

**New Castle Town Council Meeting  
Tuesday, July 21, 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 Means Councilor Riddile Councilor Metzger Mayor Gordon Councilor Breslin Councilor Leland Councilor Stuckey
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Also present at the meeting were Town Administrator Tom Baker, Town Clerk Melody Harrison and Town Attorney David McConaughy.

**Meeting Notice**

Clerk Harrison verified that her gave notice of the meeting in accordance with Resolution TC-2015-1.

**Conflicts of Interest**

Councilor Stuckey told the council he had a conflict with the Warrior item and asked to recuse himself. The council agreed.

**Agenda Changes**

**MOTION: Councilor Leland made a motion to add the continued Health & Wellness Campus discussion with the USDA and AGNC to the agenda. Councilor Riddile seconded the motion and it passed unanimously.**

The council continued an informational discussion with Patti Snidow of the USDA and Dave Norman of AGNC regarding a Health and Wellness Campus.

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

Lauren Roper and Raul Morales, new residents of New Castle.

Ms. Roper told the council that she and her husband, Raul, had recently relocated to New Castle from Texas. She said that the town website was very influential in helping them make their decision to move. Councilor Breslin said that Mr. Morales is a civil engineer and works for JVA Engineering in Glenwood Springs. Ms. Roper is a dentist who intends to open a practice in New Castle.

The council welcomed Mr. Morales and Ms. Roper and told them to contact the town staff who would provide assistance where they could.

**Consultant Reports**

Consultant Attorney – present for agenda items

Consultant Planner – nothing to report  
Consultant Engineer – nothing to report

### **Items for Consideration**

#### **Consider Authorizing the Mayor to Sign a Real Estate Contract**

Attorney McConaughy described the contract that was in the packet. He reviewed several small changes that he felt needed to be made. The council agreed with the proposed changes.

**MOTION: Councilor Breslin made a motion to authorize the Mayor to sign the real estate contract with the changes proposed by Attorney McConaughy. Councilor Stuckey seconded the motion and it passed unanimously.**

Recess Town Council Meeting, Convene Local Liquor Licensing Authority

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

#### **Consider a Special Events Liquor License Application for Burning Mountain Festival and the Chili Cook-Off**

**MOTION: Councilor Riddile made a motion to approve the special event liquor license for Burning Mountain Festival and the Chili Cook-Off. Councilor Metzger seconded the motion**

Discussion: Clerk Harrison told the council that this application included an alternate location for the Chili Cook-Off in the event there was bad weather. She noted that the event had been cancelled in prior years because it was too cold. Clerk Harrison said the alternate location was the Community Center.

**The motion passed unanimously.**

Adjourn Local Liquor Licensing Authority, Reconvene Town Council Meeting

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

#### **Consider Property Donation from Michael Watts**

The council reviewed the donation agreement. They discussed the contract in regard to the proposed and possible future uses for the land, and whether or not selling the lot would be possible. Attorney McConaughy said that sale of the lot would have to go to the voters.

The council also discussed the parking needs for the apartments in the 4<sup>th</sup> Street Plaza and agreed that a license agreement would be the appropriate manner to handle the parking because it is how the town has done this in the past.

The council thanked Michael Watts for donating the land.

**MOTION: Councilor Breslin made a motion to approve the donation agreement, removing paragraph #6, making the parking a license agreement. Councilor Stuckey seconded the motion.**

Discussion: Mr. Watts asked if he could have as much as thirty days to have the property appraised before signing the agreement. Attorney McConaughy agreed that would be fine.

Councilor Breslin said there is a lot of support for developing the lot into an aesthetic space, and he felt that was the intent.

Mr. Watts said if the council felt the space should be named, he suggested "Liberty Park".

**The motion passed unanimously.**

Councilor Stuckey left council chambers at 8:08 p.m.

**Consider declaring default of 2015 Amendment to Development Agreements for Lakota Canyon Ranch regarding road warranty work or, alternatively, consider contract amendment or other remedies.**

Attorney McConaughy said he understood the warranty work was progressing, but said that the deadline to complete the work had passed, and the letter of credit(LOC) would expire on July 31, 2015.

Warrior Representative Bob Gibson provided a copy of a bank agreement to extent the LOC. After reading it quickly, Attorney McConaughy said the letter proposed an extension to September 18, 2015, but that the bank had not signed it. He advised the council that if the new LOC was not received before the end of the month, the town would have to call the existing one.

Mr. Gibson said he was confident the extended LOC would be provided to the town before the other one expired. He also said their contractor would begin paving within the week, and chip sealing would be done the following week.

**MOTION: Councilor Leland made a motion to approve staff calling the Warrior letter of credit for the warranty work before July 31, 2015, unless the letter of credit is extended to September 18, 2015.**

**Councilor Means seconded the motion and it passed unanimously**

Councilor Stuckey returned to council chambers at 8:15 p.m.

Attorney McConaughy said that he wanted to see Warrior succeed, but for them to provide legal documents at the meeting was unprofessional

Councilor Metzger asked Mr. Gibson when they would begin building the clubhouse. Mr. Gibson said they hoped in mid-August.

**Consider Ordinance TC-2015-2, an Ordinance of the New Castle Town Council Adopting by Reference the 2010 Model Traffic Code (first reading.)**

**MOTION: Councilor Riddile made a motion to approve Ordinance TC-2015-2, An Ordinance of the New Castle Town Council Adopting the Model Traffic Code for Colorado, 2010 Edition, and Amending Title 10 of the New Castle Municipal Code on first reading. Councilor Breslin seconded the motion.**

Discussion: Councilor Breslin asked if there were any conflicts in language for the police department. Administrator Baker said the police department had been working with the attorneys on the ordinance. Administrator Baker offered to invite Chief Pagni to the next council meeting to discuss it with council.

**The motion passed on a roll call vote: Councilor Metzger: yes; Councilor Leland: yes; Councilor Breslin: yes; Councilor Means: yes; Councilor Riddile: yes; Mayor Gordon: yes; Councilor Stuckey: yes.**

## **Consent Agenda**

Minutes of the June 16, 2015 meeting

Minutes of the July 7, 2015 meeting

Lazy Bear Hotel & Restaurant Liquor License Renewal

Hogback Pizza Beer & Wine Liquor License Renewal

**MOTION: Councilor Breslin made a motion to approve the consent agenda with the exception of the June 16, 2015 minutes. Councilor Stuckey seconded the motion and it passed unanimously.**

Councilor Breslin made a clarification in the June 16 minutes.

**MOTION: Councilor Breslin made motion to approve the minutes of the June 16, 2015 council meeting. Councilor Leland seconded the motion and it passed unanimously.**

Attorney McConaughy told the council that DeBeque had just approved a 240-thousand square-foot grow operation. There had been much controversy over the proposal, and it passed by only four votes, but the town stood to make quite a bit of money from the excise tax.

## **Staff Reports**

Town Administrator – Administrator Baker said that Town Planner Tim Cain had been getting updates from Community Resource Housing Development Corporation (CRHDC). Apparently, there had been some delay in the results from CHFA because there had been so many applicants for the tax credit program, but staff expected to hear the results within the next few weeks. If CRHDC does get funding, staff expects to have a pre-application meeting with CRHDC soon.

Administrator Baker told the council a concern had arose regarding the community market and a local business who felt unwelcome. Administrator Baker said he had talked to Noreen Nolan, and they both were going to meet with the business and let them know they were invited to participate.

Administrator Baker told the council he would be out of the office Thursday and Friday. Last, Administrator Baker told the council that the Talbotts had donated an acre of land near Apple Tree for a community garden. Kim Willy would be heading up the project, and Administrative Assistant Debbie Nichols would assist. The group received a \$1,200.00 grant from LiveWell to get started, and Ms. Willy felt that additional funds could be raised.

Town Clerk – Clerk Harrison told the council that she and Deputy Town Clerk Mindy Andis attended two days of election training. She said the legislature had approved changes in the election rules to provide a better opportunity for overseas and military citizens to be able to vote. In addition, for the regular election, some of the timelines had been extended slightly, and these changes will cause the election calendar to begin in late 2015 for the April 2016 election. Clerk Harrison said her office would work with Attorney McConaughy to write an ordinance to update the town code regarding elections.

Clerk Harrison said she had received a request in the mail for the town to appoint someone to the Colorado Municipal League Policy Committee, and she asked the council if they would like a discussion at the next council meeting to decide who could be able to attend. The council agreed.

Clerk Harrison told the council that Deputy Clerk Andis would be away at clerk's school the following week.

Town Planner – not present

Public Works Director – not present

### **Commission Reports**

Planning & Zoning Commission – nothing to report

Historic Preservation Commission – nothing to report

Economic Advisory Committee – Mayor Gordon said he felt the community market was one of the purest forms of economic development, and a great event for the town.

Councilor Breslin agreed and said that having the police there, assisting people across the street was good for the market as well as reinforcing the commitment to community policing.

Senior Programs – nothing to report

RFTA – Councilor Stuckey said that RFTA was working with Glenwood Springs on access plan for the 8<sup>th</sup> Street Bridge. He also said that ridership had increased two percent each month for the past several months, and he felt that increase was a good indicator of the need for the park and ride in New Castle.

AGNC – Councilor Breslin passed around a map for conservation of sage grouse. Most of Moffat County is proposed to be conserved which would be very bad for their economy. He said the AGNC is working on behalf of counties to protect them. AGNC created an alternative to the Federal Crop Rotation Payment program so instead of farmers allowing their fields to go fallow, they allow a grassy habitat to grow for which they receive payment. AGNC was also lobbying to designate Grand Junction as an underserved airline area.

GCE – Mayor Gordon said that Garfield Clean Energy now realized that he was a proponent for coal, and had changed their ideas toward coal as a fuel source. He felt that GCE was doing very well.

POSTR – Councilor Leland said there would be a POSTR Funding Proposal on the next council agenda. Larry Dragon and LoVa is working on a trail plan that would require financial partnering with Glenwood and New Castle, and the POSTR request would be for the New Castle section of the trail.

### **Council Comments**

Councilor Metzger asked what the marketing plan was for the town website.

Administrator Baker said that the committee would choose a marketing firm, and Jerry Touslee was n that committee. Unfortunately, he would not be available until August, so the committee would work on it then. A Request For Proposal would have to be done.

Councilor Metzger thanked staff for helping Mike Miller with mowing in the cemetery.

Administrator Baker said staff was training Mr. Miller to run the Z-trek.

Councilor Metzger asked about Mike Miller Way. Administrator Baker said the council had talked about it but no final decision had been made because Mr. Miller was adamantly against it. Additionally, the trail in question was on property not owned by the town.

Councilor Metzger said she felt it would be a good idea to invite the new head librarian and the new principal at Riverside Middle school at a council meeting. Administrator Baker said he would see if they were available.

Councilor Metzger said she had spoken to Mike Gibbis, and he said the town had the nicest staff.

Councilor Metzger thought it would be nice to send a thank you to the Watts'.

Councilor Metzger was curious how the Silver Club Saloon was doing. Clerk Harrison said their liquor license renewal was coming due soon and council could review how things were going then.

Councilor Metzger asked when the council would discuss what could be done on the wellness campus. Councilor Leland suggested the council have a workshop once a month to be updated on the progress of the health and wellness ideas. Clerk Harrison and Administrator Baker said it would be done the first council meeting of every month.

Councilor Riddile asked if a gratitude letter had been sent to the Talbotts. Clerk Harrison said she had sent the letter.

Councilor Riddile said eastbound freeway entrance ramp was collecting garbage against the deer fence and asked if CDOT should be contacted. Administrator Baker said he would speak with Public Works Director John Wenzel about how to handle it. Councilor Means says presentation by Community Resource Housing Development Corporation to CHFA was very well received, and selections should be done in early August.

Councilor Stuckey asked if anything could be done about the wrecked vehicles and junk gathering at the duplex units on the east end of Main Street. Administrator Baker said he would have Planner Cain look into it.

Councilor Leland told the council there was a paint sample painted onto front of Livery Building that people could look at.

Councilor Breslin asked if the council would be in favor of pursuing the beneficial aspects of legal access to Boiler Creek. The council agreed

Councilor Breslin felt the heritage apricot tree in Ritter Plaza should be named and preserved as the oldest introduced tree in town. He asked if it could be mulched and if the dumpster could be moved. Administrator Baker said he would have staff work it. Mayor Gordon said he liked the idea of preserving the tree.

Mayor Gordon told the council that it is great to have ideas, and be involved in the idea brought forth. He ask that he wanted ideas be researched.

Councilor Stuckey thought a brainstorming session for the wellness campus would be a good idea. Mayor Gordon agreed.

The council agreed they should have a workshop at the next meeting.

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

The meeting adjourned at 9:24 p.m.

Respectfully Submitted,

  
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Mayor Bob Gordon

  
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Town Clerk Melody Harrison, CMC

