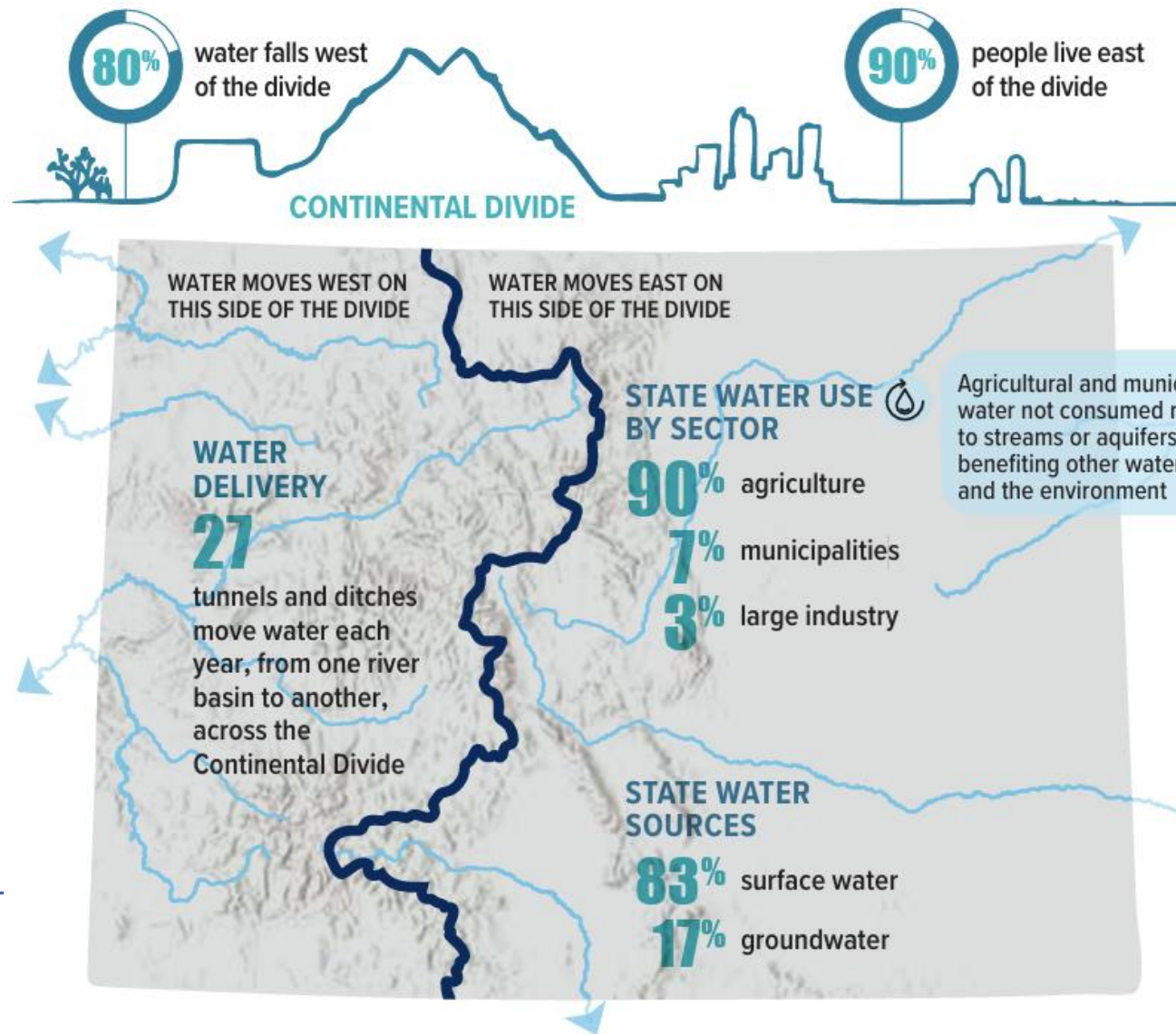
- **Protect water quality and availability**
- **Reduce wildfire risk, and**
- **Strengthen the long-term health of the middle Colorado River watershed through shared understanding and coordinated action.**





This map illustrates the Colorado River Basin, highlighting its major tributaries and the flow rates at various points. The river system is shown in blue, with major tributaries labeled in green: North Platte, Yampa, Colorado, Gunnison, Rio Grande, and South Platte. The map also shows the states of Colorado, North Dakota, South Dakota, Nebraska, Kansas, Oklahoma, and Texas. Major cities such as Steamboat Springs, Greeley, Denver, Colorado Springs, Pueblo, Alamosa, Durango, Montrose, and Glenwood Springs are marked. Flow rates are indicated by numbers along the river segments, representing the volume of water flowing through those points. The map includes a scale bar in the bottom right corner, indicating distances in miles (0 to 100).

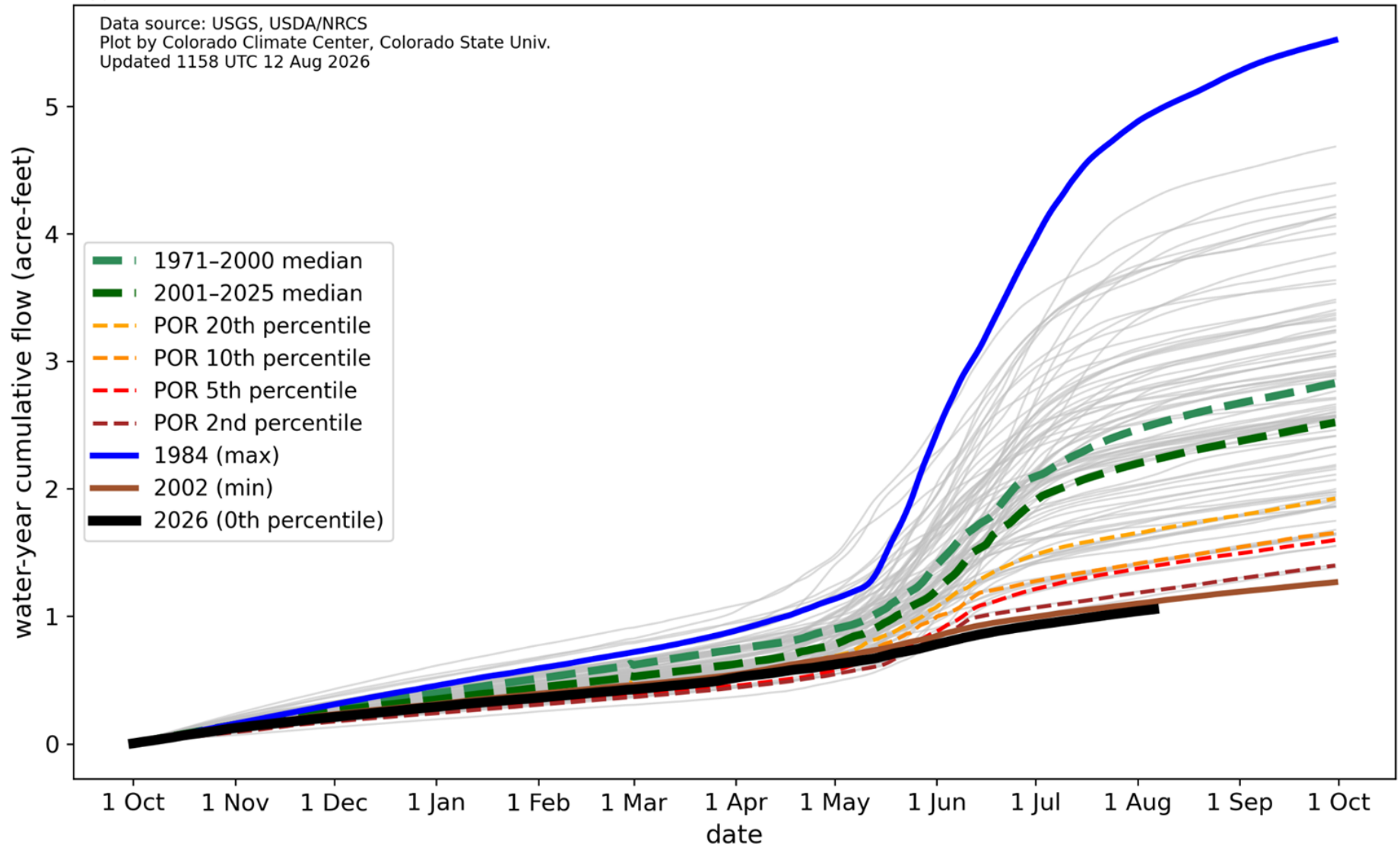
Colorado Context



Colorado River Historic Cumulative Volume (AF)

1e6 water year cumulative streamflow, Colorado River at Cameo, 1934-2026 (93 years)

Data source: USGS, USDA/NRCS
Plot by Colorado Climate Center, Colorado State Univ.
Updated 1158 UTC 12 Aug 2026



Garfield County & Colorado Drought Monitor

Map released: Thurs. August 6, 2026

Data valid: August 4, 2026 at 8 a.m. EDT

Intensity

-  None
-  D0 (Abnormally Dry)
-  D1 (Moderate Drought)
-  D2 (Severe Drought)
-  D3 (Extreme Drought)
-  D4 (Exceptional Drought)
-  No Data

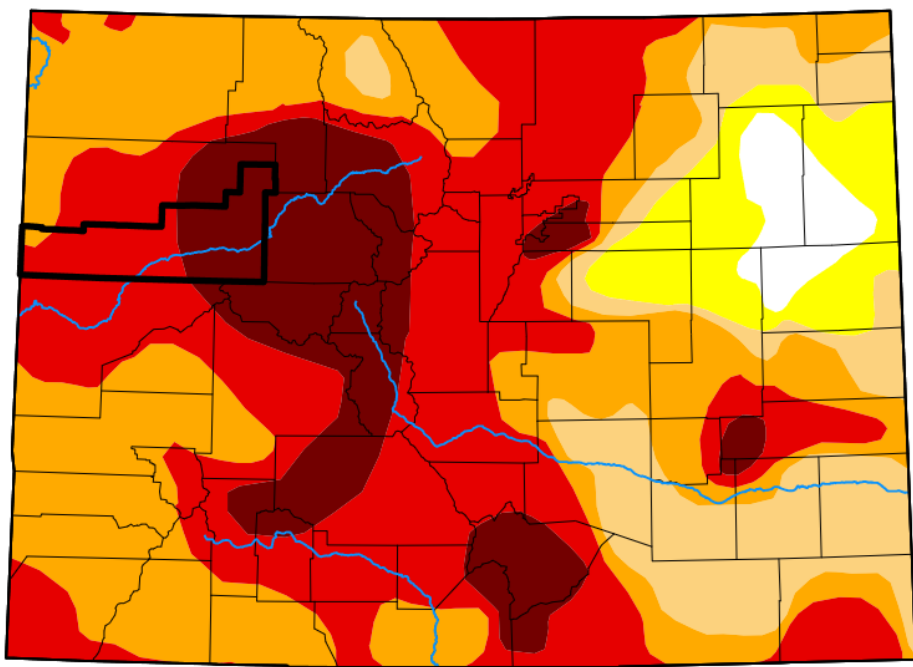
Authors

United States and Puerto Rico Author(s):

[Richard Tinker](#), NOAA/NWS/NCEP/CPC

Pacific Islands and Virgin Islands Author(s):

[Daniel Whitesel](#), National Drought Mitigation Center



Watershed & River Health



Why Rifle Creek Matters

- One of the middle Colorado's largest tributaries
- Channel incision and bank instability
- Sediment loading from Government Creek
- Aging diversion infrastructure
- Invasive vegetation
- Flood risk in public parks



Rifle Creek Progress

- Convening partners for the [Rifle Creek Restoration Implementation Plan](#).
- 6.5-mile reach: Rifle Gap to Colorado River
- Moving from planning to engineering to construction
- Building long-term resilience for Rifle

Leveraging Investment

- \$10,000 capacity grant Aspen Environment Foundation; Growing Water Smart cohort April 2025
- \$146,000+ secured
- Approximately \$15 leveraged for every \$1 invested
- Coordinated planning increases competitiveness

Grand Tunnel Ditch Flume Replacement

- Completed April 2026
- Replaced 24-inch flume with 36-inch
- Serves 19 users including the City of Rifle
- Improved delivery reliability and resilience



Government Creek Sediment Control

- \$99,780 secured
- Sediment traps and channel re-contouring
- Nature-based and other restoration strategies
- Critical upstream improvements reduce downstream impacts



Today's Requests and Vision

- Partnership on October 10 Event: Rifle Creek Roundup
 - Touring Centennial Park, Government Creek, Rifle Creek Golf Course, Powers Ranch Low-Tech Process-Based Restoration & Lunch Served!
 - Partnership with COR staff, council, PRAB & MCWC staff & leadership and subject matter experts/vendors
 - Goal: Advancing shovel-ready projects

Colorado River Wildfire Collaborative

- Multijurisdictional, cross-boundary entity
- Formed in 2021
- 40+ Regional Partners signed MOU in 2022; De Beque Fire a founding member



Colorado River Wildfire Collaborative

Goals:

- Reduce wildfire risk
 - Mitigation expenses are far less than suppression/firefighting costs
- Protect infrastructure
 - Community resilience means living with fire and proactively reducing its destructive consequences.
- Prepare for post-fire recovery
- Advancing priority fuels reduction projects locally:
 - Grass Mesa
 - Town arroyos
 - Chevron & QB Energy

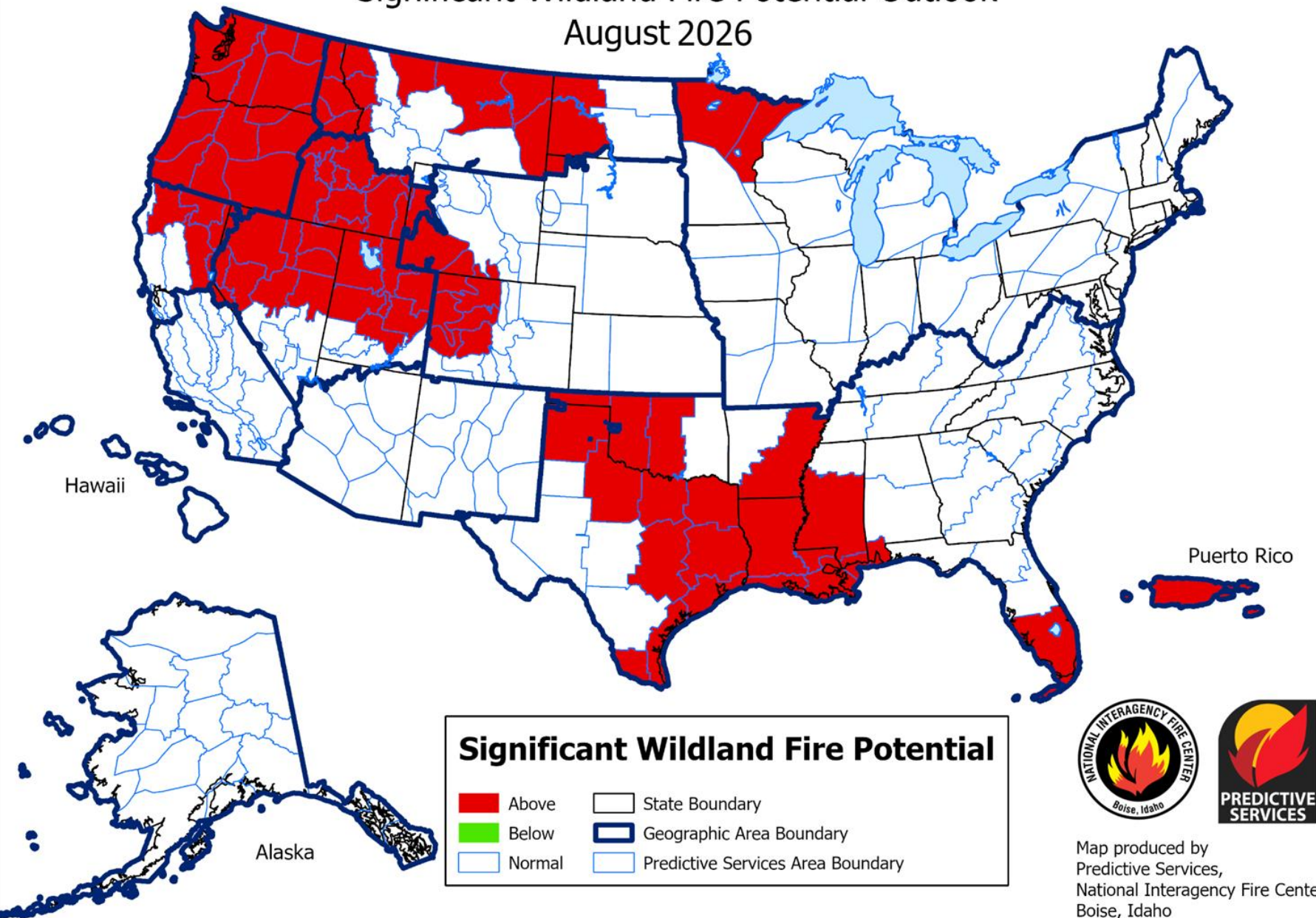


CRWC Program Manager - Sam Feuerborn

Day-to-Day Responsibilities

- Outreach and Education
 - HIZ Assessments
- Fire Adaptation and Vegetation Management Implementation
 - Mitigation coordination
 - Applying best practices
- Funding and Grant Management

Significant Wildland Fire Potential Outlook August 2026



Map produced by
Predictive Services,
National Interagency Fire Center
Boise, Idaho

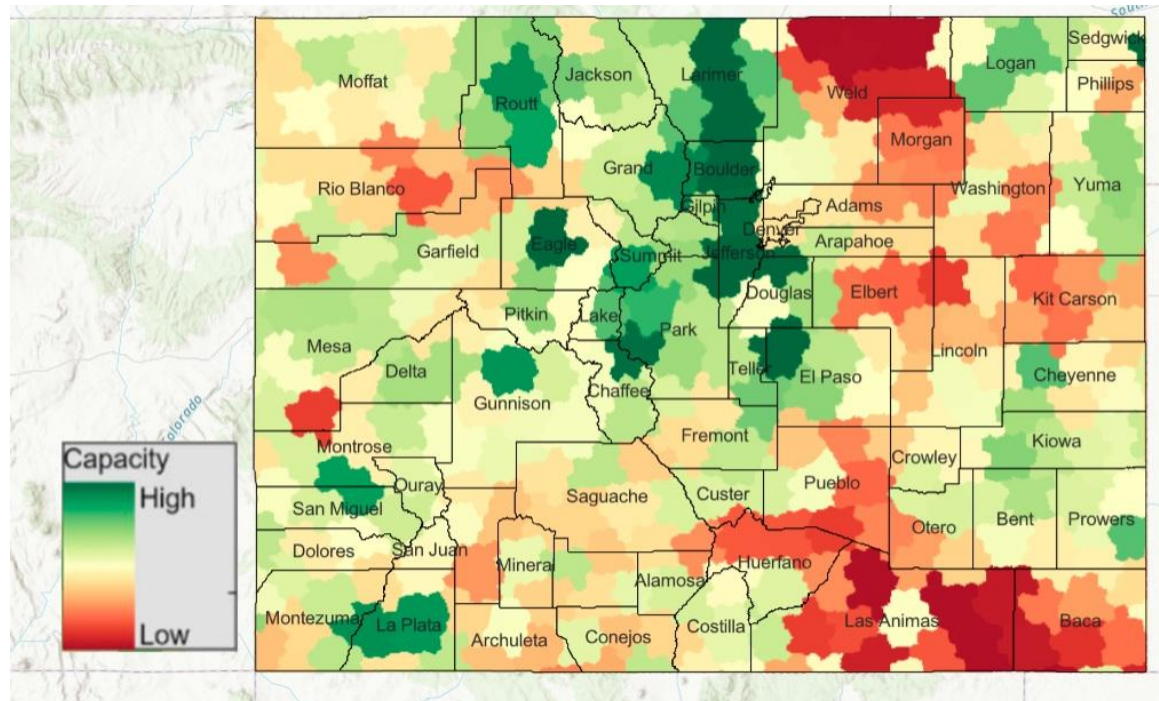
Issued: August 1, 2026
Next Issue: September 1, 2026

Above normal significant wildland fire potential indicates a greater than usual likelihood that significant wildland fires will occur.
Significant wildland fires should be expected at typical times and intervals during normal significant wildland fire potential conditions.
Significant wildland fires are still possible but less likely than usual during forecasted below normal periods.

Why now?

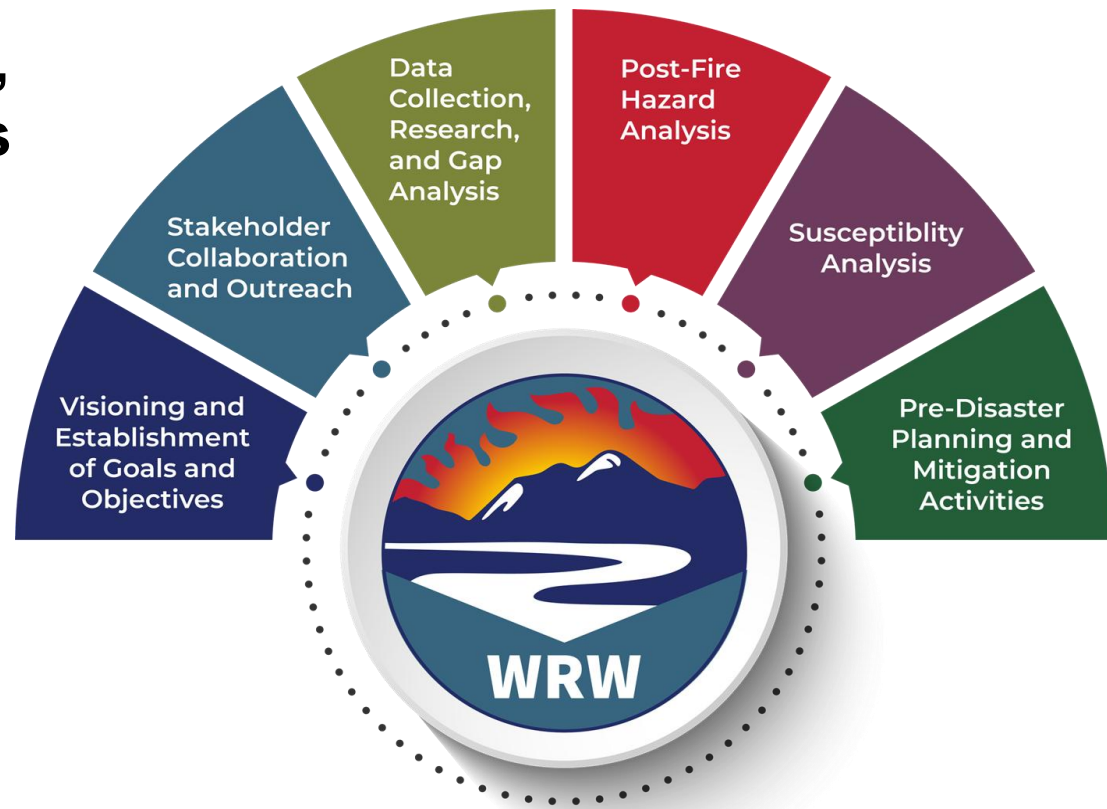
Study finds lack of local wildfire mitigation resources in northwestern Colorado, where 4th largest wildfire in state history burned last summer **SD**

[Colorado State University study](#) identified Rio Blanco, Moffat and Garfield counties as having a high fire risk but lacking local capacity for wildfire mitigation



The Wildfire Ready Action Plan

- WRAP maps “Values at Risk” (VARs)—schools, neighborhoods, utilities & infrastructure
- Provides strategic guidance for reducing wildfire impacts.
- Grant funding will support a dedicated program manager to maintain momentum, coordinate agencies and implement projects.



Thank You!

Kate Collins, Executive Director
kcollins@midcowatershed.org
O 970-625-1829 | C 970-274-0899

Sam Feuerborn, Program Manager
sfeuerborn@midcowatershed.org
O 970-625-1829 | 970-779-1860





Agenda Item #8.c.

Agenda Item Name:

Xcel Energy Presentation

Presenter:

Patrick Waller, City Manager

Item Description:

Presentation Item

Recommended Action:

No action on presentation items

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

Council has previously requested that Xcel Energy provide information regarding planned power shut offs.

Executive Summary:

Representatives of Xcel Energy will provide information to Council regarding Wildfire Mitigation and Public Safety Power Shutoffs.

Notification Requirements:

N/A

Prepared By:

Patrick Waller, City Manager

Attachments:

1. Xcel-PSPSOversight-8-19-26

WILDFIRE MITIGATION & PSPPS AT XCEL ENERGY

Tiernan Doyle
Community Resilience Manager
tiernan.doyle@xcelenergy.com



2025 – 2027 WILDFIRE MITIGATION PLAN OVERVIEW

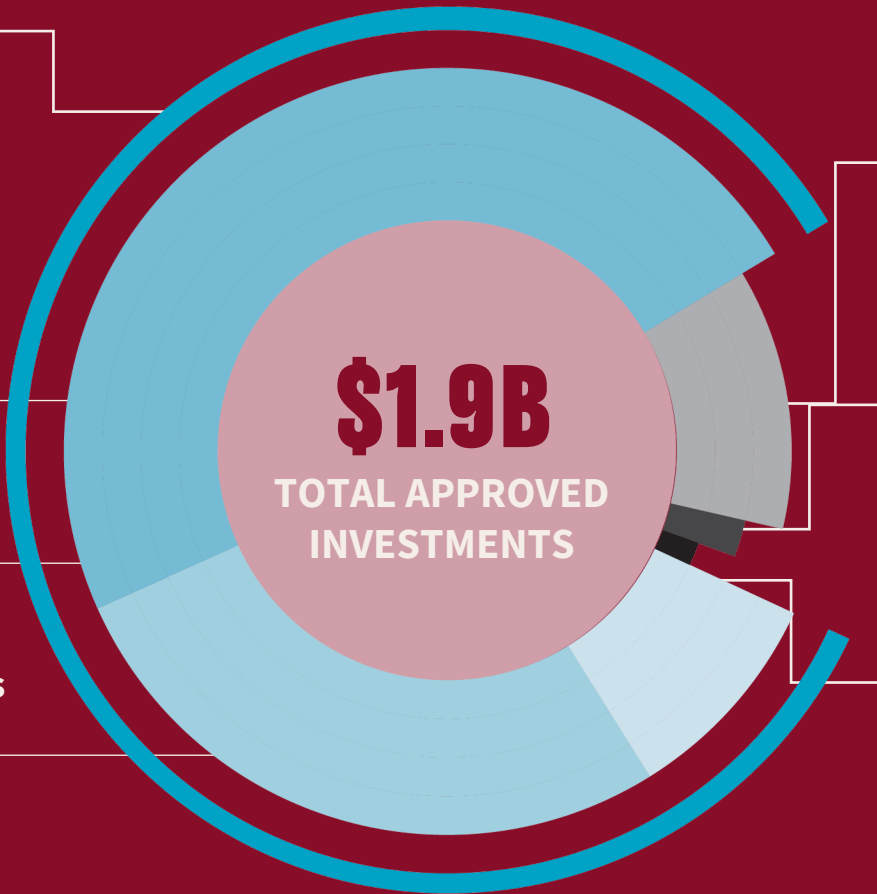
REDUCING WILDFIRE RISK WHILE PROMOTING RESILIENCY

82.7%
**System
Resiliency**
\$1.56 billion

57% Pole
Remediation
\$897 million

32% Power Line
Improvements
\$496 million

11% Vegetation
Management
and Tech Services
\$175 million



11.5%

**Operational
Mitigations**
\$217 million

1.3%

**Customer &
Other
Support**
\$24 million

4.5%

**Situational
Awareness**
\$50 million



**System
Resiliency**

50 miles of
undergrounded power
lines
10,000
pole replacements,



**Operational
Mitigations**

100%
feeders enabled with
Enhanced Powerline
Safety Settings (EPSS)



**Situational
Awareness**

3x AI-enabled
wildfire monitoring
cameras
29,000
non-traditional fault
detection
sensors deployed



IGNITION PREVENTION



MAJOR TOOLS: EPSS AND PSPS

ENHANCED POWERLINE SAFETY SETTINGS (EPSS)



- Power lines remain in service with additional protection settings enabled.
- Customers may experience more frequent or longer outages.
- Crews must inspect power lines and the surrounding area to ensure it's safe to restore service.

PUBLIC SAFETY POWER SHUTOFFS (PSPS)



- Power lines are temporarily de-energized for customers in targeted areas.
- PSPS is only activated during specific extreme weather conditions.
- Power can only be restored when PSPS conditions subside, lines have been inspected, and storm damage has been repaired.

EPSS and PSPS are only used when weather conditions indicate an elevated or extreme risk for wildfire.

PSPS CRITERIA

Public Safety Power Shutoffs are a tool of last resort. A PSPS is only considered when the following three factors are present:



Extreme Winds

wind speeds greater than or equal to the 99th percentile within the forecast area



Low Relative Humidity

20% or lower



Low Fuel Moisture Content

calculated by considering day length, hours of rain and daily temperature and humidity ranges

After a PSPS, restoration efforts can only begin after high winds and elevated wildfire risk have subsided. Power restoration may take multiple hours or days because we must visually inspect lines to ensure they're safe to be re-energized.

MAKING THE CALL ON A PSPS

- Deciding to execute a Public Safety Power Shutoff is a difficult, complex decision involving many different factors
- In addition to the Fire Weather Environment, there are many operational considerations to make

Fire Weather Environment

- Extreme Winds
- Low Humidity
- Low Fuel Moisture Content



Catastrophic Fire Behavior Assessment

- Fire Behavior Index
- Buildings Potentially Impacted



Baseline Risk

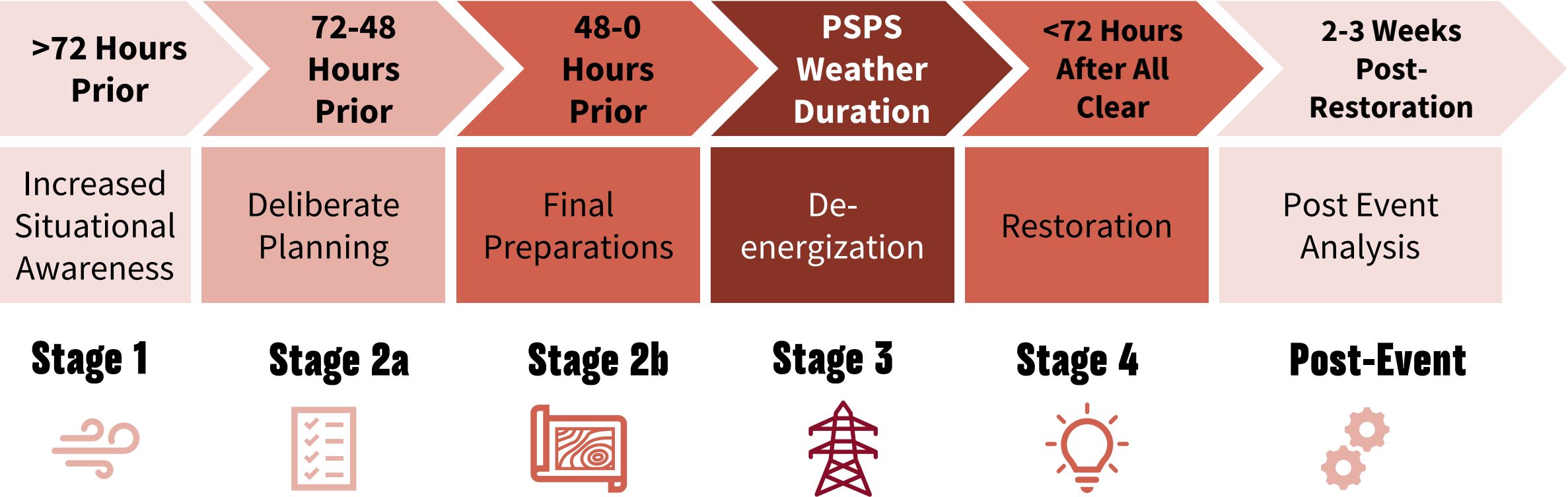
- Overhead Assets
- Assets in Wildfire Risk Tier 2 & 3



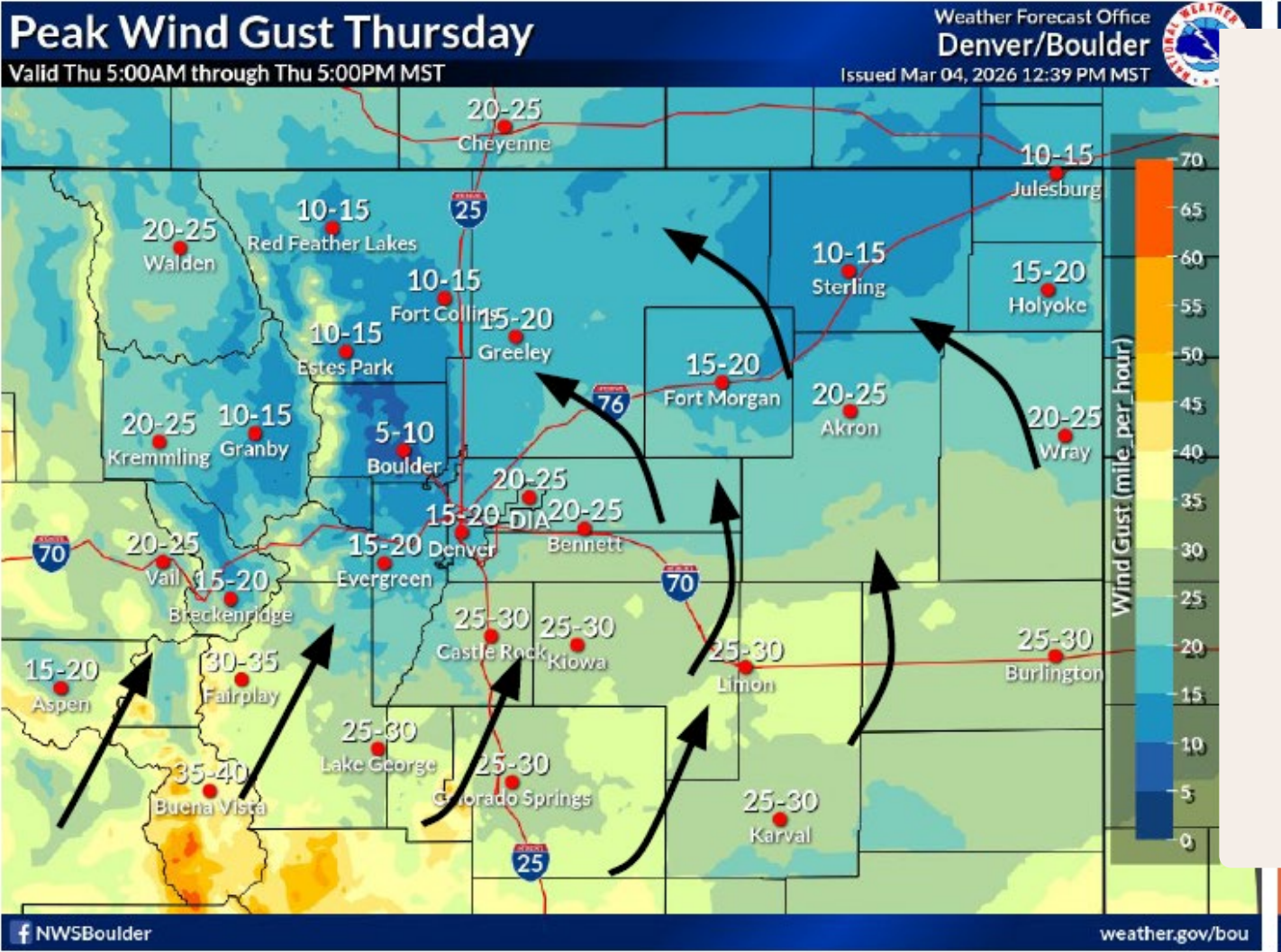
Operational Risk

- Material Health & System Hardening
- Vegetation Strike Potential
- Operational Constraints
- Critical Infrastructure
- Bulk Electric System Impacts

PSPS PROCESS STEPS



>72 HOURS: SITUATIONAL AWARENESS



How do we collaborate?

- OEM communications
- General preparedness messaging shared to local news and PIOs
- Communication with National Weather Service

72-48 HOURS: DELIBERATE PLANNING

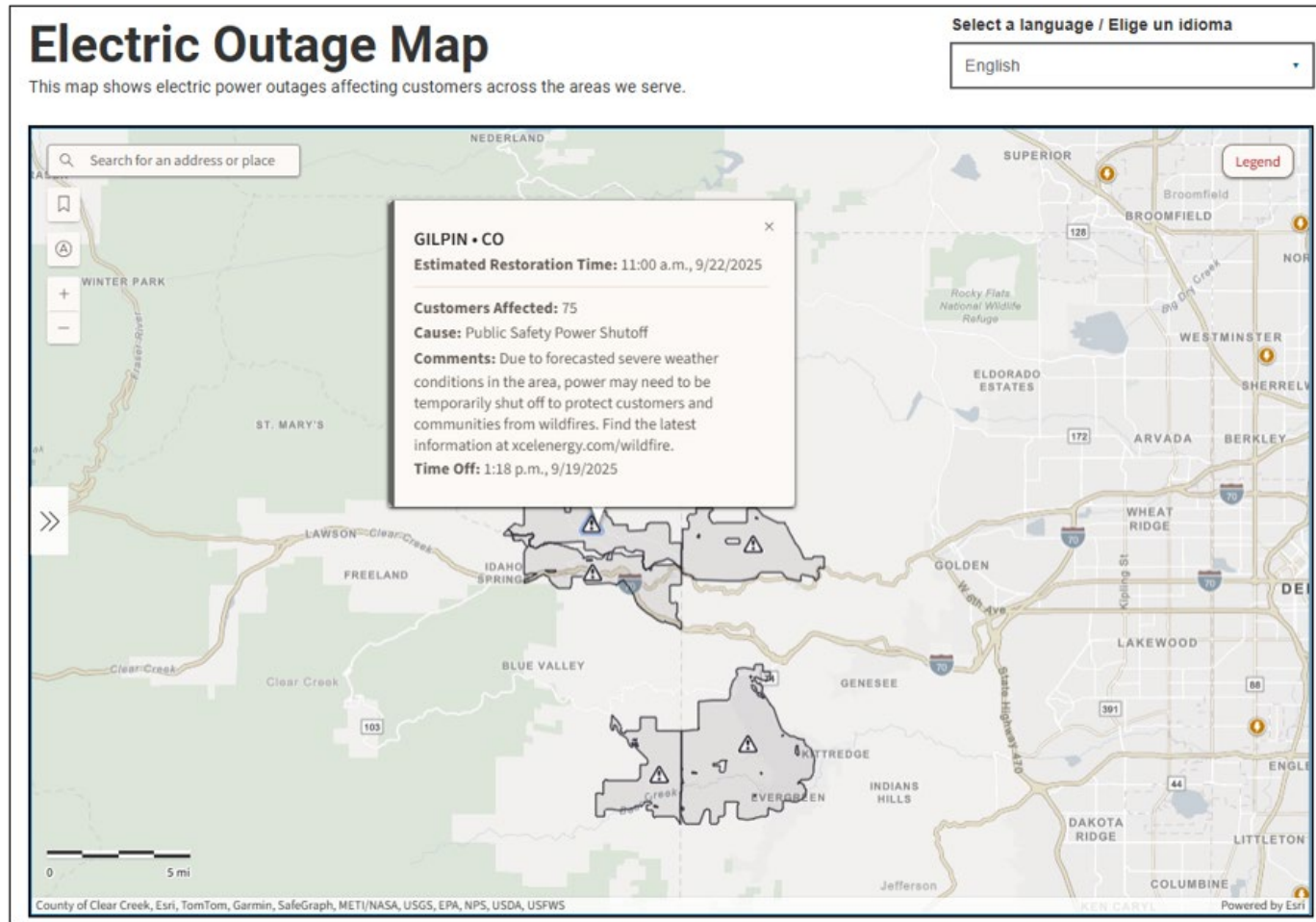


How do we collaborate?

- OEM briefings
- Outreach to critical customers & medically vulnerable
- Information sharing between local and Xcel PIOs
- Ground truthing fuels and weather with partners



48-0 HOURS: FINAL PREPARATIONS



How do we collaborate?

- OEM briefings
- Outreach to critical customers & medically vulnerable and all other customers
- Information sharing between local and Xcel PIOs
- Outage maps updated
- Public Safety Officer on standby



DE-ENERGIZATION



How do we collaborate?

- Damage reports from first responders
- OEM briefings
- Information sharing between local and Xcel PIOs
- Charging centers established if requested
- Morning and evening updates to customers



RESTORATION

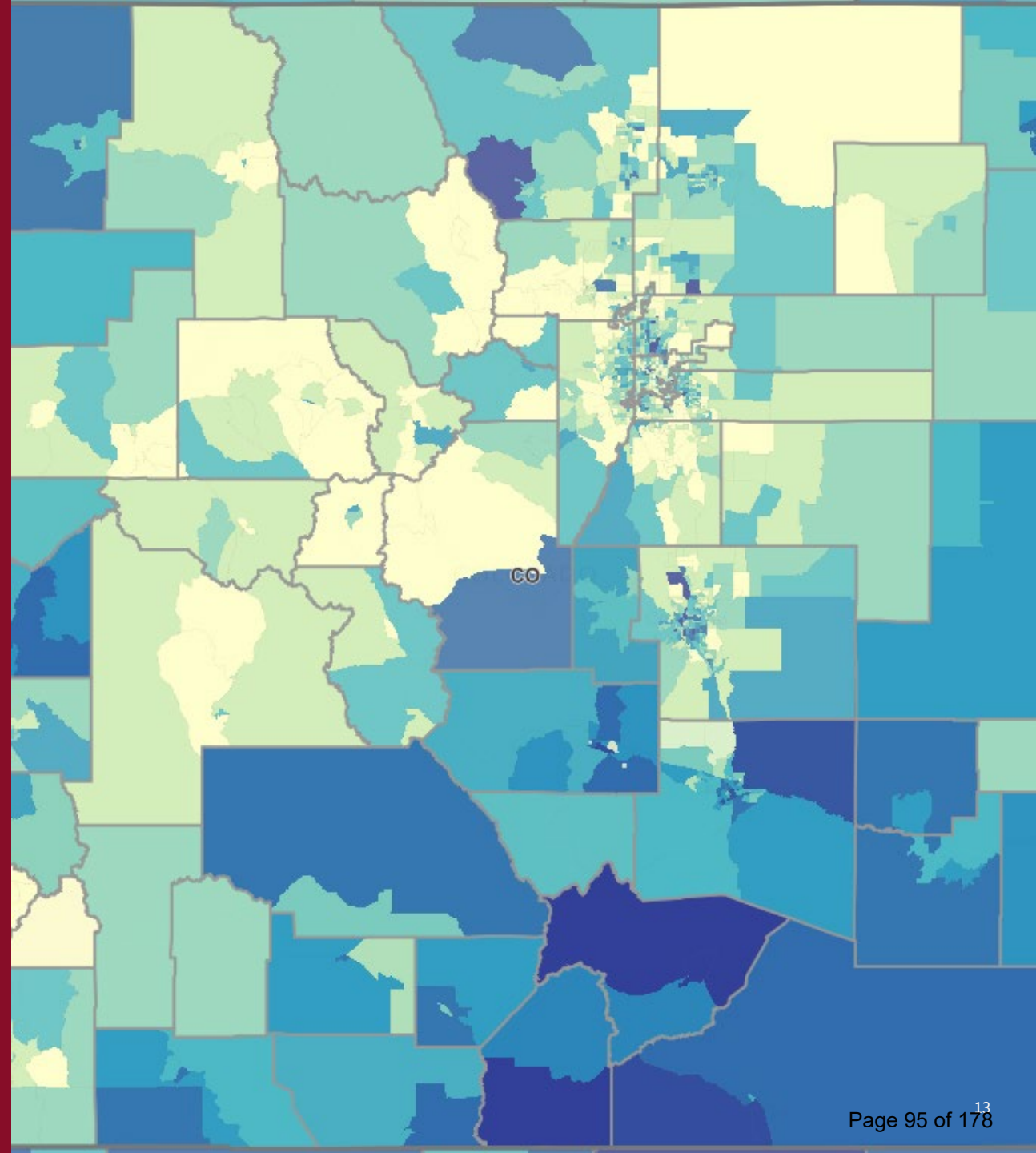


How do we collaborate?

- Continuous updates to OEMs on expected reenergization times
- Information sharing between local and Xcel PIOs



COMMUNITY SUPPORT PROGRAMS



PSPS CUSTOMER NOTIFICATIONS

- We strive to notify all customers that may be impacted **48 hours** in advance of a PSPS so they can do any additional planning necessary
- In addition to standard notifications, Xcel provides some additional options for those who need more planning time
- Xcel has already rolled out a new outage map to provide more robust support during power outages, and is continuing to work on improvements to the map

Advanced Notifications

- An optional program that gives you extra communications, through additional phone calls, emails, and TTY in the event of a planned Public Safety Power Shutoff (PSPS) or unplanned outage.
- You can enroll in this program by opting in on your Medical Assistance Program application or **calling into Customer Service at 1-800-895-4999** and requesting the program.

Non-Customer Notifications

- Even if you aren't an Xcel Energy customer, you can still **sign up to get notified** of Public Safety Power Shutoff events for an address you care about.



PSPS BATTERY REBATE PROGRAM

Xcel Energy will be offering a rebate of up to \$10,000 for Battery Energy Storage Systems (BESS) to power medical equipment for qualifying customers during PSPS events.

Phase 1: Whole home batteries

Phase 2: (August 2026) portable backup batteries

Note: Sales tax and any amount past \$10,000 are not covered by this rebate

Eligibility

1. You are an Xcel Energy Colorado electric residential customer.
2. You are enrolled in the Medical Certification program or the Colorado Medical Exemption Program.
3. You reside in a Tier 2 or Tier 3 wildfire risk zone

Program Steps

- Check your eligibility
- Find a local battery installer
- Have the installer complete the agreement on your behalf
- Get the battery installed and electrical inspection scheduled
- Receive “Permission to Operate”
- Receive your rebate check or have it delivered to your installer



SAFETY TRAINING FOR FIREFIGHTERS

ELECTRIC GUIDELINES



DO:

- STAY 35 FEET AWAY from downed lines!
- Maintain a minimum of 10 feet from any overhead line.
- Assume any downed line is energized.
- Park your vehicle two pole lengths away from any downed power line or damaged pole.
- Keep victims in their vehicle until it has been confirmed that the line has been de-energized.
- If victims must exit the vehicle, have them jump out without touching the vehicle and the ground at the same time, then shuffle 35 feet away from the vehicle.
- If you see a downed pole or any damaged lines, call local utility and provide the nearest cross streets.
- Wait for utility to de-energize equipment.

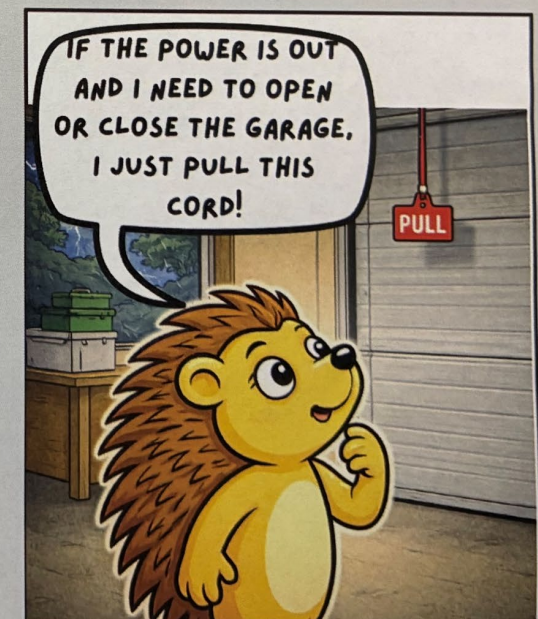
DO NOT:

- Attempt to move a downed line.
- Remove electric meters or cut service wires. Instead, turn off power at the main circuit breaker.
- Enter a substation or any underground vault. Wait for local utility personnel to arrive before attempting to access or put out burning electrical equipment.
- Drive over or under downed power lines.
- Cut trees off of power lines. Maintain a minimum of 10 feet from any overhead line.
- Spray energized equipment.
- Lean or sit on electric pad-mounted underground equipment.

Electric Emergency/Lights Out: 800-895-1999



LESSONS LEARNED & BUILDING FORWARD



DECEMBER 17 + 19, 2025



- We didn't just weather a storm; we essentially managed **four storms in one**.
- Every operational metric—from heavy lifting to supply chain throughput—was stressed between **250% and 550%** beyond our typical worst-case baseline



Counties Impacted

Larimer, Weld, Boulder, Jefferson, Gilpin, Clear Creek



Customers Impacted

135,000 in PSPS
Many other unplanned outages
Majority in Boulder and Evergreen



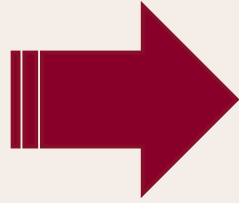
Repairs

90 poles, 122 crossarms, 41 transformers, 391 fuses, 114K feet of wire

DECEMBER 17 + 19, 2025

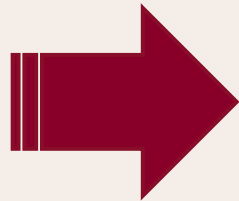
Feedback

- Problems with outage map
- Lack of clarity on which outages were PSPS-related and which ones were unplanned
- Need for better communication between local PIOs and Xcel PIOs
- Desire for earlier go/no-go decision
- Need more regular updates on scoping and mapping
- Improve identifying and preparing critical infrastructure



Improvements Made

- Conversations held about how to provide better information to PIOs during event
- Direct contact for local PIOs designated at Xcel
- Process review has taken place to allow for earlier go/no-go decision
- Regular cadence of sequential scoping => mapping => customer communications established
- Increased education and process clarity around PSPS resource/charging centers

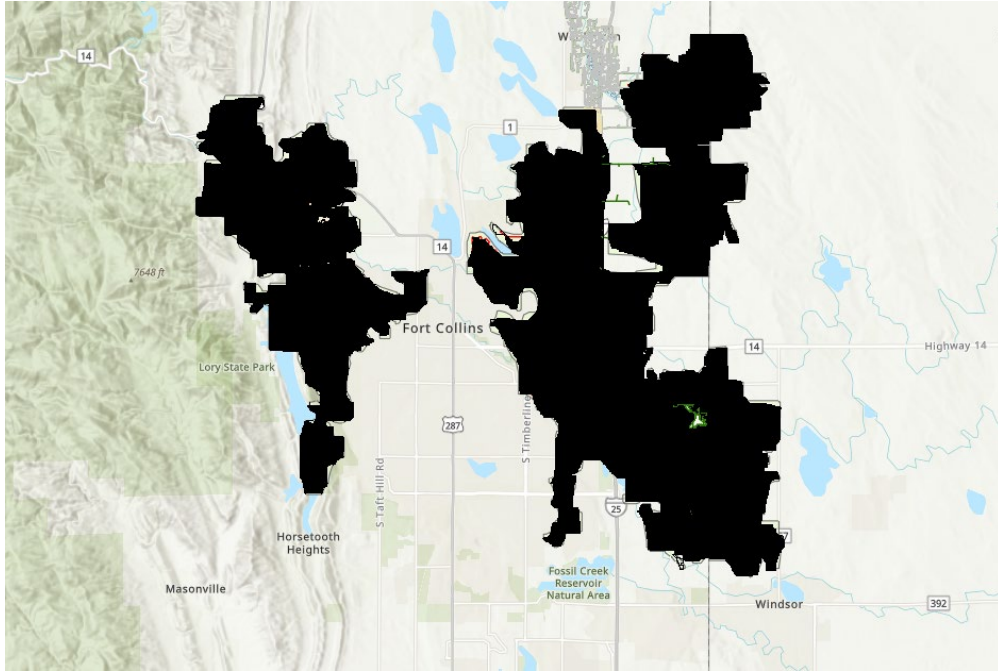


Improvements in Process

- Large scale holistic improvements to outage map and communication systems are ongoing
- Critical infrastructure mapping and notification processes are ongoing



JANUARY 16



- 13 feeders were in scope for this event, impacting around 9,000 customers
- As this event was much smaller than the December windstorm, it provided the opportunity to try out several process improvements with local partners



Counties Impacted

- Larimer
- Weld



Customers Impacted

~9,000 in PSPS
Many other unplanned outages
Majority outside Fort Collins and in Greeley



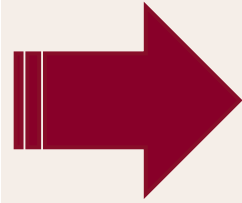
Repairs

10 poles, 37 crossarms, 5 transformers, 4 fuses, 18K feet of wire

JANUARY 16

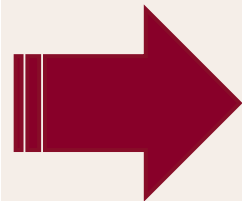
Feedback

- Joint messaging around preparedness
- Need to help customers understand that unplanned outages will occur alongside PSPS outages
- Need more coordination around messaging to medically vulnerable customers
- Include neighboring counties in pre-event notifications to assist with preparedness



Improvements Made

- More frequent information sharing cadence established between Xcel and local PIOs
- Increased messaging on preparedness and unplanned outages to accompany PSPS activity
- Neighboring OEMs included in pre-event warnings
- New information available to OEMs during restoration to help with information management and coordination



Improvements in Process

- Large scale holistic improvements to outage map and communication systems are ongoing; this will include options for renters to get notifications as well
- Critical infrastructure mapping is ongoing

THANK YOU!

Reach out at any time:

tiernan.doyle@xcelenergy.com

720.999.4981





Agenda Item #9.a.

Agenda Item Name:

Consider Appointment of Kristyn Boland to the Rifle DDA Board

Presenter:

Karah Brubaker, Economic Opportunity Specialist II
Zach Higgins, Community Development Director

Item Description:

Kristyn Boland, owner of Gotcha Covered in downtown Rifle has provided a Letter of Interest to be appointed to the Rifle DDA.

Recommended Action:

Move to approve the appointment of Kristyn Boland to the Rifle DDA Board for a four-year term.

Fiscal Impact:

N/A

Operational Impact:

The DDA has struggled in recent history to have a quorum at regular meetings for various reasons. The appointment of Kristyn Boland, a business owner who has recently relocated her business to Rifle, presents an opportunity to make quorum more readily.

Prior Board Motions:

The DDA board was introduced to Kristyn Boland at their meeting in August but a quorum was not present to formally vote on a recommendation for appointment. Those present were in favor of appointment. An email asking for consent was circulated among DDA board members and all responses received were in favor of appointment.

Background Information:

The Rifle DDA or Downtown Development Authority has an open seat for a four-year term. The DDA membership is made up of property owners, business owners, or business representatives from within the designated DDA boundary and a representative from the Rifle City Council.

Executive Summary:

Kristyn Boland, owner of Gotcha Covered, located on 4th Street in downtown Rifle has provided a letter of interest to be appointed to the Rifle DDA for a four-year term.

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Memo_DDA_Appointment_Kristyn_Boland
2. DDA_Letter_of_Intent_Kristyn_Boland

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6496



MEMORANDUM

TO: Rifle City Council

FROM: Karah Brubaker – Economic Opportunity Specialist II

DATE: August 19, 2026

SUBJECT: Recommended Appointment Kristyn Boland Downtown Development Authority

BACKGROUND

The Rifle Downtown Development Authority (DDA) Board is comprised of members who have an interest in the continued vitality, development, and improvement of Rifle's downtown district. The DDA currently has an open seat available for appointment.

Kristyn Boland submitted a letter of interest expressing her desire to serve on the DDA Board. Kristyn is the owner of Gotcha Covered and brings the perspective of a local business owner with an interest in the continued growth and success of downtown Rifle.

Kristyn meets the applicable requirements to serve on the DDA Board and is located within the established DDA boundary. Her experience as a business owner and connection to the downtown area will bring an additional business perspective to the Board.

The DDA Board has discussed Kristyn's interest in serving and provided general guidance supporting her appointment to the Board. Due to recent quorum limitations, the Board was unable to take a formal vote on the recommendation.

RECOMMENDATION

Staff recommend that Rifle City Council appoint Kristyn Boland to the Rifle Downtown Development Authority Board.

8/8/2026

Helen Rogers
Downtown Development Authority Board
Rifle City Hall
202 Railroad Ave
Rifle, Co 81650
hrinteriordesign@msn.com

Letter of Intent to Join Downtown Development Authority Board (DDA)

To the Members of the Downtown Development Authority Board:

I am writing to formally express my interest in serving as a member of the Downtown Development Authority Board. With a deep commitment to fostering sustainable growth, enhancing community infrastructure, and supporting local businesses, I am eager to contribute my time, experience, and perspective to support the board's mission and help advance the long-term interests of our city and its residents.

I am particularly drawn to the Board's focus on revitalizing the downtown areas, planning for growth, improving public spaces, and ensuring that decisions are made in the best interests of the community. I am committed to listening to various viewpoints, evaluating issues thoughtfully, and working collaboratively with fellow board members.

Thank you for considering my application. I would welcome the opportunity to bring my energy, collaborative spirit, and commitment to the Downtown Development Authority Board as we work together to serve our community.

Sincerely,

Kristyn M-Boland
Gotcha Covered- Owner
970-945-4010
admingws@gotchacovered.com



Agenda Item #9.b.

Agenda Item Name:

Consider Appointment of Tara Rumery to the GRIT Advisory Board

Presenter:

Karah Brubaker, Economic Opportunity Specialist II
Zach Higgins, Community Development Director

Item Description:

Tara Rumery of the RREDC has provided a Letter of Interest to be appointed to the Greater Rifle Improvement Team Advisory Board. The term, if appointed, would be through May 2029.

Recommended Action:

Move to approve the appointment of Tara Rumery to the GRIT Advisory Board.

Fiscal Impact:

N/A

Operational Impact:

The GRIT Advisory Board has one vacant voting seat which was vacated by former Chair, Kari Slappey. Filling this vacant seat ensures smooth operation of the advisory board.

Prior Board Motions:

The GRIT Advisory Board unanimously recommended the appointment of Tara Rumery to the GRIT Advisory Board at their August meeting.

Background Information:

A GRIT seat was vacated by Chair, Kari Slappey at the end of June, 2026. Tara Rumery has recently started a position with the RREDC to manage the Rifle CoWork. Tara has provided a Letter of Interest to the GRIT Advisory Board and the Board has provided a unanimous recommendation for her appointment. This appointment would fill the one vacant seat available on the GRIT board.

Executive Summary:

See attached memo.

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Memo_GRIT_Appointment_Tara_Rumery

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6496



MEMORANDUM

TO: Rifle City Council

FROM: Karah Brubaker – Economic Opportunity Specialist II

DATE: August 19, 2026

SUBJECT: Recommended Appointment Tara Rumery to the Grater Rifle Improvement Team

BACKGROUND

The Greater Rifle Improvement Team (GRIT) Advisory Board Members hold three-year terms from June 1 to May 31. The GRIT Advisory Board currently has an open seat available.

Tara Rumery submitted a letter of interest expressing her desire to serve on the GRIT Advisory Board. Tara works for the Rifle Regional Economic Development Corporation (RREDC), where she is actively engaged in economic development efforts and works closely with businesses and community partners throughout the Rifle area.

Tara meets the applicable requirements to serve on the GRIT Advisory Board and is located within the established GRIT boundary. Her professional experience in economic development and connection to the local business community will bring a valuable perspective to the Board.

The GRIT Advisory Board reviewed Tara’s interest in serving on the Board at its August 11, 2026, regular meeting. By unanimous vote, the GRIT Advisory Board recommends that Rifle City Council appoint Tara Rumery to the GRIT Advisory Board to serve a term that expires May 31, 2029.

RECOMMENDATION

Staff recommend that City Council approve the appointment of Tara Rumery to the Greater Rifle Improvement Team (GRIT) Advisory Board.



Agenda Item #9.c.

Agenda Item Name:

Consider Awarding Facade Grant to Hays Genera PC from the Visitor Improvement Fund (Lodging Tax)

Presenter:

Karah Brubaker, Economic Opportunity Specialist II
Zach Higgins, Community Development Director

Item Description:

Hays Genera PC / LYHOTP LLC has submitted a complete application for \$21,956.25 from the GRIT Facade Grant program to complete a \$29,275.00 facade improvement on their property at 126 W 4th Street in downtown Rifle. The GRIT Board has provided the recommended condition of maintaining the existing Cherry Trees in the front lawn.

Recommended Action:

Move to award facade grant to Hays Genera PC with GRIT recommended conditions from the Visitor Improvement Fund aka Lodging Tax for an amount not to exceed \$21,956.25.

Fiscal Impact:

The grant amount is \$21,956.25 of the total project cost, \$29,275. The Facade Grant has a total of \$40,000 available allocated from the Visitor Improvement Fund also known as Lodging Tax collected from hotel stays within the City. If the grant is approved, \$18,043.75 would remain available for the remainder of 2026 from the Facade Grant allocation.

Operational Impact:

Staff has reviewed the application and will be involved through any necessary permitting. Once completed, the applicant will submit proof of completion and reimbursement will be granted once all program requirements have been satisfied.

Prior Board Motions:

The GRIT Advisory Board unanimously approved recommendation for funding in full at their August, 2026 meeting.

Background Information:

See Staff Report

Executive Summary:

See Staff Report.

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Community Development Director

Attachments:

1. Memo_GRIT_Façade_Hays_Genera
2. Hays_Genera_Application_2026

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6496



MEMORANDUM

TO: Rifle City Council

FROM: Karah Brubaker – Economic Opportunity Specialist II

DATE: August 19, 2026

SUBJECT: GRIT Commercial Façade Grant Program Recommendation – Hays Genera PC/LYHOTP LLC

BACKGROUND

The GRIT Commercial Façade Grant Program was established in 2025 to encourage investment in commercial properties and support exterior improvements that enhance the appearance and vitality of Rifle's downtown commercial area. The program budget provides up to \$40,000 annually for eligible façade improvements, with applicants required to provide a minimum 25% match.

In 2026, GRIT amended the program guidelines to make the application and reimbursement process clearer and more accessible to property and business owners. Updates included simplifying application requirements, removing the requirement for professional renderings, clarifying eligible and ineligible project costs, and establishing a more defined review and reimbursement process.

Hays Genera PC / LYHOTP LLC applied for exterior improvements to the property at 126 W. 4th Street. **This is the first application received through the GRIT Commercial Façade Grant Program since its establishment in 2025.**

PROJECT SCOPE

The proposed project includes exterior improvements consisting of demolition and removal of the existing stone pony wall, stucco repair, concrete and retaining wall improvements, steps and sidewalk work, decking replacement, and post-construction landscape restoration.

Two contractor estimates were submitted with the application. The MNJ Construction estimate of \$29,275 provides the most complete estimate for the proposed scope of work. The alternate CMG estimate of \$22,804 does not include demolition and removal of the stone pony wall or final landscape restoration.

GRIT's recommendation for approval includes the condition that the existing cherry trees on the property remain and are incorporated into the completed project.

Based on the complete project estimate of \$29,275, the proposed GRIT Commercial Façade Grant is \$21,956.25, with the property owner providing the required 25% match of \$7,318.75.

The GRIT board reviewed the application at its August 11, 2026, meeting and voted to recommend approval of the Commercial Façade Grant award to City Council.

Project Funding

Funding Summary	Amount
2026 GRIT Façade Grant Budget	\$40,000.00
Total Project Estimate	\$29,275.00
Proposed GRIT Façade Grant	\$21,956.25
Property Owner Match	\$7,318.75
Remaining Façade Grant Budget after Approval	\$18,043.75

The proposed improvements support the intent of the GRIT Commercial Façade Grant Program and meet the program's eligibility requirements.

RECOMMENDATION

Approve a GRIT Commercial Façade Grant to Hays Genera PC / LYHOTP LLC in an amount not to exceed \$21,956.25, with the condition that the existing cherry trees remain as part of the completed project.

Online Form Submittal: Greater Rifle Improvement Team (GRIT) Commercial Façade Grant

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 7/29/2026 11:50 AM

To Karah Brubaker <kbrubaker@rifleco.org>

Greater Rifle Improvement Team (GRIT) Commercial Façade Grant

GRIT Façade Grant Program Information

Greater Rifle Improvement Team Façade Grant Program

Financial assistance is available to business and property owners who wish to make exterior improvements to commercial building within the City of Rifle city limits.

The GRIT Façade Improvement Program is designed to enhance and preserve the unique character of Rifle, improve the economic vitality and marketability of Rifle, and creates an inviting environment that will encourage visitors, and residents, to stay for extended periods of time.

Who Can Apply

Any owner of a commercial building within Rifle city limits can use grant funds for improvements made to building facades that are visible to the public from the street or sidewalk.

The applicant must provide a minimum of 25% match to any amount awarded. This grant is eligible for projects up to \$50,000 (\$40,000 GRIT match and \$10,000 Owner match). Less than a 25% owner match may be considered due to degree community benefit. Grant applications will be considered by the Greater Rifle Improvement Team Advisory Board for action recommendation to Rifle City Council. Rifle City Council has the final say in all GRIT grant programs.

Eligible Improvements

Only improvements made to building facades visible to the public from the street or sidewalk are eligible.

All façade improvements must comply with City of Rifle municipal code and design guidelines in addition to all necessary land use and/or permit approvals.

- Restoration and cleaning of masonry, including brick, stone, and concrete. Power washing is discouraged as a method to cleaning brick on any building receiving grant funding.

- Repair or replacement of windows. If windows are the original, historic windows, repair is preferred.
- Lighting attached to the building that accentuates signage and other significant architectural details of the building. All lighting will be reviewed on case-by-case basis to ensure it complements the building façade.
- Restoration and repair of original architectural details of the building, such as cornice and window details.
- Removal of inappropriate façade materials.
- Installation or repair of awnings.
- Repair of doors or replace of doors where it is found the proposed door complements the building façade.
- Painting or appearance changes. The color should take into consideration of the surrounding buildings and character the Rifle. Painting or changing/covering over the brick is discouraged. Public art murals may be considered depending on design, scale, and how it improves the façade.
- Architectural design assistance may be available for commercial buildings in the downtown area.

Building permit fees and other fees required by the City are not eligible for grant funding.

Applications are reviewed by the GRIT Advisory Board on a rolling basis and based on funding availability. Upon the grant award, projects must be completed within 180 days of issuance of building permit, unless the project receives an extension approval from the GRIT Advisory Board.

Preference will be given to projects that have a high visible impact on a public street and projects that seek to restore architecturally significant features of a building. The following criteria will be considered by the GRIT Advisory Board when reviewing grant applications.

- Compliance with Rifle municipal code and design standards.
- Instances where an immediate renovation would stop serious deterioration of the building's façade, or where architecturally significant features contribute to the building's character are in danger of being lost.
- Project would restore historic features of the building; if historic features can be restored, features that are being removed or alter should have high degree of aesthetic appeal and be complementary to the surrounding buildings.
- Projects involving buildings with vacant or underutilized spaces where the overall marketability of the building would be improved.
- Applications that demonstrate the applicant's capacity to complete the project.

Additional Grant Requirements

The applicant shall comply with all applicable provisions of the City of Rifle Municipal Code and the International Building Codes enforced the City. By submitting a façade Program Application, the applicant agrees to obtain all required building permits prior to starting work on the project.

How to Proceed

1. Schedule a pre-application meeting or site visit by emailing three available meeting times to Karah Brubaker, GRIT Manager. During this meeting, you will discuss the proposed project and any requirements. kbrubaker@rifleco.org
2. Complete the online application. Your application must include:
3. Architectural renderings, site plans, and/or other visual representations of the proposed improvements. For paint, a paint sample of the proposed color should be provided.
4. Detailed project narrative
5. Photos of all sides of the building façade for which grant funding is being requested.
6. Two estimates/bids from contractors
7. The property owner shall submit proof of ownership of the building.
8. Applicants must complete a review with City of Rifle Planning
9. Applicant has the option of presenting the project to the GRIT Advisory Board at a regular GRIT meeting
10. The GRIT Advisory Board will make an action recommendation to Rifle City Council who has the final authorization of award or denial.

GRIT Façade Grant Application

Applicant First Name	Katie
Applicant Last Name	Hays
Applicant Email Address	office@haysgenera.com
Applicant Phone Number	970-625-9444
Business Name	Hays Genera PC/LYHOTP LLC
Business Address	126 West 4th Street
City	Rifle
State	CO
Zip Code	81650
Detailed Project Narative	PROJECT NARRATIVE Front Entry Renovation Hays General PC — 126 W. 4th Street, Rifle, CO 81650

1. Project Overview

This narrative describes the scope of work planned for the front entry renovation at Hays General PC, 126 W. 4th Street, Rifle, Colorado. The project addresses the deteriorated concrete walkway, steps, and retaining wall serving the main entrance; cracked and peeling stucco on the front facade; and an aging front deck. The work is organized into five phases: demolition and site preparation, concrete reconstruction, stucco repair, composite decking installation, and landscape restoration. Two contractors have submitted estimates covering this scope: MNJ Construction, which priced the project as a single comprehensive bid, and Colorado Maintenance Group (CMG), which submitted two separate estimates — one for entry repairs (decking and stucco) and one for concrete work. A summary and comparison of these bids appears in Section 3.

2. Scope of Work

2.1 Demolition & Site Preparation

The existing concrete sidewalk and steps leading to the front main entrance will be removed and disposed of, along with the existing stone pony wall retaining the adjacent sod area and the existing concrete steps. Old decking boards will be removed to prepare the deck substructure for new composite decking. All demolition debris will be hauled off-site, with a dumpster maintained on-site for the duration of the work.

2.2 Concrete Reconstruction

New road base will be prepared for all concrete areas. New 8" retaining walls will be formed and poured at both the top and bottom of the retaining wall run, finished in a dark gray color to complement the building's stucco. New concrete steps will be formed and poured leading up to the sidewalk, along with a new sidewalk to the front main entrance and steps transitioning from the sidewalk to the deck, finished in a natural concrete color. All new concrete construction will meet current building code.

2.3 Stucco Repair

Stucco repair is required at two locations on the front of the building: around the window on the left side, and at the window east of the main front door. Repairs include patching cracks and peeling areas, repainting the repaired sections, and installing decorative "pop-out" trim surrounds around the two windows and the main entry door.

2.4 Composite Decking

The existing front deck boards will be removed and replaced with new Trex composite decking, in a color to be selected by the owner.

2.5 Landscape Restoration

Following completion of the concrete and demolition work, disturbed areas will be finished with new topsoil and sod, a new weed barrier, and stone to match the existing landscaping. New shrubs will be added to match the existing plantings, with a full site clean-up upon completion.

3. Bid Summary & Comparison

The following table summarizes the estimates received to date

for this scope of work.

Contractor / Estimate Scope Covered Date Amount
MNJ Construction — Estimate #359 Full scope: demolition, stucco repair (2 locations), concrete retaining walls/steps/sidewalk, landscaping restoration, and Trex composite decking 07/13/2026 \$29,275.00
Colorado Maintenance Group — Estimate #12630 (Entry Repairs) Trex composite decking replacement; stucco crack/peel repair with repaint and pop-outs at 2 windows and main entry door 06/23/2026 \$8,476.00
Colorado Maintenance Group — Estimate #12634 (Concrete Work) Remove/dispose existing concrete retaining wall and steps/sidewalk; form and pour new retaining wall, steps, and sidewalk to current code 06/23/2026 \$14,328.00
CMG Combined Total (12630 + 12634) Decking, stucco, and concrete only — excludes demolition/haul-off of the stone pony wall and landscaping restoration 06/23/2026 \$22,804.00

MNJ Construction's estimate (#359, \$29,275.00) is a single all-inclusive bid covering demolition, stucco repair, concrete work, landscaping, and decking. CMG's two estimates together total \$22,804.00 but cover a narrower scope: their concrete bid (#12634) addresses removal and replacement of the retaining wall, steps, and sidewalk, and their entry repairs bid (#12630) covers decking replacement and stucco repair with window/door pop-outs. Notably, the CMG estimates do not include removal of the stone pony wall or the post-construction landscape restoration (topsoil, sod, weed barrier, and shrubs) that is included in MNJ's bid.

Because the CMG bids exclude demolition of the stone pony wall and final landscaping, an accurate apples-to-apples comparison would require either a supplemental estimate from CMG for that missing scope or confirmation that landscape restoration will be handled separately.

4. Next Steps

- Confirm whether the stone pony wall demolition and landscape restoration will be added to CMG's scope or handled by a separate contractor.
- Select a final contractor for each phase of work (or a single contractor for the full project) based on price, availability, and scope completeness.
- Confirm decking and concrete color selections with the property owner prior to contract signing.
- Execute a signed proposal/contract and schedule the 50% deposit (where applicable) to begin work.

Architectural Renderings	<i>Field not completed.</i>
Photos of Building	GRIT Grant Photos.pdf
Project Estimates	7-29-26 GRIT Grant Estimates.pdf
Building Ownership	LYHOTP LLC Garco Assessors.pdf

Statement of Understanding & Certification by Applicant

I have read the program eligibility criteria for the Greater Rifle Improvement Team Façade Grant Program. I understand that grant awards will be determined at the discretion of GRIT Advisory Board based on the program eligibility criteria and the responses provided in this application. I understand that grant funds are limited, and that applying does not guarantee funds. I further understand GRIT or City of Rifle may terminate the program at any time, for any reason, without prior notification.

I certify that I am authorized to sign this Application as/or on behalf of the Applicant. I understand I must provide a complete application, including documentation demonstrating how the funds will be used, for the application to be considered. I agree that my business is fully responsible for determining and understanding the effect that my receipt of grant funds, if awarded, may have on any other applications for, my business' eligibility for, or awards from, other programs from any other entity whatsoever. I further agree that by submitting this Application, I and my business release and hold harmless the GRIT and City of Rifle from any responsibility or liability for any effect the receipt of grant funds from the GRIT or City of Rifle may have on such applications, eligibility, or awards from such other programs.

All Applications will become property of the City of Rifle, and all Applications are subject to the Colorado Open Records Act, C.R.S. § 24-72-200.1 et seq.

By signing below, I certify that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a GRIT Façade Improvement Grant and that the information provided is true, correct, and complete to the best of my knowledge.

Application Signature	I understand by entering my name and title below I am electronically signing this document
-----------------------	--

Name	Katie Hays
------	------------

Title	President
-------	-----------

Email not displaying correctly? [View it in your browser.](#)

Garfield County, CO

Summary

Account	R361949
Parcel	217716203003
Property	126 W 4TH ST, RIFLE, CO 81650
Address	
Legal	Section: 16 Township: 6 Range: 93 Subdivision: ORIGINAL TWNSTE.
Description	RIFLE Block: K Lot: 5 AND:- Lot: 6 6250 SQUARE FEET
Acres	0
Land SqFt	6250
Tax Area	100
Subdivision	ORIGINAL TWNSTE. RIFLE


[View Map](#)

Map



Owner

LITTLE YELLOW HOUSE ON THE PRAIRIE LLC
126 W 4TH STREET
RIFLE CO 81650

Land

Unit Type	OFFICES-LAND - 2120 (COMMERCIAL PROPERTY)
Square Feet	3125
Acres	0

Unit Type	SINGLE FAM.RES.-LAND - 1112 (RESIDENTIAL PROPERTY)
Square Feet	3125
Acres	0

Buildings

Building #	1
Building Type	OFFICES
Abstract Codes / (Property Type)	OFFICES-IMPROVEMENTS-2220 (COMMERCIAL PROPERTY)
Architectural Style	OFFICE
Stories	2
Frame	WOOD FRAME
Actual Year Built	1903
Gross Living Area	1,370
Total Heated SqFt	1,370
Bedrooms	2
Baths	1.5

Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	CENTRAL
Roof Type	RIDGE FRAM
Roof Cover	COMP SHNGL

Building #	1
Units	1
Building Type	SFR
Abstract Codes / (Property Type)	SINGLE FAM.RES-IMPROVEMTS-1212 (RESIDENTIAL PROPERTY)
Architectural Style	1-STORY
Stories	1
Frame	WOOD FRAME
Actual Year Built	1965
Gross Living Area	308
Total Heated SqFt	308
Bedrooms	1
Baths	1
Heating Fuel	ELECTRIC
Heating Type	SPLIT DUCTLESS
Air Conditioning	SPLIT DUCTLESS
Roof Type	GABLE
Roof Cover	COMP SHNGL

Actual Values

Tax Year	2026	2025	2024	2023	2022
Actual (Market) Value	\$367,970.00	\$331,960.00	\$272,070.00	\$272,070.00	\$240,780.00
*Value Used for Local Government Assessment	\$357,930.00				
Value Used for School District Assessment	\$367,970.00				

Assessed Values

Tax Year	2026	2025	2024	2023	2022
*Local Government Assessed Value	\$73,050.00	\$89,630.00	n/a	n/a	n/a
School Assessed Value	\$73,980.00	\$89,630.00	n/a	n/a	n/a
Pre 2025 Assessed Value			\$75,910.00	\$75,910.00	\$69,820.00

Mill Levies

Tax Year	2026	2025	2024	2023	2022
*Local Government Levy		56.595	n/a	n/a	n/a
School Levy		31.112	n/a	n/a	n/a
Total Levy		87.707	80.021	70.552	75.372

Tax History

Tax Year	2026	2025	2024	2023	2022
*Local Government Taxes		\$5,072.60	n/a	n/a	n/a
School District Taxes		\$2,788.56	n/a	n/a	n/a
Taxes Billed		\$7,861.16	\$6,074.40	\$5,355.60	\$5,262.48

*HB24B-1001 established separate residential assessment rates for school district and local government residential properties property taxes beginning with the 2025 tax year. Beginning with the 2026 tax year, the legislation also provides a reduction in actual value for local government residential values. The reduction is equal to 10% of the first \$700,000 of actual value (up to a maximum reduction of \$70,000) before applying the local government residential assessment rate. A minimum assessed value of \$1,000 applies. School district taxes do not receive this value reduction. [Click here for HB24B-1001](#)

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

Transfers

Sale Date	Deed Type	Book - Page	Reception Number	Sale Price
12/17/2021	NOTICE		969517	\$0
12/21/2016	SPECIAL WARRANTY DEED		887113	\$210,000
12/21/2016	STATEMENT OF AUTHORITY		887112	\$0
7/26/2013	SPECIAL WARRANTY DEED		838558	\$0
4/30/2013	WARRANTY DEED		834784	\$125,000
9/11/2012	QUIT CLAIM DEED		824036	\$0
5/19/2010	WARRANTY DEED		786433	\$300,000
9/5/2007	WARRANTY DEED		732936	\$271,000
8/6/2004	WARRANTY DEED	1612-161	657510	\$140,000
2/28/1980	PERSONAL REP DEED	0544-0972	302210	\$0
8/16/1965	DECREE OF HEIRSHIP	379-185	236041	\$0
10/25/1963	WARRANTY DEED	353-597	223214	\$0

Historical Property Documents

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

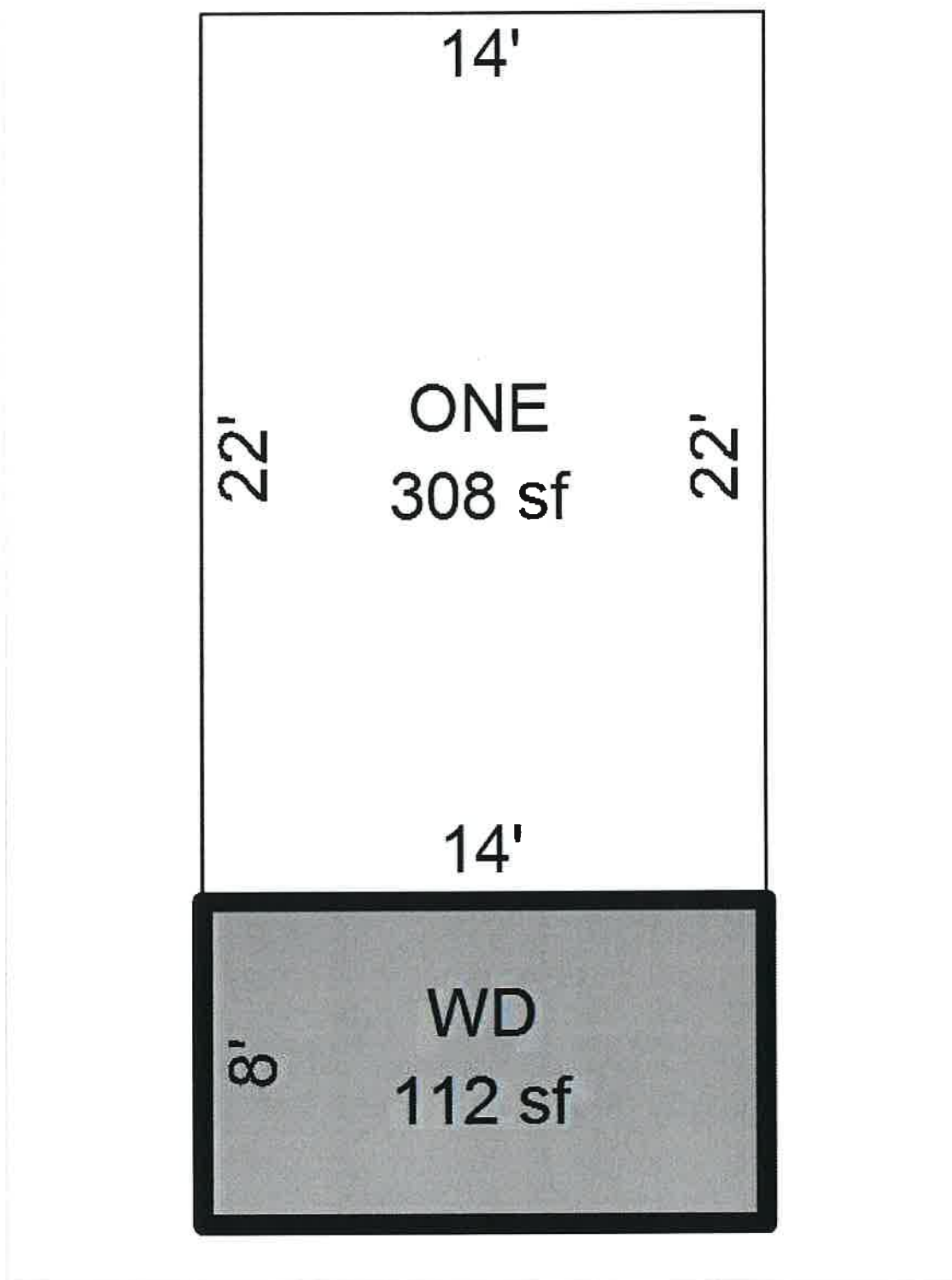
Photos



Sketches



Sketch by: Arden Skelton 12/12/17



MNJ Construction

PO Box 1050
Silt, CO 81652-1050 USA
(970) 456-7673
MandJconstruction@icloud.com

Estimate

ADDRESS
Hays Genera PC

ESTIMATE 359
DATE 07/13/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Demo	Remove existing concrete walls at sidewalk. Remove existing stone pony wall retaining sod area. Remove concrete steps. Remove existing concrete sidewalk and steps going to front main entrance. remove old decking boards and prepare for new trex decking. Dispose of all debris. maintain dumpster onsite for all trash.	1	6,800.00	6,800.00
	Services	repair stucco around left side window. repair stucco at window east of main front door.	1	3,500.00	3,500.00
	Concrete	Prepare with new road base all new concrete. Form and pour for new 8" walls at both bottom and top retaining walls. Color of concrete to be Dark gray to match as much of the stucco color as possible. Pour new retaining walls. Form and pour for new steps going up to side walk. Form and pour new sidewalk to front of main entrance, and pour new steps stepping from sidewalk to deck. Color of steps and sidewalk will be a natural concrete color.	1	15,100.00	15,100.00
	Landscape	finalize with adding new top soil and sod on any disturbed area. Add new weed barrier and add stone to match existing with new shrubs to match existing. finalize with full clean up	1	2,400.00	2,400.00
	Composite decking	Install new Trex decking. Color to be determined.	1	1,475.00	1,475.00
TOTAL					\$29,275.00

Accepted By

Accepted Date



COLORADO MAINTENANCE GROUP

P.O. Box 152
Rifle, CO 81650
970-625-4050 (Phone)
970-625-4090 (Fax)

ESTIMATE

Date	Estimate #
6/23/2026	12630

Name / Address	Job Location / Address
HAYS GENERA PC 126 W. 4TH STREET RIFLE CO 81650	ENTRY REPAIRS

Description	Total
SUPPLY ALL LABOR AND MATERIAL TO REMOVE AND REPLACE EXISTING FRONT DECK BOARDS WITH TREX COMPOSITE DECKING IN OWNERS CHOICE OF COLOR.	3,276.00
SUPPLY ALL LABOR AND MATERIAL TO REPAIR ALL CRACKS AND PEELING STUCCO ON FRONT OF BUILDING ONLY. THIS PRICE INCLUDES REPAINTING OF REPAIRED AREAS. THIS PRICE ALSO INCLUDES INSTALLATION OF "POP" OUTS AROUND 2 WINDOWS AND MAIN ENTRY DOOR.	5,200.00

WE PROPOSE TO FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

Total \$8,476.00

PROPOSAL MUST BE SIGNED AND RETURNED BEFORE WORK WILL BE SCHEDULED. A 50% DEPOSIT IS DUE UPON ACCEPTANCE OF PROPOSAL. BALANCE IS DUE IN FULL UPON COMPLETION OF PROJECT

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN CHANGE ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THIS CONTRACT AMOUNT. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OUR WORKERS ARE FULLY COVERED BY WORKERS COMPENSATION INSURANCE. ALL INVOICES OVER 30 DAYS PAST DUE ARE SUBJECT TO A 2% PER MONTH FINANCE CHARGE. PLUS A LATE FEE OF \$35.00. THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. I AGREE TO MAKE PAYMENT AS OUTLINED ABOVE. THIS PROPOSAL SHALL BECOME A PART OF ANY OTHER MASTER CONTRACT ENTERED INTO BY COLORADO MAINTENANCE GROUP AND THE SIGNING PARTY.

ACCEPTANCE OF PROPOSAL: _____ **DATE:** ____/____/____

AUTHORIZED SIGNATURE (COLORADO MAINTENANCE GROUP) _____ **John Starr** _____



COLORADO MAINTENANCE GROUP

P.O. Box 152
Rifle, CO 81650
970-625-4050 (Phone)
970-625-4090 (Fax)

ESTIMATE

Date	Estimate #
6/23/2026	12634

Name / Address	Job Location / Address
HAYS GENERA PC 126 W. 4TH STREET RIFLE CO 81650	CONCRETE WORK

Description	Total
SUPPLY ALL LABOR AND MATERIAL REMOVE/DISPOSE OF EXISTING CONCRETE RETAINING WALL BY ENTRY SIDEWALK. FORM AND POUR NEW CONCRETE RETAINING WALL TO CURRENT CODES.	8,233.00
SUPPLY ALL LABOR AND MATERIAL TO REMOVE/DISPOSE OF EXISTING CONCRETE STEPS BY MAIN SIDEWALK, REMOVE/DISPOSE OF EXISTING SIDEWALK TO ENTRY. FORM AND POUR NEW STEPS AND SIDEWALK TO CURRENT CODE.	6,095.00

WE PROPOSE TO FURNISH MATERIALS AND LABOR IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

Total	\$14,328.00
--------------	-------------

PROPOSAL MUST BE SIGNED AND RETURNED BEFORE WORK WILL BE SCHEDULED. A 50% DEPOSIT IS DUE UPON ACCEPTANCE OF PROPOSAL. BALANCE IS DUE IN FULL UPON COMPLETION OF PROJECT

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATIONS FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN CHANGE ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THIS CONTRACT AMOUNT. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OUR WORKERS ARE FULLY COVERED BY WORKERS COMPENSATION INSURANCE. ALL INVOICES OVER 30 DAYS PAST DUE ARE SUBJECT TO A 2% PER MONTH FINANCE CHARGE. PLUS A LATE FEE OF \$35.00. THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. I AGREE TO MAKE PAYMENT AS OUTLINED ABOVE. THIS PROPOSAL SHALL BECOME A PART OF ANY OTHER MASTER CONTRACT ENTERED INTO BY COLORADO MAINTENANCE GROUP AND THE SIGNING PARTY.

ACCEPTANCE OF PROPOSAL: _____ **DATE:** ____/____/____

AUTHORIZED SIGNATURE (COLORADO MAINTENANCE GROUP) _____ **John Starr** _____























Agenda Item #9.d.

Agenda Item Name:

Consider Lodging Tax Ballot Issue - Resolution No. 20, Series of 2026

Presenter:

Patrick Waller, City Manager

Item Description:

Consider Lodging Tax Ballot Question Resolution No. 20, Series of 2026

Recommended Action:

Move to approve the Lodging Tax Ballot Question - Resolution No. 20, Series of 2026.

Fiscal Impact:

If approved by Council and City of Rifle voters, the Lodging Tax collected on all short-term stays in the city (largely hotel rooms, but would also include Short Term Rentals), would increase from 2.5% to 5.5%. In 2025, the lodging tax generated approximately \$220,000.

Operational Impact:

The lodging tax is managed in it's own budgetary fund through the Greater Rifle Improvement Team board. The board provides suggestions for how the City should prioritize budget expenditures, with City Council having the ultimate approval authority. Currently the City has funded the following items through the lodging tax:

- Events throughout the city (both entirely funded by GRIT and a percentage funded) including Hometown Holidays, Barks Brew and BBQ, Third Thursday on Third, Farmer's Market, Grand Hogback Extravaganza, Hilltop Concert Series, Rifle Rendezvous
- Funding Murals in the Downtown Core
- Downtown Beautification
- Bike Racks
- City Holiday Decorations
- Grand Hogback Trail System
- July 3rd and Holiday Fireworks
- Façade Grant Program

Historically, the City has funded the Main Street Manager's salary out of the Lodging Tax fund, however in 2025 the position was transitioned to the General Fund. The GRIT board is now staffed by the Economic Opportunity Specialist.

Prior Board Motions:

N/A

Background Information:

The current lodging tax rate of 2.5% was approved by Rifle voters in 2007 for all lodging accommodations that are used for 30-days or less. Any money collected through the lodging tax is required to be spent on the following categories:

1. Development and marketing of visitor improvements and attractions
2. Special events and beautification projects in the City
3. Historic preservation
4. General Promotion of the City and its environs

The lodging tax revenues are allocated to the GRIT portion of the Rifle budget. GRIT is an advisory board to Council and is staffed by the Economic Opportunity Specialist. Lodging tax revenues have increased steadily since 2008. In 2025 the lodging tax generated \$222,000.

Executive Summary:

The City of Rifle collects a smaller percentage of lodging tax than many jurisdictions in the surrounding area:

- Carbondale – 2.00%
- Glenwood Springs – 5.00% (increase in 2022)
- New Castle – 5.00% (increase in 2022)
- Silt – 5.00% (increase in 2022)
- Parachute – 5.50%
- Palisade – Increase from \$2 - \$6 per occupied room in 2023
- Grand Junction – 6.00%
- Fruita – 6.00% (increase in 2022)
- Montrose – 6.00% (increase in 2024)

Plans for additional funding include expanding current grant funding opportunities including community events, façade improvements, and murals. More placemaking work can be done throughout the City including wayfinding, lighting, and shade structures. The City would have more resources to put towards promotion which could include targeted marketing, visitor center funding, and intentional signage. Portions of the additional funding will be set aside to save for larger beautification projects that will benefit the lives of residents and enhance the visitor experience in Rifle. The funding could also be used to support visitor-related services such as the Ute Theater and potential intercity transportation options.

Staff has provided a Resolution for Council's consideration that would increase the lodging tax by 3%. If approved by Council and by voters, the total Lodging Tax in the City of Rifle would be 5.5%. No changes are proposed for the uses of the lodging tax. The issue would be considered by voters at the November 3rd election.

Notification Requirements:

N/A

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. Resolution No. 20, Series of 2026-Lodging Tax Increase Ballot Question

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 20
SERIES OF 2026**

A RESOLUTION OF THE CITY OF RIFLE, COLORADO, SUBMITTING TO THE ELIGIBLE ELECTORS OF THE CITY AT THE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026 A QUESTION WHETHER TO INCREASE THE TAX ON LODGING ACCOMMODATIONS 3.0% FOR THE PURPOSE OF FUNDING VISITOR IMPROVEMENTS AND ATTRACTIONS, HISTORIC PRESERVATION, SPECIAL EVENTS, CITY BEAUTIFICATION PROJECTS AND PROMOTING THE CITY, AND SETTING THE TITLE AND CONTENT OF THE BALLOT ISSUE FOR THE ELECTION.

WHEREAS, by Ordinance No. 17, Series of 2007, the Rifle City Council approved the submittal to the registered voters of the City of Rifle, Colorado a ballot question regarding imposition of a tax of 2.5% on lodging accommodations in the City of Rifle for the purpose of funding visitor improvements and attractions, historic preservation, special events, City beautification projects, and promoting the City (the “Lodging Tax”); and

WHEREAS, on September 11, 2007, a majority of the qualified electors of the City of Rifle voted in favor of the Lodging Tax Ballot Question; and

WHEREAS, the Lodging Tax has not changed for almost twenty years while the majority of Rifle’s neighboring communities have adopted lodging taxes that far exceed the City’s rate; and

WHEREAS, the Lodging Tax is paid by the travelling public and not the City’s residents while the City benefits from the enhancement and development of Rifle’s visitor improvements and attractions, historic preservation, special events and City beautification projects; and

WHEREAS, in order to better provide for those purposes, the City Council has determined that it is desirable to submit to the registered voters of the City of Rifle the question of whether to increase the Lodging Tax by 3.0 %, for a total of 5.5%, which question will be submitted at the general election to be held on November 3, 2026.

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

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

Section 2. Purpose. The purpose of this Resolution is to set a ballot question to obtain approval from the registered voters of the City of Rifle to impose an additional 3.0% tax on the rental fee, price, or other consideration paid or charged for short-term rental (less than 30 consecutive days) of any room, accommodation, or space in any hotel, short-term leasing or renting of rooms or other accommodation, or space in any hotel, inn, bed and breakfast residence, or any other place that provides sleeping rooms, sleeping facilities, or accommodations for consideration

located withing the City, with the revenues generated therefrom to be used for the purpose of funding visitor improvements and attractions, historic preservation, special events, City beautification projects, and promoting the City.

Section 3. Effective Date. If approved as hereinafter set forth, the taxes imposed hereby shall become effective from and after January 1, 2027.

Section 4. Submission to Voters. The ballot question in this Resolution shall be submitted to the registered voters of the City of Rifle regarding an increase in the Lodging Tax by 3.0 % at the general election which shall be held on Tuesday, November 3, 2026. As near as practical, this election shall be held in compliance with the Colorado Municipal Election Code, as amended.

Section 5. Publication and Ballot Form. The City Clerk shall cause a notice of election for the following ballot question to be published as part of the general election publication published in The Citizen Telegram in substantially the following form at least 30 days prior to the election, on or before October 4, 2026:

NOTICE OF BALLOT QUESTION CONCERNING AN INCREASE IN LODGING TAX BY 3.0%, FOR A TOTAL LODGING TAX OF 5.5%, DEDICATED TO VISITOR IMPROVEMENTS AND ATTRACTIONS, HISTORIC PRESERVATION, SPECIAL EVENTS, BEAUTIFICATION PROJECTS IN THE CITY, AND THE PROMOTION OF THE CITY AND ITS ENVIRONS.

NOTICE IS HEREBY GIVEN that an election will be held on Tuesday, November 3, 2026, between the hours of 7:00 a.m. and 7:00 p.m. at the polling places established for Rifle, Colorado. At this election, the following question shall be submitted to the registered voters of the City of Rifle:

SHALL THE CITY OF RIFLE'S TAXES BE INCREASED BY AN ESTIMATED \$350,000 ANNUALLY FOR THE FIRST FULL FISCAL YEAR (2027) AND BY SUCH AMOUNTS GENERATED ANNUALLY THEREAFTER BY INCREASING THE CITY'S LODGING TAX BY 3.0% ON THE LEASING OR RENTING OF ROOMS OR OTHER ACCOMMODATIONS IN LODGING WITHIN THE CITY FOR LESS THAN 30 DAYS FOR A TOTAL RATE OF 5.5% OF THE PRICE PAID OR CHARGED FOR SUCH LODGING IN THE CITY COMMENCING JANUARY 1, 2027, WITH THE PROCEEDS OF SUCH TAX, TOGETHER WITH INVESTMENT EARNINGS THEREON USED PRIMARILY FOR VISITOR IMPROVEMENTS AND ATTRACTIONS,

**HISTORIC PRESERVATION, SPECIAL EVENTS,
BEAUTIFICATION PROJECTS IN THE CITY, AND THE
PROMOTION OF THE CITY AND ITS ENVIRONS,**

**AND SHALL SUCH REVENUES TO BE COLLECTED BY
THE CITY CONSTITUTE A VOTER APPROVED
REVENUE CHANGE NOTWITHSTANDING ANY
APPLICABLE REVENUE OR EXPENDITURE
LIMITATION IMPOSED BY ARTICLE X, SECTION 20 OF
THE COLORADO CONSTITUTION OR ANY OTHER
LAW?"**

Section 6. Authorization. The City Clerk is authorized to correct typographical errors and omissions and to cause to be entered into any blanks of the ballot issue the appropriate ballot issue number or letter upon designation of the ballot number or letter by the appropriate election official. The City Clerk shall certify the ballot content for the election, including the ballot issue set forth above, to the Garfield County Clerk no later than 60 days before the election, pursuant to C.R.S. § 1-5-203(3)(a). The City Manager, City Attorney and City Clerk are hereby authorized and directed to take all necessary and appropriate action to effectuate the provisions of this Resolution including the taking of all reasonable and necessary action to cause such approved ballot issue to be printed and placed on the ballot for the coordinated election.

Section 7. Application. Upon passage of this Resolution and voter approval at the subject election, the 3.0% increase in the lodging tax shall apply to the leasing or renting of rooms or other accommodations within the City of Rifle constituting “lodging services” as defined at Section 4-2-30 of the Rifle Municipal Code for less than thirty (30) consecutive days.

Section 8. TABOR Notice. At least thirty (30) days prior to the election, on or before October 4, 2026, the City Clerk shall mail at the least cost, a titled notice or set of notices addressed to “All Registered Voters” at each address of one or more active registered voters concerning the ballot question referenced in this Resolution. The notice shall be entitled **“NOTICE OF ELECTION TO INCREASE TAXES.”** The notice shall also include all information required by Article X, Section 20 (3)(b) (“The Taxpayer’s Bill of Rights”).

THIS RESOLUTION was read, passed, and adopted with amendments by the Rifle City Council at a regular meeting held this 19th day of August 2026 and is effective immediately.

CITY OF RIFLE, COLORADO

BY

Mayor

ATTEST:

City Clerk



Agenda Item #9.e.

Agenda Item Name:

Consider Approving Garfield County FMLD Grant Application for the Railroad Avenue 14th Street to Hwy 13 Rehabilitation Project - Resolution No. 18, Series of 2026

Presenter:

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

Item Description:

Consider Approving Resolution No. 18, Series of 2026 — Garfield County FMLD Traditional Grant

Recommended Action:

Move to approve Resolution No. 18, Series of 2026, to allow the City Manager to submit the grant application to Garfield County Federal Mineral Lease District, sign the grant agreement and to expend the funds necessary to meet the terms of the grant not to exceed \$1,000,000.

Fiscal Impact:

The construction will be put out to bid following standard Rifle Municipal Code procurement procedure. It has been proposed in the 2027 budget for \$900,000 from Water Fund, \$650,000 Sewer Fund and \$1,850,000 from Street Fund.

Operational Impact:

N/A

Prior Board Motions:

City Council awarded the design of the Railroad Avenue 9th St to Highway 13 Colorado River Engineering during the April 1, 2026 meeting.

Background Information:

Railroad Avenue roadway surface is in need of rehabilitation. Prior to the investment it is important that the underground utilities are upgraded appropriately. Most of the utilities are in need of replacement. Additionally, the intersection of 16th and Railroad Avenue has poor turning radii and potential development which would increase traffic at the intersection.

Executive Summary:

This is a planned project accounting for grant revenues from GCFMLD. These grants are what allow the City to keep up with capital road and utility replacements.

Notification Requirements:

None

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. CoR FMLD Fall 26 Traditional Resolution #18

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 18
SERIES OF 2026**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, SUPPORTING A TRADITIONAL GRANT APPLICATION TO
THE GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT FOR
THE RIFLE RAILROAD AVENUE 14TH STREET TO HIGHWAY 13
REHABILITATION PROJECT.

WHEREAS, the City of Rifle is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Garfield County Federal Mineral Lease District (GCFMLD); and

WHEREAS, the City of Rifle is submitting a Grant Application requesting a total award of \$1,000,000 for a project to rehabilitate Railroad Avenue from 14th Street to Highway 13 Street (the “Project”); and

WHEREAS, the City of Rifle supports the completion of the Project if a grant is awarded by GCFMLD.

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

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The City Council of the City of Rifle strongly supports the Grant Application submitted by the City of Rifle and has appropriated matching funds for a grant with Garfield County Federal Mineral Lease District.
3. The City Council of the City of Rifle authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the GCFMLD.
4. The Project will be owned by the City of Rifle for the next 25 years or its reasonable useful life. The City of Rifle will continue to maintain the Project in a high-quality condition and will appropriate funds for maintenance.
5. If a grant is awarded, the City Council of the City of Rifle hereby authorizes the City Manager to sign a Grant Agreement with the GCFMLD.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 19th day of August 2026 and is effective immediately.

CITY OF RIFLE, COLORADO

By: _____
Mayor

ATTEST:

City Clerk



Agenda Item #9.f.

Agenda Item Name:

Consider Authorizing Submission of the Garfield County FMLD Mini-Grant Application for Police Dept. Digital Fingerprint Scanner— Resolution No. 19, Series of 2026

Presenter:

Iris Trevisano, Procurement and Grant Reporting Manager

Item Description:

Consider Approving Resolution No. 19, Series of 2026 - Garfield County FMLD Mini Grant for the Police Dept.

Recommended Action:

Move to allow staff to submit the Mini-grant application to GCFMLD for the Rifle Police Digital Fingerprint Scanner, City Manager to sign the grant agreement and to expend the funds necessary to meet the terms of the grant — Resolution No.19, Series of 2026.

Fiscal Impact:

This is a no-match grant of \$30,000. The digital fingerprinter scanner costs \$37,960, which includes a two-year warranty.

Operational Impact:

The Police Department's digital fingerprint scanner is at the end of its useful life. A replacement is needed.

Prior Board Motions:

N/A

Background Information:

The Rifle Police Department's digital fingerprint scanner is at the end of its useful life.

Executive Summary:

The Rifle Police Department's digital fingerprint scanner is at the end of its useful life. The current scanner freezes and loses data frequently, and we do not have a solution available. The equipment is no longer supported by the company, and we cannot obtain technical support or repair services.

The fingerprint scanner is utilized for printing sex offenders, processing arrestees, printing new hires, and complying with court orders. The scanner protects personal identifying information since data is transferred directly to the Colorado Bureau of Investigation.

The total cost of the scanner and warranty is \$37,960. If approved by Council, the balance of the cost will be covered by funds in the 2027 budget. IT was consulted and strongly encouraged the Police Department to purchase the warranty.

Notification Requirements:

None

Prepared By:

Iris Trevisano, Procurement and Grant Reporting Manager

Attachments:

1. CoR GCFMLD Fall Mini Grant 2026 Resolution No 19

**CITY OF RIFLE, COLORADO
RESOLUTION NO. 19
SERIES OF 2026**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIFLE,
COLORADO, SUPPORTING A MINI GRANT APPLICATION TO THE
GARFIELD COUNTY FEDERAL MINERAL LEASE DISTRICT FOR A RIFLE
POLICE DEPARTMENT DIGITAL FINGERPRINT SCANNER

WHEREAS, the City of Rifle is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Garfield County Federal Mineral Lease District (GCFMLD); and

WHEREAS, the City of Rifle is submitting a Grant Application requesting a total award of \$30,000 for the purchase of Rifle Police Department Digital Fingerprint Scanner (the “Project”); and

WHEREAS, the City of Rifle supports the completion of the Project if a grant is awarded by GCFMLD.

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

1. The above recitals are hereby incorporated as findings by the City of Rifle.
2. The City Council strongly supports, and the City Manager is hereby authorized to submit the Grant Application for a mini grant with the GCFMLD for the Project.
3. The Project will be owned by the City of Rifle for the next 25 years or its reasonable useful life. The City of Rifle will continue to maintain the Project in a high-quality condition and will appropriate funds for maintenance.
4. If a grant is awarded, the City of Rifle hereby authorizes the City Manager to sign a Grant Agreement with the GCFMLD and authorizes the expenditure of funds necessary to meet the terms and obligations of the Grant Agreement.

THIS RESOLUTION was read, passed, and adopted by the Rifle City Council at a regular meeting held this 19th day of August 2026 and is effective immediately.

ATTEST:

CITY OF RIFLE, COLORADO

City Clerk

Mayor



Agenda Item #9.g.

Agenda Item Name:

Consider Approval of Purchase Order to Support the Purchase of the Shoshone Water Rights

Presenter:

Patrick Waller, City Manager

Item Description:

Purchase Order Request

Recommended Action:

Move to approve the Purchase Order and Deposit Authorization Form for the Colorado River District's Purchase of Shoshone Water Rights.

Fiscal Impact:

The City budgeted the \$100,000 contribution out of the water fund for 2026.

Operational Impact:

N/A

Prior Board Motions:

Council previously approved a funding request for this purchase in 2024.

Background Information:

N/A

Executive Summary:

The Colorado River District is requesting \$100,000 in support of the purchase of the Shoshone Water Rights. Rifle City Council previously approved a funding request in 2024. Attached is a Memo from that Council presentation that outlines the benefits of keeping this water right in place. Also included is a Third Party Deposit Agreement that ensures the City's contribution is returned if the purchase does not happen.

Notification Requirements:

No additional notice required.

Prepared By:

Patrick Waller, City Manager

Attachments:

1. Third Party Deposit Authorization_River District
2. Shoshone Purchase Order



First American Title Insurance Company
National Commercial Services
1380 17th Street
Denver, CO 80202
(303)876-1112
Attn: Nichole Segura
Email: nsegura@firstam.com;
Copy to: TeamSegura@firstam.com;

THIRD PARTY DEPOSIT - AUTHORIZATION

To: **First American Title Insurance Company,
National Commercial Services, "Settlement Agent"**

_____, 2024

File No.: **NCS-1203552-CO**

Re: **Colorado River Water Conservation District,
a political subdivision of the state of Colorado**

**Shoshone Water Rights at
Glenwood Canyon**

By signing this document, you are giving up your rights to funds deposited in favor of the Buyer (defined below) of this escrow. Please carefully read the terms of this authorization.

_____ ("Depositor") has deposited into escrow the sum of \$_____ and may deposit additional sums (collectively, the "Funds") for the use and benefit of **Colorado River Water Conservation District, a political subdivision of the state of Colorado ("Buyer")**, a party to this escrow. Settlement Agent is authorized to use the Funds for the contemplated purchase as instructed by the benefited party, without further contact with or instruction from Depositor. Depositor acknowledges and understands that Depositor is not a party to the escrow and is not entitled to provide instructions to or obtain information from Settlement Agent. Depositor further acknowledges that the escrow instructions, purchase agreement or other agreement between the parties to the escrow may call for a release of some or all of the Funds prior to the close of escrow or in the event of cancellation. Release or payment of Funds by Settlement Agent is hereby authorized by Depositor, and Depositor hereby waives and releases any right to hold Settlement Agent liable for or to seek recourse against Settlement Agent for release or payment or return of the Funds. Depositor acknowledges that the use of the Funds to acquire property through this escrow will not result in Depositor having any right, title or interest in the subject property. From and after execution of this authorization, Depositor shall have no further right to instruct Settlement Agent with regard to the Funds.

In the event this escrow is cancelled and the funds have not been used in this transaction, and no party to the escrow has claimed the Funds, the Funds may be returned to the Depositor by Settlement Agent without further authorization.

The funds may not be accepted by Settlement Agent for use herein until this instruction (or an alternative instruction acceptable to Settlement Agent) is executed by Depositor.

DEPOSITOR'S EXECUTED W-9 FORM IS ATTACHED HERETO AS EXHIBIT "A"

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO THIRD PARTY DEPOSIT AUTHORIZATION]

ACKNOWLEDGED AND ACCEPTED BY DEPOSITOR:

DEPOSITOR:

[DEPOSITOR ENTITY NAME]

By: _____
Name: _____
Title: _____

RELATIONSHIP TO PARTY TO ESCROW: _____

Depositor	_____	Depositor	_____
Address:	_____	Address:	_____
Email:	_____	Email:	_____
Phone:	_____	Phone:	_____

ACKNOWLEDGED AND ACCEPTED BY BUYER:

**COLORADO RIVER WATER
CONSERVATION DISTRICT,
a political subdivision of the state of
Colorado**

By: _____
Name: _____
Title: _____

NOTICE:

All funds are required to be wired to Settlement Agent using approved wire instructions.

Please email Settlement Agent at TeamSegura@firstam.com to obtain wire instructions.

Please call Settlement Agent at 303-876-1112 to verbally verify wire instructions prior to wiring funds.

Please include the following information in the wire reference: RE Colorado River District, File No. NCS-1203552-CO

EXHIBIT "A"
DEPOSITOR'S W-9 FORM
[ATTACHED]



**CITY OF RIFLE
PURCHASE REQUEST**

1.	Vendor Name	NEW: W-9 attached ☐
	Colorado River District	

2.	Vendor Address
	201 Centennial Street, Glenwood Springs, CO 81601

3.	For the Purchase of (description)
	Shoshone Water Rights

4.	Amount Requested	Amount Budgeted	Finance Director Verified Funds Avail.
	\$100,000	\$100,000	

5.	Dept. Name	General Ledger Acct #
	Water	310-4332-400-501

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

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

8.	Authorization Required	
	☐	City Manager
	☒	City Council

9.	Signatures		
	Position	Signature	Date
	Department Director		
	City Manager		
	City Council Approval (meeting date)		
10.	Purchase Order # assigned by Finance		



TABLE 1 - IS A PURCHASE ORDER NECESSARY

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

TABLE 2 - METHODS OF SOURCE SELECTION

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

TABLE 3 - LOCAL VENDOR PREFERENCE

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



Agenda Item #10.a.

Agenda Item Name:

Report to City Manager

Presenter:

Patrick Waller, City Manager

Item Description:

Staff report on notable tasks completed within the individual departments.

Recommended Action:

No action necessary

Fiscal Impact:

None

Operational Impact:

None

Prior Board Motions:

None

Background Information:

None

Executive Summary:

Work Report to City Manager as of 08/14/2026.

Notification Requirements:

None

Prepared By:

Alexis Ramirez, City Clerk

Attachments:

1. 08.19.2026 Report to City Manager
2. Public Works Director Report 8.13.26
3. Police Department July 2026 Summary
4. PD Social Media Update
5. City of Rifle IT — 2026 Ticket Review
6. Director_Update_Memo_8_19_2026

WORK REPORT TO CITY MANAGER

08.19.2026

COMMUNITY ACCESS TV & MULTIMEDIA

Recently Produced Community Media:

(found on all RifleTV+ video players)

- RBL Summer Reading Program • "Dinosaur Story Hour and Exploration with the Dinosaur Museum" at Rifle Library • Jul 23, 2026
- N.U.T.S. Summer Theater Camp: "Rapunzel" at the Ute • Jul 24, 2026
- Hilltop Summer Concert Series "Stone Kitchen" concert • at Bookcliffs Arts Center • Jul 26, 2026
- Rifle Planning & Zoning Commission • Jul 28, 2026
- RBL Summer Reading Program • "Rocky Mountain Puppets Present Sketchausaurus Rex" at Rifle Library • Jul 30, 2026
- Garfield County Fair Parade • Aug 1, 2026
- Rifle City Council • Aug 5, 2026
- Garfield County Libraries Board of Trustees • Aug 6, 2026
- GarCo Energy Advisory Board • Aug 6, 2026
- Rifle Parks & Recreation Advisory Board • Aug 10, 2026

Upcoming LIVE Broadcast/Streams:

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

- Rifle City Council • Aug 19, 2026
- High School Football: Rifle vs Basalt • Aug 21, 2026
- Rifle Planning & Zoning Commission • Aug 25, 2026
- Re-2 School Board of Education • Aug 26, 2026
- High School Volleyball: Rifle vs Battle Mountain • Aug 27, 2026
- Rifle City Council • Sep 2, 2026

Other/Side Media Projects:

(e.g., Collaboration, PSAs, internal media, Zoom meetings, Excerpt/Shorts/Reels)

- Garfield County Commission • Jul 21, 2026
 - Garfield County Commission • Aug 3, 2026
 - Garfield County Commission • Aug 10, 2026

Equipment & System Projects/Updates:

- We upgraded our Mobile Meeting system to have a 2 Mix/Effects video switcher and an updated control panel. This allows for improved SuperSource, Side-by-Side, and Picture-In-Picture layouts, and efficiency of operation.
- We built a new Mobile Sports fly-rack using the old 1 Mix/Effects video switcher from the Mobile Meeting system. This allows for improved motion graphics, increased system reliability, efficiency of operation, and more than one camera angle for mobile sports.

COURT

- The court handled 77 adult cases and 14 juvenile cases on the August 5 court date. We also handled 08 inmates in custody and approved two search warrants and two arrest warrants.
- Our longtime interpreter had to resign for insurance reasons. We were lucky enough to be able to hire Astrid Recinos who was able to start right away. We think that she'll fit right into our court family.
- We have resubmitted an application to AODC to have them perform our attorney oversight to keep us in compliance with C.R.S. 13-10-114.5. They run checks on our court appointed counsel to make sure that they are all qualified. We were a bit surprised that they would continue this service after cancellation of the grant program.

SENIOR CENTER

- A big thank you to Maria, Silvia, and Isolda for preparing all the food for our employee appreciation lunch and helping with cleaning up afterwards.
- We took the bus to Hotchkiss to tour a tea farm and Big B's Orchard for lunch. Everyone had a great time. Several have expressed their gratitude to the city for all our senior programs, they said it has saved their life having a social gathering place and events to attend.

UTE

- We have had a few employees leaving for college so new hiring is in process. We have two new stagehands that will be starting soon. Interviews for servers will take place next week.
- Nuerotica will be playing Saturday August 15th
- The Tyler Rust Band will be performing Saturday August 22nd



Public Works Director Report

Date: August 13, 2026

Public Works Update to City Council

Public Works Manual: Staff is beginning revisions to the Public Works Manual while retaining its existing structure. Updates will broaden requirements to apply to work on City-owned property (not just subdivisions), establish GIS deliverable requirements to ensure as builds are correct, address private vs public non-gridded roadways, establish requirements for payment of uninstalled materials and deposits, clarify change-order procedures, and address ownership and use of professional-service plans and details.

Manual adjustments are planned for August, followed by a Council workshop and acknowledgement in September. A supplemental checklist will also be presented to Council in September. Street sections will be updated in October and November, followed by utility and ADA detail revisions in December and January. Staff anticipates incorporating all supplements and issuing a clean, non-redlined Public Works Manual in February.

Concurrent changes to Code will be made to clarify review of plans in processes other than subdivisions to aide staff and developers in conformance of the Public Works Manual.

Capital Projects: Graham Mesa Avenue, Whiteriver Avenue, and the Park Avenue Bridge are progressing toward anticipated completion in September. Construction of the South Rifle Lift Station is also scheduled to begin in September.

The 2026 Water System Improvements project is currently going out to bid, with construction anticipated to be completed in 2027. Bid documents and permitting for the Northeast Water Tank are nearing completion, positioning the project to be advertised for construction in 2027.

A valve on Graham Mesa Avenue requires replacement and will necessitate a significant water system shutdown. The City will provide advance notice to affected customers and will use a new notification platform to communicate shutdown information and updates.

Operations & Maintenance: Crews have completed cleaning the box culvert at Government Creek and are performing trail work associated with the City's CDPHE Supplemental Environmental Project (SEP).

Crews will also begin concrete work on Ute Avenue, 4th Street, and 5th Street in preparation for the City's 2027 asphalt overlay program. This concrete work will continue

following fall cleanup in October while dump trucks are being outfitted for winter plowing operations.

GIS: GIS staff is supporting new development applications, cleaning up and improving the City's online GIS portal, and preparing for upcoming map updates.

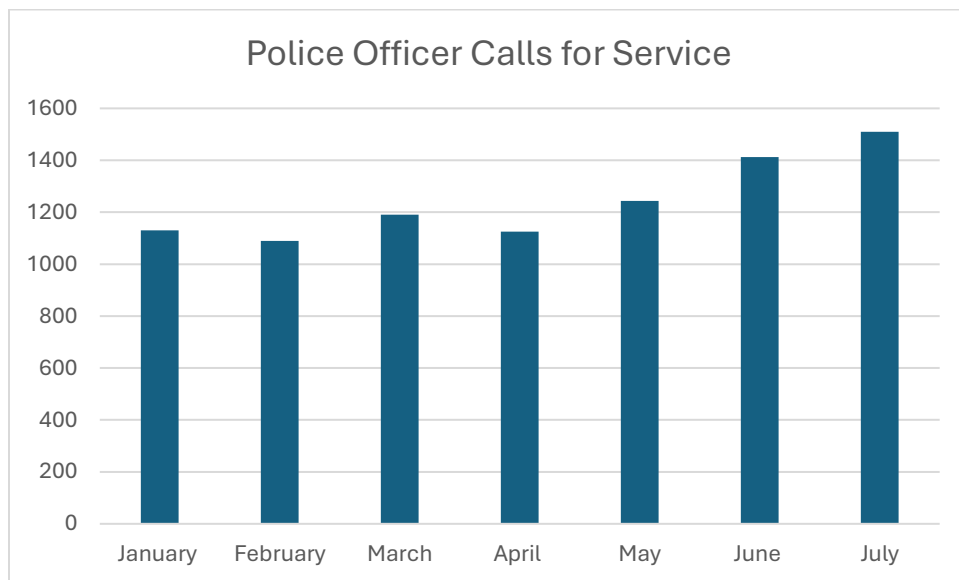
Engineering: Engineering staff is preparing design RFPs for Wamsley Way, West Avenue, and West 5th Street, with issuance planned in 2026. Waterline and roadway construction on Wamsley Way and West Avenue is anticipated to begin in spring 2027.

Police Department Summary

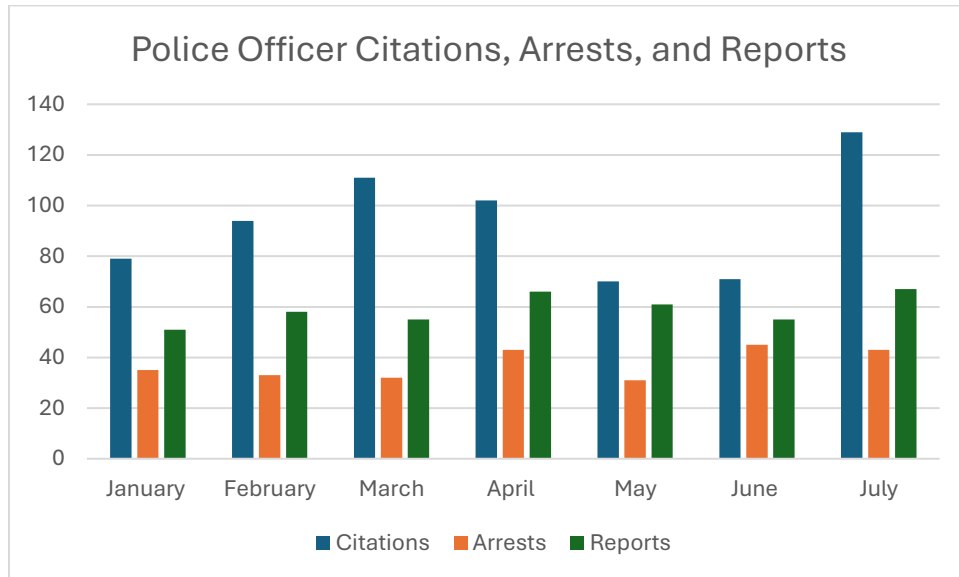
Rifle police officers and Community Service Officers, along with Garfield County sheriff's deputies, Parachute police officers, and Silt police officers, provided police services for the Garfield County Fair. One physical arrest for an outstanding warrant was made, and one summons for Harassment was issued. There were no significant problems.

Calls for service for police officers are trending upwards and we expect to see between 1400 and 1500 calls for the month of August. Calls for service during summer months tend to trend higher than late winter and spring.

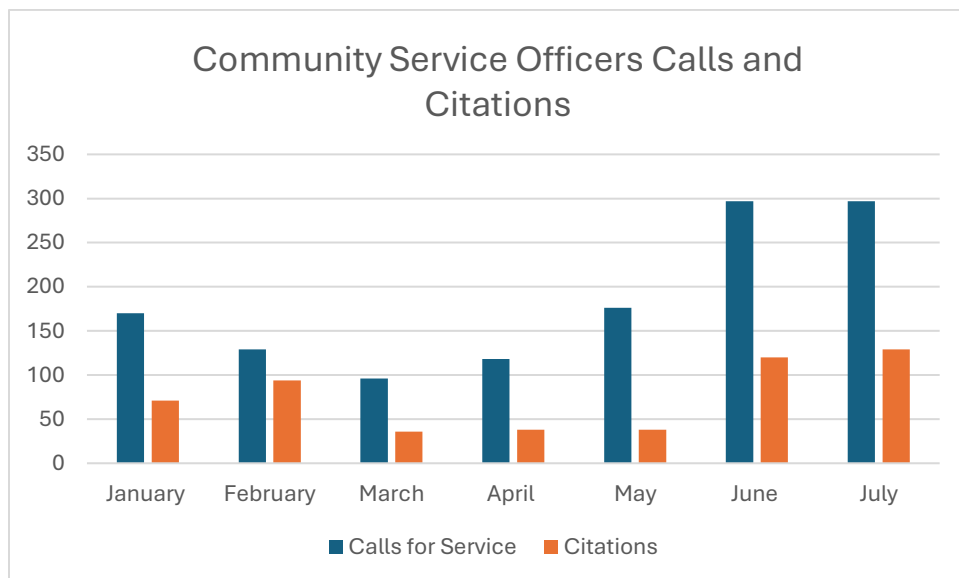
Data from January through July is represented in all graphs in this report.



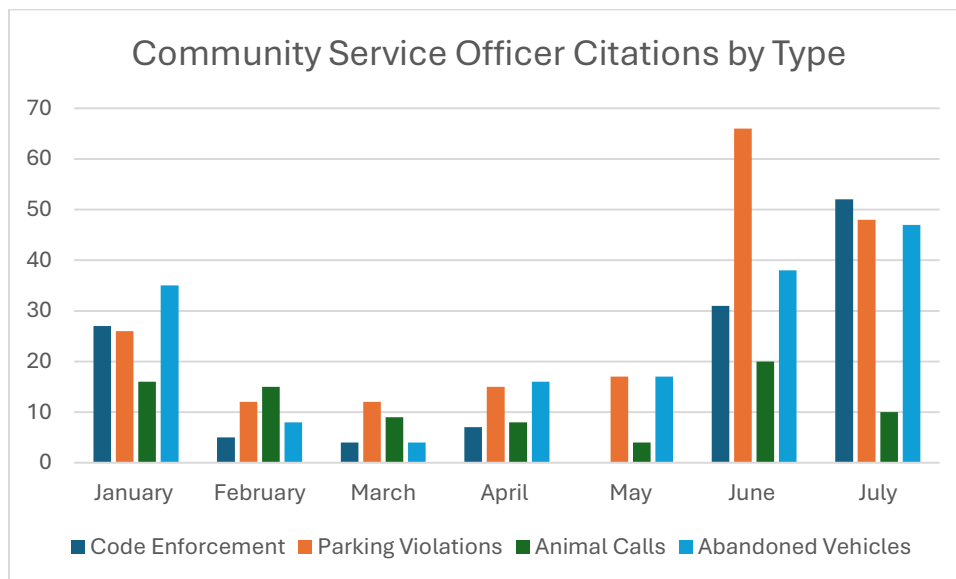
Citations issued by officers, physical arrests made, and reports generated per month follow.



The same pattern of increasing demand for police services in warmer months is observed in calls for service for Community Service Officers.



The bar graph below depicts the top 4 categories of citations issued by Community Service Officers per month.



From July 1 through August 6, there have been 56 calls for bear activity in Rifle. Most of the calls were sightings, 17 calls were for bears rummaging through trash, and 10 calls involved bears eating or attempting to access domesticated fowl. The police department has posted tips on how to safely deal with bears and resolve problems associated with them on Facebook. To date, there have been no reported negative interactions between people and bears.

Social Media Report

RIFLE POLICE DEPARTMENT • JULY 2026

Followers Growth

19.4K ↑

Total Followers

+193

Compared to LM
1.1%

Views

942.1K ↑

Percentage
over LY

78%

Percentage
over LM

10%

Engagement Rate

61.3K ↑

Percentage
over LY

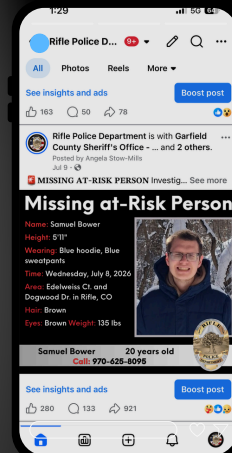
52%

Percentage
over LM

12%



Top Performing Post



Most
Comments



Generated Most Follows

Social Media Report

RIFLE POLICE DEPARTMENT • JULY 2026

Post Data

- Top-Performing Post - MISSING - Samuel Bower
 - 191,548 Views
 - 17,888 Engagements
- Most Comments -MISSING - Samuel Bower
 - 399 Comments
- Most Follows - MISSING - Samuel Bower
 - 77 New Followers

This year compared to last year

The highest-performing post during this period was a PSA on how to recognize a fake check. The post generated 46,673 views and 2,786 engagements. The PIO works closely with the Investigations Unit to keep our community informed about current scams affecting the area. Detectives provide insight into how scammers operate, along with best practices community members can use to recognize scams and protect themselves. Other PSAs shared in July 2025 included information about fraudulent DMV text messages, how to recognize a scam phone call, and identifying the signs of domestic violence.

The second most-viewed post during this period congratulated Jose Valadez on his promotion to Corporal. Cpl. Valadez has served the City of Rifle with honor and bravery since 2005. Throughout his career, he has served in numerous roles, including Patrol Officer, Field Training Officer, Bike Patrol Unit member, and Detective. Regardless of the role, he has consistently led with integrity, compassion, and an unwavering commitment to his community.

The post received 29,334 views and generated 3,244 engagements. Community members showed their support for Cpl. Valadez with more than 230 comments offering congratulations and well wishes, demonstrating the strong connection he has built with the community throughout his years of service.

Social Media Report

RIFLE POLICE DEPARTMENT • JUNE 2026

Missing Person Investigation

July 2026 reinforced the important role the Rifle Police Department plays in keeping our community informed, particularly during difficult and uncertain circumstances.

On Wednesday, July 8, Samuel Bower's parents contacted the Rifle Police Department to report that Samuel had gone missing earlier that morning. At the time of the initial report, the family was not comfortable sharing the information publicly. Early the following morning, with their approval, the department posted a missing-person notice on its Facebook page. The post included Samuel's photograph, last known location, physical description, and a description of the clothing he was last seen wearing.

Since the initial post, it has been updated five times to provide our community with accurate information as the investigation has progressed. Community members responded by sharing the post 926 times and leaving 133 comments, helping extend its reach and keep Samuel's disappearance in the public eye.

As of August 13, Samuel remains missing, and the investigation remains open.

The response to Samuel's disappearance was also a sobering reminder that high engagement does not always represent positive news. Sometimes, the posts that reach the most people are rooted in heartbreaking circumstances. In those moments, our responsibility is to communicate with compassion, provide timely and accurate information, and give our community meaningful opportunities to help.

Current Trends

- The following incidents and campaigns drove high traffic and engagement in June 2026
 - Missing Person
 - Stolen Motorcycle
 - Bears!
 - Gun Theft

Help desk review — 2026 year to date

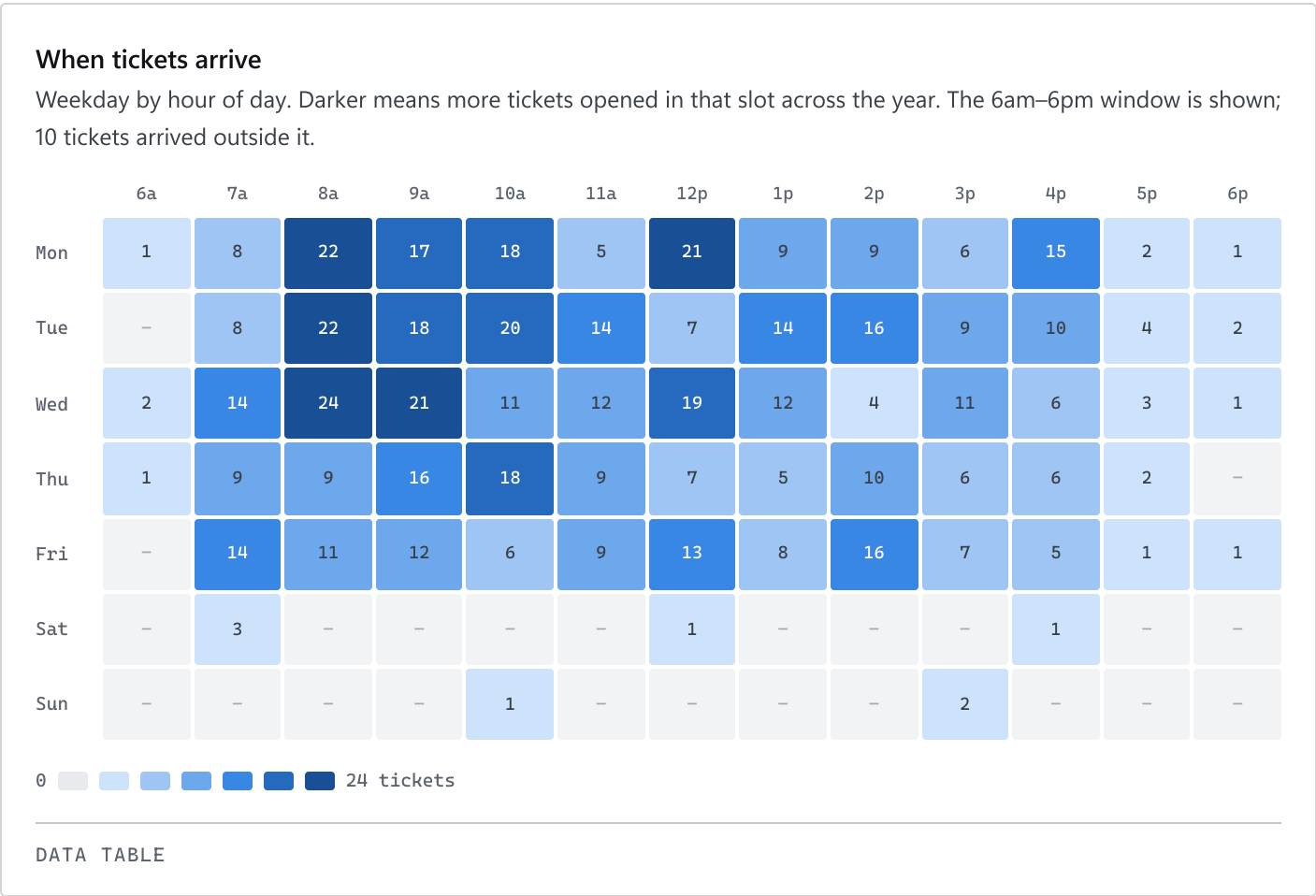
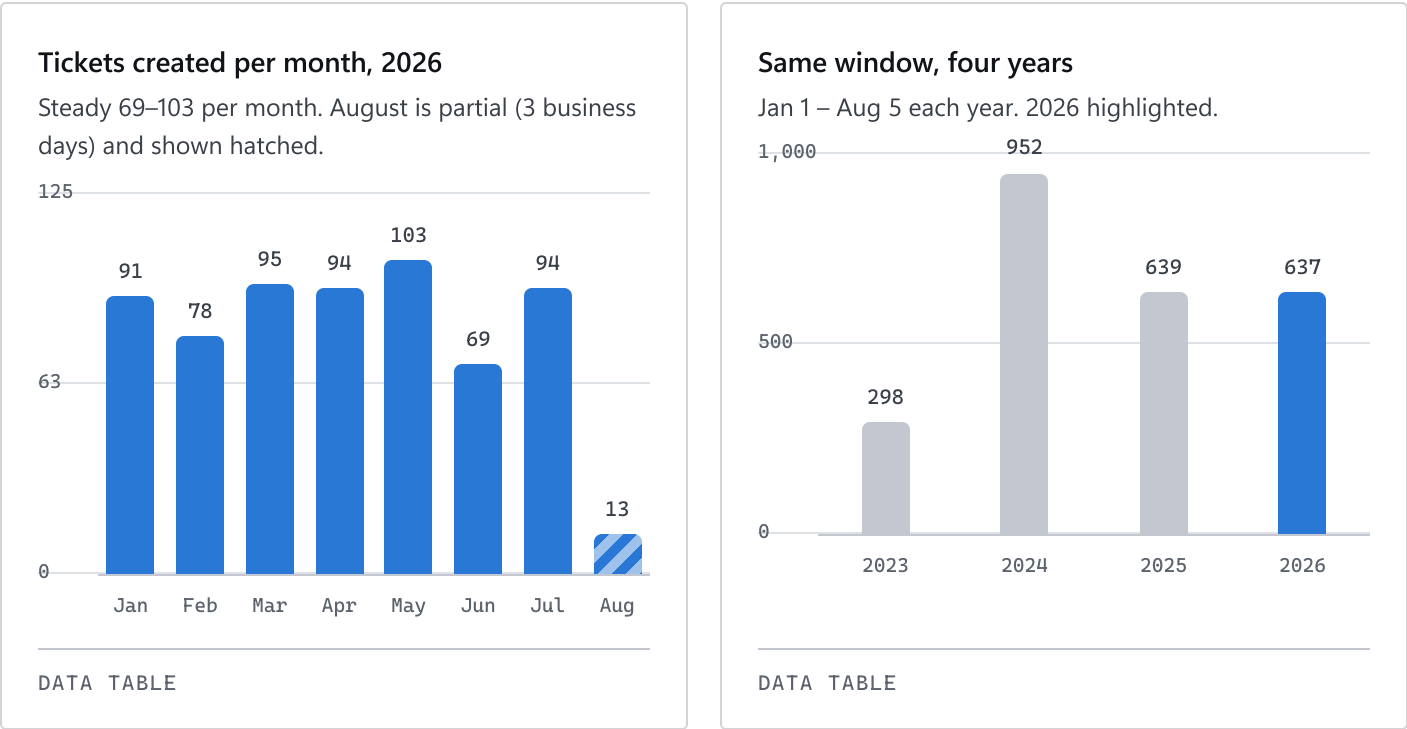
Every ticket logged between January 2 and August 5, 2026, with the three prior years as a baseline. Built from the full ticket export, including all comment threads.

Source: All tickets (3).csv 4,046 tickets total · 637 in 2026 Window: 2026-01-02 → 2026-08-05

TICKETS, 2026 YTD 637 Flat vs. 2025 (639 same window)	MEDIAN FIRST RESPONSE 1.2h 47% touched within the hour	MEDIAN TIME TO RESOLVE 3.7h 67% closed inside a day
OPEN RIGHT NOW 50 38 older than 30 days	PHISHING & EMAIL SECURITY 18% 114 tickets — largest single theme	

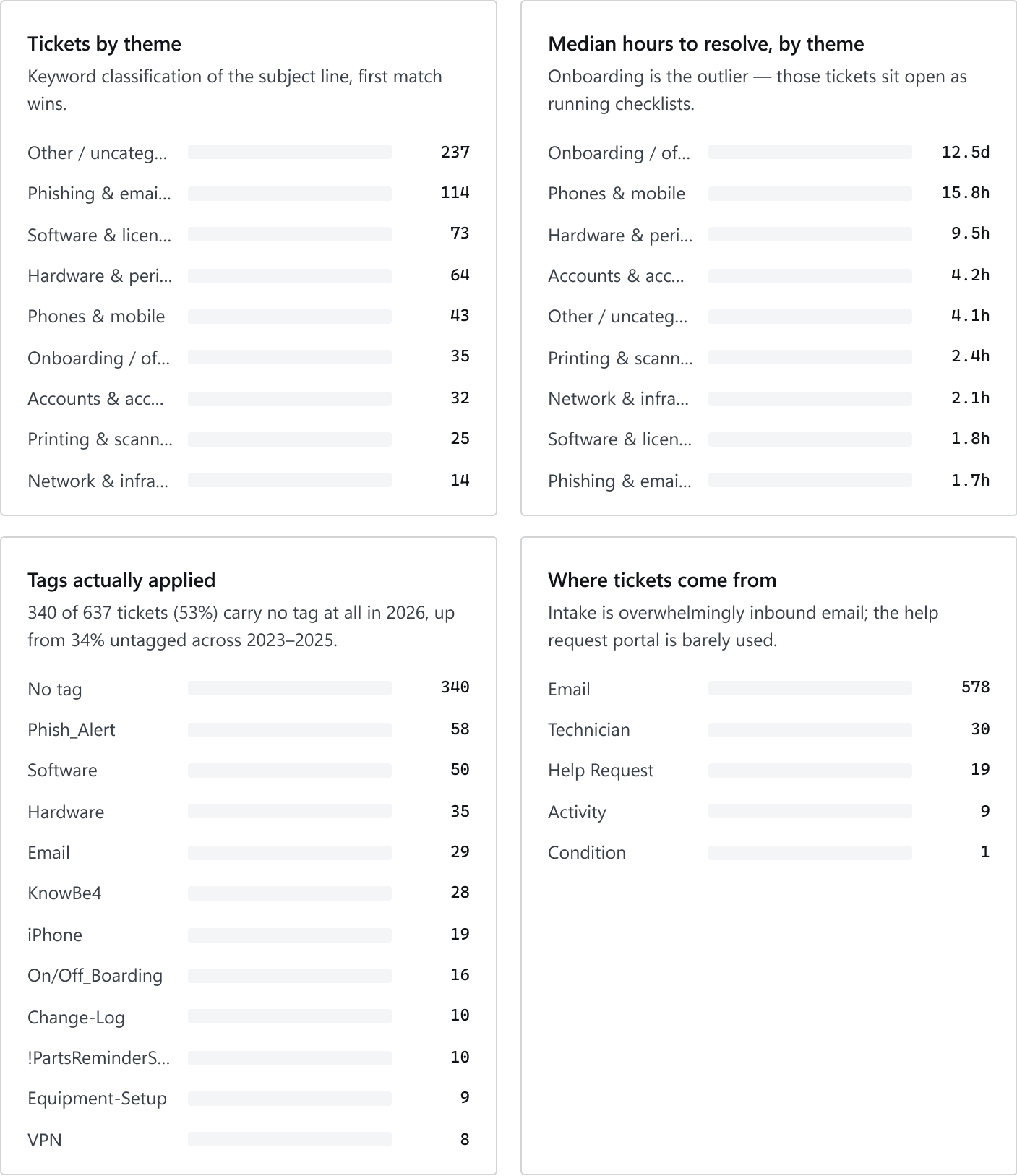
Volume

Ticket counts by creation date



What people ask for

Themes derived from subject lines — tags are applied to fewer than half of tickets



Measured from ticket creation; see the note at the bottom on how resolution is derived

594 of 637 tickets got a technician comment. 43 never did.



Bimodal: a large fast bucket, then a long tail of 145 tickets running past three days.



2026 tickets only. Median times are computed over that person's closed tickets. A 0.0 median means the ticket was opened and closed in the same action — 54% of Jake Statler's tickets are self-filed change-log entries, not inbound requests.

Assignee	Tickets	Share	Median 1st Reply	Median to Close	Still Open
James Binford	288	45%	1.4 h	3.8 h	1
Brenda Maes	199	31%	2.7 h	17.8 h	9
Jake Statler	82	13%	0.0 h	0.0 h	3
(unassigned)	36	6%	0.5 h	0.5 h	9
Kelly Thompson	29	5%	0.2 h	7.7 d	28
Seth Green	3	0%	1.4 h	1.4 h	0

What the numbers say

Six findings, ordered by how much they'd change if acted on

INTAKE	Phishing and email security is 18% of all volume and still climbing 114 tickets — the largest identifiable theme, and 22 landed in July, the highest month of the year. They resolve fast (median 1.7 hours vs. 4.6 for everything else), so the cost is not effort, it is intake: every Phish Alert button press becomes a ticket someone has to open, read, and close. Worth doing: the automated quarantine digest alone generated 30 near-identical tickets — about 5% of the year's volume. Route digest and KnowBe4 mail to a separate queue or an auto-close rule and that overhead disappears without losing any signal.
DATA QUALITY	Tagging has collapsed, and a third of tickets can't be classified at all 53% of 2026 tickets have no tag, against 34% untagged in 2023–2025. Monthly tagging never got above 61% and hit 38% in March. Subject lines are no better — 237 tickets (37%) don't classify from their subject, because the subject is "monitor", "CBI", "laptop", or "Golf Course". Worth doing: this is the reason every chart above needs a caveat. A small required category field at ticket creation, or a tagging pass at close, restores the ability to answer "what is actually consuming IT time" without keyword guessing.
TURNAROUND	Response is fast; closure is bimodal Half of all tickets get a technician reply inside 1.2 hours and 47% inside the hour — that's genuinely good. But closure splits in two: 313 closed tickets finish inside four hours, while 145 run past three days and 17 run past thirty. The mean time to close (95 hours) is 25× the median, which is the signature of a tail, not a slow team. Worth doing: the tail is where the reportable risk is. A weekly sweep of anything past seven days would touch roughly two tickets a week.
WORKFLOW	Onboarding is the slowest thing IT does 35 onboarding and offboarding tickets, median 299 hours — 12.5 days — to last activity, against 3.7 hours for the median ticket overall. March alone had 14. These aren't slow because anyone is stuck; they're checklists that stay open while equipment, accounts, and phones trickle in. Worth doing: split onboarding into a parent request plus discrete sub-tasks, so the queue stops showing a two-week-old ticket for work that finished on day one.

STAFFING	Demand is concentrated Tuesday through Wednesday, 8–10am Tue (148), Wed (143), and Mon (136) run well ahead of Thu (98) and Fri (103), and the 7–10am block alone is 228 tickets — 36% of the year. Only 6% of tickets arrive outside business hours, so after-hours coverage isn't a demand problem. Worth doing: Thursday is the natural slot for maintenance windows and project work — it is consistently the quietest weekday and has been all year.
INSTRUMENTATION	Time tracking is effectively not in use Across 637 tickets, 21.6 hours of labor were logged in total. That's about two minutes per ticket, which cannot be real. Any conversation about IT staffing, contractor justification, or chargeback to departments currently has no defensible effort data behind it. Worth doing: either turn time tracking on properly for a single representative quarter, or stop reporting on it — the current numbers are worse than no numbers.

How these were measured. The export has no close-date column, so "time to resolve" is the gap between ticket creation and the last comment on the thread — a good proxy for tickets that were worked in the system, and an undercount for anything closed silently or resolved by phone. "First response" is the first comment from a member of IT staff. The resolution chart covers the 605 closed and resolved tickets only; the first-response chart excludes the 43 tickets that never received a technician comment. Themes come from keyword matching on subject lines because tags are missing on more than half of 2026 tickets. Age is measured against August 5, 2026.

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490



MEMORANDUM

TO: City of Rifle City Council
FROM: Zach Higgins, Community Development Director
DATE: August 19, 2026
SUBJECT: Director Update

Community Development Department, July – 2026 Update

- Housing Action Plan – The Local Planning and Capacity Grant has been amended through DOLA to increase our \$200,000 grant to include an additional \$50,000 to complete the City's Housing Action Plan. 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 was held on June 30th. The consultant team has begun redlining the Comprehensive Plan based on engagement feedback and elected official input. The consultants have also commenced a Chapter 16 code analysis. A draft of the Comp Plan should be available for review in August/September. More information about the Comprehensive Plan process can be found at www.RootedinRifle.com.
- Staff has submitted documentation to the State to be considered a Supportive ADU Jurisdiction. Once approved, the Colorado Energy Office will release grant funding for a consultant to complete pre-approved ADU Plans. In the fall additional money will be released to establish an ADU fee waiver program for five \$10,000 waivers.
- Building Division – The team continues to evaluate processes and make improvements where possible.
- GRIT – GRIT has received its first Façade Grant application and recommended it for approval. GRIT has received an applicant to fill a vacant seat from the new RREDC CoWork employee, Tara Rumery. 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 – Third Thursdays kicked off on June 18th and the third Third Thursday on Third Street is scheduled for August 20th. 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.
- Staff should hear back about the BIC grant through USDA at the end of August.
- The Grand Junction BIC would like to host the City Council for a tour in August or early September.

Attached – Building Permit Data (July, 2026)

CITY OF RIFLE BUILDING PERMIT REPORT

July 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
July		26	3	3	0		23	\$ 6,795,202.00	\$ 25,061.97	\$ 29,576.83	\$ 16,434.73	\$ 9,276.63	\$ 8,240.72	\$ 13,509.50	\$ 13,714.88
Year to Date		280	7	4	2		3	\$ 14,793,391.38	\$ 154,802.07	\$ 90,405.76	\$ 65,772.29	\$ 65,453.17	\$ 36,843.24	\$ 152,318.98	\$ 144,922.84
Jul-25		49	16	16	0		33	\$ 4,269,929.46	\$ 76,735.45	\$ 33,158.24	\$ 19,431.21	\$ 18,093.20	\$ 84,005.76	\$ 24,787.10	\$ 27,629.50
Year to date 2025		207	42	42	0		2	\$ 25,103,378.18	\$ 326,642.88	\$ 143,989.51	\$ 80,360.78	\$ 115,607.72	\$ 134,122.34	\$ 167,493.05	\$ 169,894.16
End of Year 2025		298	27	22	5		8	\$ 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-2026-264	217718102020	7/1/2026	2484 PIONEER WAY	A-1 Heating & Cooling Inc. (Cody Church)	LDRPUD	HVAC		\$ 6,975.00	\$ 148.22	\$ 25.00					
BLD-2026-229	217715300062	7/1/2026	501 AIRPORT RD	FCI Constructors, Inc. (Mario De Lara)	LIPUD	Remodel		\$ 5,700,000.00		\$ 20,413.75	\$ 11,768.93				
BLD-2026-178	217709110008	7/2/2026	1795 ANVIL VIEW AVE	Enrique Bucio	LDR	New SFD		\$ 365,000.00	\$ 9,562.50	\$ 2,953.75	\$ 1,919.93	\$ 4,617.33	\$ 4,120.36	\$ 6,754.75	\$ 6,857.44
BLD-2026-220	217716423020	7/6/2026	721 SMITH ST	Cary Ebeler	CS	Fence		\$ 28,780.00	\$ 611.58	\$ 429.43	\$ 279.12				
BLD-2026-266	217523103002	Paid, but Still in Review	W CENTENNIAL PKWY	Aaron Sova	ID	New Shed		\$ 10,000.00	\$ 212.50	\$ 181.25					
BLD-2026-181	217709121026	6/30/2026	1328 RIFLE HEIGHTS DR	MARBLE CONSTRUCTION INC (Disan Rascon)	LDR	New SFD		\$ 416,037.00	\$ 8,840.79	\$ 2,763.56	\$ 1,796.31	\$ 4,659.30	\$ 4,120.36	\$ 6,754.75	\$ 6,857.44
BLD-2026-269	217710337014	7/13/2026	890 HICKORY DR	Saenz Roofing Inc (Blanca Saenz)	LDR	ReRoof		\$ 20,500.00	\$ 435.63	\$ 50.00					
BLD-2026-273	217709333004	7/14/2026	663 PARK AVE	Arturo Trejo Villa	LDR	Remodel		\$ 18,500.00	\$ 393.13	\$ 300.25	\$ 195.16				
BLD-2026-232	217716414001	7/15/2026	709 TAUGHENBAUGH BLVD	Damon Shuman	CS	HVAC		\$ 18,391.00	\$ 390.81	\$ 298.72	\$ 194.16				
BLD-2026-089	217709130027	Waiting for perr	1676 BIRCH AVE	JBS Construction Inc (Jeb Savage)	MDR	New SFD		\$ 500.00		\$ 500.00					
BLD-2026-270	217704304007	7/21/2026	2428 EAST AVE	8A Painting llc (Lorenzo Gonzalez)	LDR	Fence		\$ 950.00	\$ 20.19	\$ 25.00					
BLD-2026-271	217716405001	Paid but still In	930 GARDEN LN	Amanda Ingle	MDR	ADU		\$ 20,000.00	\$ 425.00	\$ 321.25	\$ 208.81				
BLD-2026-265	217717114011	7/23/2026	1117 W 5TH ST	john starr	LDR	Fence		\$ 19,800.00	\$ 420.75	\$ 25.00					
BLD-2026-278	217704317011	7/27/2026	1025 W 24TH ST UNIT B	Douglas Anderson	MDRPUD	Deck Remodel		\$ 23,000.00	\$ 488.75	\$ 200.00					
BLD-2026-279	217704317011	7/27/2026	1025 W 24TH ST Unit E	Douglas Anderson	MDRPUD	Deck Remodel		\$ 23,000.00	\$ 488.75	\$ 200.00					
BLD-2026-280	217704317011	7/27/2026	1025 W 24TH ST UNIT F	Douglas Anderson	MDRPUD	Deck Remodel		\$ 23,000.00	\$ 488.75	\$ 200.00					
BLD-2026-281	217704317011	7/27/2026	1025 W 24TH ST UNIT G	Douglas Anderson	MDRPUD	Deck Remodel		\$ 23,000.00	\$ 488.75	\$ 200.00					
BLD-2026-234	217716213012	7/27/2026	337 EAST AVENUE	DC Heating & Cooling LLC (Stacey Church)	CBD	HVAC		\$ 6,325.00	\$ 129.80	\$ 84.37					
BLD-2026-282	217704429040	7/27/2026	408 COLUMBINE CT	Bob Dubois	MDRPUD	Re Roof		\$ 16,317.00	\$ 346.74	\$ 50.00					
BLD-2026-283	217708100538	7/28/2026	1500 PREFONTAINE AVE	Journey Home Animal Care Center (Heather Grant)	PD	Fence		\$ 100.00	\$ -	\$ 25.00					
BLD-2026-006-1	217709121017	7/27/2026	1378 CLOVER CT	FERNANDO ANTONIO CARREON CANO, FERNANDO ANTONIO	CBD	Remodel		\$ 5,000.00	\$ 106.25	\$ 111.25	\$ 72.31				
BLD-2026-284	217716200010	7/27/2026	409 W 3RD ST	Ashley Scarlett	CBD	HVAC		\$ 2,000.00	\$ 42.50	\$ 69.25					
BLD-2026-288	217704303010	7/30/2026	2803 RAILROAD AVE	Leslie Smith	LDR	HVAC		\$ 3,232.00	\$ 68.68	\$ 25.00					
BLD-2026-286	217710337010	7/30/2026	966 HICKORY DR	A-1 Heating & Cooling Inc. (Cody Church)	LDR	HVAC		\$ 18,867.00	\$ 400.92	\$ 25.00					
BLD-2026-289	217704431010	7/30/2026	2176 ACACIA AVE	A-1 Heating & Cooling Inc. (Cody Church)	LDR	HVAC		\$ 11,941.00	\$ 253.75	\$ 25.00					
BLD-2026-290	217704431010	7/30/2026	2176 ACACIA AVE	A-1 Heating & Cooling Inc. (Cody Church)	LDR	Furnace		\$ 8,087.00	\$ 171.85	\$ 25.00					
BLD-2026-295	217716214007	7/31/2026	241 E 3RD ST	GRYBE, LAIMUTIS & GRYBIENE, NATALIE	MDRX	Re Roof		\$ 5,900.00	\$ 125.38	\$ 50.00					
Total =								\$ 6,795,202.00	\$ 25,061.97	\$ 29,576.83	\$ 16,434.73	\$ 9,276.63	\$ 8,240.72	\$ 13,509.50	\$ 13,714.88

NOTES: