New Castle Town Council Meeting
Tuesday, February 18, 2014, 7:00 p.m.

Call to Order
Mayor Pro Tem Art Riddile opened the meeting at 7:00 p.m.

Pledge of Allegiance

Roll Call

Present	Councilor Russi
	Councilor Riddile
	Mayor Pro Tem Riddile
	Councilor Leland
	Councilor Stuckey
Absent	Mayor Breslin
	Councilor Gordon

Also present at the meeting were Town Administrator Tom Baker, Town Clerk Melody Harrison, Human Resources Manager Mike Edgar, Town Attorney David McConaughy and members of the public.

Meeting Notice
Town Clerk Melody Harrison verified that her office gave notice of the meeting in accordance with Resolution TC-2014-1.

Conflicts of Interest
There were no conflicts of interest.

Agenda Changes
There were no agenda changes.

Citizen Comments on Item not on the Agenda
There were no citizen comments.

Consultant Reports
Consultant Attorney - Attorney McConaughy told the council that staff had received the application from RFTA for the park and ride, and that it would be scheduled for a public hearing at planning & Zoning and then come to council.
Consultant Planner – not present
Consultant Engineer – not present

Items for Consideration

Recess council, convene as local liquor licensing authority

MOTION: Councilor Leland made a motion to recess council and convene as the local liquor licensing authority. Councilor Metzger seconded the motion and it passed unanimously.

Consider Resolution TC-2014-7 - Approving a liquor license for Maud's On Main

Clerk Harrison introduced the applicant, Molly Mogavero, to the council and described the application. She explained that council had continued the hearing from the last council meeting because of a complication with the documentation from the secretary of state that caused liquor enforcement to delay their approval. Clerk Harrison said that the applicant had one last item to complete and the application would be complete. She said staff recommended approval.

Ms. Mogavero greeted the council. She explained that the restaurant, Maud's On Main, will be a resurrection of a restaurant her mother owned in Buffalo, New York some years ago. Maud was her grandmother, and the food they will serve will be comfort foods made from scratch. She said they will serve only beer and wine.

Ms. Mogavero said that the remodel of the building proved to be more than she had expected, but that she was pleased with the results. She said there will be 22 seats in the restaurant.

MOTION: Councilor Leland made a motion to approve Resolution TC-2014-7, A Resolution of the Town of New Castle Approving an Application from Maud's On Main, LLC for a Beer and Wine License. Councilor Stuckey seconded the motion and it passed unanimously.

Adjourn local liquor licensing authority, reconvene council

MOTION: Councilor Leland made a motion to adjourn the local liquor licensing authority and reconvene council. Councilor Metzger seconded the motion and it passed unanimously.

Youth Zone Presentation: Marijuana and the Teen Brain

Robin Tolan, Development Director of Youth Zone, greeted the council and thanked them for the opportunity to make her presentation to the council. Ms. Tolan reviewed the statistical information for Youth Zone for 2013. She noted that Youth Zone had no position regarding the legalization of marijuana in the State of Colorado, and that her presentation was only a statement of fact on the effects of marijuana on teenagers. Ms. Tolan made a power point presentation, and discussed the various issues with the council.

The town council thanked Ms. Tolan and Youth Zone for their services to the community.

CR 335 Update and Trail IGA

Administrator Baker told the council that Attorney McConaughy was working with the county attorney on an IGA for the trail and he needed some input from the council. Attorney McConaughy described the location of the trial to the council utilizing the zoning map in council chambers. He said that per the agreement, the town would be responsible to negotiate with private property owners in areas where the trail crossed private property and there was no easement. He said the town would likely take over day-to-day maintenance of the trail, and should budget an annual budget amount, but

that long-term capital costs, such as replacement, should be borne by the governmental agency where the trail is located. He also said that the New Castle Police Department preferred to have jurisdiction for policing the trail as opposed to the county sheriff. The concept for bidding and construction management is that SGM be in charge of the both, and they would ideally like the town's procurement code to apply. Attorney McConaughy said some of the unknowns were whether there were grant available for portions of the project such as an agricultural grant for piping the ditch and if any permits were required from the county, CDOT or Army Corp of Engineers. The council liked Attorney McConaughy's direction with the IGA.
Administrator Baker said that the trail provided a safe route from AppleTree to the pedestrian bridge without any interface with vehicles.
Councilor Russi thought there should be a pedestrian crossing at the south side at the bridge towards River Park and Administrator Baker agreed, saying he would speak with Engineer Simonson about it.
Attorney McConaughy said the IGA would come back to the council for their approval.

New Hope Park Follow-Up Discussion
Administrator Baker said that he and the Talbots had spoken of a lease agreement for the park space at New Hope Church, and the church elders were amenable to the idea. Additionally, council would consider providing some funds for the development of the park. The council and Russ Talbot discussed whether the town would be willing to provide ongoing park maintenance and a water consideration for the landscaping. The council agreed a lease was necessary, and also felt that consideration for water was appropriate. They did not feel that maintenance of the park was feasible due to budget and limited staff in the public works department. Mr. Talbot said the church would be willing to install a meter on the water line that supplied water to the park so there will a proper accounting of the water use. Councilor Metzger thought a porta-potty should be installed because the park would be in use during times when the church building would not be open. The council agreed that restroom facilities could be placed at the park for public use. Mr. Talbot and council discussed how the property would be insured by both parties, and how the park would be scheduled.
Administrator Baker told the council the staff would bring a lease agreement back to the council for their consideration. The document would include the various items as agreed upon by the council and Mr. Talbot.

Consider Ordinance TC 2014-1 - An Ordinance of the New Castle Town Council Adopting the Colorado Floodplain Damage Prevention Ordinance (first reading)(8:05 p.m.)
Attorney McConaughy described the ordinance and the optional penalty clause that he added.
MOTION: Mayor Pro Tem Riddile made a motion to approve Ordinance TC-2014-1 - An Ordinance of the New Castle Town Council Adopting the Colorado Floodplain Damage Prevention Ordinance on first reading. Councilor Metzger seconded the motion and it passed on a roll call vote: Mayor Pro Tem Riddile: yes; Councilor Stuckey: yes; Councilor Russi: yes; Councilor Leland: yes; Councilor Metzger: yes.

Town Owned Property and HOA Dues Discussion

Administrator Baker told the council that the town owned a lot in the Elk Creek Subdivision, where the town water plant was. The lot in question provided a transportation easement to several other properties, as well as an easement for utilities. The remaining portion of the lot is unbuildable. Prior to the town owning the property, no HOA dues were paid on the lot. Administrator Baker asked the council whether they felt the town should pay dues to the HOA. The council agreed that it seemed inappropriate to pay the dues and directed Administrator Baker to send the proposed letter to the HOA informing them the town would not pay the dues going forward.

Marketing Discussion
Councilor Metzger introduced Mr. TC Colton, Sales Director for Operator-Generator Media Productions. Mr. Colton described his business to the council, which included website design, promotional products, and Seen-Zine, an entertainment guide magazine that would be available on retail countertops throughout Garfield and Pitkin counties in March. He said that New Castle restaurants were included in the first printing of the guide. He used his smartphone to show the council a three-dimensional website design his company was working on. Mr. Colton and the council discussed the town's desire to promote New Castle as a destination town for outdoor activities and dining. Mr. Colton felt his company could provide an aggressive and successful advertising campaign if the council was interested in obtaining their services. Councilor Russi said the town already had a website designer, and that Mr. Colton could work with her and Mr. Colton said he could do that. Administrator Baker agreed that the town's website designer needed to be included. Councilor Leland said that the town's budget had been allocated to developing the new municipal website, but agreed that the town could explore other advertising opportunities. He said that he would get restaurant information to Mr. Colton, as well as other information that was available.

Retreat Follow-Up and Ideas List
Administrator Baker reminded council that at the retreat they had asked for a six-month follow-up on the strategic plan, and that Councilor Gordon had asked about maintaining a capital projects list for the town, such as micro hydro electricity and solar gardens. He asked if they wanted to schedule the retreat follow-up before or after the April election. The council agreed to do the retreat follow-up during the regularly scheduled meeting on May 6, 2014.

Consent Agenda
Minutes of the February 4, 2014 council meeting
MOTION: Councilor Russi made a motion to approve the consent agenda. Councilor Leland seconded the motion.
Discussion: Councilor Leland said there were a couple places where Clerk Harrison's notes were still in the minutes, and they needed be corrected. The council agreed the corrections needed to be made and the motion was tabled until the March 4, 2014 council meeting.

Staff Reports
Town Administrator – Administrator Baker said he knew there had been some concern about the job site in Lakota and he had been to look at it. He also spoke with Bob Gibson who confirmed that the resident who complained had a legitimate concern because the

job site was becoming messy. Warrior has hired a person to clean up the mud from the streets, and the construction equipment will no longer be stored all over as it had been before. He said staff would likely monitor the area.
Administrator Baker said that Councilor Stuckey had mentioned some possible curb damage on Clubhouse Drive from snowplowing. He said that Public Works would follow up on it when the snow was gone, and determine if repairs were necessary.
Administrator Baker said the staff was working on three grant applications: one GOCO grant for the Sports Park, one FMLD mini grant for sidewalks in the downtown, and an FMLD traditional grant for streets and alleys.
Town Clerk – Clerk Harrison told the council that at the last council meeting the council approved a resolution adopting fee schedule that eliminated the application fee for business licenses. She said that council at that time had agreed to refund the application fee to the businesses who had already paid for 2014 on a request basis. Clerk Harrison asked the council if they would allow her office to refund the application fee to everyone, as she thought it would be an opportunity to promote the town's economic development and business-friendly attitude. The council felt that was a great idea. Also, Clerk Harrison told the council that nomination packets were available in her office for anyone interested in running for an office.
Town Planner - not present
Public Works Director - not present

Council Comments
Councilor Russi said that the Symphony of the Valley would be playing Friday, February 28 at Grand River hospital in Rifle, and Saturday, March 1 in Glenwood. He said the students at the Garden School use the event as their prom He invited everyone to attend.
Councilor Metzger asked about the Chamber of Commerce, and how their funding would be handled. Administrator Baker said he preferred to discuss it at the retreat, and the council agreed.
Councilor Metzger asked about building inspection, and Administrator Baker said he had not heard from Rifle, but would follow up.
Councilor Leland said that in Administrator Baker's weekly report he reported that Colorado Resources & Development Corporation had delayed coming to council several times and asked why. Administrator Baker said that they were working on their pro-forma and it needed to go before their board again before they would be ready to speak with the council. They would be on the agenda the second meeting in March.
Councilor Stuckey gave the council an update on the park & ride. Administrator Baker said the application had been submitted and that it will go before the planning commission in early April.
Councilor Stuckey said also that the mid-day bus was being ridden a lot and will continue to run for the near future.
Russ Talbot asked if the town was considering ways to improve parking in the downtown. Councilor Russi said he felt the parking area owned by the Bunns' could be utilized, and perhaps the Kamm lot owned by the town. Mr. Talbot thought the town could consider purchasing land for parking, and Councilor Stuckey said that CDOT should be approached about angled parking on Main Street. Mr. Talbot encouraged the town to network businesses and the chamber of commerce to strengthen the downtown.
Councilor Metzger asked if the ten-foot chain-link fence on edge of community center parking lot could be removed or replaced, because the fence was unattractive.

MOTION: Councilor Metzger made a motion to adjourn. Councilor Leland seconded the motion and it passed unanimously.

The meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Mayor Pro Tem Art Riddile

Town Clerk Melody Harrison

TOWN OF NEW CASTLE
GARFIELD SEAL COUNTY
COLORADO