

**Agenda**  
**New Castle Town Council Meeting**  
**Tuesday, November 17, 2015, 7:00 p.m.**

**Call to Order**

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

**Pledge of Allegiance**

**Roll Call**

Present	Councilor Stuckey Councilor Leland Councilor Breslin Mayor Gordon Councilor Metzger Councilor Riddile Councilor Means
Absent	None

Also present at the meeting were Town Administrator Tom Baker, Town Engineer Jeff Simonson, Administrative Assistant Ryan Muse and members of the public.

**Meeting Notice**

Administrative Assistant Ryan Muse verified that the Clerk's office gave notice of the meeting in accordance with Resolution TC-2015-1.

**Conflicts of Interest**

There were no conflicts of interest.

**Agenda Changes**

**MOTION: Councilor Leland made a motion to add a continuation of the LiveWell Building Healthy Cities Work Session discussion with Dana Wood. Councilor Stuckey seconded the motion and it passed unanimously.**

**LiveWell Building Healthy Cities Discussion**

Councilor Leland asked what the titles were of the other volumes of the DVD that were not presented. LiveWell Representative Dana Wood responded that they are *Retrofitting Suburbia*, *Rebuilding Places of the Heart*, *Social Policy and Concrete*, and *Searching for Shangri-La*. Ms. Wood said that she would be happy to come back and present the remaining movies. Councilor Breslin said that several years ago the New Castle Land Use Plan, which was driven by the community, emphasized that New Castle Citizens want an urban downtown where they could ride their bikes or walk to. Councilor Breslin pointed out that places such as the connector trail on C Avenue, which connected Castle Valley with the downtown, was a suggestion by a young couple. Councilor Breslin said that this was the perfect example of the community leading the way. Councilor Breslin said that unusual actions the town had taken in the past made a big difference in the desirability of downtown. One example was the extra money that Council had authorized to

control the odor of the Waste Water Treatment Plant. Councilor Breslin felt this was why there is now a restaurant scene downtown. Mayor Gordon said that when New Castle began to grow, it was difficult to blend the permanent residents with the new residents, but gradually it had been overcome. Mayor Gordon felt that the blend was working very well. The council thanked Ms. Wood for her presentation.

### **Citizen Comments on Items not on the Agenda**

There were no citizen comments.

### **Consultant Reports**

Consultant Attorney- not present

Consultant Engineer- present for agenda items

Code Enforcement- not present

### **Items for Consideration**

#### **Consider Preliminary Demand Analysis Proposal – Augustana Care**

Town Administrator Tom Baker reminded council that at the last meeting they discussed the focus group and Kathy Kopp's consideration for a next step. Elisabeth Borden had told the town previously that before undertaking a complete market feasibility study, a good step to give developers an idea of the current market was to perform a preliminary demand analysis. Administrator Baker said he had talked to Ms. Borden about coordinating with Ms. Kopp to make sure the scope of the work was adequate for Augustana's needs. Administrator Baker was told that the market area was from Glenwood Springs to Rifle, however, he questioned that. In the focus group that was conducted regarding Augustana, a lot of time was spent discussing the benefits of being near the Aspen area, including funding and clients. In a discussion with Ms. Borden and Ms. Kopp, they expressed their concern over the driving distance between the Aspen area and New Castle and how it might be a deterrent for those individuals to take part in Augustana's plan. Administrator Baker felt that the area was different from the previous locations Ms. Borden and Ms. Kopp had worked in because Aspen is a resort area and there are major elevation changes between the communities. He said Ms. Borden was concerned for the potential of a large market area and brought up the comparison with Steamboat Springs where The Highland Group had previously worked and used a market area that was too large. Steamboat Springs had forty units available and had never filled more than thirty of them. Councilor Leland brought up the point that Steamboat Springs was a wealthy community that would draw clients from the smaller communities surrounding them, whereas New Castle is a smaller community that would draw clients from larger and wealthier communities. Administrator Baker said that Augustana wanted two studies. One study about the market area from Glenwood to Rifle, which will include a detailed economic analysis of New Castle, and one study about the market area from Glenwood to Aspen. Detailed economic analysis of the other communities in the market areas would not be done. The reason for the detailed economic analysis in New Castle was to understand New Castle's affordability and ability to pay. Augustana will pay for fifty percent of the Glenwood Springs to Rifle study and one hundred percent of the area study from Glenwood to Aspen. Administrator Baker told the council that four housing types that were being discussed for senior housing. The first, for sale homes, which

included patio homes, town homes and condominiums. These were beneficial for members of the community who would like to downsize their home to a very nice one story unit. The other three: independent living, memory care and assisted living were all in one building that included a centralized food service/cafeteria and entertainment facilities. Administrator Baker mentioned that New Castle will be unable to obtain the skilled nursing approval from the state to have skilled nursing senior housing. He added that Rifle and Glenwood had skilled nursing facilities and competing with them would not be in New Castles' best interest. Administrator Baker said that there was no money in the proposal to have Ms. Borden give a presentation regarding the results of the detailed economic analysis study. He recommended having Ms. Borden present the results of the study to council in order for them to be knowledgeable about it when it came time to speak with investors. Administrator Baker said there were two ways for Ms. Borden to present the findings. The first would be to bring Ms. Borden to New Castle at an hourly rate and pay for her travel expenses. The second would be for Ms. Borden to present to the council via phone at an hourly rate. Administrator Baker said that either way, the total budget would be between five and six thousand dollars. Councilor Breslin stated that what he felt was missing in the demographic analysis was the economic migration to New Castle. Councilor Breslin said that many individuals who live in Aspen, including elderly citizens, come to New Castle for the climate and amenities. He believed that if a portion of the proposed development was designated for the open market it would help fund the entire purchase. Councilor Breslin said it would also fill a housing need. Mayor Gordon said that the most attractive part of New Castle for up valley individuals was our climate and the difference in elevation. Mayor Gordon said that citizens can go skiing at Sunlight in the morning and play golf at Lakota in the afternoon. Administrator Baker said that the economic migration was a necessary point to bring up with Ms. Borden and Ms. Kopp. Councilor Leland said that while looking at the proposal, he noticed that there was no age limit for possible residents of the proposed for sale senior homes. Councilor Leland asked if the development could also be used by first time home buyers as well as retirees. Councilor Metzger said that retired individuals would prefer to be around other retirees. Councilor Stuckey disagreed, saying that interaction between a mixed group of people, in age and economic standing, would bring an education to all parties and increase the quality and vibrancy of life. Councilor Stuckey concluded by saying that he feels the development should not only be for individuals fifty five years old and older. Administrator Baker said the focus of the market study would be for older adults. He said that New Castle needed to create choices that were affordable for younger individuals. Administrator Baker stated that New Castle does need a mixture of individuals, however, the development will be contracted out as a living area for older adults. Councilor Breslin said the health care professionals who would work in the Augustana care facility will need housing. Administrator Baker said that there was twenty two acres so there was room for additional uses. Councilor Stuckey said that the development needed to be used for more than only residential and medical facilities and would like to have something established saying this. Mayor Gordon stated that New Castle needed to be careful that the development does not become another subdivision. Councilor Leland agreed, saying that the residents on Faas Ranch Road did not want to be next to a subdivision. Councilor Stuckey said that it could be solved with facilities in the complex that drew in families. He suggested a VA center or a child care center.

Administrator Baker recommended the council authorize Mayor Gordon to sign a proposal to move forward with the preliminary demand analysis.

**MOTION: Councilor Riddile made a motion to authorize Mayor Gordon to sign the preliminary demand analysis letter to Ms. Borden. Councilor Means seconded the motion and it passed unanimously.**

**Update: Exit 105 Interchange Ideas**

Administrator Baker told the council that the purpose of the presentation was to give Town Engineer Jeff Simonson feedback for his discussion with CDOT. Engineer Simonson said that he had met with CDOT several times regarding CDOT's desire to solve some of the deficiencies of traffic movement on exit 105. Engineer Simonson said CDOT wanted to address traffic entering I-70 on the eastbound ramp in the morning and the traffic exiting I-70 on the westbound ramp in the evening and the congestion caused at the entrance of New Castle. There were six different options, some short term and some long term. Engineer Simonson added that CDOT had discovered that the interchange as it existed was not adequate to meet the American Association of State Highway Transportation Officials (AASHTO) standards.

Engineer Simonson described the six options to the council, using a power point presentation with pictures. The council discussed the various options, as well as possible costs, impacts on the community and expected traffic increases. They also discussed the need for pedestrian access.

Mayor Gordon asked about how long before CDOT could start the project. Engineer Simonson said that it depended on when they could acquire funding. Engineer Simonson said CDOT would likely approach New Castle for leverage in obtaining a grant. Councilor Metzger asked why there was a lack of funding if there was an obvious problem with exit 105. Engineer Simonson replied that 80% of the CDOT budget goes to the Front Range and that New Castle needed to stress the urgency of the safety problem. He stated that if New Castle had a representative at the meetings it would help move the projects forward.

Engineer Simonson said that CDOT was ready to start planning the design but there was no start date because of funding. If CDOT could obtain funding the project could start as early as three to five years. Administrator Baker commented that neither of the 2025 Alternative options included the roundabout and he felt the roundabout at Main Street and Castle Valley Boulevard would be very important in order to keep the traffic flowing. Engineer Simonson agreed. Councilor Breslin said that the diamond interchange options would be truck friendly. Engineer Simonson agreed and pointed out that the more current roundabouts were being constructed wide enough that many of those are truck friendly as well. Engineer Simonson said that if the council had any thoughts they wanted to pass on to CDOT, he would be attending the next CDOT meeting. Engineer Simonson said that most of the surrounding municipalities attend the CDOT meetings and he stressed again that a New Castle representative should always attend in order to keep the 105 exit in the foreground. Engineer Simonson added that progress had been made because state officials were now discussing the 105 exit problem. Mayor Gordon said he was surprised at the amount of work that needed to be done. Administrator Baker pointed out that other than the sixth option, the council seemed open minded to any of the options. Councilor Leland said that he would like for Engineer Simonson to keep in mind that the options could not interfere with the pedestrian bridge.

Engineer Simonson thanked the council and said he would bring their comments to the next CDOT meeting. Administrator Baker noted that Engineer Simonson had done a great deal of work for the Town of New Castle involving CDOT and that all of the financial figures he had completed matched CDOT's and Engineer Simonson would be an asset for both parties as the project moved forward.

### **Select Date for Founders Day Celebration**

Administrator Baker let the Council know that Founders Day will be on a Saturday in February, the available dates for the celebration would be Saturday, February 6, 13, 20, or 27. Administrator Baker said the council would meet with the County Commissioners on February 2 so if Founders Day was held on February 6 it might encourage the County Commissioners to attend. After a brief discussion the council agreed on February 6 for the 2016 Founders Day celebration. They also agreed to honor the Rippy family, and that dinner should be served before the speeches. .

### **Human Resources Update**

Administrator Baker said that there were two items on the Human Resource update. The first update are the three evaluations that are conducted annually. One for Finance Director Lyle Layton, one for Town Clerk Melody Harrison and one for Administrator Baker. Administrator Baker asked the Council to write any changes they would like on last year's evaluation forms and then turn them back into him so he can compile those changes into new forms. Councilor Metzger asked if the evaluation forms from last year were the final evaluation. Administrator Baker replied that they were. Administrator Baker said to Council that the evaluations were done in an executive session right after the beginning of the year.

The second update was a salary comparison with neighboring communities.

Administrator Baker said that there were some differences in employee's compensation based on length of service and qualifications. Administrator Baker said that the Town of New Castle was offering competitive compensation for their staff and the neighboring communities, from Carbondale to Rifle, were all offering between 2% and 2.5% increase in compensation. Administrator Baker said that for each 1% increase, there would be an impact of \$13k on the general fund and \$5,600 on the utility fund. Administrator Baker said that the Town of New Castle was competitive and he did not see a reason for any big changes to be made.

Administrator Baker stressed that it is time sensitive because Finance Director Layton was constructing the budget for the Council's consideration on December 1 and if there were going to be salary adjustments it would be helpful to let Finance Director Layton know very soon. Administrator Baker stated that he was not recommending any change, but was bringing the matter to the council for their consideration. Mayor Gordon said that a 2% cost of living raise was very fair. Councilor Breslin agreed with the 2% raise. Councilor Breslin commended the staff for making the sacrifice of not receiving a compensation increase when the Town of New Castle was going through a rough financial time. The council concurred with a 2% increase in compensation. Administrator Baker thanked the council for the recommendation and said he would tell Finance Director Layton to add 2% staff compensation raise to the budget.

### **Consider a Motion to Change the December 15, 2015 Council Meeting Start Time to 6:00 p.m.**

Mayor Gordon said that this was being done in order to let the council attend the Town of New Castle holiday celebration. Administrator Baker said that there was not much scheduled for the December 15 council meeting. He reminded the council that during the December 15 council meeting the Mountain Bike Group will discuss trails on private property. Administrator Baker estimated that the meeting should end around 6:45 p.m. The holiday Celebration would begin at 7:00 p.m. at the Lazy Bear Restaurant. Councilor Leland stated that the Council should be very careful not to cut anybody off during the Town Council meeting in order to attend the holiday celebration.

**MOTION: Councilor Leland made a motion to begin the December 15<sup>th</sup> Town Council meeting at 6:00 p.m. Councilor Stuckey seconded the motion and it passed unanimously.**

### **Consent Agenda**

Minutes of the November 3, 2015 council meeting

Thank you Letter to GFMLD

**MOTION: Councilor Leland made a motion to remove both items from the consent agenda for discussion. Councilor Riddile seconded the motion and it passed unanimously.**

Discussion: Councilor Riddile noticed that in the November 3, 2015 minutes how Chapmus was spelled and he asked if that was correct. Councilor Breslin said that it was.

**MOTION: Councilor Leland made a motion to approve the minutes of the November 3, 2015 Council meeting. Councilor Riddile seconded the motion and it passed unanimously with Councilor Breslin abstaining.**

Mayor Gordon asked if everything was ok with the thank you letter to GFMLD. Councilor Leland said it was not. Administrator Baker said that the GFMLD letter did not reflect the last grant for \$460,000 that the Town of New Castle received for street maintenance. Administrator Baker asked if the Council would authorize the Mayor to sign the letter once amended.

**MOTION: Councilor Leland made a motion to authorize the Mayor to sign the letter as amended. Councilor Riddile seconded the motion and it passed unanimously.**

### **Staff Reports**

Town Administrator - Administrator Baker announced that the upcoming holiday season was a very busy time. He said that coming very soon was Incident Command System training. Administrator Baker said that Chuck Vale, the Northwest Colorado Regional Emergency Manager was coming to New Castle on December 3 and 4 to attend the training. Administrator Baker told council that staff will provide them an itinerary outlining the training schedule and that they council were more than welcome to participate in or observe any part of the training. Administrator Baker said that Chris Bornholdt from the County, Chuck Vale from the State and Town Planner Tim Cain would be in attendance. The purpose of the training is to acquire FEMA training and bring it to the scale of New Castle. Administrator Baker thought a tabletop exercise would be included. Administrator Baker said that the Craft Fair will be on December 5 from 10 a.m. until 3 p.m. and the Chili Cook Off will also be on December 5 starting at 3 p.m. and ending at 6

p.m. The day will culminate with the tree lighting and a visit from Santa. Administrator Baker said that Larry Borgard was back home and he thanked the council for the flowers and card.

Town Clerk – Administrative Assistant Ryan Muse thanked the council for letting him fill in for Town Clerk Melody Harrison. Administrative Assistant Muse said that Sandy Kister was the new Interim Executive Director of the Garfield County Public Library District.

Town Planner- not Present

Public Works Director- not Present

### **Commission Reports (9:05 p.m.)**

Planning & Zoning Commission – nothing to report

Historic Preservation Commission- Councilor Riddile reported that the meeting had been cancelled.

Economic Advisory Committee – nothing to report

Climate Action Advisory Committee – Councilor Means reported that the meeting will take place on Thursday, November 19.

Senior Program – nothing to report

RFTA – Councilor Stuckey reported that the new union that was formed and RFTA were going into negotiations with good intentions. It was decided at the budget review of the access control plan to postpone it until March, 2016 because Carbondale and Glenwood Springs needed more time. Councilor Stuckey said that New Castle's Park and Ride was discussed and is still scheduled for 2016. Councilor Stuckey said that the biggest delay is CDOT generating a contract for RFTA because money cannot be given to RFTA until a contract is signed.

AGNC – Councilor Breslin reported that the AGNC meeting was the following day in Meeker and he will be attending. Councilor Breslin said the discussion will be about clean power plan and how it is going to affect everyone on a fixed income and everybody that pays for college. Councilor Breslin also wanted to update the Council on the legislative report. Councilor Breslin said that last year Representative Bob Rankin protested the state's raiding of severance tax funds for our municipality. He said that the Governor was hesitant to disperse the money because they are trying to balance the budget but thanks to Representative Rankin's action the state was reconsidering whether to take money from the severance tax fund to help balance the state budget. Councilor Breslin said that AGNC counties rate among the highest in positive impacts in grants. Councilor Breslin said the Ozone Standard and Clean Power Act, both new legislation, will hurt local communities because most of the ozone comes from Utah and the federal government has not figured out how to do interstate agreements. He felt it was going to be very harmful to Rangely and Craig.

Councilor Breslin said that Union Pacific closed its major locomotive repair shop in Denver because they were anticipating a decrease in coal output. He said that there was a legislative effort that will authorize off highway vehicles to have license plates and Child services and Children's Hospital were strongly opposed to it. Councilor Breslin said that it will affect roads that have a speed limit under 30 M.P.H. and he suggested that council discuss it with New Castle Police Chief Tony Pagni. Councilor Breslin said he was told that in Thermopolis, Wyoming they love it because off-road vehicles go faster than 30 M.P.H. and they issue many tickets. Councilor Breslin said that the use of off road vehicles on roads under thirty also

brings in a lot of income because the town would get a license fee, it allows people to travel efficiently and it is a tourist attraction.

Councilor Breslin said that a ticket was issued to someone at Lakota Ranch.

Councilor Breslin said that AGNC had sent him literature on the seven theories of climate change and people have a tendency to cherry pick the most drastic.

Councilor Breslin said all seven theories were valid and all seven were drastically different. He would like the council to share the literature with the Climate Action Advisory Commission.

Councilor Breslin said the Council should make a stand and say it is good to be green but they cannot do it at the expense of their economy or lifestyle.

GCE – Councilor Leland reported that the meeting was the following day and the current budget has the Town of New Castle down for \$15,500, the same as the last two years, and GCE was not expecting anything additional from New Castle. The total budget for GCE will be down \$20,000 because Rifle has cut back funding and there is a little less funding from the County.

### **Council Comments**

Councilor Stuckey said he found it interesting that a ticket was issued to someone for having a golf cart on the street. Councilor Stuckey said that there are dozens of people driving golf carts on the street and only one had been ticketed. He said that he felt the other people driving golf carts on the street should be told they have to behave themselves.

Councilor Leland said he was the first Councilor to use the new council office on the second floor. Councilor Leland said that he had a meeting with Nancy Kramer from the Northwest Colorado Cultural Heritage Tourism. He said that it had not yet been decorated and only had a desk and a chair but it was very nice to have a place to go for that kind of meeting. Councilor Leland said the Council Office was now decorated and it looks good and it is a good space if any Councilor needed to meet with one or two people. Councilor Leland said that he met with Ms. Kramer about to talk about the Town's poster and Ms. Kramer said they were still working on a couple of the pictures but it was almost done. A paper version of the full size poster should be done by the end of the year and could be displayed inside. The full size, outdoor version will be done in the spring.

Councilor Leland said there has been some discussion about historical signage for the Historic Preservation Commission and it occurred to him that there should be a historic sign for the C Avenue trail because it had been the old route from town to the cemetery. Councilor Riddile said there was already a sign. Councilor Leland said that the current sign did not have any detailed information on it and he would like to have one with a description of the route and a picture. Councilor Breslin said that Garfield County had historic route signs at the Elk Creek Trail and Buford Road and the County Attorney's Office would probably do that for the C Avenue trail.

Councilor Leland said that the sign would probably not be very expensive but he feels that it should look similar to the ones already in town.

Councilor Leland said that every meeting since Mayor Gordon became Mayor he had thanked the Council for their arduous work and he would like to officially thank Mayor Gordon on the Council's behalf for his good work in running the Council meetings, attending countless other meetings and serving as mayor. The Council concurred.

Councilor Breslin said that Town Attorney David McConaughy had sent out a legal attachment with information about the cemetery road. Councilor Breslin said it was about the legal case involving Leo Payne and Buster Brown. Councilor Breslin said that in 1959, the county said the Cemetery Road was a legal right of way and they forbid Buster Brown from closing the road which he closed anyway. Once Buster Brown sold the property to Leo Payne, the County filed suit. Eventually, the United States Government declared that the Cemetery Road was a public right of way. Councilor Breslin said that Town Attorney McConaughy said that if needed, the Town could condemn the strip of privately owned land that prevents public access to BLM land as a precedent. Councilor Breslin said that New Castle had created a trail mecca and to keep it going access to BLM land was needed. Councilor Breslin said that he was willing to vote to spend legal money to pursue it. Councilor Breslin believed the best way to present it to the land owners was to say that the Town of New Castle would be willing to compromise with a non-motorized access that would include bicycles. Councilor Breslin said it would be a fair offer because if it were brought to court, the Town of New Castle would prevail.

Administrator Baker said that on December 15, the Roaring Fork Mountain Bike Group will come to Council to talk about easements on private land and how property owners can be protected. Town Administrator Baker said that Attorney McConaughy would be able to talk to council about private easements at that meeting. Administrator Baker also said that he had previously spoken with Attorney McConaughy regarding the strip of private land that Councilor Breslin was referring to and Attorney McConaughy said the hard part was already done and what was left was to condemn the small piece of land. Mayor Gordon said that the condemnation would probably go fairly easy because a trail can be created that does not impact the Lakota Ranch Golf Course. Councilor Breslin said he foresaw the lack of parking to be a problem. Councilor Metzger asked if it would be beneficial to talk to the property owners first before the town spends legal money. Councilor Breslin said that he thought it would be best to take the gentle approach first. Mayor Gordon said he agreed that talking to the parties that would be involved would be a good idea.

Councilor Metzger said that when she met with Ms. Kopp she noticed that the Town Hall doorway windows were filthy. Councilor Metzger said she and Administrative Assistant Muse quickly cleaned the windows before Ms. Kopp arrived. Councilor Metzger said that she heard the comment that the cleaning crew does not clean that window because it is dark outside when they come and they are unable to see the problem. Town Administrator Baker said that typically Travis Llewellyn cleans the building windows every fall and that he had not cleaned them yet. Councilor Metzger asked if he did the outside and inside. Administrator Baker replied that he does both. Administrator Baker said that the Town needed to make sure they were on the schedule.

Councilor Metzger said she had a meeting with Jo Anderson and John Martin at Starbucks and it came up that CEPT would be willing to put a health facility at New Castle's new development. Councilor Metzger said she felt it would be a great thing for the Town to have.

Councilor Riddile handed out fliers marketing the proposed memorial for William DuBois.

Councilor Riddile said that a lot of homeowners at Riverpark Condominiums felt that the proposed RV Park on the South side of the Colorado River would

negatively affect their home's value. Councilor Riddile said that he agreed with them and felt the RV Park would look like an overgrown bus stop. He felt the curb appeal on that part of the town will be awful. Councilor Riddile also does not believe that the developer will follow through with what he has promised. Also, there are about 190 units in Riverpark Condominiums and that had the potential of several hundred voters.

Councilor Stuckey asked why Councilor Riddile recused himself from the meeting on November 3 where the RV Park was discussed. Councilor Riddile said that Assistant Town Attorney Haley Carmer had told him that if the developer had challenged Councilor Riddile for not recusing himself then he would have been forced to recuse himself. Councilor Stuckey said that he believed that as a council member, Councilor Riddile represented the constituents that he lived with, he was a part of the community. He was not doing anything for personal financial gain so, Councilor Stuckey did not see why Councilor Riddile would have recused himself. Councilor Riddile said that Assistant Town Attorney Carmer told him that if he had anything to financially gain or financially lose from the proposal that he should recuse himself. Councilor Riddile said that he felt that there was the possibility to financially lose. Councilor Stuckey said that Councilor Riddile's opinion is greatly appreciated and he was the person who represents the people at Riverpark Condominiums. Councilor Stuckey said that he had friends that live at Riverpark Condominiums and they feel very similar to Councilor Riddile. Councilor Riddile thanked Councilor Stuckey for his words and said he would talk to Attorney McConaughy. Councilor Metzger asked Council Riddile why he feels that the developer would not follow through on his promises. Councilor Riddile responded that he had attended two Planning and Zoning meetings and a P&Z workshop which were about the RV Park and the developer gave different answers on a few important issues. One of the issues was the landscaping in the RV Park where the developer agreed with whatever was suggested. If this project was approved, the Riverpark Condominiums HOA had shown desire to spend money on a berm to help separate the properties. Councilor Riddile had expressed that he did not want his HOA dues being used to help the developer and Councilor Riddile said that it should solely be the responsibility of the developer and the developer was not very happy with this comment. Councilor Riddile said that he had seen the designs for the berm proposed by the developer and it was not attractive. Councilor Riddile said that the developer had been shifty about the types of campers that will be allowed at the RV Park. Councilor Riddile said that the types of campers that the developer has proposed includes campers on the back of pickup trucks because those can be self-contained. Councilor Riddile said that the developer had told P&Z that the RV Park would consist of \$500,000 campers on one occasion then on another occasion the developer said it would consist of \$100,000 campers and there had been a lot of conflicting statements that have been made. Councilor Riddile said that he felt the RV Park was not the right thing and the bottom line was that he did not trust the developer. Councilor Leland said that he would like to see some solid evidence that the developer was untrustworthy because the council is obligated to accept what they agreed to. Councilor Riddile said his main issue was that there were a lot of people at Riverpark Condominiums who feel that the RV Park will lower their property value and Councilor Riddile agreed. Councilor Leland said that the argument against the lowered value caused by an RV Park was that there were a lot of other things that may be placed on that property. Councilor Riddile responded that they would have

to go through P&Z and Councilor Riddile believed they would not be approved. Councilor Leland asked if this meant there were no uses by right for the property. Mayor Gordon said that the property was zoned highway industrial and they may develop that without going through P&Z. Councilor Riddile said that another item brought up by the developer was that the RV Park would be temporary until it was economically feasible to put a boutique hotel there. Councilor Riddile said that the developer had been asked what economically feasible meant and the developer could not provide an answer. Councilor Riddile said a boutique hotel would be very nice with a couple shops and a coffee shop because that would employ people. Councilor Riddile said that the RV Park would not employ anyone. Councilor Riddile was also concerned that the developer wanted to store his personal RV there and use it as an office. Councilor Means said that his concern was that when the developer was not at his RV he will store it on the property. Councilor Stuckey said that the developer originally said at the first P&Z meeting that he was going to store it at the RV Park. Councilor Riddile said this was another discrepancy. Councilor Riddile reiterated that there were several hundred voters at Riverside Condominiums.

Councilor Means said that the Lion's Club will be holding their annual community Thanksgiving dinner Saturday, November 21, 2015 and he asked if the Council had ever considered making a donation to the event. Councilor Means said that at the last Lions Club meeting they talked about how there was always a last minute need to get something like rolls or bread. Councilor Means asked if the Council would consider a \$25 donation to support the cause. Councilor Metzger asked if they charged for the dinner. Councilor Means responded that they do not but they ask for a donation. Mayor Gordon asked if \$25 would be enough. Councilor Means said that he was asking for very little in the hopes of a council approval. Mayor Gordon suggested that the Town of New Castle give \$100.

**MOTION: Councilor Means made a motion that the Town donate \$100 to the Lions Club to help supplement additional purchases for the Thanksgiving dinner. Councilor Breslin seconded the motion.**

Discussion: Councilor Breslin requested that the Town should minimize what they call a donation. Councilor Breslin said that he learned from an attorney, years ago when the prospect of giving money to the ambulance was up for discussion, that it is not a donation but rather it is a payment in lieu of services. This is something the Town is doing for the community to supplement the Thanksgiving dinner.

**The motion passed unanimously.**

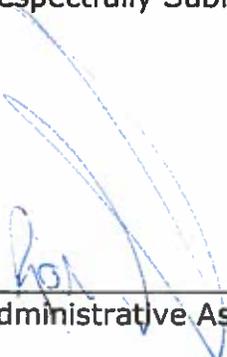
Mayor Gordon said that he attended several meetings. Mayor Gordon said the first meeting he attended was one for Colorado Mountain College (CMC). Mayor Gordon said that the meeting was to help determine what should be on their curriculum. Mayor Gordon said that a lot of the classes at CMC were now vocational classes. He said that another positive thing that CMC was doing at the downtown Rifle campus was that they are offering a lot of ESL classes and a lot of classes for nursing technicians. Mayor Gordon believed that CMC was on the right track. He said that he felt they began the vocational focused curriculum at just the right time. Mayor Gordon said that people cannot get a job driving a truck for \$25 an hour so they must find other ways to support their families and Colorado Mountain College is fulfilling this need. Mayor Gordon said that he attended another meeting at the New Castle Community Center put on by Waste Water Plant Operators. Operators from Rifle, New Castle, Glenwood Springs, Carbondale, Aspen, and Apple Tree attended.

Mayor Gordon said that New Castle was very well represented. Mayor Gordon said that CLEER was in attendance as well and CLEER has monitored a lot of things for the Town. Daniel Becker, Greg Jacob and John Wenzel have taken the initiative and saved the Town of New Castle over \$16,000 in 2015. Mayor Gordon said that if members of the Council had a chance they should tell them they are doing a great job.

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

The meeting adjourned at 9:21 p.m.

Respectfully Submitted,

  
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Administrative Assistant Ryan Muse

  
\_\_\_\_\_  
Mayor Bob Gordon

