

**New Castle Town Council Meeting
Tuesday, September 16, 2014, 7:00 p.m.**

Call to Order

Mayor Gordon called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

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| Present | Councilor Means |
| | Councilor Riddile |
| | Councilor Metzger |
| | Mayor Gordon |
| | Councilor Breslin |
| | Councilor Leland |
| | Councilor Stuckey |

Also present at the meeting were Public Works Director John Wenzel, Town Clerk Melody Harrison, Finance Director Lyle Layton, Town Planner Tim Cain and Town Engineer Jeff Simonson.

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

Councilor Stuckey said that he may have an appearance of conflict with the Warrior item and would recuse himself. The council agreed.

Agenda Changes

There were no agenda changes.

Citizen Comments on Items not on the Agenda

There were no citizen comments.

Consultant Reports

Consultant Attorney – not present

Consultant Planner – not present

Consultant Engineer – Town Engineer Jeff Simonson said that the pedestrian bridge project was progressing well. He said that all the piles had been drilled. He explained that three had to be drilled an additional ten feet down, so council would see a slight increase in the construction costs.

Items for Consideration

Consider a Letter of Interest from Dudley Blaylock for Appointment to a Seat on the Historic Preservation Commission

The council greeted Mr. Blaylock and invited him to tell the council about himself. Mr. Blaylock said he was originally from Georgia but had been living in Colorado for 20 years. He said he was retired and looking for volunteer opportunities. Mr. Blaylock told the council that in Georgia his hobby was metal detecting for Civil War relics, and the he had always been interested in history.

Councilor Metzger said she worked with Mr. Blaylock on many volunteer projects and felt he was very reliable as well as an asset to the community. Councilor Means agreed. Councilor Leland said he knew Mr. Blaylock indirectly through the Lions Club, and had heard positive things about him.

MOTION: Councilor Leland made a motion to appoint Mr. Dudley Blaylock to the Historic Preservation Commission. Councilor Riddile seconded the motion and it passed unanimously.

Introduction: Dawn Ellis of An Exquisite Design and Emily Barham of Me and My House

Ms. Dawn Ellis introduced herself to the council. Ms. Ellis said she was the owner of the new flower shop, An Exquisite Design, located at 240 W. Main Street. She said she liked New Castle very much and had received a warm welcome. A veteran of the flower business, Ms. Ellis said she had been self-employed for 17 years. Her business provided daily delivery service from Rifle to Glenwood Springs. She said her specialty was weddings.

The council thanked Ms. Ellis for choosing New Castle, and for coming to council.

CLEER Budget Request

Ms. Heather McGregor, Administrative Manager for Garfield Clean Energy (GCE). Ms. McGregor said that GCE was the state's very first intergovernmental clean energy authority.

Ms. McGregor told the council she was prepared to ask them to consider their membership contribution for 2015. She said that earlier in the summer Shelly Kaup had made GCE's annual energy presentation to the council and provided information on upcoming energy projects. She said the 2015 contribution would help fund those projects.

Ms. McGregor told the council that CLEER was the organization that managed the programs and services of GCE, and they were fortunate to have received two awards from the Colorado Health Department. They are called SEP Grants that are funded through fines levied against the oil and gas industry for environmental violations. The first one was \$40k, and GCE has used those funds for rebates households and businesses in Western Garfield County that have done energy efficiency upgrades. The second grant will be used for a program targeting deep-level energy efficiency upgrades for homes for those low-income households whose incomes are too high for the NWCOG free program, but who also could not otherwise afford the upgrades, and who could benefit from the upgrades. GCE will be working with real estate professionals to bring a state-level program to Garfield County called Green MLS. This program will provide an energy efficiency rating to MLS listings so potential buyers will get a sense of the homes' efficiency.

Another program GCE is interested in doing for its members is called Energy Star Benchmarking for buildings. Member's buildings will be rated, and if a building is rated at

75 or higher for their energy efficiency performance, they will get a plaque to post that shows the accomplishment.

Ms. McGregor said that GCE intended to update the Energy Inventory. The inventory was a study done in 2010, using 2009 energy usage figures across the county for electricity, natural gas and petroleum. Many of GCE's goals are targeted towards 2020, and 2015 will be the halfway mark. GCE had set some very ambitious goals for energy use reduction, and the update will indicate how they were progressing towards the goal.

Ms. McGregor reviewed some of the statistics of how many people, homes and businesses they have helped, and how much money that has been saved.

Ms. McGregor told the council that the Town of New Castle's contribution was critical to the health of GCE, and asked if the council would consider funding equal to 2014, in the amount of \$15,500.00.

The council agreed they would consider it during the budget discussions.

Councilor Breslin asked what their position was on water and water conservation. Ms. McGregor said that the board had not really had any vigorous discussion regarding water conservation, but in informal conversation, they felt that any place that water touches energy was where a nexus existed that would allow them to get involved. Councilor Breslin said he would like to see GCE get directly involved with the Colorado Water Conservation Board.

The council and Ms. McGregor briefly discussed the annual financials of GCE and the use of coal as an energy resource.

The council thanked Ms. McGregor for coming in.

Councilor Breslin said he wanted to follow up the discussion with a fact-finding workshop.

Update: LaRoca Property Clean Up

Town Planner Tim Cain told the council that there were architectural renderings of the building in the packet. He also said that Dennie Talbott had submitted a letter stating that Roberts and Michaels had been retained to represent the property. A Commercial Marketing Analysis was underway, and should be completed soon so that the property could be appropriately advertised.

The council briefly discussed it, noting that the property owners were making good effort to comply with the council requests. They agreed with the staff recommendation to extend the clean up deadline to December 31, 2014.

Update: Lakota Warranty Work

Councilor Stuckey left council chambers at 7:39 p.m.

Town Engineer Jeff Simonson told the council he had spoken to Blain Wright who is watching the work for the town. Mr. Wright said certain areas in filing 5 were paved, and the remaining areas should be complete the next day. Engineer Simonson said Bob Gibson of Warrior Acquisitions confirmed that no other areas of roadway would be opened up until the areas that were open are repaired. He said that the recent rain had caused some delays.

Engineer Simonson said the contractor was making other adjustments to ensure Faas Ranch Road would be completed this year.

He also said that one concern for the area was lawn drainage that seems to have been part of the reason for the original failures. Landscaping is generally completed well after the inspectors have done their final inspections. What seems to be happening is that drainage from the lawns is directed to the edge of the landscaped areas, moving that

water under the sidewalk and/or road, which is a problem. He felt that something needed to be done to educate lot owners that drainage should be onto the sidewalk, not under. The water could also be drained onto the lawn ten feet back from the sidewalk. Similarly, some foundation drains in filing 5 were poorly directed and causing the same problem undermining the sidewalks. . The second concern was that the contractor had not removed the water from the open holes in the road, which introduced too much water into the roadway base and into the roadway itself. This will cause additional repairs that must be complete before pavement is put down.

Engineer Simonson said that the issues with foundation and landscaping drainage needed to be addressed somehow, so that there is not an ongoing problem with the roads and sidewalks in Lakota being undermined by water. The council agreed that Engineer Simonson should develop an education tool for the residents in Lakota.

Warrior Representative Bob Gibson told the council he would like to see the drainage issue be something done at final building inspection, since perimeter drains are done during the construction phase.

Warrior's engineering consultant, Jamie Pappas of Borne Consulting, told the council that they anticipated it would be another three to four weeks to complete Faas Ranch Road. Public Works Director John Wenzel said that Town Attorney David McConaughy, who was unable to attend, wanted him to inform council that the deadline for completion of the warranty work was September 1, 2014. Attorney McConaughy wanted direction from council regarding filing a notice of breach against Warrior since the deadline for completion of the project had passed. Attorney McConaughy suggested that council demand completion and that Warrior request final inspection before October 7, 2014 when the letters of credit expire.

The council discussed it and agreed notice of breach should be filed and directed staff to begin the process.

The council, Engineer Simonson and Director Wenzel discussed the difficulties in obtaining asphalt so late in the season, and what alternatives there may be to sealing up the roads for the winter, should asphalt be unavailable. Director Wenzel said he received numerous phone calls every week from Lakota residents who are upset that the project had not been completed, and unfortunately, people thought it was a town project and it reflected poorly on the town.

Councilor Stuckey returned to council chambers at 8:04 p.m.

Consider Alternate Date for Council Retreat

The council decided on October 18, 2014.

Consent Agenda

Minutes of the September 2, 2014 meeting
 Hacienda El Patron Hotel & Restaurant Liquor License Renewal
 City Market 3.2% Beer Liquor License Renewal
 LiveWell Support Letter

MOTION: Councilor Breslin made a motion to approve the consent agenda without the September 2, 2014 minutes. Councilor Metzger seconded the motion and it passed unanimously.

Councilor Breslin made a clarification on the minutes.

MOTION: Councilor Breslin made a motion to approve the September 2, 2014 council minutes. Councilor Metzger seconded the motion and it passed unanimously.

Staff Reports

Town Administrator – not present

Town Clerk – Town Clerk Melody Harrison suggested that if the council decided to have an opening event to commemorate the new pedestrian bridge and trail, that the 5k/10k run proposed could benefit the town. Each entrant could be charged an entry fee and the proceeds could help fund solar lights for the bridge. Clerk Harrison also said that she sent out an e-mail to the council the Friday before each council meeting. She said that if anything such as the location or start time of the meeting were out of the ordinary, the Friday e-mail would specify the changes. She asked if that was adequate notice for the council, and asked that they offer suggestions if there was some other communication they preferred.

Town Planner – present for agenda items

Public Works Director – Director Wenzel told the council that he felt the work at Lakota could be completed in three weeks, and that filing a notice of default may inspire Warrior to prioritize completion of the work.

Director Wenzel gave the council a brief description of the diffuser problem he had been having at the wastewater plant. He told the council that the problem had finally been resolved.

Commission Reports

Planning & Zoning Commission – nothing to report

Historic Preservation Commission – nothing to report

Economic Advisory Committee – nothing to report

Senior Programs – nothing to report

RFTA – nothing to report

Council Comments

Mayor Gordon thanked the council for changing the council retreat date.

Councilor Metzger asked if any more consideration had been given to an online payment option for the citizens. Finance Director Lyle Layton said staff would look into it.

Councilor Breslin told the council that town notices were now being posted at River Park. Councilor Breslin asked the council if they thought CRP certification should be reemphasized for staff and council. Mayor Gordon and Director Wenzel thought it was a good idea.

Councilor Riddile asked if there would be a fall clean-up this year. Council and staff discussed possible dates, and Director Wenzel said he would let everyone know what the date would be.

Councilor Riddile said even with the construction going on, there were many pedestrians that walked over the bridge. Additionally, the drivers were not very careful, and he asked if some thought could be given to creating a three-way stop at the T intersection on the south side of the interchange bridge. He also suggested that the trail from River Park be continued across the commercial property to connect to the intersection. Engineer Simonson said the intent was that when the commercial property was developed, the trail would be completed as part of that developer's obligation. The other thought was to have the trail wind down and under the bridge so there was no interaction between traffic and

pedestrians. All the council agreed a trail from River Park would be an amenity to the town. Director Wenzel said he would look into options for providing a temporary trail, and Engineer Simonson said the idea for a three-way stop would have to be approved by CDOT.

Councilor Leland told the council that Finance Assistant Debbie Nichols was working on financial statements from Burning Mountain Festival. Once they are complete, council would receive a copy.

Councilor Leland proposed that perhaps the council should consider changing the name of the Climate Action Advisory Committee. He suggested the Environmental Advisory Committee, and said it could be considered another time.

Mayor Gordon said he appreciated when the council members brought things to the council. Councilor Riddile's comments about safety for the town, and Councilor Metzger inviting new business owners to come to council. Councilor Breslin's creative ideas and for looking out for the town. Mayor Gordon thanked them for their positive contributions. Councilor Metzger told the council that New Hope Church would hold their first service in their new building on the weekend.

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

The meeting adjourned at 8:55 p.m.

Respectfully Submitted,



Mayor Bob Gordon



Town Clerk Melody Harrison, CMC

