

**New Castle Town Council Meeting
Tuesday, August 16, 2016, 6:30 p.m.**

Call to Order

Mayor Riddile called the meeting to order at 6:47 p.m.

Pledge of Allegiance

Roll Call

Present	Councilor Metzger Councilor Owens Councilor Hazelton Mayor A Riddile Councilor G Riddile
Absent	Councilor Leland

Also present at the meeting were Administrator Tom Baker, Town Clerk Melody Harrison, Town Planner Tim Cain and Police Chief Tony Pagni.

MOTION: Mayor A Riddile made a motion to excuse Councilor Leland's absence. Councilor Metzger seconded the motion and it passed unanimously.

Meeting Notice

Town Clerk Melody Harrison verified that her office gave notice of the meeting in accordance with Resolution TC-2016-1.

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

Clerk Harrison asked the council to remove the IGA with Garfield County for Election Services from the consent agenda. She also asked to add Resolution TC-2016-18 Authorizing the Coordinated Election and Approving the IGA regarding the same. The council agreed.

Citizen Comments on Items not on the Agenda

There were no citizen comments.

Consultant Reports

Consultant Attorney – not present
Consultant Engineer – not present

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Town Administrator – Administrator Baker told the council he had received a request from a citizen to honor a New Castle resident Regan Bibby for organizing the removal of two jeeps that were in the Crystal River. Mayor A Riddile thought a thank you letter from the council would be appropriate. Administrator Baker said he and Councilor Leland had attended the Partners in Energy meeting with GCE and Xcel Energy. The meeting went very long, and there was some concern about that the lack of substance. GCE would be addressing it in the near future. Administrator Baker also said that public works had located the water service in Liberty Park, and the project could move forward. Last, Administrator Baker said the bids for the water treatment plant project had come in and they were a bit higher than expected. Engineer Simonson and Public Works Director John Wenzel were looking closely at the bids, and they would come to council in September for their consideration.

Items for Consideration

Recess Town Council, Convene as the Local Liquor Licensing Authority

MOTION: Mayor A Riddile made a motion to recess the town council meeting and to convene the local liquor licensing authority. Councilor Metzger seconded the motion and it passed unanimously.

Consider a Special Events Liquor License Application for Burning Mountain Festival

Clerk Harrison Described the application to the council. She noted that although it was similar to previous years, that hours for Saturday September 10 were later than normal to accommodate the Pyro Memorial dedication. In addition, the application requested a license for December 3, 2016 for the Chili Cook-Off. Because there have been times in the past where the Chili Cook-Off had been cancelled because of inclement weather, the application requested an alternate location for the Cook-Off at the New Castle Community Center.

MOTION: Mayor A Riddile made a motion to approve a Special Events Liquor License for Burning Mountain Festival and the Chili Cook-Off. Councilor Owens seconded the motion and it passed unanimously.

Consider an Application from Hogback Pizza for a Modification of Liquor Licensed Premises and Renewal of Beer & Wine License

Clerk Harrison told the council that there were two pieces to the application. The first was the liquor license renewal, which the council did not normally discuss in a public hearing. The second was the modification of premises. Because both applications had been submitted together, Clerk Harrison said she brought them to the council together.

Clerk Harrison said that Diane Chapin, the owner of Hogback Pizza, wanted to expand her liquor license to include liquor service to a patio area in the front of her building. Referring to the map the applicant provided, she explained that the area

was contiguous with the existing license, and indicated that alcohol would be served through a gate from the rear patio area. The council asked how the liquor service area would be delineated and Clerk Harrison said that almost anything could be used such a stanchions or low portable fencing. The council felt that it was a great opportunity for the restaurant.

MOTION: Mayor A Riddile made a motion to approve the Liquor License Renewal and Modification of Premises for Hogback Pizza. Councilor Owens seconded the motion and it passed unanimously.

Adjourn Local Liquor Licensing Authority, Reconvene Town Council

MOTION: Mayor A Riddile made a motion to adjourn the local liquor licensing authority and reconvene the town council meeting. Councilor G Riddile seconded the motion and it passed unanimously.

Discussion: Using Town-Owned Property to Stimulate Economic Activity

Administrator said the discussion was a continuation of the council's prior discussion. He said an opinion of value had been done for the 6th Street lot, and he recalled that the council had discussed a mixed-use type building, with commercial on the lower level, and residential on the second, and perhaps third, floors. The opinion of value was between \$19 and \$24 per square foot for the lot.

An opinion of value had also been done for the Kamm lot, and that came in at \$10 per square foot for the land, and \$80 per square foot for the building.

Administrator Baker said that he thought the council was interested in having something develop on one or both of the lots within the next few years, and he suggested that an RFP could be published to see what came back as development opportunities; perhaps a lease, option-to-purchase agreement or a development partnership. The council discussed the possibilities such as office space or retail and restaurant space with residential above. It was suggested that short-term RV parking (a few hours) might work on the Kamm lot. Perhaps it could be a new space for the town hall or museum. The council agreed that they were not interested in selling the lots to an investor who could sit on the lots indefinitely.

Administrator Baker and the council discussed what they felt was important regarding development of the lots and what the council wanted to see in the RFP.

The council agreed that an RFP was what they wanted to pursue. Administrator Baker said he would bring a draft RFP back to the next council meeting for them to consider.

Consider Request for Assistance with Trail Work

Administrator Baker said that staff had done a fabulous job concerning trails, but to maintain the momentum, he felt help was needed.

Indicating property located in Castle Valley on the zoning map, Administrator Baker said that Steve Craven owned the property, was very interested in the trails efforts happening in New Castle, and was excited be involved. Mr. Craven wants to work with the town to help provide trail connections. Mr. Craven also has relationships with adjacent property owners, which could assist the New Castle Trails group in

obtaining connections on those properties without compromising future development.

Administrator Baker said he wanted to keep the momentum going with trails development. He said that he and Finance Director Layton reviewed the budget and felt they could find \$5k. The money would be used to hire a person for 15 to 25 hours per month to assist in meetings with developers, meetings with the BLM and to help organize volunteers. He said that Public Works Director John Wenzel and Parks Foreman Mike Callas could help, but that they had many other projects and were very busy. He said the money was for assistance through the end of 2016, and that 2017 could be considered during the upcoming budget discussions. He said he thought Adam Cornely was a good choice because he had trails knowledge and had great communication and people skills. The council agreed that Mr. Cornely was a good choice.

Administrator Baker told the council that the BLM was conducting the cultural surveys, and that the BLM had delivered the signed memorandum of understanding to the town for signature. Planning of the trails on the BLM properties would begin soon, and the town needed someone at the table to represent New Castle. The council agreed that Administrator Baker could pursue a trails representative for the town.

Consider a Request to Rename Coal Ridge Park to Frank J. Breslin Park

Mayor A Riddile said that at the memorial service for Frank Breslin, Steve Rippy strongly suggested during his eulogy that Coal Ridge Park be named after Frank because Frank was instrumental in getting the park built. Coal Ridge Park is apparently the first park built in New Castle. He also said that Frank Breslin's dedication and service to the town as an EMT, Commissioner, Councilor and Mayor. Mayor A Riddile asked if 'Memorial' could be added to the name. Councilor Owens suggested that a sign with a biography on Frank could be placed in the park. Perhaps the sign could have a 2-D relief of Frank's face.

Mayor A Riddile said that to maintain the historic element, the disk golf course could be named "Coal Ridge Disk Golf Course."

The council agreed that Frank's dedication to New Castle was extraordinary. Mayor A Riddile told the council that at the RFTA meeting the week before, RFTA said they wanted to name the park and ride after Frank because they knew his dedication to the town and RFTA. Mayor A Riddile said that he told RFTA that the park would be named after Frank, so RFTA said they would install a park bench in Frank's name. Administrator Baker said he would work on the history for the sign.

MOTION: Mayor A Riddile made a motion to approve renaming Coal Ridge Park to Frank J. Breslin Memorial Park, and to name the disk golf course as Coal Ridge Disk Golf Course. Councilor Hazelton seconded the motion and it passed unanimously.

Consent Agenda

Minutes of the August 2, 2016 meeting

~~IGA with Garfield County for Election Services~~ Removed

New Castle Diner Hotel & Restaurant Liquor License Renewal

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Hacienda El Patron Hotel & Restaurant Liquor License Renewal
Resolution TC-2016-16 – Supporting a GFMLD Mini-Grant Application
Resolution TC-2016-17 – Supporting a GFMLD Traditional Grant Application
MOTION: Mayor A Riddile made a motion to approve the consent agenda, Councilor G Riddile seconded the motion and it passed unanimously.

Discussion: Vacant Council Seat

Mayor A Riddile told the council that there were two options for filling the vacant council seat. The first was to select one of the interested parties from the previous interview process, or to advertise and interview again. After some discussion, the council directed the Town Clerk to advertise the vacant seat, and to accept letters of interest until the close of business on September 2, 2016. Interviews will be conducted at the September 6, 2016 council meeting. The council also decided that the September 6 meeting should begin at 6:00 p.m.

MOTION: Councilor G Riddle made a motion to start the September 6, 2016 council meeting at 6:00 p.m. Councilor Owens seconded the motion and it passed unanimously.

MOTION: Mayor A Riddile made a motion to direct the town clerk to advertise the vacant council seat, and to accept letters of interest until the close of business on September 2, 2016. Councilor Owens seconded the motion and it passed unanimously.

Consider Resolution TC-2016-18, A Resolution of the New Castle Town Council Authorizing the Coordination of the November 8, 2016 Election with Garfield County, Approving an Intergovernmental Agreement Regarding the Same, and Setting Forth Other Details Relating Thereto.

Clerk Harrison told the council that the resolution was to authorize the election, to designate the election official, and to approve the intergovernmental agreement with Garfield County for election services.

MOTION: Councilor G Riddile made a motion to approve Resolution TC-2016-18, A Resolution of the New Castle Town Council Authorizing the Coordination of the November 8, 2016 Election with Garfield County, Approving an Intergovernmental Agreement Regarding the Same, and Setting Forth Other Details Relating Thereto. Mayor A Riddile seconded the motion and it passed unanimously.

Staff Reports

Town Clerk – Clerk Harrison told the council that the Colorado Municipal League Policy Committee was looking for a representative from New Castle to sit on their board. She told the council that the information about the committee was in the DropBox, and asked if any council member was interested. She told the council that the retirement party for Larry McDonald would be the following day at noon, if the council wanted to attend. Clerk Harrison said that the second sampling garden would be on Thursday at the Community Market, and would be hosted by Spirits

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Liquors. She said that Garfield & Hecht would be moving their offices, and she would have to spend some time reviewing paperwork they had on file. Councilor Metzger said that David McConaughy had been the town's attorney for twenty years, and she thought it would be nice if the council recognized him. Last, Clerk Harrison told the council that she would be ordering a crystal gavel and plaque for Frank Breslin, and would have his name, dates of service and the town logo on it. She asked if the council felt there could be something else that could be engraved on it to please let her know. Mayor A Riddile thought that Franks motto of "Work. Contribute. Be good to each Other" would be appropriate, and the council agreed. Councilor Metzger asked if the gavel had been mailed to Bob Gordon, and Clerk Harrison said that she and Administrator Baker felt that was too impersonal, so they were going to set a lunch date with Mr. Gordon and take the gavel to him.
Town Planner – not present
Public Works Director – not present

Commission Reports

Planning & Zoning Commission – nothing to report
Historic Preservation Commission – nothing to report
Climate Action Advisory Committee – nothing to report
Senior Program – Councilor Metzger said there had been a meeting with Hilltop that had gone very well. Hilltop was excited about the property, and it Steve Craven was excited about the opportunity as well.
RFTA – Mayor A Riddile said there had been much discussion regarding Frank and his contributions to RFTA. The lights for the park and ride would be installed soon, and the park and ride would then be open. The ribbon cutting would be September 6 or 7, 2016. Larry Dragon gave a presentation on LoVa Trails and had done a great job.
AGNC – nothing to report
GCE – nothing to report

Council Comments

Councilor Hazelton said that the proclamation for Will Dubois was rather amazing because Governor Hickenlooper had proclaimed that every September 10 would be Will Dubois Day in Colorado.
Councilor Owens asked what needed to happen to get angled parking and a bike lane on Main Street. Mayor A Riddile said that CDOT would not allow the angled parking on Main Street unless the town took over maintenance responsibilities of Highway 6 (Main Street) all the way to Canyon Creek. Councilor G Riddile described what a 'lane diet' was, and how it would provide a bike lane through town. He felt that it was something acceptable to CDOT.
Councilor Owens asked if there were plans to enlarge the City Market store in New Castle. Councilor Metzger said the issue was that City Market owned the property to the west and New Hope owned the property to the East, and any expansion would have to be to the east because moving their kitchen and bakery would be too expensive. The other issue is that delivery trucks would not be able to back in to the delivery bays. Councilor G Riddile said he thought that expanding the store in

New Castle would likely cannibalize the Rifle and Glenwood stores, and he figured that if the Town of Silt got a grocery, then his theory was that the New Castle City Market would probably expand.

Councilor Owens asked if it was possible to get bigger maps for chambers. Clerk Harrison said she would find out.

Mayor A Riddile said he had not heard about the proclamation by Governor Hickenlooper for Captain William Dubois, and thought it was amazing.

Mayor A Riddile also said that the Dubois Memorial Fund had hit their financial goal for funding of the memorial statue. The base would be poured, the statute installed, and the dedication would be at noon on September 10, 2016. There were many dignitaries going to attend, and they were hoping for a fly-over. They had yet to hear if the fly-over had been approved.

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

The meeting adjourned at 8:25 p.m.

Respectfully submitted,



Mayor Art Riddile



Town Clerk Melody Harrison, CMC

