New Castle Town Council Meeting
Tuesday, March 15, 2016, 7:00 p.m.

Call to Order
Mayor Gordon called the meeting to order at 7:03 p.m.

Pledge of Allegiance

Roll Call

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

Also present at the meeting were Town Public Works Director John Wenzel, Town Clerk Melody Harrison, Town Planner Tim Cain, and members of the public.

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

Conflicts of Interest
Councilor Riddile said he had family members planning the Volunteer New Castle event and seated on the committee, so he felt he should be recused from the discussion. The council agreed.

Agenda Changes
There were no agenda changes.

Citizen Comments on Items not on the Agenda
John Lee. Mr. Lee greeted the council and showed them a replica of the memorial statue that would be installed in Grand River Park. He said the memorial fund had $48k in the bank, and an additional $10k that had been committed that same day. The memorial board felt they were doing well regarding funding. Dedication of the memorial would take place in September. He said the board had also discussed liability, and solutions to prevent individuals from climbing on the ladder. He said it was something they wanted to discuss with the council. Councilor Riddile said that the replica was #4 of 30, and any person or agency who donated $2,500.00 would be eligible to receive a replica. #4 was the Town of New Castle's, but would be on display at Alpine Bank for a time.

Consultant Reports
Consultant Attorney – not present
Consultant Engineer – not present
Code Enforcement – present for agenda items

Items for Consideration

Discussion: Gino Rosetti, Owner Riverside Lot 1
Mayor Gordon greeted Mr. Rosetti and told him that the discussion was in no way authorization for a use for his lot 1. Mr. Rosetti said that he understood, and said that he was looking for a general discussion regarding uses. He explained the history of his ownership and the unfortunate economic downturn that prevented development for a period of years. Mr. Rosetti said that because of the economic downturn, there was no market for the hotel/restaurant originally envisioned for the property. He said he waited several years, and although the market had improved somewhat, it still would not support a hotel use. He and Mr. Chatmus felt the temporary RV Park would have been a good interim use. After approaching town staff with the idea, they entered into a lease-to-buy option on the property, and Mr. Chatmus moved forward with the RV Park proposal. Because that had not been successful, he asked the council what they felt would be an appropriate use so he had a general direction for development on the lot. He also asked why the RV Park proposal was denied.
Mayor Gordon told Mr. Rosetti that the residents of the condominium complex were the ones directly affected by the project, and Mr. Chatmus had been advised that he needed to address their concerns. Although staff and council had kept Mr. Chatmus apprised of the issues, he did not seem to respond as thoroughly as he could have.
Mr. Rosetti asked again what the council felt would be a desirable use on the property. He said he knew the neighboring residents wanted more residential, but the property was not zoned residential, and he asked if the council would consider rezoning the property.
Councilor Leland felt that the first step was to discuss the existing zoning with the HOA president and discuss what allowed uses they felt would be more appealing. At the time the property was zoned, the property in question was purposefully zoned highway business because a commercial activity was desired at that location.
The council and Mr. Rosetti discussed the various concerns and opportunities there were for developing the property.
Mr. Rosetti thanked the council for their time and input.

Discussion: Kuersten Property RFP
Public Works Director John Wenzel presented a draft of the RFP for the Kuersten property, and asked the council to review it and include or exclude items. Mayor Gordon told Director Wenzel that the Enterprise Zone Tax Credit program might be something to include in the RFP. Councilor Leland said that the town would be

willing to assist in completing the Enterprise Zone paperwork. Councilor Leland said the town would been looking for a partner in the land purchase, and that was implied in the RFP, but it did not seem to be explicit. Director Wenzel agreed that it would be good to make that need clear. The council agreed that the expectation for partnering in the land purchase should be made clear.
The council and staff discussed various sections of the document for clarification. Director Wenzel reviewed the minor changes the council wanted to be made to the RFP, and said he would communicate the changes to Administrator Baker and Engineer Simonson.

LiveWell Walking Tour Priorities – Greg Russi
Mr. Greg Russi greeted the council. Mayor Gordon thank Mr. Russi for all he had done for the town regarding the trails.
Mr. Russi told the council that there would be a walking tour of New Castle the following day. Prior to the tour, he wanted to hear from the council what they thought their priorities were for connectivity projects. The memo in the packet listed five projects, and Director Wenzel had added two: connecting C Avenue to the Castle Valley/Lakota Canyon Ranch area, a small trail from Hotshot Park to the Skate Park. Mr. Russi reviewed the memo, and briefly discussed them with the council.
Councilor Breslin felt that rest areas along the trails would be good. Mr. Russi said there were several rest areas already. Other amenities might include bike racks, easy accessibility to restaurants and restrooms.
Councilor Leland said that something to keep on the long-term list would be development of Cemetery Road.
Director Wenzel said there was about a forty-foot section of trail along South Wildhorse Trail. He indicated it on a map. He also said that the C Avenue trail could be changed into a hard-surface rather than the millings.
Mr. Russi asked if anyone had any particular feelings about bike lanes. Councilor Leland said the comprehensive plan addressed the LoVa Trail and located it on Main Street. The council discussed the dangers for bikers as well as devolution.
Councilor Metzger said she thought the trails could be signed with ones similar to the others placed in town. Director Wenzel said his department was working in the trail signs.
Mr. Russi said the meeting would be held in the conference room upstairs, and that he would write a memo to the council to keep them updated.

Councilor Riddile left council chambers at 8:10 p.m.

Request for Funding: Volunteer New Castle Event
Director Wenzel said that the Volunteer New Castle Committee was asking for $1,000.00 to assist the River Center's $800.00 donation to honor volunteers in New Castle for their contributions to the community. He said finance had provided financial information about the Health & Wellness line item. $19,300.00 had been budgeted, and $20,400.00 had been spent to date, not including the $400.00 donation to the Civil War Ball. However, some of the expenses could be put into the

special events or economic development line items. In addition, tax revenues were roughly 3% above expectation.
Mari Riddile, Committee member, said that she had not intended to present the request, but would since her husband had recused himself. She introduced Lauren and Sue Randalls.
Mr. Lauren Randalls said that most everyone should be familiar with the event, and it had honored hundreds of volunteers over the years. The event would be strengthened in 2016 by including recreation and the sports coaches as well as focusing on the businesses that support the volunteer organizations. The committee was attempting to expand the event by have a more focused invitations process to help people understand how welcome they are to attend. In the past the committee told people to come to the event so they could be honored, but asked them to bring food. The committee felt that was not the ideal way to approach it so they were working on providing the food for the honorees.
Mrs. Riddile said they had created a volunteer of the year award plaque, and those would be presented retroactive for the past six years. There would also be a volunteer business of the year award beginning in 2016.
Mrs. Riddile said they were trying hard to make it something people wanted to come to.
Mr. Randalls said the event will be held at the 4-J Arena, and if there was bad weather, they were protected. Mrs. Riddile said that the event was planned for April 24, during National Volunteers Week, and a Sunday so coaches could attend.
MOTION: Councilor Breslin made a motion to approve a financial assistance of $1,000.00 to the Volunteer New Castle Event. Councilor Means seconded the motion.
Discussion: Councilor Leland said that he had been to all the volunteer New Castle events and appreciated being appreciated. He was concerned that town might have to 'take over' the event as the town had taken over Burning Mountain Festival when the Chamber dissolved. He said he would vote to support it, but with a word of caution.
Councilor Stuckey agreed and said the event was a great thing. He said the recent trend of groups to need funding outside the town grant cycle was concerning, particularly considering they had overrun the current budget.
Mayor Gordon agreed and felt that organizations should probably use the town grant program.
Councilor Means felt that the event was very valuable and should be done.
Councilor Breslin felt the grant program was the way to groups to ask for funding from the town. He also agreed that the event was valuable to the town and its people.
Mrs. Riddile told the council that Ashley Bowles had represented the town on the committee, and she had done a wonderful job.
The motion passed unanimously

Councilor Riddile returned to council chambers at 8:31

Discussion: Carbon Fee & Dividend Policy Paper

Director Wenzel said that at the previous meeting Ms. Amelia Potvin had asked the council to consider the carbon fee & dividend policy. The policy paper was in the packet, and staff was asking for direction whether to pursue a resolution.
Mayor Gordon recommended voting no because he felt the issue was much deeper than originally presented. The council discussed their thoughts at length.
Motion: Mayor Gordon made a motion to deny the request. Councilor Metzger seconded the motion.
Discussion: Councilor Stuckey disagreed with making a motion and felt no action should be taken. After a brief discussion, the council agreed.
Mayor Gordon withdrew his motion.
Councilor Metzger withdrew the second.
No action was taken.

Consider Approving RFP for Porta Johns
Consider Approving RFP for Waste & Recycling
Director Wenzel said that the current contract expire on May 1, 2016. In the packet were requests for new proposals. He noted that the portable restrooms were separate because staff felt that better pricing may be available from companies that provided only restroom services. The RFPs would be publically advertised. He asked the council to approve the RFPs are they were or with recommended changes.
Planner Cain said that services had changed quite a bit over the past several years with the merger of companies. He felt that the town may only receive two proposals since there were very few companies in the area. He also was disappointed in services provided by MRI as they had not fulfilled all of the contract. He said he would keep up on the contract provisions in the future. Planner Cain said the RFPs would be advertised in the newspaper.
The council felt that the contract could include pick up of yard waste in the spring and fall.

Discussion: Climate Action Advisory Commission Library
After a brief discussion, the council agreed that CAAC should approach the Garfield County Library District to administer the climate book collection.

Consider the April 5, 2016 Council Meeting/Election Conflict
Clerk Harrison explained that the new election laws included an extended timeline to receive ballots and to complete the canvass to accommodate military and overseas voters. The last day to canvass will be April 15, 2016. The town's Home Rule Charter required that the first meeting after the election be the organizational meeting during which new council members were sworn in. New council could not be sworn in before the canvass, which would eliminate moving the April 5 council meeting to any date before the fifteenth. She suggested that the meeting would have to be cancelled to abide with both the home rule charter and new state laws.
Councilor Leland made a motion to cancel the April 5, 2016 council meeting. Councilor Riddile seconded the motion and it passed unanimously.

Consent Agenda
Minutes of the March 2, 2016 council meeting
MOTION: Councilor Stuckey made a motion to approve the consent agenda with corrections. Mayor Gordon seconded the motion and it passed unanimously

Staff Reports
Town Administrator – not present
Town Clerk – Clerk Harrison told the council that flowers had been sent to Commissioner Samson on behalf of the council. Clerk Harrison told the council that staff could compile a list of agencies that had requested funds from the town send them invitations to apply for a grant when the town's grant cycle opened. She also offered that staff could provide a dollar figure to be considered in the next budget for the Health & Wellness line item, if the council wished. Clerk Harrison told the council that ballots had been sent on March 14. The election was a mail-ballot election, and ballots could be dropped off at the town hall or sent via postal mail. She said that town hall would be open 7:00 a.m. to 7:00 p.m. on election day. Clerk Harrison told the council that the Community Market wanted to hold a wine tasting as part pf the market. Unfortunately, the state laws would not allow a tasting in Burning Mountain Park by the Market. In reviewing the liquor code, the only option for alcohol service in the park would be for the town to obtain the liquor license for the community market. Clerk Harrison asked the council if they would be amenable to that. The council asked that more research be done on the rules before they make a decision.
Clerk Harrison told the council that the town website hosting company had changed to GoDaddy, and that there had been some difficulty for staff in editing the website during the migration. She also told the council that her administrative assistant, Ryan Muse, had accepted a job with the county elections office and would be leaving.
Clerk Harrison told the council that Deputy Town Clerk Mindy Andis would be attending her third and final year at clerk's school in 2016. She said that Deputy Andis felt that she was close to obtaining enough points for her certification.
Town Planner – not present
Public Works Director – reported during the committee meeting

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 that Garfield County had purchased the library building in Glenwood Springs, and was considering giving it to the senior center.
RFTA – Councilor Stuckey said that last month CDOT had agreed to advance the FASTER Grant from 2017 to 2016 for the New Castle Park and Ride project. Subsequently, CDOT had determined that advancing the funds would not be possible, so the Park and Ride project will be funded by RFTA and reimbursed by CDOT. Councilor Stuckey said there had been a presentation by We Cycle. The We Cycle program is in Aspen and Basalt, and it provides community access to bicycles.

The program is coordinated with RFTA to give people the opportunity to ride a bike to a park and ride in Aspen, get on the bus to Basalt and pick up another bike there and ride around the community. Glenwood Springs was interested in the program, and Councilor Stuckey thought maybe New Castle wanted to consider it in the future.
Councilor Stuckey said he had met with Dan Blankenship of RFTA and Larry Dragon of LoVa to discuss the trail between Glenwood and New Castle. He also met with Mr. Dragon and Gamba & Assoc. to coordinate the approach that New Castle and Glenwood will take toward RFTA regarding the trail.
MOTION: Mayor Gordon made a motion to extend the meeting past 10:00 p.m. Councilor Leland seconded the motion and it passed unanimously.
Mayor Gordon said he thought a We Cycle station in Castle Valley and at the park and ride would be great for New Castle. Councilor Breslin said that RFTA had 4.8 million riders last year.
AGNC – Councilor Breslin said that on bill 097, the $2000k threshold had been struck, and will still allow smaller towns to qualify.
He said there was an article in the newspaper regarding BLM Planning 2.0, and they were looking for input. Councilor Breslin said that planning 2.0 set priority towards Washington DC, centralizing planning for the BLM and taking away local authority to comment. He did not feel this was good. Councilor Breslin said the bill to allow homeless people to sleep wherever they want had died, along with several other scary bills.
GCE – Councilor Leland said there was a little interest in the Green MLS Project which said the seller of a house would provide comprehensive energy-efficiency information. The buyer could then do energy efficiency upgrades within 120 days and get some kind of special mortgage deal. It was a mortgage-based incentive. He said that the Contractor Expo was on March 17 at CMC in Glenwood and the focus would be on energy-efficient building. Councilor Leland said that GCE discovered a problem. They began collecting data in 2009, and the gas data came from Source Gas. Source Gas was sold to Black Hill, who has a different manner in which they measure usage. The gas data is now skewed. In addition, communities have been working towards reducing energy use, but the cultivation of marijuana has caused a significant increase in energy use, and will affect the data as well.

Council Comments
Councilor Means said that some of the town roads needed repair and asked Director Wenzel if there was funds to repair the winter damage. Director Wenzel said there were funds available and the repairs would be made.
Councilor Metzger asked how much the grant from GoCo would be. Director Wenzel said he thought the project was $500K, and that the town was asking for $260k. The match would be $240k, with $100k coming from the developer and the remainder from conservation trust fund.
Councilor Metzger said that she had been working with Steve Craven and said he was interested in developing the property behind the school. He was considering a retirement facility. Councilor Leland said that patio homes would be good, and that the property was a mixed use zoning.
Councilor Breslin said he felt the parkway tree policy should go back to P&Z for consideration because it was important to take care of street trees. Councilor

Breslin thought there could be some clarification of the code regarding who was responsible for sewer service and main lines.

Director Wenzel said that the town maintained trees in the ROW, but only at a minimum level, and only if they pose some safety risk. This was primarily because there was not enough funds to do more. He said that they allowed people to trim or remove trees if they wanted. Regarding service lines, the code says it is the property owner's responsibility to maintain service lines, but for a property owner to coordinate street cut permits, traffic control, hire a contractor to do the plumbing work, hire another contractor to pour concrete and another to replace the asphalt is a real burden. Most leaks come up through the asphalt, and it is nearly impossible to determine where that leak is coming from, so as a matter of health and safety staff assumes it is a mainline. Director Wenzel feels it is a customer service issue, and the town generally makes the repairs.
Councilor Breslin said that the people who put on Strawberry Days were going to hold a seminar on special events and thought perhaps staff could attend.
Councilor Leland said that the AGNC Grant application for the Museum on the Street had been sent in on time.
Councilor Leland ask about volunteers who were going to do improvements to the baseball field at VIX. Director Wenzel said the project had not been pursued.
Mayor Gordon said that one of the people on the baseball field project had a child that had become ill, which is likely the reason they had not pursued it.
Mayor Gordon offered a good luck wish to the candidates for "Meet the Candidate" night.

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

The meeting adjourned at 10:35 p.m.

Respectfully submitted,

Mayor Bob Gordon

Town Clerk Melody Harrison, CMC

TOWN OF NEW CASTLE
GARFIELD
SEAL
COUNTY
COLORADO