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3 **New Castle Town Council Meeting**
4 **Tuesday, January 19, 2016, 7:00 p.m.**
5
6

7 **Call to Order**

8 Mayor Gordon called the meeting to order at 7:00 p.m.
9

10 **Pledge of Allegiance**
11

12 **Roll Call**

13 Present Councilor Means
14 Councilor Riddile
15 Councilor Metzger
16 Mayor Gordon
17 Councilor Breslin
18 Councilor Leland
19 Councilor Stuckey
20

21 Also present at the meeting were Town Administrator Tom Baker, Town Clerk
22 Melody Harrison, Town Planner Tim Cain, Town Engineer Jeff Simonson, Town
23 Attorney David McConaughy, Assistant Town Attorney Haley Carmer and members
24 of the public.
25

26 **Meeting Notice**

27 Town Clerk Melody Harrison verified that her office gave notice of the meeting in
28 accordance with Resolution TC-2016-1.
29

30 **Conflicts of Interest**

31 Councilor Stuckey told the council he had a conflict with item D because Mr.
32 Bartlomiejczuk was his client, and he asked to be recused. The council agreed.
33

34 **Agenda Changes**

35 Clerk Harrison said that Town Administrator Tom Baker has several agenda
36 changes.

37 Administrator Baker told the council he wanted to add a letter of support for RFTA
38 regarding the Regional Tourism Act legislation passed in 2009. In addition, he
39 wanted a discussion regarding the Colorado Employee Residency Reporting that
40 DOLA used to provide mineral lease and severance tax funds, and whether the
41 streamlined process used the prior year would still acceptable. The council agreed
42 to add the two items to the end of the agenda.
43
44

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

46 There were no citizen comments.
47

48 **Consultant Reports**

49 Consultant Attorney – present for agenda items
50 Consultant Engineer – present for agenda items

1 Code Enforcement – nothing to report

2
3 **Items for Consideration**

4
5 **Consider Letter of Interest from Ginny Schroeder for seat on the Climate**
6 **Action Advisory Commission**

7 **MOTION: Councilor Means made a motion to appoint Ginny Schroeder to**
8 **the Climate Action Advisory Commission. Councilor Stuckey seconded the**
9 **motion and it passed unanimously.**

10
11
12 **Review of PUD Agreement for Riverside RV Park**

13 Mayor Gordon spoke to the audience and applicant and said that their comments
14 should be addressed only to the council.

15 Town Attorney David McConaughy told the council that the review of the PUD
16 agreement and the Ordinance were one in the same because the ordinance would
17 approve the PUD agreement. He suggested that Town Planner Tim Cain begin with
18 his staff report and note any changes. Assistant Town Attorney Haley Carmer could
19 then review changes to the ordinance and agreement. Then the council could hear
20 from the applicant, and take public comments.

21 Planner Cain said that his memo to council included the most recent documents
22 submitted by the applicant, Rob Chapmus, as well a report from the Town Engineer
23 Jeff Simonson and comments from the Public Works Director John Wenzel. Mr.
24 Chapmus' engineer, Gamba & Associates sent a response letter stating that they
25 could address all the engineering concerns prior to a grading permit being issued.
26 Planner Cain said he wanted to clarify a statement made by Mr. Chapmus regarding
27 allowable uses in the Highway Business Zoning. Statements that convenience
28 stores, stockyards, and gas stations were allowed uses was not correct; in fact,
29 they were all conditional uses that would have to go through the same approval
30 process as the RV Park.

31 Planner Cain said Mr. Chapmus would have to address the emergency access road
32 that leaves River Park Condominiums. Planner Cain said the road had not been fully
33 reviewed by the engineers, therefore Fire Marshall Orrin Moon could not state
34 whether the emergency access road will have a sufficient turning radius. The site
35 plan did not show cross sections of the existing access road, or of any proposed
36 one. Planner Cain said he was concerned about the emergency access road issue.
37 Planner Cain noted that his memo contained the same recommendations as before,
38 although slightly modified. He said that water use would have to be monitored for
39 the first year to determine how many EQRs to bill the property.

40
41 Pamela Whittington, 836 A Donegan, Glenwood Springs. Ms. Whittington asked if
42 the RV Park had a final design. Planner Cain said the construction drawings did not
43 show a turning radius for the emergency access road, and Mr. Chapmus needed to
44 explain why. Additionally, the engineers needed to submit a revised raw water
45 irrigation plan. Mr. Chapmus had secured water rights to use for the initial care of
46 vegetation on the property, which is why the irrigation and landscape plan was
47 necessary.

48
49 Councilor Leland clarified that should the council approve the ordinance, there
50 would need to be conditions requiring approval from Colorado River Fire & Rescue

1 regarding the emergency access as well as an approval of the raw water system.
2 Planner Cain affirmed that the two items would need to be conditions of approval.
3
4 Susan Christianson, Eagle resident and HOA Manager for River Park Condominiums.
5 Ms. Christianson asked if the emergency access road improvements would have an
6 impact on the HOA . Planner Cain said he felt the applicant could make it work, and
7 that the current issue was that no cross-section drawings had been submitted.
8
9 Robert Chapmus, applicant. Mr. Chapmus reviewed the steps he had taken over the
10 past year to bring the RV Park proposal:
11 He said he had met informally with the council more than a year earlier, and came
12 away with favorable feeling from the town council. He then began the application
13 process that included significant engineering, etcetera. At the first Planning &
14 Zoning meeting received an affirmative vote to move forward to the second
15 meeting. The P&Z required a mediated meeting between the applicant and the
16 River Park Condominiums HOA and property owners to work out some of the
17 issues. That meeting resulted in a set of rules and regulations for the RV Park that
18 were brought back at the second meeting with the P&Z. Mr. Chapmus received a
19 unanimous vote of approval from the P&Z to move on to the first meeting with the
20 town council.
21 Mr. Chapmus said that each step of the process had required additional
22 engineering, additional legal work and additional review by staff. He said each step
23 also cost him additional money.
24 Mr. Chapmus said his application then went to the first meeting with the town
25 council, at which he received an affirmative vote on the first reading of the
26 ordinance to approve Riverside RV Park. A requirement of that approval was to
27 complete the engineering documents, which was more money he had to spend on
28 engineers, attorneys and staff. Mr. Chapmus said he received comments from the
29 town engineer and Fire Marshall Moon on Thursday the prior week, and although his
30 engineer said the changes could be done, they would not be completed in time to
31 be included in the council packet. They had to get the changes on paper where
32 everyone could agree. Regarding the emergency access road/turnaround, Mr.
33 Chapmus said he accepted blame for that. He said he had spoken to Mr. Blocker of
34 the HOA who indicated they might want to change the exit of the access road to
35 remain on their property, and Mr. Chapmus told them he would work with the HOA
36 on the access road, and his engineer simply placed landscaping in the egress on the
37 drawings. He felt the problem was solvable by continuing the access road through
38 his property and installing a breakaway gate. Nothing would change on the
39 adjacent property. He would only have to move some landscaping.
40 Mr. Chapmus said that he was now at the final hearing. He said he had spent close
41 to \$50k in engineering and legal fees, and well a lot of the very courteous town
42 staff time, and his own time on the project. He had received affirmative votes at
43 every step of the approval process, but was now concerned that there was a lot of
44 opposition at the final approval meeting. Mr. Chapmus said he could answer every
45 engineering question or concern; all legal issues had been addressed and the
46 project fit within the town's comprehensive plan. Mr. Chapmus felt that the
47 property was not zoned to be a quiet, residential neighborhood, it was an interstate
48 exit ramp and in most small towns that included gas stations and convenience
49 stores and RV Parks. He said his intent was to eventually build a small, boutique
50 motel on the property, and had submitted renderings to the town. He felt that

1 economically, it was not currently feasible to build the motel. He felt that the empty
2 land caused people to pass by New Castle and go to places such as Silt and
3 Glenwood Springs for the services they wanted. The RV Park would place
4 infrastructure on the property in readiness for the future motel. Mr. Chapmus felt
5 that there was not a physical, legal or zoning reason not to allow the RV Park, and
6 the project had received three votes in the affirmative. He felt that only reason for
7 denial was an emotional reason. Mr. Chapmus said he would not sit on the
8 property for four or five years until the economy would support a motel, and he
9 could not imagine the opposition a motel would likely face. He felt no other
10 developer would be interested in developing the property knowing how long and
11 costly a process he had been through, which effectively sterilized the property.
12 Mr. Chapmus told the council the New Castle wanted a developer in control of the
13 property to be someone who had some attachment to New Castle, not Corporate
14 Flying J, or Real Estate Acquisitions for Motel 6. Someone who is a long-term valley
15 resident, someone who is experienced in developing and who has an interest in
16 New Castle. Mr. Chapmus said he owned a lot in Lakota, owned a membership at
17 the Golf Course and he planned to make the RV Park his summer home. Mr.
18 Chapmus told the audience he wanted to be a good neighbor, and that he wanted
19 to work with them and prove that it could be productive without harming anything.
20 He wanted someone in the group to come back when he proposed the motel, say
21 that he had been a good neighbor and had done what he said he was going to do
22 and that they would support a motel.

23 Mr. Chapmus said that a nine-foot berm would be placed along County Road 335
24 for rock fall mitigation, and would block visibility from the road. One the east side,
25 there was a 150-foot open space which was meant as a buffer between the condos
26 and the commercial property. He felt there would be perhaps six units affected by
27 the RV Park, and no one else would be affected.

28 Councilor Metzger asked if trees could be planted to mitigate the views. Mr.
29 Chapmus said he could, but they would have to be mature trees, and eventually
30 they would be removed for the motel, so he did not feel it was a good plan. He did
31 not feel the RV Park was going to be much of an impact visually.

32 Councilor Leland asked what Mr. Chapmus' marketing study showed regarding a
33 motel. Mr. Chapmus said he did not really understand it, just that it was not yet
34 feasible.

35 Councilor Stuckey asked if Mr. Chapmus has considered doing some real mitigation
36 between his property and the River Park Condominiums. Mr. Chapmus said he did
37 not feel he was impacting the condo properties in any physical manner at all. He
38 informally offered in an informal conversation with Mr. Blocker, that they place a
39 berm with vegetation on the top between the properties. The time to do it was
40 when there was heavy equipment moving dirt on the property. He felt this was
41 cooperation, but he did not feel it was his obligation to change anyone's aesthetics,
42 because he was not causing any physical change to the condo property. He felt that
43 no matter the business on the commercial property, it would still not be that
44 business' obligation to mitigate River Park Condominium's aesthetics. One
45 complaint quoted a \$25k price tag to mitigate the visual impact, and he felt that
46 with 153 condo owners, that was only \$163.00 per owner.

47 Councilor Stuckey said that it was always the developer who was obligated to
48 mitigate impact on the existing neighboring use, not the other way around. Mr.
49 Chapmus said that he would agree if he was asking for a zoning change or

1 variance, but that was not what he was doing. He said no matter the business, it
2 would be hard to mitigate visual impacts to a three-story building.
3 Mr. Chapmus reiterated that he would be delighted to work with the condos and be
4 a good neighbor to them.
5

6 George Blocker, President of the River Park Condominium HOA. Mr. Blocker said he
7 felt that highest and best use of the property would be more homes rather than a
8 commercial use. He agreed that an RV Park may have minimal impact, but a motel
9 would have a huge impact. He suggested that the council choose option 2 in the
10 ordinance if they choose to approve it. He also said the HOA has considered
11 expenses related to mitigation between the properties, and creating additional
12 reserves to pay for it. They had consulted with a landscaper, and were willing to
13 submit drawings if the council wished.
14

15 Beth Cotlar, River Park Homeowner. Ms. Cotlar felt the decision was a fork in the
16 road for the council. She lived in Grand Junction, but her condo was her second
17 home. She felt that the condo complex had elevated the area to a higher and better
18 use, and caused the zoning to become antiquated. While Ms. Cotlar appreciated Mr.
19 Chapmus' effort and expense, there were 153 homeowners next door. To the
20 homeowners it was not an exit to a highway business, it was an exit to New Castle.
21 Fifteen RV spaces at a part-time, seasonal business would generate minimal
22 revenues for the town. She felt that development on the property should wait until
23 a better use was proposed, and approving the RV Park now was not a long-term
24 vision for the town. Ms. Cotlar said property values at River Park Condominiums
25 had been going up, and there was potential for negative impact to property values
26 in approving the RV Park. In addition, mitigating the visual impact was more than
27 the estimated \$25k, because there would be the cost of long-term maintenance of
28 the berm and landscaping.
29

30 Brad Gates, 219 Buckthorn. Mr. Gates said he had lived in Glenwood for a number
31 of years and watched the Glenwood council succumb to emotional arguments that
32 resulted in lawsuits. His opinion was that the council should consider the benefits of
33 approving the commercial project, and suggested they make a decision based on
34 the non-emotional aspects of the project.
35

36 Beth Cotlar said that she was emotional about the project as was the applicant
37 regarding the amount of money he had spent. She also agreed that a commercial
38 tax base was needed in New Castle but felt the town should hold out for a better
39 and higher use on the property. Ms. Cotlar felt the town should wait for something
40 that would not negatively affect the recent increases in property values.
41

42 Mr. Chapmus said he had spoken to the Town Planner several years ago and asked
43 why the property had not been developed, because he felt the property was ideal.
44 Mr. Chapmus said that Planner Cain had told him that other developers has
45 inquired, but when they found out what the approval process was they did not
46 pursue development.

47 Mr. Chapmus said if the council denied approval, it would place a red flag on the
48 property for all developers. He said he could not see himself making any further
49 effort.
50

1 Lynn Simmons, River Park Condominiums homeowner. Ms. Simmons said she
2 bought her condo in September 2015 and was unaware of the RV Park proposal
3 when she purchased her home, and it would have affected her decision to buy. She
4 stated she had spent twice what Mr. Chapmus had spent and he should consider
5 that. She agreed the exit ramps were the gateway to New Castle, and that the
6 question was what the residents wanted that gateway to look like. She felt a good,
7 sound judgement regarding the future of New Castle was important, and that the
8 decision was for everyone, not only the River Park homeowners.
9 Ms. Simmons said a fifteen space RV Park did not sound too unappealing, but that
10 an 80-room motel sounded horrible. There may be revenue from the commercial
11 use, but would that outweigh the costs of more lanes, a new bridge and a traffic
12 circle if those had to be installed to accommodate the increase in traffic. She asked
13 that the council think about it long-term.

14
15 Lisa Moreau, River Park Condominium Homeowner. Ms. Moreau said she had
16 attended all the meetings she could, and said that if the RV Park was approved,
17 there should be some very stiff rules. Ms. Moreau noted that Amie's Acres in
18 Glenwood had trailers with plywood additions, and garbage all over. She asked the
19 council to make sure the project did not turn into another Amie's Acres.

20
21 Mayor Gordon said that the ordinance provided some good regulations on the park,
22 and there would not be any plywood additions. He told the audience that he and the
23 council were carefully considering everyone's opinions and concerns. He said a lot
24 of effort had gone into the project, and that he hoped everyone had carefully
25 studied the ordinance and other documents so they understood clearly what was
26 taking place.

27
28 Councilor Leland said that the ordinance included a clause that said any complaint
29 of issues that violated the ordinance would cause the council to review the project
30 again. He felt this protected everyone.

31
32 Katie Turner, River Park Condominium homeowner. Ms. Turner said she and her
33 boyfriend, Zack Meseke closed on their home in October, 2015. Ms. Turner said
34 they would not have purchased their home if they had been aware of the RV Park
35 project. She stated it was not just an emotional issue, but also a financial issue. Ms.
36 Turner said they had invested everything they had in their condo, and did not want
37 to see their property value decrease. Ms. Turner was also concerned about the
38 ability for a guest to stay for ninety days, as it would encourage transients, which
39 could very well impact her way of life.

40
41 Mayor Gordon asked Ms. Turner if her realtor ever mentioned the project, because
42 it was under way in October 2015. Ms. Turner said her agent had not mentioned it.

43
44 Susan Christenson, HOA manager, River Park Condominiums. Ms. Christenson
45 stated that most of the people in the room were against the RV Park, and she asked
46 the council if there was any way the council could make Mr. Chapmus' promise of
47 cooperation on a berm a solid thing. Attorney McConaughy said that anything
48 represented by the applicant on the record becomes a part of the application and a
49 condition of the approval. The council also has the option to make it explicit as part
50 of the motion and it becomes part of the ordinance.

1
2 David Reynolds, River Park Condominium owner, and New Castle resident. Mr.
3 Reynolds said that there are parts of New Castle visible from I-70 that are
4 unappealing and the town can do nothing about. The RV Park was being presented
5 as 'up-scale' but there was concern that it could possibly end up looking like an
6 Amie's Acres. He felt the 29-day stay was inaccurate because it can be renewed
7 twice, totaling an 87-day stay. He felt there was nothing in the ordinance that
8 would prevent someone from checking out and checking back in under their wife's
9 name and staying another 87 days. The limitations on the motorhomes really only
10 exclude tents and nothing else. He felt that if the council approved the project, the
11 ordinance needed more enforceable statements.

12
13 Beth Cotlar said she would not have purchased her unit had she known an RV Park
14 would be moving in next door, and she felt that the theme would carry forward to
15 and negatively affect future sales of River Park homes. Ms. Cotlar said home prices
16 were currently on the rise, and she wanted to future values. She asked the council
17 again to look long-term and better future uses on the commercial property.

18
19 **Consider Ordinance TC-2015-5 – An Ordinance of the New Castle Town**
20 **Council Approving Riverside RV Park, Inc.'s Final PUD Development Plan**
21 **Application and Amending Section 17.124.010 of the New Castle Municipal**
22 **Code (second reading)**

23
24 Assistant Town Attorney Haley Carmer reviewed the changes to the ordinance since
25 first reading, noting that council had approved option two at first reading.
26 In addition, the PUD development agreement had been finalized. The purpose of
27 the agreement was to set forth the timeline for public improvements and utility
28 infrastructure. There may be some changes based on the town engineer's
29 comments, and staff would ensure all requirements would be met before and work
30 would be started. Attorney Carmer said Mr. Chapmus had agreed to the agreement.
31 All exhibits to the ordinance and development agreement were in place, with only
32 minor adjustments based on engineering comments, and approval of the
33 documents was what the council would be considering.

34 Attorney McConaughy suggested that if the ordinance is approved, that the motion
35 delegate authority to Town Engineer Simonson for the final sign-off of the cost
36 estimates.

37 **MOTION: Councilor Leland made a motion to approve Ordinance TC-2015-**
38 **5, An Ordinance of the New Castle Town Council Approving Riverside RV**
39 **Park, Inc.'s Final PUD Development Plan Application and Amending Section**
40 **17.124.010 of the New Castle Municipal Code, and Authorizing Town**
41 **Engineer Simonson to sign off on final cost estimates, and Requiring**
42 **Colorado River Fire & Rescue provides their final approval, on second**
43 **reading. Mayor Gordon seconded the motion.**

44 Discussion: Councilor Stuckey said he disagreed with Mr. Chapmus that the
45 property would be sterilized if the project was not approved. It is a prime location
46 that could be developed under the current zoning, and as the economy improved,
47 there would be interested developers. Councilor Stuckey agreed that the area was
48 the gateway to New Castle, and the council had an opportunity to make certain that
49 whatever went in there was visually pleasing for New Castle's front door. He also
50 explained that New Castle Municipal Code called out that conditional uses should be

1 compatible with surrounding uses and would further the purpose of the zone
2 district. Councilor Stuckey felt that it was the developer's responsibility to mitigate
3 the impact to the residential area, because he was asking for a conditional use that
4 could have substantial impact on the residents. He did not feel the tax revenue
5 brought in by the RV Park would be enough to even police the area. Councilor
6 Stuckey felt that an RV Park in another area of New Castle would be beneficial, but
7 not neighboring a well-kept, established, respectable residential community.
8 Further, he felt that the boutique motel was a carrot offered to entice the council
9 into approving an RV Park use that may become endless. Councilor Stuckey felt the
10 council needed to set their standards higher and wait for a better use on the
11 property.

12
13 Councilor Riddile said he felt that as elected officials, it was their duty to be good
14 stewards for the people of the town, and they had a duty to listen to the residents.

15
16 Councilor Leland agreed with Councilor Riddile's statements, and said he felt they
17 had a responsibility to the economic health of the community as well as a
18 responsibility to the health and welfare of the citizens. He felt the RV Park created a
19 conflict between those two duties. He thought a solution may be to require a
20 written commitment to begin the procedure to build a motel. He asked the Town
21 Attorney to advise how that could be done.

22
23 Attorney McConaughy said that he did not think the council could require private
24 property owners to build a private facility if they do not want to or do not have the
25 money or if the market is not supportive. The council could impose conditions,
26 perhaps for a periodic review and hold a hearing to determine if they are in
27 compliance with the conditions. The council could also make the conditional use
28 expire, and make the approval good for five years at which point the applicant
29 would have to reapply for the conditional use. Either of these could tie the land use
30 approval to some future event or future determination.

31
32 **Amendment: Councilor Leland amended his motion to include a condition**
33 **that the land use approval will expire five years from the date of signing;**
34 **and, that the developer would provide a suitable barrier between his**
35 **property and River Park Condominiums.**

36 Attorney McConaughy asked who determined what 'suitable' meant, and offered Mr.
37 Chapmus the opportunity to comment in terms of what he felt was feasible.

38 Mr. Chapmus said that working with 153 opinions of what was suitable may be
39 complicated, and that he did not believe anything could be done. He said a nine-
40 foot high berm would be built on the south side of the property, and although the
41 same could be done on the east side, it would do nothing for the second or third
42 floor residents. Additionally, it would create issues with the engineered drainage.

43 Mr. Chapmus felt a monetary value could be placed on the mitigation, but restated
44 that it was physically impossible to put anything there that would be effective.

45 Attorney McConaughy suggested that the condition could say "..... shall construct a
46 visual barrier or other mitigation as may be agreed between the developer and the
47 HOA, and if an agreement is not reached within ninety days, a cash-in-lieu fee shall
48 be paid to the town...." At which point the town would use the funds to construct
49 the barrier.

1 Councilor Leland felt the ninety days was too quick because construction would not
2 begin until spring, and final engineering plans were not complete. Mr. Chapmus
3 agreed that ninety days was too soon, and asked for one year. He also said that the
4 HOA said \$25k would be necessary for a mitigation berm, and Mr. Chapmus offered
5 that the HOA could offer \$12.5k and he would offer \$12.5k and if they could come
6 to an agreement, the work would be completed. If they could not come to an
7 agreement, each party would get their money back.

8 Attorney McConaughy said the council could not condition Mr. Chapmus' PUD
9 approval on a third party paying money. Attorney McConaughy said there could be
10 language that said if Mr. Chapmus could not agree with the HOA he would turn the
11 \$12.5k over to the town, placing the town in the position of working out an
12 agreement with the HOA. Councilor Leland did not feel this was a good position for
13 the town.

14 Councilor Leland reiterated that Mr. Chapmus had orally agreed to work with the
15 HOA to find a suitable barrier, and Mr. Chapmus reaffirmed his agreement.
16 Mayor Gordon asked for any further discussion.

17 **Attorney McConaughy clarified that the motion and the second had three**
18 **conditions:**

- 19 1. That Town Engineer Simonson sign off on the cost estimates, and;
- 20 2. That Colorado River Fire & Rescue provide final approval, and;
- 21 3. That the conditional use would expire in five years from the date of
- 22 signing unless approved by resolution by a vote of the council after a
- 23 public hearing.

24 Mr. Chapmus said that they were asking a business owner to invest several
25 hundred thousand dollars in a project that could go away in five years. Councilor
26 Leland said that Mr. Chapmus had stated on the record that his goal was to build a
27 motel in five years. If in five years, Mr. Chapmus was not ready to build a motel, he
28 could ask for an extension of the conditional use for the RV Park. It also provided
29 protection for the residents of River Park Condominiums.

30
31 **Mayor Gordon asked for a roll call vote: Councilor Riddile: no; Councilor**
32 **Stuckey: no; Councilor Means: no; Councilor Gordon: no; Councilor Leland:**
33 **yes; Councilor Metzger: yes.**

34
35 Attorney McConaughy said that the motion failed, and told the council they could
36 make a motion with different conditions, or they could make a motion to deny.

37
38 **MOTION: Councilor Stuckey made a motion to deny Ordinance TC-2015-5 –**
39 **An Ordinance of the New Castle Town Council Approving Riverside RV Park,**
40 **Inc.'s Final PUD Development Plan Application and Amending Section**
41 **17.124.010 of the New Castle Municipal Code on second reading. Councilor**
42 **Means seconded the motion and it passed on a roll call vote: Councilor**
43 **Metzger: no; Mayor Gordon: yes; Councilor Stuckey: yes; Councilor Means:**
44 **yes; Councilor Riddile: yes; Councilor Leland: no.**

45
46
47 Councilor Stuckey left the meeting room at 9:03 p.m.

48
49 **Consider Request from Stanly Bartlomiejczuk, AB & SB Construction, for a**
50 **Permit Fee Agreement**

1 Town Planner Tim Cain explained that Mr. Bartlomiejczuk had asked the council for
2 a similar agreement the previous year, and had paid the fees back, with interest, in
3 a timely manner. He also explained that the funds would pay for building permit
4 fees on the last lots in Castle Ridge, and would build out the subdivision.

5 **MOTION: Councilor Riddile made a motion to approve the Permit Fee**
6 **Agreement between the Town of New Castle and AB & SB Construction.**
7 **Councilor Leland seconded the motion.**

8 Discussion: Attorney McConaughy told the council they could approve the permit
9 fee agreement as it was legal, but clarified that the town was not a bank and
10 typically people went elsewhere for loans. He said that the town's investments
11 should remain highly conservative. He felt there was some risk that they could not
12 get the money back in that the applicant could hit hard times and go bankrupt or
13 the properties could be foreclosed on. The council had approved an agreement with
14 the same applicant previously and had been paid back as agreed, and it was the
15 council's option to move forward with the agreement.

16 **The motion passed unanimously.**

17 Mr. Bartlomiejczuk thanked the council.

18
19 Councilor Stuckey returned to the meeting at 9:09 p.m.

20 21 **RFTA Support Letter**

22 Administrator Baker told the council that Dave Johnson of RFTA asked if the council
23 would consider signing the letter of support that was in the packet. The letter
24 supports an amendment to a 2009 law that allowed RFTA to seek up to five mils in
25 property tax, with voter approval, to offset the cost of capital acquisitions. The law
26 will sunset in 2019, and RFTA will pursue legislation to extend that sunset date to
27 2029. The letter of support is for the change of the sunset date.

28 **MOTION: Councilor Leland made a motion to authorize the Mayor to sign**
29 **the letter to the House Transportation & Energy Committee in support of**
30 **RFTA. Councilor Stuckey seconded the motion and it passed unanimously.**

31 32 **Colorado Residency Reporting – DOLA**

33 Administrator Baker told the council he had received an email from Kirby Winn
34 asking for an informal agreement from New Castle to continue the reciprocal
35 agreement amongst all the municipalities in Garfield County. The agreement
36 provided for DOLA to accept challenges from any of the municipalities on the
37 Colorado Employee Resident Reporting which was how DOLA allocated impact funds
38 from energy. The council agreed.

39 40 **Consent Agenda**

41 Minutes of the January 5, 2016 council meeting

42 Lakota Food & Beverage Optional Premises Liquor License Renewal – Recreation

43 Lakota Food & Beverage Optional Premises Liquor License Renewal – Golf Course

44 Spirits of New Castle Retail Liquor Store Liquor License Renewal

45 **MOTION: Councilor Riddile made a motion to approve the consent agenda.**
46 **Councilor Means seconded the motion and it passed unanimously.**

47 48 49 **Staff Reports**

1 Town Administrator – Administrator Baker told the council that the Governor's
2 Office had requested a representative statement from the town about the LoVa Trail
3 for the 16 by 2016 State Trails Grant program. Garfield County agreed to write the
4 statement, which indicated regional support of the LoVa Trail. Administrator Baker
5 told the council that Ag Day would be January 26 for those interested. The GFMLD
6 Awards Luncheon had been held a week earlier, and New Castle had received the
7 highest amount of funding in the spring and fall grant cycles. During the lunch,
8 Mike Samson commented that he would like to see all the entities collaborate on a
9 single, large project that would benefit the whole county. Administrator Baker said
10 he did not yet know what that project would be so the town would continue to
11 pursue spring grants for police radios, police vehicles and public works equipment.
12 Administrator Baker said that Drew Gorgy had indicated that in February the
13 GFMLD would ask all the municipalities for their strategic plan or capital
14 improvement plan. The purpose would be to determine if the grant requests
15 submitted to the GFMLD matched the strategic plans. Administrator Baker said that
16 New Castle's exactly matched. He told the council that their long-term strategic
17 plan would pay off, not only because they had good planning, but also because the
18 GFMLD grants would depend on it in the future. Administrator Baker said that the
19 Energy Symposium was scheduled for April 20 – 21, 2016. Administrator Baker
20 said he had spoken to Joel Starbuck with City Market regarding a fuel station, and
21 they were interested in some neighboring properties, but there seemed to be
22 nothing definitive regarding an expansion.

23 Town Clerk – Clerk Harrison told the council that the next council meeting on
24 February 2 was the joint meeting with the Board of County Commissioners. The
25 meeting would take place in the Community Center, it will begin at 6:00 p.m. and
26 dinner will be served. After the joint meeting, the council will hold the liquor
27 hearing for Chapman's Pub. Public notices will be posted so the community was
28 aware. Additionally, although the council had approved the liquor license renewal
29 for the golf course, that renewal did not include a clubhouse. She said it was her
30 intention to have Warrior start the process to modify their liquor license to include
31 the new clubhouse once the framing inspection has been complete and approved.
32 At that time, they would have solid evidence of the floor area and be able to decide
33 how much of the area should be a license premises. This would hopefully be enough
34 time to complete the licensing process and allow them to serve alcohol at their
35 grand opening of the clubhouse.

36 Clerk Harrison said there were five petition packets picked up for council
37 candidates, but only one petition had been turned in. She also said that they had
38 received a few compliments from citizens regarding snow plowing, and that public
39 works had been very responsive to citizens who needed special help or to staff
40 requests.

41 Town Planner – nothing to report

42 Public Works Director - nothing to report

43

44 **Commission Reports**

45 Planning & Zoning Commission – Councilor Metzger said that at the last P&Z
46 meeting there was a conditional use permit, and the applicant had the most
47 impressive and beautiful presentation that would be coming to council.

48 Historic Preservation Commission – Councilor Riddile said the representative from
49 History Colorado had been there which qualified the town to maintain their certified
50 local government status.

1 Economic Advisory Committee – nothing to report
2 Climate Action Advisory Committee – nothing to report
3 Senior Program – nothing to report
4 RFTA – Mayor Gordon said RFTA finalized their budget at the last meeting. He also
5 told them that Councilor Stuckey would be attending the RFTA meetings. He felt
6 that he and Councilor Stuckey had been successful in changing the attitude of RFTA
7 towards the down-valley municipalities.
8 AGNC – Administrator Baker said that Finance Director Layton had attended, and
9 Doctor Wolke was there and spoke about the Clean Power Act and how it affected
10 the coal mining industry as well as the ozone compliance and how that may affect
11 affordable housing. Last, he spoke about how the Affordable Care Act was affecting
12 insurance companies. Most of the information was valuable to finance, but not
13 necessarily the council.
14 GCE – nothing to report
15

16 **Council Comments**

17 Councilor Metzger said there were two New Castle kids in the Sunday paper, and
18 she thought it would be nice for the council to write a congratulations to them.
19 Councilor Stuckey and the rest of the council agreed.
20 Councilor Metzger said she and Administrator Baker had met with Jo Anderson. Ms.
21 Anderson started a senior housing coalition in Carbondale because she was well
22 aware of the need for senior housing in Garfield County. Ms. Anderson thought it
23 might be a good idea to invite the Post Independent to one of the meetings about
24 the wellness campus and ask them to write an article about what New Castle was
25 trying to do, and tie a survey to it for input from the community.
26 Administrator Baker clarified that the demand analysis indicated that there was only
27 a modest need for senior housing. This seemed to be contrary to what was believed
28 to be true. The idea was to have the Post Independent conduct a survey to better
29 understand the needs. The survey results would not be scientific, and would not
30 assist with financing but it may garner some interest as well as raise awareness.
31 Ms. Anderson also suggested that New Castle meet with the director of Casey's
32 Pond in Steamboat Springs and understand how they got their senior housing
33 project done. Unfortunately, Casey's Pond is not full and the project is allegedly
34 underwater because they oversized their market area and got a false reading on
35 how much demand there was. Administrator Baker said it would be good to speak
36 with them and see what they say they would have done differently. The council
37 agreed it would be valuable to learn from Casey's Pond. Administrator Baker said
38 staff would not make the appointment until late February.
39 Councilor Metzger said that she felt that the RV Park application could have been
40 handled better and that it was unfortunate that the applicant spent the money he
41 did and had been approved up until the last meeting, then was suddenly denied.
42 Mayor Gordon said that the applicant had been advised all along on what needed to
43 be done, and he failed to do those things. In addition he attempted to intimidate
44 the council into approving the RV Park, rather than providing the mitigation
45 necessary. Councilor Metzger asked if the residents had been notified. Clerk
46 Harrison said they had definitely been notified, and the residents had objected at
47 the first P&Z meeting resulting in P&Z requiring a mediated meeting with those
48 residents. Councilor Riddile and Councilor Stuckey felt that the application would
49 probably not have been approved through P&Z if the approval resolution had been
50 clearly explained. He did not feel the commission understood what they were voting

1 on. Administrator Baker said that the applicant should have had a complete
2 presentation with maps and color graphics, similar to the presentation Councilor
3 Metzger told the council about, but he did not. More effort could have been put into
4 selling the project.

5 Administrator Baker told the council that he and Mayor Gordon and Councilor
6 Leland had met with Terry Clausen who is doing a for-profit, high-end senior
7 housing project in Carbondale. They asked Mr. Clausen to vet the report from the
8 Highland Group and Mr. Clausen was not surprised about the demand numbers.
9 Administrator Baker said it was a good meeting and Mr. Clausen offered to assist as
10 an unofficial or official advisor. Councilor Leland felt he was someone the council
11 could work with.

12 **MOTION: Councilor Riddile made a motion to extend the meeting past**
13 **10:00 p.m. Councilor Means seconded the motion and it passed**
14 **unanimously.**

15 Councilor Leland told the council that Clark Anderson left the Sonoran Institute and
16 started his own business. He was someone who could be a resource for the campus
17 project.

18 Councilor Leland thanked the clerk's office staff for all the work done to prepare for
19 the meeting. The council was accustomed to paperless, and preparing a paper
20 packet was a great deal of work and they had done a good job.

21 Councilor Stuckey said that as an example of people who would probably stay in
22 the area if there were available senior housing was Judy Beattie. He also thanked
23 Mayor Gordon for his compliment regarding RFTA.

24 Mayor Gordon Said he had worked with a number of councils over the years, and he
25 felt the seated council was the best. They were prepared, informed, and made good
26 decisions.

27
28 **MOTION: Mayor Gordon made a motion to adjourn. Councilor Metzger**
29 **seconded the motion and it passed unanimously.**

30
31 The meeting adjourned at 10:05 p.m.

32
33 Respectfully submitted,

34
35
36
37 _____
Mayor Bob Gordon

38
39 _____
40 Town Clerk Melody Harrison, CMC

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**New Castle Town Council Meeting
Tuesday, February 2, 2016, 7:00 p.m.
423 W. Main Street – Community Center**

Call to Order

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

Pledge of Allegiance

Roll Call

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

Also present at the meeting were Town Administrator Tom Baker, Town Clerk Melody Harrison, Police Chief Tony Pagni, Public Works Director John Wenzel and members of the public.

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 the county for election services from the consent agenda because the attorneys had not completed their review of the document. The council agreed.

Items for Consideration

Recess Town Council meeting, convene as local liquor licensing authority

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

1
2 **Consider Resolution TC-2016-4, A Resolution of the New Castle Town**
3 **Council Approving an Application from Ferguson Enterprises LLC, dba**
4 **Chapman's Pub, for Transfer of a Tavern Liquor License**

5 Mayor Gordon told the audience that the item would be a public hearing. He
6 outlined how the hearing would proceed:

- 7 • Council will hear staff reports and a memo from the town clerk.
- 8 • Council will hear from the applicant.
- 9 • Council will open the public hearing and take public comments, then close
10 the public hearing.
- 11 • Council will consider their decision.

12 Mayor Gordon told the applicant and the audience that all comments should be
13 directed to the council. He asked Clerk Harrison to read her memo.

14 Clerk Harrison read the following:

15
16 *There has been some confusion regarding the licensing process for the premises*
17 *located at 366. W Main Street.*

18 *The Silver Club Saloon was suspended last year in May following a show-cause*
19 *hearing.*

20 *The hearing that took place on October 6, 2015 was a renewal hearing, NOT a*
21 *revocation hearing. On October 6, 2015 the Silver Club's liquor license renewal*
22 *application was denied. This meant that the existing license, which was good*
23 *until October 31, 2015, would not be renewed on November 1, 2015.*

24 *Many people were confused by this thinking the bar was shut down, but in fact*
25 *was not. To further confuse things, the Silver Club was able to legally transfer*
26 *ownership of their liquor license to Chapman's Pub.*

27 *This is a legal process under the state liquor laws. The council has approved two*
28 *other transfers very recently: Lazy Bear Restaurant and New Castle Liquors.*
29 *The hearing this evening is the very same as these two other transfers.*

30 *The liquor license transfer that you will be considering has two possibilities:*

31 *Approve or deny. The council in its capacity as the liquor authority cannot place*
32 *conditions on approval of the license, however: any representations made by*
33 *the applicant during the hearing becomes part of the application.*

34 *The item is a public hearing, and any person interested in voicing their opinions*
35 *in support of, or against the license will have an opportunity to do so.*

36 *Council should consider public opinion in making their decision to determine if*
37 *the application meets 12-47-301(2)(a) (excerpt) of the Colorado Liquor Code*
38 *that states: ".....all licensing authorities shall consider ... the reasonable*
39 *requirements of the neighborhood, the desires of the adult inhabitants as*
40 *evidenced by petitions, remonstrances or otherwise"*

1 *The issues surrounding the previous bar and its owner do not apply to this*
2 *application. The complaints and punishments related to the Silver Club only had*
3 *bearing on the Silver Club, and is separate from the current owner and her*
4 *application for a liquor license.*

5 The Mayor confirmed that everyone understood what Clerk Harrison said. He asked
6 Police Chief Pagni to report.

7
8 Chief Pagni told the council that he had been in contact with Terri Ferguson, but
9 had not yet met with her due to scheduling conflicts. Chief Pagni read the following
10 report:

11
12 *Since the opening of Chapman's Pub (366 W. Main St.) on 10-31-2015, there*
13 *have been approximately 12 reported incidents.*

14
15 *There were two reported officer follow-ups, one building check, and one alarm.*

16
17 *There were three reported fights at the pub.*

18
19 *The first reported fight occurred on their opening night (10-31-20 15), was*
20 *reported by a person at or with the bar, and the alleged combatants were gone*
21 *prior to law enforcements arrival. Seth Graby was present and recording the*
22 *incident with his cell phone, shining the light from his phone directly into the*
23 *eyes of Cpl. Burrows. Cpl. Burrows warned Mr. Graby to stop shining the light*
24 *from his phone directly into his eyes. Mr. Graby apologized to Cpl. Burrows*
25 *stating that he did not know the light was on.*

26
27 *The second fight occurred on 12-13-2015, and appeared to be mutual*
28 *combating between two bar patrons, and was reported by the pub. Both men*
29 *were charged criminally, and one of the men was trespassed from the*
30 *establishment.*

31
32 *The third fight occurred on 01-01-2016, and was also reported by the pub. That*
33 *incident involved a bar patron and person hired as security for New Year's Eve.*
34 *The bar patron was trespassed from the establishment, after being detained*
35 *briefly, and was released on a warning.*

36
37 *There have been two noise complaints, both of which occurred on the night of*
38 *01-09-2016. There was apparently a live band playing in the pub on that night.*
39 *Both complaints were cleared on verbal warnings.*

40
41 *There was a reported criminal mischief on 01-08-20 16, with the pub being the*
42 *apparent victim.*

43
44 *There was one REDI report on 01-23-20 16 involving a suspected intoxicated*
45 *female preparing to drive away from the area of the pub. The vehicle was not*
46 *located.*

1 *There was a reported disturbance on the night of 01-26-2016. Upon officer's*
2 *arrival at the pub, there did not appear to be any disturbances, and the scene*
3 *was cleared, unfounded.*
4

5 Chief Pagni told the council that he felt he could work with the owner of Chapman's
6 to help mitigate any issues.

7
8 Mayor Gordon invited the applicant to speak.

9
10 Terri Ferguson, 121 N 1st Street.

11 Ms. Ferguson told the council that Chapman's opening had been on 10/31/2015.

12 She said that she knew the pub had experienced a few issues, but they had noticed
13 a drastic change in the type of patrons that frequented the establishment. Ms.

14 Ferguson said the pub had a zero-tolerance policy on fighting and the like. All of the
15 bartenders were safe-serv certified and were careful not to over serve their
16 patrons. The staff provided water or coffee, and had given a few rides home. Ms.
17 Ferguson said they wanted to become Chamber members and do things like
18 fundraisers and be a positive member of the community. Ms. Ferguson said they
19 wanted to bring live music in.

20 Ms. Ferguson said that they knew that had a lot of work to do, and welcomed
21 complaints, comments and suggestions.

22 Brett Ferguson, 121 N 1st Street. Mr. Ferguson said that they had met with several
23 of the neighbors who had issues with the previous establishment, and invited them
24 to communicate their concerns. The Fergusons had provided their cell phone
25 numbers and asked the neighbors to call any time of the day or night. Mr. Ferguson
26 said they needed to learn to work and live together, and they were there to do
27 whatever they could to take care of the situation immediately.

28 Ms. Ferguson said there had been a few noise issues. The Pub had hired a promoter
29 to bring in local music. The promoter they hired struggled with noise limitations,
30 and they had to let him go. Ms. Ferguson said the pub owned a decibel meter and
31 used it to ensure the sound was not a nuisance.

32 Councilor Riddile asked how many people were employed by the Pub. Ms. Ferguson
33 said there were six employees.

34 Councilor Riddile asked how they planned to mitigate noise issues at 11 or 12 at
35 night. Mr. Ferguson told the council that they had a popular local band in to
36 perform, and they had a rather large crowd. He said the police did their normal
37 walk-through which the Fergusons liked because it helps them gauge the situation
38 and stop issues before they become issues.

39 Councilor Riddile stated that previously there had been a noise issue in the
40 summertime of the front door being left open. Also general cleanliness, cigarette
41 butts and vomit on the sidewalks. He asked how those issues would be addressed.

42 Ms. Ferguson said that they had removed the butt can from the front area, which
43 created the problem that people still went out front to smoke, and although they
44 spent six straight weeks directing people to the back patio, it remained an issue.
45 She said they swept up every day, but told the council they would like to put a butt
46 can back in the front, something more aesthetically pleasing than the ugly orange
47 one there before. They asked if the council felt that would be acceptable, because
48 they wanted to keep things clean. Cleaning the front sidewalk was on the

1 bartender's list of opening responsibilities. Mr. Ferguson said that they also
2 employed full-time security on the weekends, which cut down the problems. They
3 moved inebriated individuals along, often locating transportation home so they are
4 not out in traffic. Mr. Ferguson said the front sidewalk was the responsibility of the
5 security person.

6 Councilor Leland asked again about the front door being open. Ms. Ferguson said
7 the front door would never be open. Councilor Leland said that was easy to say
8 while the weather was cold, but when the summer came it's likely that someone
9 would prop the door open. Mr. Ferguson said that a new door had been purchased a
10 commercial, glass door with a door closer on it. He said that the swamp coolers
11 worked very well inside the building and there should not be a reason to open the
12 front door. If they do not work, he was in the heating & air conditioning business
13 and he could repair them.

14 Ms. Ferguson said they did not want the noise leaving the building because they
15 had neighbors to think about, and it was a priority for them to manage it.

16 Councilor Leland said he had a question and he did not know what the answer was.
17 He said that once the bar closes and patrons leave the pub, they do not necessarily
18 leave Main Street, and even after a moderate amount to drink, they were often
19 jovial and noisy. He asked if there might be a way they could partner with the
20 police department to keep the patrons from disrupting the residents in the middle
21 of the night. Mr. Ferguson said their philosophy was that the patrons were no
22 longer pub customers once they left, although they did want to see people walk
23 home or get to their vehicle so they were not milling about. He also said they were
24 all about working with the police department, and that the PD had been great
25 providing assistance and input. The security person is also responsible to encourage
26 people to move along.

27 Councilor Stuckey said that in the past, the patio area had been a problem and he
28 asked what their plan was to manage it. Ms. Ferguson said they had cameras
29 installed. Mr. Ferguson said that the back gate now had a panic bar on the inside
30 that alarmed if someone went out. The rear gate was now an emergency exit only.
31 In addition, they no longer allowed parking in the back. Councilor Stuckey said
32 there had also been problems with people throwing things over the wall. Ms.
33 Ferguson said they had posted signs and the patrons were aware they were on
34 camera, and very aware of the zero-tolerance policy of the pub. Ms. Ferguson said
35 that she had been in the bar prior to her ownership of the business, and said there
36 was a different crowd and a different atmosphere. Mr. Ferguson said the weekend
37 security person checked the patio area every fifteen to twenty minutes. He also said
38 that they had met several times with the neighbor and the neighbor felt that things
39 were better. Mr. Ferguson said that as far as he knew, there had been no additional
40 issues.

41 Councilor Riddile asked Chief Pagni if he had an idea how many incidents there had
42 been at other establishments in the downtown. Chief Pagni said the security checks
43 would be similar, but without looking into it, he was not aware of other incidents in
44 other establishments.

45
46 Mayor Gordon opened the public hearing at 7:34 p.m.
47 Leonard Petrakis, 386 W. Main Street. Mr. Petrakis said he felt that the Fergusons
48 were sincere, but in order to get it done they needed a certain amount of expertise

1 that he was not certain they had. Mr. Petrakis said he had been in the business for
2 more than 40 years in New York, and although he was not an expert, he knew
3 there would be liquor and women and loud music. Men become very brave after a
4 few drinks, so the staff really needed to be on top of things so that when people
5 come in, they have a good time, they go home and they want to come back. He
6 said that a certain amount of expertise was needed to run a bar, and he wanted the
7 council to consider that when granting the license.

8
9 Susan Ruggles, 386 W. Main Street. Ms. Ruggles said she understood the
10 importance of welcoming a new business into New Castle. She said she understood
11 the town had hired a marketing firm to brand New Castle in hopes of expanding
12 business development. There were also committees working to reinstitute New
13 Castle as a historic destination. Liberty Park, which is adjacent to Chapman's Pub,
14 will be breaking ground in the spring. The town and the council were talking
15 positive, proactive steps towards expanding the growth of New Castle. As a
16 property owner, Ms. Ruggles commended the council for their forward thinking. She
17 said she had lived in town for two years, and since November there was more
18 trash, cigarette butts and beer bottles all around. Ms. Ruggles said she knew the
19 council had received a letter from a from a new condo owner in the Watts building
20 who could not attend. This person had lived in town for less than a month and has
21 had to call the police three times for disorderly conduct, noise and public
22 intoxication. Ms. Ruggles asked the council how Chapmans Pub folded into the
23 steps the council was taking to encourage economic development in New Castle.

24
25 Amanda Stone, 111 Current Drive. Ms. Stone said she was not practiced in public
26 speaking, so she read a prepared statement:

27 *"The importance of having Chapman's in our society*

28 *First there's the obvious: there's local revenue. Sales tax is important to help*
29 *keep our town running properly, and they are a part of it. This establishment is a*
30 *great place to enjoy entertainment, like concerts, stand-up comedy, sports*
31 *events on TV. It's a place to enjoy the company of friends, meet other locals and*
32 *engage in community-broadening activities such as pool days, football games,*
33 *karaoke, cards, etcetera. Socialization is vital to the health of our community.*
34 *Inadequate socialization is the leading cause of depression and alcoholism in*
35 *stay-at-home mothers and housewives. Without this tavern to socialize with*
36 *other adults, there would be the risk of drastic increase in depression among our*
37 *citizens which has a negative impacts on everyone. The unsocialized women*
38 *would be sad, irritable, have less patience with children whose educations will*
39 *suffer along with their self-esteem. They would have less empathy towards*
40 *spouses who are exhausted from a hard days' work, because at least they got to*
41 *talk to other adults. This will cause spouses stress levels to rise and affect them*
42 *in their daily work at their jobs. Also these homemakers will begin to neglect*
43 *their household chores due to being burnt out emotionally, which would lead to*
44 *grass and gardens around their homes dying off and becoming overgrown with*
45 *weeds. Without the local plant life to feed on, the herbivores populations will be*
46 *forced to move elsewhere in search of new food sources, or die off from*
47 *starvation. Without the local herbivores, carnivores will have lost their natural*
48 *food source. When the mountain lions have run out of your pets to eat, you can*

1 *guess what comes next. Please keep Chapman's Pub open for business so we*
2 *don't have to watch our town collapse into ruins and get eaten by mountain lions.*
3 *Thank you for your consideration."*
4

5 Donald Zordel, 5033 CR 335, #262. Mr. Zordel said he moved to the valley in the
6 late fifties, and had been going to the establishment since the early sixties. Mr.
7 Zordel said it was probably the best it has ever been in all the years, and (the
8 Fergusons) were working hard to make it better. It is one of the few places to play
9 pool in New Castle, and if it closed, he will have to go to Glenwood or Rifle. Mr.
10 Zordel said he had many friends there, and it was a good place to socialize.
11 Regarding beer bottles, he said they never left the establishment, so the ones on
12 the street were coming from somewhere else. Mr. Zordel said that it is a far better
13 place under the new ownership, and felt it would improve in the future as well. He
14 felt that pub patrons were no longer the pub's problem once they left the
15 establishment. He reiterated that the owners were working hard to keep the noise
16 down. Mr. Zordel said he liked the place and wanted it to stay open.
17

18 Bronwyn Rittner, 111 N 3rd Street. Ms. Rittner told the council she had purchased
19 the home right behind the bar, and she had researched it beforehand, learning that
20 the establishment had been there a very long time. Ms. Rittner said that in the past
21 five months there had been a dramatic change for the better. She felt the owners
22 had made a real effort to be part of the community. She said she appreciated their
23 efforts and also that she could go to them at any time and have a conversation. Ms.
24 Rittner said the traffic in the back alley had decreased as well. She felt that
25 diversity and a lively nature was important to a community to help it thrive.
26

27 Susan Ruggles asked how the issue of noisy people out on the streets would be
28 cleared up if it was not the responsibility of the pub, and whose responsibility it
29 was. Mayor Gordon said if someone was disturbing the peace, as a homeowner you
30 would call the police. Ms. Ruggles said the police had been repeatedly called, and
31 wanted to know if the police could do more so people did not have to keep calling.
32

33 Chief Pagni said that on any given weekend night, there were two officers on duty.
34 Regarding the disturbing-the-peace issues, the police have to develop probable
35 cause or have a written statement from a complainant. Many complainants are
36 anonymous reporters, and are not willing to file a complaint. The police show up
37 and the parties are meandering down the street, and if the police cannot develop
38 probable cause, there are no charges. Many times the issues can be quelled with
39 verbal warnings, and with the adopted community policing values, the officers do
40 not want to appear over-zealous. The police do multiple business checks during the
41 night, everyone knows they are out and about, and again, the police have to be at
42 the right place at the right time to develop probable cause that would lead to a
43 viable charge. He said there would be time that the officers were on other calls, and
44 not be able to respond immediately to issues at the bar.
45

46 Ms. Ruggles asked if the only option was to call the police. Chief Pagni said yes, and
47 of course people should regulate themselves. He also said that they cannot

1 mandate that people move along at specific paces, but they could regulate what
2 they do to other citizens if they could develop appropriate probable cause.

3
4 Ms. Ruggles asked what the protocol was for public intoxication on the street. Chief
5 Pagni said that it was interesting in that the officer had to determine where the
6 person became intoxicated. If that person is violating a law such as disturbing the
7 peace, that could be charged for that. There are no laws pertaining to public
8 intoxication, no statute against it. If the person is a danger to traffic, they could be
9 charged. Also, there is no detox center in the area, so the police try to encourage
10 people to move along; if viable charges are developed, then they are housed, and
11 charges filed.

12
13 Bronwyn Rittner. Ms. Rittner suggested that in small communities there are
14 sometimes signs warning people that they were entering a residential area. She
15 was considering putting one up at her house just to remind people. It was a pro-
16 active approach to accepting that there was activity in the downtown. The activity
17 was good, but it should be respectful of the residents, as the residents were
18 respectful of the businesses. Communication between neighbors was important.

19
20 Ann Anzel, 316 W. Main Street, next door to Chapman's. She said she appreciated
21 everything the neighbor was doing, and has been surprised that it had calmed
22 down as it had. She felt more needed to be done, as there was still a lot of noise
23 when people leave. It was better, but still noisy. Two weeks earlier, there was
24 something big happening on the patio in back, and she got up to see what was
25 happening. She was concerned that as summer came, there would be more of that
26 type of activity. Ms. Anzel said she wanted to be fair and say that the place was
27 much better than it had been before, it was clean and looked nice. There were still
28 beer bottles and cigarettes around, but not as bad as previously. People leaving the
29 bar at 1 or 2 in the morning were still very loud and took too long to leave. Ms.
30 Anzel said it was better, but not perfect.

31
32 Katie Bjorn, 22 Buckskin Circle. Ms. Bjorn said she thought Chapman's Pub was
33 doing an amazing job. She said it had changed in the last four months, and that
34 she now felt safe going there by herself. She said she understood that a local
35 watering hole was not the best at night for those people who were sleeping, but
36 that it also brought life to the town. The music and people walking livened things
37 up, and she fully supported them.

38
39 Randall Jarrod Pierce, 38 Silver Queen Circle, Parachute. Mr. Pierce said he was the
40 former manager of the Silver Club Saloon. He said that he thought it had been
41 made clear that the former owner of the former establishment had no bearing on
42 the application for Chapmans, yet, the police chief mentioned that one of the
43 reported fights had involved the former owner. Mr. Pierce said the council had
44 made three references to the former establishment, including a specific one from
45 Councilor Stuckey. Councilor Stuckey said his reference was stating that there had
46 been at one time some concerning issues, and he wanted to verify that similar
47 issues were not repeated in the future. Mr. Pierce felt that the references were not
48 applicable to the community and council's opinion of the new liquor license

1 applicant because it was biased. Mr. Pierce said he was no longer involved in the
2 new ownership or management of the bar, he was a patron only, and he loved the
3 new place. He said all his friends lived in New Castle and he wanted to purchase a
4 home in New Castle. Chapman's Pub was a centrally located establishment that
5 provided common ground for everyone, and if it were denied that would affect his
6 decision to buy a home. He said that Chapman's had made all the correction that
7 the previous owner had promised and not done. He felt that that the community
8 would miss out on a lot of good fun and potential tourist revenue if they did not
9 approve the license.

10
11 Benjamin Allen, 542 W. Main Street. Mr. Allen said he had been a patron of the bar
12 for a long time, He felt that since the Ferguson's had taken over the place they had
13 done a very good job. Mr. Allen said he played in a pool league on Monday nights.
14 He said he thought the bar added a benefit to the town in that it provided a social
15 life, and he asked that the license be approved.

16
17 Christina Crabtree, 166 N. 3rd Street. Ms. Crabtree said she had been in New Castle
18 for three years, and felt that the applicant had done an amazing job of cleaning up
19 the building, making sure everyone got home safe, and providing an enjoyable
20 place to go. She said it was a great bar and asked that the council consider
21 approval.

22
23 Sean Speller, 701 Burning Mountain Avenue. Mr. Speller said he had only been in
24 New Castle a few months, but felt that Chapman's was one of the few places in the
25 valley that took him in and made him feel like family. Mr. Speller said his family
26 was in New York and that he was alone here. He said he sang locally, and enjoyed
27 the Thursday karaoke night. He felt that the socialization was helping him grow
28 personally, and that it would be a shame for the bar to be taken away so soon.

29
30 Mayor Gordon closed the public hearing at 7:58 p.m.

31
32 Councilor Breslin said he and his wife lived across the street and down a ways from
33 the bar, and he agreed that it could be annoying at 1 a.m. It's a sacrifice he made
34 to have a tavern in town that he could take friends to for a game of pool.
35 Chapmans has the only two pool tables in town. Councilor Breslin said he had never
36 felt unsafe there, and none of his women friends felt unsafe there either. He said he
37 liked having a tavern in town. He said they had repaired the façade of the building,
38 and to his recollection it was the first time that had been done in forty years.
39 Councilor Breslin said offering people water was the best way maintain, and he
40 appreciated that effort.

41
42 Councilor Riddile said he took a little field trip with his family, and they went to
43 Chapmans. He had not been there is several years, and was pleasantly surprised
44 with the clientele and noise levels. It wasn't very late, perhaps 9 p.m. on a
45 Wednesday. However, based on the neighbors comments, it sounded to him as
46 thought there was still room for improvements, and it would require constant
47 maintenance, and vigilance regarding the activities out front. Councilor Riddile said

1 that he hoped the applicant could improve the bar, and make it better so the
2 council does not have to hear about issues at the location again.

3
4 Councilor Stuckey agreed that New Castle needed a pub or tavern because it helped
5 the personality of the town. He heard from testimony that the applicant was doing
6 their best to improve things, and had improved things. He also agreed with
7 Councilor Riddile that they needed to maintain the positive direction.

8
9 Councilor Leland reminded the applicant that the things they had agreed to were
10 binding, and said that the council would hold them to those representations.
11 Without prejudice to the current applicant, he said he felt that the biggest thing
12 they had to overcome was the reputation that had been established by the previous
13 owners. He agreed that it would take constant vigilance, and willingness to remove
14 people from the location. He knew this would be difficult, but it was necessary.
15 Councilor Leland said the council was willing to hold a show-cause hearing if
16 necessary. He said that it sounded like they were moving in the right direction, but
17 that there were still things to be addressed. He also said they needed to make the
18 time to sit down with the police chief and officers. He said again that they had
19 made representations to the council that they would be looking at.

20
21 Councilor Stuckey asked the applicant to reach out to their critics in the audience
22 to discuss with them their specific wants and needs to see if there was a good
23 compromise.

24
25 Councilor Leland said there would be a park going in next door to the tavern, and
26 although it was town-owned, the tavern would have some responsibility for the
27 area as well.

28
29 **MOTION: Councilor Riddile made a motion to approve Resolution TC-2016-**
30 **4, A Resolution of the New Castle Town Council Approving an Application**
31 **from Ferguson Enterprises LLC, dba Chapman's Pub, for Transfer of a**
32 **Tavern Liquor License. Councilor Metzger seconded the motion and it**
33 **passed on a roll call vote: Councilor5 Metzger: yes; Councilor Stuckey: yes;**
34 **Mayor Gordon: yes; Councilor Riddile: yes; Councilor Leland: yes Councilor**
35 **Breslin: yes.**

36
37 Mayor Gordon wished the applicant well, and encouraged them to reach out to their
38 neighbors.

39
40 Adjourn local liquor licensing authority, reconvene town council meeting

41
42 **MOTION: Councilor Leland made a motion to adjourn the local liquor**
43 **licensing authority and to reconvene the town council meeting. Councilor**
44 **Stuckey seconded the motion and it passed unanimously.**

45
46
47 **Discussion: Snow/Ice Removal/Plowing in Castle Valley Ranch**

1 Administrator Baker told the council that the President of the Castle Valley Ranch
2 HOA, Mr. Brad Gates, had been in to speak with Public Works Director John Wenzel
3 and himself regarding snow removal in CVR, looking for ways to make it better. It
4 had been a big snow year and public works had worked very hard to keep up. The
5 question was posed about trucking the snow out, but that would be very costly. Mr.
6 Gates took Administrator Baker on a tour of CVR and pointed out where private
7 citizens who have snow removal equipment had been piling snow to the point that
8 it was a safety hazard. There were also residents who were not shoveling their
9 sidewalks, and other who pushed their snow into the streets, not understanding
10 what a hindrance that could be to good snow removal. Administrator Baker said
11 there would be an article in the quarterly newsletter that described the importance
12 of proper snow management.

13 Mr. Gates too Administrator Baker to North Wildhorse and showed him an area
14 where snow was being pushed to the sides of the road, but there was a fence close
15 enough to the street that it limited the snow storage. Mr. Gates asked if the town
16 could consider moving the fence back ten feet or so, and Director Wenzel said they
17 could look at it. Another idea was that of someone had an area in front of their
18 house where the town could store snow, the area could be flagged to indicate the
19 snow storage. Snow routes may be one of the most effective solutions.

20 Administrator Baker allowed Mr. Gates to explain.

21 Mr. Gates explained the different snow route options the HOA had discussed. Many
22 of the problems experienced by the plow drivers are from vehicles that do not move
23 for weeks or months at a time causing the snow to build up on the outside of the
24 vehicle, leaving more snow to build up into the street. Mr. Gates felt that educating
25 the residents was necessary. He asked if snow routes had been considered, and
26 how the council felt about them. He said he wanted to discuss some solutions for
27 the next big snow year.

28 Administrator Baker said if snow routes were implemented, the streets would have
29 to be signed and the unmoved vehicles would have to be towed to the impound lot.
30 The cost of impounding and the parking ticket related to unmoved vehicles was
31 more than \$200 and would quickly prevents someone from failing to remove their
32 vehicle in the future.

33 Mayor Gordon said that snow storage had been problematic for a long time, but
34 with the amount that had fallen, it was terribly apparent. He thought designated
35 snow storage may help. Director Wenzel said that the biggest problem was the
36 design of some of the neighborhoods because of a lack of storage. There was
37 nothing that could be done about that now. The primary complaints were from the
38 same neighborhoods of the same vintage all without snow storage. Also, the very
39 narrow streets were a problem.

40 Director Wenzel said all the ideas presented were helpful. Parked cars created
41 difficulties for the plows because the plows could not carry snow for any distance.
42 One of the standards was not to block driveways, and when there was a parked
43 cars in close proximity to a driveway, something had to give. There were two
44 outcomes: public works had to plow snow in front of a driveway or in front of a
45 parked car, and neither made the residents happy. He felt the suggested parking
46 solution was a good one. The flagged snow storage was great as it would give staff
47 some snow storage mid-block, and it gave the residents a bit of control.

1 Councilor Riddile said that he lived on Ginseng Road for 22 years, and understood
2 the concern about too many vehicles for a single home. He asked if there were
3 codes regarding too many people or families in one home. Town Planner Tim Cain
4 said the code allowed no more than four unrelated persons living in one home, and
5 that he could contact identified home with multiple families.

6 Mr. Gates also said that there was confusion in that the residents felt that the town-
7 owned right-of-way in front of their house was parking specific to them or their
8 address. People did not understand that the right-of-way was the snow storage for
9 those areas, and not a parking space specific to them. Clerk Harrison said that most
10 of the complaints received in the administration office were related to people who
11 were mad that 'their' parking space was not plowed or was plowed in and wanted it
12 removed immediately.

13 Councilor Leland said another potential issue with snow routes was the resident
14 who worked nights, but then had to get up at 6 a.m. to move their vehicle; or what
15 if there were more vehicles than parking spaces on one side of the street, and a
16 person had to go three blocks over to park during a snowstorm. He thought there
17 would be some logistic problems that will arise, but that snow routes were likely a
18 good solution.

19
20 Mr. Gates said that homes were also required to have off-street parking.

21
22 Director Wenzel said that one of the other big problems for the plow truck were
23 what they called street shovelers. People who shovel their driveway and sidewalks
24 out into the street. Many people believe that they are supposed to shovel their
25 snow into the street and it disappears. The reality is that street shovelers are the
26 source of most the complaints because one of two things happens: that snow gets
27 pushed in from of their neighbors' house, or if they do it after the plowing is done,
28 the shoveled snow is driven on and creates great snow-packs in front of the
29 driveway.

30
31 Councilor Metzger thought the HOAs should require everyone to clean out their
32 garages so it could be used to park their car. Mr. Gates did not thing regulating
33 garages was feasible.

34
35 Councilor Stuckey said part of the education piece was that snow had more
36 nitrogen than rain, and was very good for lawns.

37
38 Administrator Baker suggested that the HOA run an education campaign. The town
39 could use the quarterly newsletter. He said there were four education topics:
40 Sidewalk shoveling; shoveling snow into the street and why it was problematic;
41 snow should not be piled in a way that impedes visibility; and that snow has more
42 nitrogen than rain and your yards could benefit from it. He said raising awareness
43 was key. He also asked for input from the HOA if there were one or two places on
44 each block where snow could be stored, either street or yards. Last, there was the
45 fence on North Wildhorse that could be moved back ten feet in the spring.

46 Police Chief Pagni suggested that Buckthorn be the test street because that was the
47 thoroughfare for the school busses. Mr. Gates suggested that Dragonroot be
48 included since that was part of the bus route too.

1 Mayor Gordon thanked Mr. Gates for his work.

3 **County Detox Task Force Request for Attorney Time**

4 Administrator Baker told the council that a task force had been formed to bring a
5 sustainable detox center to Garfield County. Currently there is no detox center and
6 the lack placed a large burden on law enforcement. The task force felt the center
7 would be best near one of the hospitals. There would be an operating budget of
8 approximately \$900k per year for a six-bed facility. The task force has asked for
9 permission for each municipal attorney to provide information on what fees and
10 taxes are possible in our community. Town Attorney David McConaughy said he
11 would be very interested in it because there was a big need. If the council
12 approved, he would like to allow Attorney McConaughy spend an hour or two with
13 the other municipal attorneys. The council agreed.

14
15 Councilor Breslin said he knew it was a burden on law enforcement, and it had
16 unfortunately been thrust on the police departments. He felt public safety needed
17 to be relieved from having to deal with it as it should not be their responsibility.
18 Mayor Gordon agreed, and he felt it should be near a hospital because a person
19 admitted to detox could need medical treatment. He also thought there could be
20 other funds available. He felt having the town attorney look into it would be good.
21 He felt being part of the solution to the problem would be great. If the council
22 recalled, several years ago the town sent someone to the hospital for detox, and
23 the PD had to guard that person.

24 Administrator Baker said that the task force would probably come back to the
25 council with an intergovernmental agreement with all the other entities in the
26 county to say you would place the tax question on the ballot.

27
28 Councilor Breslin felt that counseling should be part of the treatment plan at the
29 detox center. Administrator Baker said the task force developed two models and
30 both included case workers.

32 **Consent Agenda**

33 January Bills of \$708,548.22

34 Maud's On Main Beer & Wine Liquor License Renewal

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

36 **MOTION: Councilor Leland made a motion to approve the consent agenda.**
37 **Councilor Metzger seconded the motion and it passed unanimously.**

40 **Staff Reports**

41 Town Administrator – Administrator Baker told the council that staff was beginning
42 to implement the grant strategy discussed during the retreat. The mini grant would
43 be for police radios, and the traditional grant for police vehicle, and public works
44 vehicles and equipment. He said staff was considering the fifth Tuesday in March for
45 the community meeting on the Health & Wellness Campus. He thought New Hope
46 would be a good location for the meeting because it is close to the property.
47 Administrator Baker said staff was looking at a candidates night, where the council
48 candidates could engage the community. They would ask Steve Rippy to moderate

1 as he had in the past. Clerk Harrison suggested the third week of March, after
2 ballots have been sent out and before spring break. Administrator Baker handed
3 out programs for Founders Day coming up on Saturday. Eddie Piker would say the
4 opening prayer, and Councilor Breslin will sing the national anthem. Food would be
5 served, and the Steve Rippy would tell stories about the early days, using a power
6 point show the he worked with Clerk Harrison to create. An affordable housing
7 meeting would be held in Carbondale at 6:30 p.m. on Wednesday, February 3. He
8 and Councilor Metzger will attend. They will meet with Steve Craven beforehand.
9 Councilor Breslin sent the application for the AGNC grant. The Downtown Group
10 was working on the Museum on the Street project, and Councilor Leland was
11 involved. Nine signs would be created and placed in important locations. The signs
12 cost approximately \$350 each without installation. Administrator Baker asked if the
13 council would allow the Museum on the Street project to be the AGNC grant request
14 for this year.

15 **MOTION: Councilor Leland made a motion that the town apply for a grant**
16 **from the AGNC to fund the Museum on the Street signs for the Downtown**
17 **Group. Councilor Stuckey seconded the motion and it passed unanimously.**

18 Councilor Metzger asked how the marketing meeting had gone. Administrator
19 Baker said it had gone well, there was a lot of information, and they were making
20 revisions. The task is to create a recommended list of priorities. They will come to
21 council on March 16. Councilor Leland felt that it had been money well-spent, and
22 highlighted the importance of hiring local. The marketing people were from the
23 area, knew the area and had a commitment to the area. They had done much more
24 than expected.

25 Town Clerk – Clerk Harrison said there had not been any withdrawals from
26 candidacy, so there were five candidates that would be on the ballot. There were
27 also no write-in candidates. She said that the IGA that had been on the consent
28 agenda, was with Garfield County to use their counting machines. The County was
29 not running the New Castle election, we were only using their equipment. There
30 had been some language in the IGA that Attorney McConaughy was discussing with
31 the county and the IGA will come back to the council at the next meeting. Clerk
32 Harrison said that she and Deputy Town Clerk Mindy Andis had completed all the
33 ballot, secrecy sleeve and ballot envelope instructions and language and provided
34 that information to the printer. On Thursday morning, she and Deputy Andis will
35 meet with the County to complete the counting machine verification tests. The
36 representation made by the liquor license applicant she will prepare and add them
37 to the liquor license application. Administrative Assistant Debbie Nichols had
38 ordered solar shades for the conference room upstairs as well as a credenza.
39 Councilor Riddile asked when ballots would go out. Clerk Harrison said overseas
40 voter ballots had to be out by February 22, and all other ballots had to be sent
41 between March 14 and March 21.

42 Town Planner – not present

43 Public Works Director – not present

44

45 **Commission Reports**

46 Planning & Zoning Commission – nothing to report

47 Historic Preservation Commission – Councilor Riddile said a gentleman named Mark
48 Rodman from History Colorado was at the meeting and he spoke to the commission

1 about grant funding for historic surveys. His attendance also qualified HPC for their
2 certified local government designation.
3 Economic Advisory Committee – nothing to report
4 Climate Action Advisory Committee – nothing to report
5 Senior Program – Councilor Metzger said they had voted to continue meeting in
6 New Castle
7 RFTA – nothing to report
8 AGNC – Councilor Breslin said there was a new grant available that they did not
9 want to rush. Several initiatives died which was good because they were not vetted.
10 An OHV initiative looked as though it would move on because it had been well-
11 researched.
12 GCE – nothing to report
13

14 **Council Comments**

15 Councilor Breslin said that the town had forty chairs to get rid of because the grant
16 the community center had received would purchase new chairs. If anyone knew a
17 church or other group that needed chairs, they should contact Larry McDonald.
18 Councilor Breslin asked if anyone was interested in acknowledging the town staff at
19 Founders Day, which may be a great thing.
20 Councilor Metzger said that she wanted to discuss Planning & Zoning term limits at
21 the next council meeting. Clerk Harrison and Administrator Baker said they would
22 clarify at the meeting on the February 16.
23 Mayor Gordon said that Councilor Breslin was a great asset to the council, and
24 thanked him for his service.
25

26 **MOTION: Mayor Gordon made a motion to adjourn. Councilor Metzger**
27 **seconded the motion and it passed unanimously.**
28

29 The meeting adjourned at 9:35 p.m.
30

31
32 Respectfully submitted,
33
34

35
36 _____
Mayor Bob Gordon

37
38 _____
39 Town Clerk Melody Harrison, CMC
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**New Castle Town Council Meeting
Tuesday, February 16, 2016, 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

Also present at the meeting were Town Administrator Tom Baker, Town Clerk Melody Harrison, Town Planner Tim Cain, Public Works Director John Wenzel and Town Attorney David McConaughy.

Citizen Comments on Items NOT on the Agenda

Davy Funderburk, Assistant Director of Operations, River Center. Mr. Funderburk greeted the council, and thanked them for the grant funding they had provided. He brought council some snacks and sweets to enjoy during the meeting. Mr. Funderburk introduced his children to the council, and told the council he had been working under Lee Price in an internship. He thanked the council for their support.

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

Town Clerk Melody Harrison told the council she wanted to remove the council minutes from the consent agenda because she had not completed them. The council agreed.

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Items for Consideration

Consider Resolution TC-2016-5 – A Resolution of the Town of New Castle Town Council Approving a Conditional Use Permit for Two-Family Residential Use on Property Located in the Commercial Transitional Zone District.

Planner Cain told the council that the application was for a conditional use permit for a two-family dwelling in the CT/R-1 district. The zoning did not allow specifically for an ADU, so a CUP for a two-family use was the solution. Planning & Zoning did not have any concerns or issues, and approved the application to come to council. There was one letter from a neighbor regarding parking in the area, but the applicant had adequate off-street parking. Ms. Murphy currently has 1.5 EQRs, but will need to purchase more as well as pay for a water rights dedication fee. Both fees will be paid at building permit. The applicant intends to remodel the carriage house by adding a kitchen and a couple bedrooms. There will not be changes to the exterior of the lot. The application is one of the most complete applications, well done and professional.

Planner Cain asked that the council consider approval.
Mayor Gordon said the application was outstanding and it could be used as an example of how to apply for a CUP.

The council complimented Ms. Murphy on the grape and strawberry gardens she planted, and Ms. Murphy said the plants were very happy there, and that she lets the neighborhood kids pick the berries.

MOTION: Councilor Leland made a motion to approve Resolution TC-2016-5 – A Resolution of the Town of New Castle Town Council Approving a Conditional Use Permit for Two-Family Residential Use on Property Located in the Commercial Transitional Zone District. Councilor Riddile seconded the motion.

Discussion: Councilor Leland asked about a future lot split so that the two units could be separately conveyed. Planner Cain said a lot split would not be allowed because an illegal lot would be created. The unit will remain an ADU.
Councilor Breslin asked Ms. Murphy how the process had gone with the Planning & Zoning Commission. Ms. Murphy said the process had gone well, and that she appreciated how much team work it took to run the town. The council complimented Ms. Murphy on her great presentation.

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

Councilor Breslin stated that the restoration Ms. Murphy had done on her home was very faithful to that home and to the Victorian, western era. He felt it had inspired other people. Ms. Murphy said she had tried to give back to the streetscape as well by doing the exterior nicely.
Ms. Murphy thanked the council.

1 **Youth Zone Update – Robin Tolan**

2 Ms. Tolan greeted the council and thanked them for their continued support of
3 Youth Zone. She passed out an update for the council to look at, and reviewed it
4 with them. She said that 85% of all youths that go to court end up at Youth Zone,
5 and that Youth Zone had a 90% success rate for kids not committing another
6 offense. She said that six months at Youth Zone cost about \$1,400 compared to
7 \$25k in taxpayer funds for kids who stay in the juvenile justice system. In addition,
8 the juvenile justice system only had about a fifty percent success rate.

9 Ms. Tolan said there had been a recent increase in kids with trauma and mental
10 health issues related to substance abuse. There were fewer kids being arrested, but
11 the kids coming to YZ had more severe problems.

12 They have begun a new program called Restorative Justice, and part of that was a
13 mediation component with the schools and encouraging people to come together to
14 address the issues.

15 Restorative Justice was also a program that allowed community volunteers. The
16 victim and offender meet and they repair the harm that was done to the victim.
17 Often there were other things going on in the kids' lives, which was the primary
18 problem, not necessarily the crime itself. Once the kids worked through the issues,
19 a contract was drawn up. Many kids who have been through the Restorative Justice
20 program come back and volunteer. Ms. Tolan said it was a great way to get
21 involved if anyone was interested.

22 Councilor Leland said there was very little mental health care available and asked
23 what they did. Ms. Tolan said they had added another councilor, and now have a
24 certified addiction counselor as well. Another program they started was called
25 Seeking Safety, which was a safe place for kids to go and talk about why they were
26 using. The effort was to get to the cause, rather than the symptom.

27 Councilor Riddile asked what types of substance abuse they were seeing. Ms. Tolan
28 said the kids were getting busted for other things, not necessarily drugs but the
29 substance use came out in the assessment. They were not seeing many *arrests* for
30 marijuana, although marijuana and alcohol were the top two substances used.
31 Marijuana and alcohol were legal, and many parents did not think about securing it.
32 Unfortunately marijuana really could cause psychotic breaks in youth, particularly
33 those with a history of mental illness in the family.

34 Ms. Tolan thanked the council, and the council complimented Ms. Tolan and Youth
35 Zone for their invaluable service to the community.

36
37 **Consider March 1, 2016 Caucus Conflict**

38 Administrator Baker asked the council if they would consider changing the next
39 regularly scheduled council meeting to Wednesday, March 2, 2016 because of the
40 republican caucus taking place on March 1, 2016. The council agreed to move the
41 meeting.

42 **MOTION: Councilor Leland made a motion to change the regular meeting of**
43 **March 1, 2016 to March 2, 2016. Councilor Stuckey seconded the motion**
44 **and it passed unanimously.**

45
46 **Consider Date and Time for "Meet the Candidates" Event**

47 The council agreed on March 16, 2016 from 7:00 p.m. to 8:30 p.m., with a social
48 time from 6:30 p.m. to 7:00 p.m.

1 **Executive Session**

2
3 **MOTION: Mayor Gordon made a motion at 7:30 p.m. to go into executive**
4 **session (1) to discuss the purchase, acquisition, lease, transfer, or sale of**
5 **real, personal or other property interest under C.R.S. Section 24-6-**
6 **402(4)(a), and (2) for the purpose of determining positions relative to**
7 **matters that may be subject to negotiations, developing strategy for**
8 **negotiations, and/or instructing negotiators under C.R.S. Section 24-6-**
9 **402(4)(e) concerning the Kuersten Property. Councilor Breslin seconded**
10 **the motion and it passed unanimously.**

11
12 Executive Session concluded 8:34 p.m.

13
14 At the end of the executive session, Mayor Gordon made the following statement:

15
16 "The time is now 8:32 p.m. and the executive session has been concluded. The
17 participants in the executive session were: Councilors Means, Riddile and Metzger;
18 Mayor Gordon; Councilors Breslin, Leland and Stuckey; Town Administrator Baker
19 Town Clerk Melody Harrison, Public Works Director John Wenzel, Town Attorney David
20 McConaughy, Town Engineer Jeff Simonson, Finance Director Lyle Layton and Kent
21 Jolley. For the record, if any person who participated in the executive session believes
22 that any substantial discussion of any matters not included in the motion to go into
23 the executive session occurred during the executive session, or that any improper
24 action occurred during the executive session in violation of the Open Meetings Law,
25 I would ask that you state your concerns for the record."

26
27 No concerns were stated.

28
29 **Commission/Committee/Council Terms of Office**

30 Clerk Harrison explained that Councilor Metzger had asked about terms of office
31 related to P&Z and other town committees. She explained that the statutes allowed
32 for municipalities to set term limits for P&Z. The town had adopted ordinances that
33 allowed for consecutive terms or simply did not set terms for P&Z, CAAC and HPC.
34 Council seats also did not have term limits as set by the town charter, which was
35 adopted by the voters.

36 Councilor Metzger said that what she meant by her question was that there were
37 seats on P&Z that were expiring in April, and she wanted to make sure those seats
38 were advertised because she knew people who were interested in being appointed.
39 She said she did not remember staff placing ads for those seats in the past,
40 although there were seats expiring every two years so something obviously
41 happened. Councilor Leland said that the seats had always been advertised and he
42 and Clerk Harrison said they would put the information in the weekly and quarterly
43 newsletters, on the Access channel as well as in the newspaper.

44
45
46
47 **Consent Agenda**

48 Clerk Harrison said that the resolution tc-2016-7 had a blank space regarding the
49 total grant award because the figures were not finalized, so staff was requesting

1 that the approval of the resolution include authorizing staff to complete the grant
2 award totals.

3 IGA with Garfield County for Election Services

4 Permit Fee Agreement – AB SB Construction

5 Resolution TC-2016-6 – supporting a Mini GFMLD Grant Application

6 Resolution TC-2016-7 – Supporting an GFMLD Grant Application

7 **MOTION: Councilor Leland made a motion to approve the consent agenda.**

8 **Councilor Riddile seconded the motion and it passed unanimously.**

9
10
11 **Staff Reports**

12 Town Administrator – nothing to report

13 Town Clerk – nothing to report

14 Town Planner – not present

15 Public Works Director – not present

16
17 **Commission Reports**

18 Planning & Zoning Commission – nothing to report

19 Historic Preservation Commission – Councilor Leland showed the council the mock-
20 up of the Cultural Tourism sign. The actual sign would be weather resistant. The
21 delay in finishing the other side of the sign was locating and obtaining permission to
22 use a photograph of the Storm King fire. The photos were rare, and difficult to
23 locate the owners.

24 Economic Advisory Committee – nothing to report

25 Climate Action Advisory Committee – Councilor Means said that CAAC would meet
26 on Thursday at 6:00 p.m. and there would be a video about Climate Change that
27 may be interesting to everyone. CAAC was also putting together a small library for
28 people who were interested in learning more. The idea was to educate and
29 inform and provide opportunities for people to learn and deal with our changing
30 environment.

31 Senior Program – nothing to report

32 RFTA – Councilor Stuckey said that during board member comments he brought up
33 the New Castle park and ride that was to be built in 2016. He also encouraged the
34 board to discuss with the BOCC their plans for the Western part of Garfield County.
35 He said they also discussed the integrated transportation system plan that was in
36 phases spanning five years. Part of the question was who the stakeholders were for
37 the transportation area, and what the transportation area included.

38 AGNC – Councilor Breslin asked the council for their input regarding senate bill 097
39 that had to do with the state and DOLA touching mineral severance funds. The
40 difficult part of the bill said that any entity who received a distribution of less than
41 \$200k would be forever eliminated from future distributions. There were ten towns
42 on the western slope that would lose their right to future distributions. There was
43 also a bill to remove the funding for the Bustang Bus.

44 GCE – nothing to report

45
46 **Council Comments**

47 Councilor Means said that the marquee board was still advertising an event that had
48 been over since the previous Friday, and he felt that the sign should be turned off
49 once the event was over. Councilor Metzger agreed.

1 Councilor Riddile asked how we could find out how much was being distributed to
2 each listed project in the Colorado Trails 16 by 2016 grant awards. New Castle was
3 listed second, but it was unknown if the published list was prioritized or not.
4 Councilor Leland said the town had to apply. Administrator Baker said staff had
5 applied for a planning grant, but restrictions had been placed on the project due to
6 environmental concerns. The trail would have to be on the north side of the river.
7 Any funds would have to be applied for. Administrator Baker said he would ask
8 Larry Dragon to provide an update.

9 Councilor Metzger said she heard that Safeway was coming to Silt. She spoke to
10 the manager of City Market, and they had not heard about it. Councilor Metzger
11 said she spoke to someone from Silt who said they heard that CDOT would not
12 allow access off Highway 6.

13 Councilor Metzger said that the Vice President of City Market would be visiting, and
14 would like a tour of New Castle.

15 Councilor Breslin said that the bridge project in Glenwood Springs was going to
16 cause any number of issues, but apparently there were plans to extend the RFTA
17 bus service all the way to Parachute. He felt there was a unique opportunity for
18 New Castle to promote adventure tourism, or any kind of tourism, particularly over
19 the next several years during the bridge project when people cannot get up valley.
20 He felt the town could partner with the Chamber and put together a message to
21 bring people into New Castle – we have restaurants and hotel beds and plenty of
22 adventure opportunities.

23 Councilor Leland said that one of the proposals made during the marketing plan
24 meeting was that the town form an events committee. He asked that the council
25 think about forming a committee again, and the marketing plan would come to the
26 March 15 council meeting.

27 Councilor Leland said the council had discussed snow routes at the previous council
28 meeting. Public Works Director John Wenzel was proposing voluntary compliance
29 with snow routes, and he would put that in the newsletter if the council was okay
30 with that. The council agreed.

31 Councilor Leland said that he thought it was important that Terri Ferguson of
32 Chapman's Pub and Police Chief Pagni meet, and he asked that Administrator Baker
33 made that happen.

34 Councilor Leland said he had received a call from Larry Borgard, and Mr. Borgard
35 said he was unable to get to the downtown area because there were seven
36 residents who had not shoveled their sidewalks. Mr. Borgard suggested that the
37 council consider imposing a reasonable fine for failure to shovel, and actually
38 enforce it. Councilor Breslin cautioned that enforcement meant you had to do the
39 same for everyone, and it could cause an exaggerated workload for staff. Clerk
40 Harrison said that because the snowfall had been extraordinary, enforcement had
41 been somewhat complaint-driven. Administrator Baker said he would speak with
42 Planner Cain about it.

43 Mayor Gordon said some fishermen had complained to John Webber about the town
44 not plowing the boat ramp.

45 Councilor Riddile said that the bridge construction in Glenwood had some benefits;
46 one immediate benefit was that six or seven of the Granite Construction employees
47 have moved to New Castle for the duration of the project.

48

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

3
4 The meeting adjourned at 9:20 p.m.

5
6 Respectfully submitted,

7
8
9
10 _____
Mayor Bob Gordon

11
12 _____
13 Town Clerk Melody Harrison, CMC
14

DRAFT

TOWN OF NEW CASTLE - BILLS ALLOWED SUMMARY - February 2016

2/2016 INVOICES PAID	235,352.55
VIX PARK LOAN PAYMENT	5,129.61
NET PAYROLL (2)	96,710.81
IRS EFTPS (2)	33,669.73
CAFÉ PLAN REIMBURSEMENTS	1,055.81
CREDIT CARD FEES	<u>670.86</u>
2/2016 TOTAL PAYMENTS	<u>\$ 372,589.37</u>

LESS CAPITAL EXPENDITURES *	(5,211.98)
LESS CHARGE-BACKS **	(2,433.20)
LOAN PAYMENTS/DEPOSIT REFUNDS	<u>(5,423.61)</u>

2/2016 OPERATING EXPENSES : 359,520.58

*** CAPITAL:**

One Point Partitions	4,377.00
Network Interiors	3,205.98
Dodson	<u>(2,371.00)</u>
Total	<u>5,211.98</u>

****CHARGE-BACKS:**

Garfield & Hecht	<u>2,433.20</u>
Total	<u>2,433.20</u>

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 12886:					606.20	.00	606.20		
12891	XCel Energy	487278613	1/16 electric-T/h	01/22/2016	388.06	.00	388.06	44637	02/03/2016
		487278613	1/16 electric-c.c.	01/22/2016	391.10	.00	391.10	44637	02/03/2016
		487278613	1/16 electric-pks	01/22/2016	365.93	.00	365.93	44637	02/03/2016
		487278613	1/16 electric-sts	01/22/2016	504.74	.00	504.74	44637	02/03/2016
		487278613	1/16 electric-street lights	01/22/2016	4,322.42	.00	4,322.42	44637	02/03/2016
		487278613	1/16 electric-water	01/22/2016	149.97	.00	149.97	44637	02/03/2016
		487278613	1/16 electric-wtp	01/22/2016	5,293.11	.00	5,293.11	44637	02/03/2016
		487278613	1/16 electric-raw water	01/22/2016	331.37	.00	331.37	44637	02/03/2016
		487278613	1/16 electric-w/water	01/22/2016	149.97	.00	149.97	44637	02/03/2016
		487278613	1/16 electric-wwtp	01/22/2016	8,691.61	.00	8,691.61	44637	02/03/2016
		487278613	1/16 electric-south utilities	01/22/2016	129.43	.00	129.43	44637	02/03/2016
		490500465	apt#112 elect	02/18/2016	186.10	.00	186.10	44734	02/24/2016
		490501445	apt 115 elect.	02/18/2016	177.68	.00	177.68	44734	02/24/2016
Total 12891:					21,081.49	.00	21,081.49		
12898	Xerox Corporation	83234166	1/16 copier lease/copies-b	02/01/2016	106.74	.00	106.74	44691	02/08/2016
		83234166	1/16 copier lease/copies-a	02/01/2016	106.79	.00	106.79	44691	02/08/2016
		83234166	1/16 copier lease/copies-ps	02/01/2016	64.04	.00	64.04	44691	02/08/2016
		83234166	1/16 copier lease/copies-rec	02/01/2016	64.04	.00	64.04	44691	02/08/2016
		83234166	1/16 copier lease/copies-w	02/01/2016	42.69	.00	42.69	44691	02/08/2016
		83234166	1/16 copier lease/copies-w	02/01/2016	42.69	.00	42.69	44691	02/08/2016
Total 12898:					426.99	.00	426.99		
12898	Xpress Bill Pay	20811	1/16 cr cd fees-water	02/01/2016	144.65	.00	144.65	2012016	02/01/2016
		20811	1/16 cr cd fees-w/water	02/01/2016	144.65	.00	144.65	2012016	02/01/2016
Total 12898:					289.30	.00	289.30		
12918	YipTel Colorado, LLC	8199160201	2/16 phone svc-admin	02/01/2016	168.74	.00	168.74	44692	02/08/2016
		8199160201	2/16 phone svc-ps	02/01/2016	131.40	.00	131.40	44692	02/08/2016
		8199160201	2/16 phone svc-rec	02/01/2016	80.86	.00	80.86	44692	02/08/2016
		8199160201	2/16 phone svc-pks	02/01/2016	68.77	.00	68.77	44692	02/08/2016
		8199160201	2/16 phone svc-sts	02/01/2016	68.78	.00	68.78	44692	02/08/2016
		8199160201	2/16 phone svc-water	02/01/2016	252.71	.00	252.71	44692	02/08/2016
		8199160201	2/16 phone svc-w/water	02/01/2016	252.70	.00	252.70	44692	02/08/2016
Total 12918:					1,023.96	.00	1,023.96		
12933	Your Parts Haus	412363	electric reel - sts	01/12/2016	99.00	.00	99.00	44693	02/08/2016
		413351	battery '09 canyon-sts	01/21/2016	148.76	.00	148.76	44693	02/08/2016
		413351	plow oil-sts	01/21/2016	43.96	.00	43.96	44693	02/08/2016
		414276	2004 ford serpentine belt-w	02/01/2016	35.14	.00	35.14	44693	02/08/2016
Total 12933:					326.86	.00	326.86		
13006	Zero Waste USA	99280	dog waste bags-pks	02/16/2016	1,068.00	.00	1,068.00	44735	02/24/2016
Total 13006:					1,068.00	.00	1,068.00		
Grand Totals:					235,352.55	.00	235,352.55		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 11886:					360.44	.00	360.44		
11841	Upper Case Printing, Ink	10281	business cards-b&p	01/28/2016	44.45	.00	44.45	44683	02/08/2016
Total 11941:					44.45	.00	44.45		
11976	USA Bluebook	843352	chlorine reagent set-wtp	01/11/2016	332.32	.00	332.32	44684	02/08/2016
Total 11976:					332.32	.00	332.32		
12006	Utility Notification Center-C	21601522	1/16 utility locates - water	01/31/2016	2.86	.00	2.86	44685	02/08/2016
Total 12006:					2.86	.00	2.86		
12162	Velocity Plant Services, LL	602015-01	#3 filter media replacement ^{wtp}	01/29/2016	13,700.00	.00	13,700.00	44686	02/08/2016
Total 12162:					13,700.00	.00	13,700.00		
12168	Verizon Wireless	9759892295	2/16 cell phone-b&p	02/03/2016	69.66	.00	69.66	44694	02/19/2016
		9759892295	2/16 cell phone-admin	02/03/2016	72.44	.00	72.44	44694	02/19/2016
		9759892295	2/16 cell phone-ps	02/03/2016	528.10	.00	528.10	44694	02/19/2016
		9759892295	2/16 cell phone-rec	02/03/2016	104.90	.00	104.90	44694	02/19/2016
		9759892295	2/16 cell phone-sts	02/03/2016	72.44	.00	72.44	44694	02/19/2016
		8759892295	2/16 cell phone-sts	02/03/2016	104.90	.00	104.90	44694	02/19/2016
		9759892295	2/16 cell phone-water	02/03/2016	102.96	.00	102.96	44694	02/19/2016
		9759892295	2/16 cell phone-w/water	02/03/2016	217.35	.00	217.35	44694	02/19/2016
Total 12168:					1,272.75	.00	1,272.75		
12206	Vision Security, LLC	594756	1st qrt monitoring -t/h	01/01/2016	75.00	.00	75.00	44687	02/08/2016
Total 12206:					75.00	.00	75.00		
12266	Wagner Equipment Co.	P55C013488	backhoe cutting edge-sts	01/27/2016	479.85	.00	479.85	44688	02/08/2016
Total 12266:					479.85	.00	479.85		
12401	Wash-By U, Inc.	01312016	1/16 car washes-ps	02/01/2016	59.83	.00	59.83	44731	02/24/2016
Total 12401:					59.83	.00	59.83		
12621	Western Slope Materials, L	47117	sanding material-sts	01/30/2016	977.84	.00	977.84	44732	02/24/2016
		47128	sanding material-sts	02/06/2016	993.82	.00	993.82	44732	02/24/2016
Total 12621:					1,971.66	.00	1,971.66		
12669	White, Stephen L.	02012016	soccer program %-rec	02/01/2016	4,848.00	.00	4,848.00	44689	02/08/2016
Total 12669:					4,848.00	.00	4,848.00		
12653	Worton, Sarah	02081605	cleaning service-ps	02/08/2016	200.00	.00	200.00	44690	02/08/2016
Total 12653:					200.00	.00	200.00		
12866	Wright Cleaning Company,	2020	6/15 t/h cleaning	12/31/2015	606.20	.00	606.20	44733	02/24/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		17944444	2/16 w/c ins-pks	02/09/2016	456.40	.00	456.40	44725	02/24/2016
		17944444	2/16 w/c ins-sts	02/09/2016	456.40	.00	456.40	44725	02/24/2016
		17944444	2/16 w/c ins-water	02/09/2016	1,412.05	.00	1,412.05	44725	02/24/2016
		17944444	2/16 w/c ins-w/water	02/09/2016	1,544.09	.00	1,544.09	44725	02/24/2016
		Total 9151:			5,086.00	.00	5,086.00		
9186	Pitney Bowes - Purchase P	5502691278	postage meter supplies-wat	01/18/2016	140.22	.00	140.22	44674	02/08/2016
		9090031181	postage-b&p	02/08/2016	100.00	.00	100.00	44726	02/24/2016
		9090031181	postage-admin	02/08/2016	1,000.00	.00	1,000.00	44728	02/24/2016
		9090031181	postage-ps	02/08/2016	250.00	.00	250.00	44728	02/24/2016
		9090031181	postage-court	02/08/2016	100.00	.00	100.00	44726	02/24/2016
		Total 9186:			1,590.22	.00	1,590.22		
9236	Polydyne Inc.	1022659	clarifloc chemical - wwtp	01/25/2016	2,124.00	.00	2,124.00	44675	02/08/2016
		Total 9236:			2,124.00	.00	2,124.00		
9781	Ricoh USA, Inc.	98247774	copier lease - ps	01/31/2016	78.00	.00	78.00	44676	02/08/2016
		Total 9781:			78.00	.00	78.00		
9836	Rifle Regional Economic D	127	center of excel. event spon	02/08/2016	500.00	.00	500.00	44727	02/24/2016
		Total 9836:			500.00	.00	500.00		
9856	Rifle Recreation	3001-1/16	basketball refs-rec	02/02/2016	200.00	.00	200.00	44677	02/08/2016
		Total 9856:			200.00	.00	200.00		
10021	Roaring Fork Rentals, Inc.	226062	vaccum rental-water distr.	01/28/2016	350.00	.00	350.00	44678	02/08/2016
		Total 10021:			350.00	.00	350.00		
10418	Sanchez, Maria	022216	bond refund	02/22/2016	294.00	.00	294.00	44728	02/24/2016
		Total 10418:			294.00	.00	294.00		
10736	Silt Youth Sports Associati	07292015	umpire services-rec	07/29/2015	25.00	.00	25.00	Multiple	Multiple
		Total 10736:			25.00	.00	25.00		
11236	Stolbach, Bruce L.	1285	1/1-15 plan review,inspect.	02/02/2016	646.25	.00	646.25	44680	02/08/2016
		1286	2/1-15 plan reviews-b&p	02/15/2016	976.25	.00	976.25	44729	02/24/2016
		Total 11236:			1,622.50	.00	1,622.50		
11301	Stuckey, Ann	2016 WINTE	website maintenance - adm	02/10/2016	1,744.50	.00	1,744.50	44730	02/24/2016
		Total 11301:			1,744.50	.00	1,744.50		
11429	TASC	IN722289	2/16 cafe plan tpa-rec	02/01/2016	75.00	.00	75.00	44681	02/08/2016
		Total 11429:			75.00	.00	75.00		
11886	Union Pacific Railroad Co.	90057633	plan reviews-trails	12/31/2015	360.44	.00	360.44	44682	02/08/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		139392	scrub brush-c.c.	01/13/2016	7.99	.00	7.99	44668	02/08/2016
		139402	bolts-sts	01/14/2016	4.20	.00	4.20	44668	02/08/2016
		139406	bolts,mending plate-pks	01/14/2016	12.86	.00	12.86	44668	02/08/2016
		139408	bolts,grease,pin-sts	01/14/2016	17.67	.00	17.67	44668	02/08/2016
		139436	conduit-sts	01/14/2016	18.57	.00	18.57	44668	02/08/2016
		139437	misc bolts -wwtp	01/14/2016	10.50	.00	10.50	44668	02/08/2016
		139440	vac. filters,putty knife,clean - Ref	01/14/2016	39.44	.00	39.44	44668	02/08/2016
		139506	toilet parts-wwtp	01/15/2016	14.48	.00	14.48	44668	02/08/2016
		139652	air hose,ice melt-wwtp	01/20/2016	55.46	.00	55.46	44668	02/08/2016
		139674	plow parts,gloves-sts	01/21/2016	13.54	.00	13.54	44668	02/08/2016
		139689	shoe ice grippers-wtp	01/21/2016	25.99	.00	25.99	44668	02/08/2016
		13971	plow hydraulic fittings - sts	01/11/2016	23.34	.00	23.34	44668	02/08/2016
		139838	various jet nozzles-wwtp	01/26/2016	21.95	.00	21.95	44668	02/08/2016
		139866	drill bits-pks	01/27/2016	11.95	.00	11.95	44668	02/08/2016
		139890	pvc pipe-wwtp	01/27/2016	16.99	.00	16.99	44668	02/08/2016
		139909	misc bolts -pks	01/28/2016	12.96	.00	12.96	44668	02/08/2016
		139919	misc bolts -wwtp	01/28/2016	5.21	.00	5.21	44668	02/08/2016
		139967	equip graphic install-ps	01/29/2016	4.17	.00	4.17	44668	02/08/2016
		139981	gorilla tape-special events	01/29/2016	7.99	.00	7.99	44668	02/08/2016
		139983	washer fluid-pks	01/29/2016	2.79	.00	2.79	44668	02/08/2016
		139984	washer fluid-pks	01/29/2016	15.06	.00	15.06	44668	02/08/2016
		Total 8171:			1,054.15	.00	1,054.15		
8241	Municipal Code Corporatio	265241	code codification-admin	01/12/2016	950.00	.00	950.00	44669	02/08/2016
		Total 8241:			950.00	.00	950.00		
8391	Network Interiors Group, In	E1251	flooring deposit-c.c. (grant)	02/04/2016	3,205.46	.00	3,205.46	44670	02/08/2016
		Total 8391:			3,205.46	.00	3,205.46		
8561	Newman Traffic Signs	TI-0294616	street sign-streets	02/02/2016	36.33	.00	36.33	44723	02/24/2016
		Total 8561:			36.33	.00	36.33		
8576	Nichols, Debbie	02052016	main st flowers gifts-admin-	02/05/2016	80.00	.00	80.00	44671	02/08/2016
		Total 8576:			80.00	.00	80.00		
8738	One Point Partitions, LLC	56760W.1	restroom partitions-c.c. (grant)	01/18/2016	4,377.00	.00	4,377.00	44672	02/08/2016
		Total 8738:			4,377.00	.00	4,377.00		
8871	Paper Wise	723568	doc shredding-admin	01/29/2016	29.00	.00	29.00	44673	02/08/2016
		Total 8871:			29.00	.00	29.00		
8941	Patterson, Jamie	18726	uniform alterations-ps	02/04/2016	28.25	.00	28.25	44724	02/24/2016
		Total 8941:			28.25	.00	28.25		
9151	Pinnacol Assurance	17944444	2/16 w/c ins-b&p	02/09/2016	134.83	.00	134.83	44725	02/24/2016
		17944444	2/16 w/c ins-admin	02/09/2016	285.46	.00	285.46	44725	02/24/2016
		17944444	2/16 w/c ins-ps	02/09/2016	592.47	.00	592.47	44725	02/24/2016
		17944444	2/16 w/c ins-court	02/09/2016	40.86	.00	40.86	44725	02/24/2016
		17944444	2/16 w/c ins-rec	02/09/2016	163.44	.00	163.44	44725	02/24/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 6871:					8,242.24	.00	8,242.24		
6981	Lexipol LLC	15807	annual lexipol subscription- PS	02/01/2016	2,328.00	.00	2,328.00	44719	02/24/2016
Total 6981:					2,328.00	.00	2,328.00		
7126	Lowes Business Acct/GEC	3106033027	light-wtp	02/17/2016	63.63	.00	63.63	44720	02/24/2016
		3106033027	pliers, pvc cement- wwtp	02/17/2016	43.65	.00	43.65	44720	02/24/2016
Total 7126:					107.28	.00	107.28		
7566	MCHD Regional Lab	357-16	2/16 drinking water test-wat	02/08/2016	20.00	.00	20.00	44721	02/24/2016
		358-16	2/16 drinking water test-wat	02/08/2016	20.00	.00	20.00	44721	02/24/2016
		359-16	2/16 drinking water test-wat	02/08/2016	20.00	.00	20.00	44721	02/24/2016
		360-16	2/16 drinking water test-wat	02/08/2016	20.00	.00	20.00	44721	02/24/2016
Total 7566:					80.00	.00	80.00		
7826	Micro Plastics	110330	desk name plates-admin	02/02/2016	84.85	.00	84.85	44722	02/24/2016
Total 7826:					84.85	.00	84.85		
8128	Mountain Waste & Recycl	33337	2/16 porta jon svc-aidr pk	02/01/2016	85.00	.00	85.00	44667	02/08/2016
		33371	2/16 trash svc-wwtp	02/01/2016	74.50	.00	74.50	44667	02/08/2016
		33372	2/16 trash svc-lfh	02/01/2016	86.92	.00	86.92	44667	02/08/2016
		33373	2/16 trash svc-c.c.	02/01/2016	95.92	.00	95.92	44667	02/08/2016
		33374	2/16 trash svc-pwf	02/01/2016	139.52	.00	139.52	44667	02/08/2016
		40381	1/16 porta jon svc.bm pk	02/01/2016	85.00	.00	85.00	44667	02/08/2016
		40382	1/16 porta jon svc- coalridge	02/01/2016	85.00	.00	85.00	44667	02/08/2016
		40383	1/16 porta jon svc-kwmpk	02/01/2016	85.00	.00	85.00	44667	02/08/2016
		40384	1/16 porta jon svc -skate pk	02/01/2016	85.00	.00	85.00	44667	02/08/2016
		40385	1/16 porta jon svc-riverpk	02/01/2016	75.00	.00	75.00	44667	02/08/2016
		40395	1/16 trash svc	02/01/2016	20,261.44	.00	20,261.44	44667	02/08/2016
		40397	1/16 porta jon svc-vix pk	02/01/2016	85.00	.00	85.00	44667	02/08/2016
		41029	1/16 porta jon svc- new hord	02/01/2016	85.00	.00	85.00	44667	02/08/2016
Total 8128:					21,328.30	.00	21,328.30		
8171	Mr T's Inc	139020	trash bags-pwf	01/04/2016	16.99	.00	16.99	44668	02/08/2016
		139025	records storage lock-ps	01/04/2016	26.23	.00	26.23	44668	02/08/2016
		139081	nails and shims-wwtp	01/05/2016	16.96	.00	16.96	44668	02/08/2016
		139087	sealant,sign,door stop-wwtp	01/05/2016	19.55	.00	19.55	44668	02/08/2016
		139101	clorox bleach-wtp	01/05/2016	23.94	.00	23.94	44668	02/08/2016
		139125	elbow,hose bibb,teflon tape-wtp	01/06/2016	27.92	.00	27.92	44668	02/08/2016
		139137	boot scrubber,tape,knife-wwtp	01/06/2016	90.92	.00	90.92	44668	02/08/2016
		139184	adapter,coupling,tee-wwtp	01/07/2016	10.94	.00	10.94	44668	02/08/2016
		139195	gloves,chain,straps-pks	01/08/2016	42.18	.00	42.18	44668	02/08/2016
		139203	hosecutter-wwtp	01/08/2016	20.98	.00	20.98	44668	02/08/2016
		139267	conduit fittings-sts	01/11/2016	9.75	.00	9.75	44668	02/08/2016
		139272	bulbs,glue,dowels,clamp-pks	01/11/2016	68.95	.00	68.95	44668	02/08/2016
		139288	coats-sts	01/12/2016	199.98	.00	199.98	44668	02/08/2016
		139300	coats-sts	01/12/2016	89.99	.00	89.99	44668	02/08/2016
		139304	bolts,screws,mouse traps-wwtp	01/12/2016	6.93	.00	6.93	44668	02/08/2016
		139313	rubber strap-pks	01/12/2016	2.98	.00	2.98	44668	02/08/2016
		139351	chimney pipe,collar-wwtp	01/13/2016	28.97	.00	28.97	44668	02/08/2016
		139378	wire connectors,screws-wwtp	01/13/2016	6.88	.00	6.88	44668	02/08/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 5221:					219.00	.00	219.00		
5236	Grand Junction Pipe & Sup	3338545	digestor pvc-wwtp	02/05/2016	67.20	.00	67.20	44714	02/24/2016
		3338957	fitings-water distr.	02/11/2016	1,114.45	.00	1,114.45	44714	02/24/2016
		3338957	fitings-wwtp	02/11/2016	148.74	.00	148.74	44714	02/24/2016
Total 5236:					1,330.39	.00	1,330.39		
5441	Hach Company	HACH51681	2016 annual srv agreement	01/29/2016	1,870.00	.00	1,870.00	44715	02/24/2016
		HACH51681	2016 annual srv agreement	01/29/2016	1,916.00	.00	1,916.00	44715	02/24/2016
Total 5441:					3,786.00	.00	3,786.00		
5768	Hill Marketing and Advertisi	101138/39	marketing strategy-admin	02/03/2016	6,657.00	.00	6,657.00	44663	02/08/2016
Total 5768:					6,657.00	.00	6,657.00		
6051	Impressions of Aspen Inc.	22656	laminating pouches-b&p	01/04/2016	43.98	.00	43.98	44664	02/08/2016
		22656	receipt paper-admin	01/04/2016	10.24	.00	10.24	44664	02/08/2016
		22656	folders, clasp envelopes-ps	01/04/2016	52.27	.00	52.27	44664	02/08/2016
		22656.1	tri-color ink cartridges-b&p	01/05/2016	91.98	.00	91.98	44664	02/08/2016
		22657	file folders-b&p	01/04/2016	33.99	.00	33.99	44664	02/08/2016
		22661	yearly journal-b&p	01/05/2016	18.99	.00	18.99	44664	02/08/2016
		22672	storage boxes-admin	01/05/2016	42.57	.00	42.57	44664	02/08/2016
		22672	storage boxes-ps	01/05/2016	42.57	.00	42.57	44664	02/08/2016
		22673	clasp envelopes-ps	01/05/2016	33.98	.00	33.98	44664	02/08/2016
		22723	clips,laser pointer,pens,usb	01/13/2016	47.22	.00	47.22	44664	02/08/2016
		22723	calendar,ink cartridges-wat	01/13/2016	112.34	.00	112.34	44664	02/08/2016
		22761	pressboard guide dividers-	01/21/2016	96.80	.00	96.80	44664	02/08/2016
		22764	pencils-admin	01/21/2016	3.04	.00	3.04	44664	02/08/2016
		22784	notary stamp-ps	01/25/2016	18.45	.00	18.45	44664	02/08/2016
		22800	expansion folders-b&p	01/27/2016	44.69	.00	44.69	44664	02/08/2016
		22800	triple tray drawer-admin	01/27/2016	86.00	.00	86.00	44664	02/08/2016
		22800	ink cartridges-ps	01/27/2016	47.99	.00	47.99	44664	02/08/2016
Total 6051:					827.10	.00	827.10		
6106	Innermountain Dist. Co.	478942	water-council	02/05/2016	56.75	.00	56.75	44716	02/24/2016
		479091	trash bags-parks	02/23/2016	110.06	.00	110.06	44716	02/24/2016
Total 6106:					166.81	.00	166.81		
6286	Jeans Printing	160124	founders day banner-admin	01/22/2016	157.58	.00	157.58	44665	02/08/2016
Total 6286:					157.58	.00	157.58		
6476	Karp, Neu, Hanlon, P.C.	24721	1/16 legal fees-water	01/31/2016	1,041.90	.00	1,041.90	44717	02/24/2016
Total 6476:					1,041.90	.00	1,041.90		
6816	Land Title Guarantee Co.	ABS6300987	watts lot title ins-admin	01/04/2016	240.00	.00	240.00	44666	02/08/2016
Total 6816:					240.00	.00	240.00		
6871	Law Office of Angela Roff,	123115	6/1-12/31/15 prosecutor fee-	12/31/2015	7,404.49	.00	7,404.49	44718	02/24/2016
		13116	1/16 proscutor fee-court	01/31/2016	837.75	.00	837.75	44718	02/24/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
4586	Freedom Mailing Service, I	27884	11/15 newsletter inserts-adm	12/07/2015	23.89	.00	23.89	44710	02/24/2016
		27884	11/15 chamber newsletter-	12/07/2015	21.23	.00	21.23	44710	02/24/2016
		27884	11/15 utility billing-water	12/07/2015	328.43	.00	328.43	44710	02/24/2016
		27884	11/15 utility billing-w/water	12/07/2015	328.44	.00	328.44	44710	02/24/2016
		28322	flyer inserts-eco dev	02/02/2016	24.12	.00	24.12	44710	02/24/2016
		28322	1/16 utility billing-water	02/02/2016	335.37	.00	335.37	44710	02/24/2016
		28322	mri calendar insert-trash	02/02/2016	21.41	.00	21.41	44710	02/24/2016
		28322	1/16 utility billing-water	02/02/2016	335.36	.00	335.36	44710	02/24/2016
Total 4586:					1,418.25	.00	1,418.25		
4886	Galls, An Aramark Co.	004775150	uniform shirt-ps	01/22/2016	37.85	.00	37.85	44711	02/24/2016
		004833347	clerks uniform-ps	02/02/2016	32.71	.00	32.71	44711	02/24/2016
		4732355	clerks uniform-ps	01/14/2016	34.05	.00	34.05	44658	02/08/2016
		4732928	gun lock & timer-ps	01/14/2016	175.32	.00	175.32	44658	02/08/2016
		4754888	new officer vest-ps	01/19/2016	372.24	.00	372.24	44658	02/08/2016
		4755392	new officers uniform-ps	01/19/2016	392.25	.00	392.25	44658	02/08/2016
		4755392	new officer equipment-ps	01/19/2016	224.00	.00	224.00	44658	02/08/2016
		4873454	officers uniform-ps	02/10/2016	94.20	.00	94.20	44711	02/24/2016
		4873454	seat organizer-ps	02/10/2016	36.72	.00	36.72	44711	02/24/2016
Total 4886:					1,399.34	.00	1,399.34		
4761	Garfield & Hecht, P.C.	5009M(1/16)	1/16 legal fees-murphy	01/31/2016	577.50	.00	577.50	44712	02/24/2016
		5009M(1/16)	1/16 legal fees-rv park	01/31/2016	1,567.70	.00	1,567.70	44712	02/24/2016
		5009M(1/16)	1/16 legal fees-ab&sb const	01/31/2016	166.50	.00	166.50	44712	02/24/2016
		5009M(1/16)	1/16 legal fees-warrior	01/31/2016	121.50	.00	121.50	44712	02/24/2016
		5009M(1/16)	1/16 legal fees-b&p	01/31/2016	3.40	.00	3.40	44712	02/24/2016
		5009M(1/16)	1/16 legal fees-admin	01/31/2016	837.38	.00	837.38	44712	02/24/2016
		5009M(12/15)	12/15 legal-alpine bk	12/31/2015	90.00	.00	90.00	44659	02/08/2016
		5009M(12/15)	12/15 legal-senior housing	12/31/2015	90.00	.00	90.00	44659	02/08/2016
		5009M(12/15)	12/15 legal-s murphy	12/31/2015	199.50	.00	199.50	44659	02/08/2016
		5009M(12/15)	12/15 legal-rv pk	12/31/2015	559.50	.00	559.50	44659	02/08/2016
		5009M(12/15)	12/15 legal-warrior	12/31/2015	67.50	.00	67.50	44659	02/08/2016
		5009M(12/15)	12/15 legal-b&p	12/31/2015	55.50	.00	55.50	44659	02/08/2016
		5009M(12/15)	12/15 legal-admin	12/31/2015	1,925.58	.00	1,925.58	44659	02/08/2016
Total 4761:					6,261.56	.00	6,261.56		
5011	Glenwood Radiator	6788	plow hydraulic oil-sts	01/25/2016	117.00	.00	117.00	44660	02/08/2016
Total 5011:					117.00	.00	117.00		
5031	Glenwood Springs Auto Pa	213650	hand cleaner-wwtp	01/07/2016	6.07	.00	6.07	44661	02/08/2016
		214769	oil & filter 08 chevy truck-p	01/13/2016	133.66	.00	133.66	44661	02/08/2016
		216205	plow skids-sts	01/20/2016	139.86	.00	139.86	44661	02/08/2016
		218023	snow plow shoe -pks	01/29/2016	83.58	.00	83.58	44661	02/08/2016
Total 5031:					363.17	.00	363.17		
5076	GMCO Corp.	36026	Salt for ice melt-sts	02/10/2016	2,393.73	.00	2,393.73	44713	02/24/2016
Total 5076:					2,393.73	.00	2,393.73		
5221	Gran Famum Printing	1123	printed envelopes-b&p	01/26/2016	109.50	.00	109.50	44662	02/08/2016
		1123	printed envelopes-admin	01/26/2016	109.50	.00	109.50	44662	02/08/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		003-92756	generator repairs-wwtp	01/18/2016	697.93	.00	697.93	44704	02/24/2016
		003-93592	generator thermostat, relay	02/10/2016	495.12	.00	495.12	44704	02/24/2016
Total 3296:					2,297.05	.00	2,297.05		
3391	Dana Kepner Company, In	1421715-00	socket set-water distr.	01/29/2016	91.40	.00	91.40	44705	02/24/2016
Total 3391:					91.40	.00	91.40		
3402	Damauer Group	11893	marketing strategy consult	01/31/2016	5,946.42	.00	5,946.42	44658	02/08/2016
Total 3402:					5,946.42	.00	5,946.42		
3536	Denver Industrial Sales/Sv	159396	pot hole patch material-sts	02/10/2016	811.16	.00	811.16	44706	02/24/2016
Total 3536:					811.16	.00	811.16		
3706	Dodson Engineered Produ	197498	4 meter pit lids-water distr	12/29/2015	472.00	.00	472.00	44657	02/08/2016
		197778	4 meter pits-water distr	01/22/2016	485.62	.00	485.62	44657	02/08/2016
Total 3706:					957.62	.00	957.62		
3811	DPC Industries, Inc.	737000310-1	chlorine - wtp	01/26/2016	530.77	.00	530.77	44707	02/24/2016
		DE73000097	chlorine - wtp	01/31/2016	60.00	.00	60.00	44707	02/24/2016
Total 3811:					590.77	.00	590.77		
4114	Empower Retirement	2052016	2/5 pr retirement	02/05/2016	5,542.54	.00	5,542.54	2052016	02/05/2016
		2052016	2/5 pr retirement	02/05/2016	983.67	.00	983.67	2052016	02/05/2016
		21916	2/19 pr retirement	02/18/2016	5,505.90	.00	5,505.90	2182016	02/18/2016
		21916	2/19 pr retirement	02/18/2016	986.94	.00	986.94	2182016	02/18/2016
Total 4114:					13,019.05	.00	13,019.05		
4226	Executech Utah, Inc	28565	2/16 it svcs-b&p	02/01/2016	244.96	.00	244.96	44708	02/24/2016
		28565	2/16 it svcs-admin	02/01/2016	244.96	.00	244.96	44708	02/24/2016
		28565	2/16 it svcs-ps	02/01/2016	244.96	.00	244.96	44708	02/24/2016
		28565	2/16 it svcs-rec	02/01/2016	251.00	.00	251.00	44708	02/24/2016
		28565	2/16 it svcs-pks	02/01/2016	244.96	.00	244.96	44708	02/24/2016
		28565	microsoft office-sts	02/01/2016	220.00	.00	220.00	44708	02/24/2016
		28565	2/16 it svcs-sts	02/01/2016	244.97	.00	244.97	44708	02/24/2016
		28565	adobe acrobat-water	02/01/2016	149.50	.00	149.50	44708	02/24/2016
		28565	2/16 it svcs-water	02/01/2016	560.04	.00	560.04	44708	02/24/2016
		28565	adobe acrobat-w/water	02/01/2016	149.50	.00	149.50	44708	02/24/2016
		28565	2/16 it svcs-w/water	02/01/2016	560.04	.00	560.04	44708	02/24/2016
Total 4226:					3,114.89	.00	3,114.89		
4386	Fisher Scientific Co LLC	3008577	lab equipment-wwtp	02/04/2016	552.59	.00	552.59	44709	02/24/2016
Total 4386:					552.59	.00	552.59		
4518	Foresters Financial	020516	2/5 pr retirement	02/05/2016	25.00	.00	25.00	2082016	02/08/2016
		021916	2/19 pr retirement	02/19/2016	25.00	.00	25.00	2192016	02/19/2016
Total 4518:					50.00	.00	50.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 2408:					224.25	.00	224.25		
2516	Co. Soccer Association	02172016	soccer fees-rec	02/17/2016	150.00	.00	150.00	44701	02/24/2016
Total 2516:					150.00	.00	150.00		
2526	Co. State University Extens	02032016	pesticide application training	02/03/2016 ^{PK5}	180.00	.00	180.00	44650	02/08/2016
Total 2526:					180.00	.00	180.00		
2566	Coast To Coast Solutions	IVC0071287	rubber gloves-ps	12/15/2015	66.43	.00	66.43	44651	02/08/2016
Total 2566:					66.43	.00	66.43		
2726	Colorado Analytical Lab	151015012	drinking water tests-water	10/20/2015	94.00	.00	94.00	44652	02/08/2016
		160113020	water tests-water	01/19/2016	84.00	.00	84.00	44652	02/08/2016
Total 2726:					178.00	.00	178.00		
2761	Colorado Department of R	1/2016	1/16 emp. colo w/h	01/31/2016	4,259.00	.00	4,259.00	2042016	02/04/2016
Total 2761:					4,259.00	.00	4,259.00		
2796	Colorado Mtn. News Media	1003147013	pub liquor lic notice-admin	01/31/2016	29.85	.00	29.85	44702	02/24/2016
Total 2796:					29.85	.00	29.85		
2851	Colorado State Treasurer	12312015	4th qtr trama fines	12/31/2015	390.00	.00	390.00	44653	02/08/2016
Total 2851:					390.00	.00	390.00		
2936	Competitive Edge Products	26964	folding chairs,carts-c.c.(gr	01/26/2016	2,439.98	.00	2,439.98	44654	02/08/2016
Total 2936:					2,439.98	.00	2,439.98		
2986	Conoco Fleet	43892846	1/16 fee-admin	01/31/2016	3.00	.00	3.00	44703	02/24/2016
		43892846	1/16 fuel-admin	01/31/2016	67.17	.00	67.17	44703	02/24/2016
		43892846	1/16 fuel-ps	01/31/2016	1,081.37	.00	1,081.37	44703	02/24/2016
		43892846	1/16 fuel-pks	01/31/2016	439.60	.00	439.60	44703	02/24/2016
		43892846	1/16 fuel-sts	01/31/2016	1,184.16	.00	1,184.16	44703	02/24/2016
		43892846	1/16 fuel-water	01/31/2016	260.80	.00	260.80	44703	02/24/2016
		43892846	1/16 fuel-w/water	01/31/2016	99.29	.00	99.29	44703	02/24/2016
Total 2986:					3,115.39	.00	3,115.39		
3196	Credit Union of Colorado	1108140-46	copier ink-rec	01/18/2016	44.56	.00	44.56	44655	02/08/2016
		1108140-46	pens & markers-rec	01/18/2016	39.51	.00	39.51	44655	02/08/2016
		1113970-02	2-radio collar mic's-ps	01/18/2016	159.90	.00	159.90	44655	02/08/2016
		1113970-02	radio ear piece-ps	01/18/2016	26.49	.00	26.49	44655	02/08/2016
		1113970-02	radio ear pieces-ps	01/18/2016	19.49	.00	19.49	44655	02/08/2016
		1113970-02	'08 ford vaccuum line-ps	01/18/2016	84.00	.00	84.00	44655	02/08/2016
		1252180-35	gis map design pub-pks	01/18/2016	49.41	.00	48.41	44655	02/08/2016
Total 3196:					423.36	.00	423.36		
3296	Cummins Rocky Mountain	003-92723	generator maint-wrtp	01/15/2016	1,104.00	.00	1,104.00	44704	02/24/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0497	vehicle tow-ps	02/09/2016	150.00	.00	150.00	44698	02/24/2016
		0520	vehicle tow-ps	01/10/2016	175.00	.00	175.00	44645	02/08/2016
		0531	vehicle tow-ps	02/10/2016	150.00	.00	150.00	44698	02/24/2016
		0540	vehicle tow-ps	02/02/2016	150.00	.00	150.00	44698	02/24/2016
		532	impound tow-ps	02/11/2016	150.00	.00	150.00	44698	02/24/2016
		Total 1393:			925.00	.00	925.00		
1851	C&M Air Cooled Engine, In	337588	mower part-pks	01/07/2016	28.55	.00	28.55	44646	02/08/2016
		Total 1851:			28.55	.00	28.55		
1956	CAMCA	01012016	2016 dues-court	01/26/2016	20.00	.00	20.00	44647	02/08/2016
		Total 1956:			20.00	.00	20.00		
2056	Caselle, Inc.	70864	3/16 software support-b&p	02/01/2016	198.00	.00	198.00	44648	02/08/2016
		70864	3/16 software support-admin	02/01/2016	198.00	.00	198.00	44648	02/08/2016
		70864	3/16 software support-court	02/01/2016	99.00	.00	99.00	44648	02/08/2016
		70864	3/16 software support-rec	02/01/2016	148.50	.00	148.50	44648	02/08/2016
		70864	3/16 software support-pks	02/01/2016	148.50	.00	148.50	44648	02/08/2016
		70864	3/16 software support-sis	02/01/2016	198.00	.00	198.00	44648	02/08/2016
		70864	3/16 software support-water	02/01/2016	330.00	.00	330.00	44648	02/08/2016
		70864	3/16 software support-wh	02/01/2016	330.00	.00	330.00	44648	02/08/2016
		Total 2056:			1,850.00	.00	1,850.00		
2128	CEBT	0009276	2/16 health ins	02/01/2016	37,239.50	.00	37,239.50	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	146.80	.00	146.80	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	260.16	.00	260.16	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	1,676.45	.00	1,676.45	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	53.12	.00	53.12	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	328.81	.00	328.81	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	207.35	.00	207.35	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	398.19	.00	398.19	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	764.05	.00	764.05	44649	02/08/2016
		0009276	2/16 health ins	02/01/2016	756.87	.00	756.87	44649	02/08/2016
		Total 2128:			41,829.10	.00	41,829.10		
2161	CenturyLink	9709840558	1/16 phone-wtp	01/19/2016	124.97	.00	124.97	44638	02/03/2016
		9709840812	1/16 phone-pwf	01/19/2016	38.04	.00	38.04	44638	02/03/2016
		9709840812	1/16 phone-pwf	01/19/2016	38.05	.00	38.05	44638	02/03/2016
		9709840812	1/16 phone-pwf	01/19/2016	38.05	.00	38.05	44638	02/03/2016
		9709840812	1/16 phone-pwf	01/19/2016	38.05	.00	38.05	44638	02/03/2016
		9709843855	1/16 phone-shop	01/19/2016	269.64	.00	269.64	44638	02/03/2016
		9709849807	1/16 fax line-ps	01/19/2016	76.54	.00	76.54	44638	02/03/2016
		Total 2161:			623.34	.00	623.34		
2266	Chematox Laboratory, Inc.	19457	drug, alcohol test-ps	01/30/2016	80.00	.00	80.00	44699	02/24/2016
		Total 2266:			80.00	.00	80.00		
2408	Clayton Homes	021716	water meter refund-water	02/17/2016	224.25	.00	224.25	44700	02/24/2016

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		69464 2/16	training snack,coffee-admin	02/10/2016	7.71	.00	7.71	44696	02/24/2016
		72682 2/16	08 ford brakes-ps	02/10/2016	428.81	.00	428.81	44696	02/24/2016
		72682 2/16	08 ford brakes-ps	02/10/2016	132.65	.00	132.65	44696	02/24/2016
		74233 2/16	plow o-ring-sts	02/10/2016	19.37	.00	19.37	44696	02/24/2016
		74241 2/16	jacket-pks	02/10/2016	69.99	.00	69.99	44696	02/24/2016
		74241 2/16	boots-pks	02/10/2016	140.00	.00	140.00	44696	02/24/2016
		76907 2/16	mop holder-c.c.	02/10/2016	105.44	.00	105.44	44696	02/24/2016
		76907 2/16	address sign-c.c.	02/10/2016	44.99	.00	44.99	44696	02/24/2016
		77707 2/16	postage-court	02/10/2016	6.74	.00	6.74	44696	02/24/2016
		77707 2/16	postage-water	02/10/2016	10.44	.00	10.44	44696	02/24/2016
		77707 2/16	postage-w/water	02/10/2016	10.44	.00	10.44	44696	02/24/2016
		77855 2/16	office supplies, ink cart-ps	02/10/2016	130.12	.00	130.12	44696	02/24/2016
		77855 2/16	printer-ps	02/10/2016	59.98	.00	59.98	44696	02/24/2016
		77855 2/16	router-ps	02/10/2016	49.99	.00	49.99	44696	02/24/2016
		77855 2/16	postage-ps	02/10/2016	11.28	.00	11.28	44696	02/24/2016
		77855 2/16	training meals-ps	02/10/2016	28.75	.00	28.75	44696	02/24/2016
		77855 2/16	meeting meals-ps	02/10/2016	25.65	.00	25.65	44696	02/24/2016
		77855 2/16	holster,range bag-ps	02/10/2016	112.57	.00	112.57	44696	02/24/2016
		77855 2/16	radio holder-ps	02/10/2016	12.98	.00	12.98	44696	02/24/2016
		87672002/16	2 computer mouse-admin	02/10/2016	34.85	.00	34.85	44696	02/24/2016
		87672002/16	office supplies-admin	02/10/2016	24.44	.00	24.44	44696	02/24/2016
		87672002/16	training-admin	02/10/2016	65.00	.00	65.00	44696	02/24/2016
		87672002/16	cdot meeting snacks-admin	02/10/2016	16.66	.00	16.66	44696	02/24/2016
		87672002/16	bocc/council meal-admin	02/10/2016	410.00	.00	410.00	44696	02/24/2016
		87672002/16	bocc/council meal-admin	02/10/2016	27.84	.00	27.84	44696	02/24/2016
		87672002/16	gift cert, flowers on main st	02/10/2016	120.00	.00	120.00	44696	02/24/2016
		87672002/16	conf. room supplies-admin	02/10/2016	19.97	.00	19.97	44696	02/24/2016
		87672002/16	founders day supplies-adm	02/10/2016	58.45	.00	58.45	44696	02/24/2016
		87672002/16	founders day supplies-adm	02/10/2016	58.92	.00	58.92	44696	02/24/2016
		81534 2/16	interview notebooks-ps	02/10/2016	14.99	.00	14.99	44696	02/24/2016
		Total 406:			6,676.43	.00	6,676.43		
483	Ambiente H2O Inc	160018	pump rpr kit-wrtp	01/11/2016	948.79	.00	948.79	44640	02/08/2016
		Total 483:			948.79	.00	948.79		
538	American Linen	LGRA173243	mat,mops cleaned-c.c.	01/21/2016	54.86	.00	54.86	44641	02/08/2016
		LGRA173850	mats,mops cleaned-c.c.	02/04/2016	56.85	.00	56.85	44697	02/24/2016
		LGRA174457	mats,mops cleaned-c.c.	02/18/2016	56.85	.00	56.85	44697	02/24/2016
		Total 538:			168.56	.00	168.56		
1001	Baker, Thomas M.	2/2016	2/16 cell ph reimb-ps	02/01/2016	52.08	.00	52.08	44642	02/08/2016
		Total 1001:			52.08	.00	52.08		
1176	Berthod Motors, Inc.	01-29282	jd filters,oil, belts,blades-pks	01/13/2016	942.00	.00	942.00	44643	02/08/2016
		01-29283	equip oil-pks	01/13/2016	50.04	.00	50.04	44643	02/08/2016
		Total 1176:			992.04	.00	992.04		
1311	Blaine Ward Towing	111876	abandon vehicle-ps	01/31/2016	395.00	.00	395.00	44644	02/08/2016
		Total 1311:			395.00	.00	395.00		
1393	Bob Adams Trucking	0412	vehicle tow-ps	02/06/2016	150.00	.00	150.00	44698	02/24/2016

Report Criteria:
 Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
96	A-1 Heating & Cooling	S-2468	repair heating unit-c.c.	01/26/2016	3,407.38	.00	3,407.38	44639	02/08/2016
Total 96:					3,407.38	.00	3,407.38		
356	All State Communications, I	32905	16 tahoe equipment-ps	02/01/2016	8,500.40	.00	8,500.40	44695	02/24/2016
Total 356:					8,500.40	.00	8,500.40		
406	Alpine Bank	100855	2/16 office supplies-w/water	02/10/2016	59.37	.00	59.37	44696	02/24/2016
		100855	2/16 boots-w/water	02/10/2016	168.32	.00	168.32	44696	02/24/2016
		100855	2/16 lab supplies	02/10/2016	44.40	.00	44.40	44696	02/24/2016
		103677	2/16 training meals-ps	02/10/2016	29.54	.00	29.54	44696	02/24/2016
		104337	2/16 event coffee maker-admin	02/10/2016	47.96	.00	47.96	44696	02/24/2016
		104337	2/16 basketballs-rec	02/10/2016	46.48	.00	46.48	44696	02/24/2016
		104337	2/16 ref whistles-rec	02/10/2016	6.99	.00	6.99	44696	02/24/2016
		104337	2/16 ref whistle lanyard-rec	02/10/2016	57.24	.00	57.24	44696	02/24/2016
		109260	2/16 notary training-ps	02/10/2016	31.20	.00	31.20	44696	02/24/2016
		109260	2/16 notary fee-ps	02/10/2016	10.00	.00	10.00	44696	02/24/2016
		27744	2/16 agenda lunch-admin	02/10/2016	52.70	.00	52.70	44696	02/24/2016
		27744	2/16 agenda lunch-admin	02/10/2016	33.87	.00	33.87	44696	02/24/2016
		27744	2/16 agenda lunch-sts	02/10/2016	60.20	.00	60.20	44696	02/24/2016
		27744	2/16 transportation meeting-sts	02/10/2016	11.72	.00	11.72	44696	02/24/2016
		42362	2/16 postage-water	02/10/2016	15.85	.00	15.85	44696	02/24/2016
		42362	2/16 work boots-w/water	02/10/2016	162.89	.00	162.89	44696	02/24/2016
		43188	2/16 conf room furniture-admin	02/10/2016	425.00	.00	425.00	44696	02/24/2016
		43188	2/16 mobility, fuels, funding meeti	02/10/2016	35.00	.00	35.00	44696	02/24/2016
		43188	2/16 toyota car wash-admin	02/10/2016	3.42	.00	3.42	44696	02/24/2016
		43188	2/16 th window shades-t.m.	02/10/2016	1,490.05	.00	1,490.05	44696	02/24/2016
		43188	2/16 online fax svc-sts	02/10/2016	12.25	.00	12.25	44696	02/24/2016
		43188	2/16 online fax svc-w/water	02/10/2016	19.15	.00	19.15	44696	02/24/2016
		48864	2/16 toner cart-b&p	02/10/2016	54.00	.00	54.00	44696	02/24/2016
		48864	2/16 pens, hole punch, folders-a	02/10/2016	50.57	.00	50.57	44696	02/24/2016
		48864	2/16 cgfoa dues-admin	02/10/2016	45.00	.00	45.00	44696	02/24/2016
		48864	2/16 founders day garland-admin	02/10/2016	62.35	.00	62.35	44696	02/24/2016
		48864	2/16 vacuum, trash bags, ice melt	02/10/2016	116.35	.00	116.35	44696	02/24/2016
		48864	2/16 toner carts-water	02/10/2016	161.98	.00	161.98	44696	02/24/2016
		55323	2/16 training meals-ps	02/10/2016	8.64	.00	8.64	44696	02/24/2016
		55323	2/16 training meals-ps	02/10/2016	23.24	.00	23.24	44696	02/24/2016
		55976	2/16 postage-water	02/10/2016	14.05	.00	14.05	44696	02/24/2016
		55976	2/16 postage-water	02/10/2016	23.00	.00	23.00	44696	02/24/2016
		56206	2/16 lien release fee-b&p	02/10/2016	11.30	.00	11.30	44696	02/24/2016
		56206	2/16 plat recording fee-b&p	02/10/2016	11.30	.00	11.30	44696	02/24/2016
		56206	2/16 ice melt-sts	02/10/2016	13.92	.00	13.92	44696	02/24/2016
		56206	2/16 ice melt-sts	02/10/2016	23.21	.00	23.21	44696	02/24/2016
		57808	2/16 laptop-rec	02/10/2016	476.48	.00	476.48	44696	02/24/2016
		57808	2/16 laptop mouse-rec	02/10/2016	9.97	.00	9.97	44696	02/24/2016
		57808	2/16 power strip, ball pumps-rec	02/10/2016	44.95	.00	44.95	44696	02/24/2016
		57808	2/16 elect ball pump-rec	02/10/2016	49.98	.00	49.98	44696	02/24/2016
		57808	2/16 doorlock software-c.c.	02/10/2016	237.00	.00	237.00	44696	02/24/2016
		65405	2/16 digital recorder-admin	02/10/2016	56.25	.00	56.25	44696	02/24/2016
		65405	2/16 batteries, coffee, cutlery-admin	02/10/2016	17.97	.00	17.97	44696	02/24/2016
		65405	2/16 flowers, stuckey-admin	02/10/2016	37.00	.00	37.00	44696	02/24/2016
		65405	2/16 notary book-ps	02/10/2016	15.90	.00	15.90	44696	02/24/2016
		69464	2/16 postage-admin	02/10/2016	29.40	.00	29.40	44696	02/24/2016



Town of New Castle **Planning and Code
Administration Department**
450 W. Main Street
PO Box 90 **Phone:** (970) 984-2311
New Castle, CO 81647 **Fax:** (970) 984-2716

Memo

To: Mayor Bob Gordon & Town Councilors
From: Tim Cain
Date: February 26, 2016
RE: RFTA Park-N-Ride

Mayor Gordon & Town Councilors:

On February 25, 2016 RFTA re-submitted drawings and various permit applications to build the long awaited park-n-ride (PNR) beginning this spring. RFTA's Senior Project Manager, Nick Senn, has stated, "The only thing that has changed since the last time you (Jeff Simonson) reviewed these is to remove the stripped crosswalk on SH 6 because CDOT disallowed it..."

The Town council approved a Special Use permit on May 20, 2014, however, RFTA was not able to secure the funds to construct the PNR due to unexpected bids that nearly doubled the cost of the original estimate.

An Inter-Governmental Agreement (IGA) was signed on May 20, 2016. RFTA is requesting that the final completion date be extended from November 1, 2015 to November 1, 2016.

With council approval, we will amend the IGA to reflect the change in date.



February 23, 2016

Tim Cain
Town of New Castle
450 West Main Street
New Castle, CO 81647

RE: Intergovernmental Agreement Extension, New Castle Park and Ride

Dear Mr. Cain

As you are aware the planned New Castle Park and Ride project was not built as planned in the summer of 2014. Due to a higher than estimated low bid, sufficient funds were not available for construction.

The funding is now available and RFTA is in the process of soliciting bids for this project and hope to be under Construction by April 2016. In saying that, RFTA is requesting that the Original Intergovernmental agreement between RFTA and the Town of New Castle be extended. RFTA proposes that the Completion of Public Improvements (IGA pg. 3, par B) be changed from the current date of November 1, 2015 to November 1, 2016.

If the Town of New Castle agrees to this extension of the agreement, please sign and date the concurrence below.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicholas Senn", is written over a horizontal line.

Nicholas Senn
RFTA Engineer, Project Manager

February 23, 2016

Date

The Town of New Castle concurs with the Roaring Fork Transportation Authority's request to extend the project (New Castle Park and Ride) completion date by one year to November 1, 2016

Signature

Date

Attachments; IGA Dated April 20, 2014



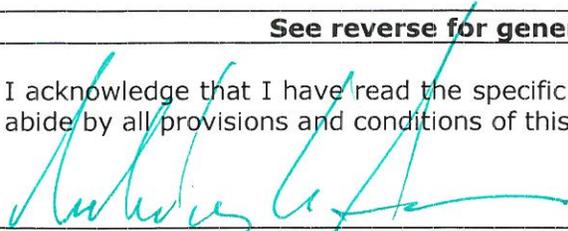
Town of New Castle Building Dept.
 PO Box 90
 450 West Main Street
 New Castle, CO 81647
 970-984-0812
 Fax: 970-984-2716

RIGHT-OF-WAY PERMIT APPLICATION	
APPLICANT: Please complete this top portion only and submit for approval	
Address/Location of Work: 774 Burning Mountain AVE	
Date(s) Of Work: May through October 2016	
Applicant's Name: Roaring Fork Transportation Authority	Phone: 970-384-4978
Applicant's Address: 1340 Main Street Carbondale, CO 81623	
Contractor's Name: To be Bid	Phone:
Contractor's License #and Type:	
Work to be Performed: Sidewalk, stairs, driveway and curb and Gutter installation.	
PLEASE NOTE: 1. A detailed site plan <u>must</u> be attached to this application. 2. A certified traffic survey may be required.	

TO BE COMPLETED BY THE TOWN AFTER APPROVAL:

PERMIT DETAILS AND CONDITIONS	
(Authority: Town of New Castle Municipal Code §§12.040.010 et seq.)	
Permit #:	Permit Fee:
	Deposit:
Permit Fee: \$10.00/square yard of disturbed right-of-way Deposit required: \$90.00/square yard of right-of-way	
Work to start:	Work to end:
All work must be performed between 7:00 AM and 6:00 PM	
SPECIFIC CONDITIONS OF APPROVAL	
See reverse for general conditions of approval	

I acknowledge that I have read the specific and general conditions of approval and agree to abide by all provisions and conditions of this Permit.



 Signature

23 FEB 16

 Date

 For Town Use Only

Permit Issued By:	Date:
Work Inspected By:	Date:
Completion Inspection By:	Date:
Deposit/Bond Released By:	Date:

EXCAVATION APPLICATION

PERMIT NO. _____

450 W Main St – PO Box 90
New Castle, CO 81647
Phone (970) 984-2311 Fax (970) 984-2716
E.Mail Address: time@newcastlecolorado.org

ZONE DISTRICT _____

Job address: 774 Burning Mountain Ave. New Castle, CO 81647

Legal Description:

Lot No. C-1 Block _____ Filing Phase 1 Subdivision Burning Mountain PUD

Owner: Roaring Fork Transportation Authority Phone No. (970) 384-4978

Mailing address: 1340 Main Street, Carbondale, CO 81623

E.mail Address: nsenn@rfta.com

Contractor: To be Bid License: _____ Phone No. _____

E.Mail Address: _____

Describe Work: Park and Ride Construction, no building New Repair _____

Sq ft of Lot (s): 30,925 Lot Coverage (Include Overhangs): _____

Total Sq ft. or linear ft. of project: 30,925 Number of Stories: 0

Number of Dwelling Units: 0

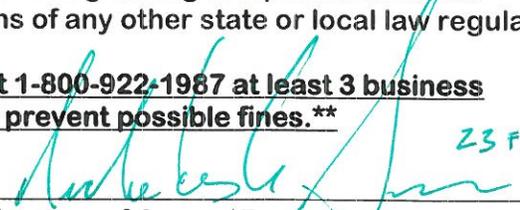
Notice – READ BEFORE SIGNING – Ordinance 12.12.010 & 12.12.030

No excavation shall occur within the boundaries of any street, alley, or other public way or of any easement or right-of-way dedicated to the use of the public or designated for public use, or within any park or public ground, area or place within the town limits of the town, or within the boundaries of any sidewalk along any such designated area, without a written permit from the town first having been obtained. Excavation shall **NOT** be allowed on weekends, holidays, or before 7:00 am and after 5:00 pm Monday thru Friday without written permission from the Town of New Castle. This permit shall be valid and effective for as short a period of time as is possible, and in no event for more than seven calendar days in order to permit the applicant to accomplish the purposes for such excavation or cutting. If more time is needed to complete project you must file for an extension at least 30 days prior to expiration of this permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

****REMEMBER** You MUST call for utility locates at 1-800-922-1987 at least 3 business days prior to digging for your project to prevent possible fines.****

23 FEB 16

Signature of Contractor / Date


Signature of Owner / Date

Excavation Fee - \$50.00
Receipt #: _____

Total Due: _____
Date Paid: _____

Bldg Dept Approval: _____
Planning Dept Approval: _____

Flood Plain: Yes () No ()
(If yes, see attached comments)