

**CITY OF RIFLE, COLORADO**  
**ORDINANCE NO. 13**  
**SERIES OF 2023**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, APPROVING A  
GROUND LEASE WITH HABITAT FOR HUMANITY OF THE ROARING  
FORK VALLEY.

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

WHEREAS, Habitat for Humanity of the Roaring Fork Valley (“Habitat”) approached the City to lease land on which it would construct a 60,000 square foot facility to be designed and operated to produce modular housing units for Habitat projects and for sale to third parties solely for installation in other deed restricted workforce housing developments in Western Colorado; and

WHEREAS, the City supports Habitat’s mission and the local jobs the Facility will create and desires to lease approximately 10.5 acres of vacant land to Habitat on property owned by the City near its wastewater treatment plant with Garfield County Assessor Parcel No. 217718400314; and

WHEREAS, C.R.S. §31-15-713 requires any lease for a period of more than one year to be approved by ordinance and the City desires to comply with this statutory requirement regardless if it applies to home-rule municipalities; and

WHEREAS, the City Council desires to approve a Ground Lease to Habitat.

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

1. Incorporation. The Rifle City Council adopts the foregoing recitals and conclusions as facts and determinations and incorporates them by reference as if set forth in full herein.
2. Approval of Lease. The City hereby approves the Ground Lease to Habitat for Humanity of the Roaring Fork Valley attached hereto and incorporated herein by this reference.

INTRODUCED on July 5, 2023, read by title, passed on first reading without amendment, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on July 19, 2023, passed without amendment, approved and ordered published in full as required by Charter.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF RIFLE, COLORADO

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk