

**New Castle Town Council Meeting
Tuesday, February 6, 2018, 7:00 p.m.**

Call to Order

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

Pledge of Allegiance

Roll Call

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

Also present at the meeting were Town Administrator Tom Baker, Town Clerk Melody Harrison, Building Inspector Dave Reynolds, Police Chief Tony Pagni and members of the public.

MOTION: Mayor A Riddile made a motion to excuse Councilor Owens. Councilor Leland seconded the motion and it passed unanimously.

Meeting Notice

Town Clerk Melody Harrison verified that her office gave notice of the meeting in accordance with Resolution TC 2018-1.

Conflicts of Interest

There were no conflicts of interest.

Agenda Changes

Clerk Harrison told the council that staff wanted to remove Ordinance 2018 E-1 because it did not include a sewer rate increase. She apologized for the mistake, and said the ordinance should be ready for the February 20, 2018 council meeting. The council agreed.

Citizen Comments on Items not on the Agenda

There were no citizen comments.

Consultant Reports

Consultant Attorney – not present
Consultant Engineer – not present

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Items for Consideration

Proclamation Honoring Alice Mckennis

Mayor A Riddile introduced Greg Mckennis, Father of Alice Mckennis who is a member of the U.S. Olympic Ski Team. He also noted that Eric and Shirley Williams, who were Alice's Aunt and Uncle, were in attendance.

Mayor A Riddile read the proclamation into the record, and then presented the proclamation to Alice's father, Mr. Greg Mckennis.

Mr. Mckennis thanked the council and the County Commissioners for their support of his daughter, and spoke of her long history and love for skiing. He said that the U.S. Ski Team was on their way to Korea, and there were high hopes for their success. The council thanked Mr. Mckennis for attending and accepting the proclamation.

Consider Ordinance TC 2018-1, An Ordinance of the New Castle Town Council Adopting New Traffic Regulations and Amending the Town Code Accordingly (first reading)

Police Chief Tony Pagni explained that the ordinance gave the New Castle police the opportunity to issue citations and collect fines on the proposed distracted driving laws, and to try cases in municipal court.

MOTION: Mayor A Riddile made a motion to approve Ordinance TC-2018-1, An Ordinance of the New Castle Town Council Adopting New Traffic Regulations and Amending the Town Code Accordingly on first reading. Councilor Metzger seconded the motion and it passed on a roll-call vote: Councilor G Riddile: yes; Councilor Leland: yes; Councilor Metzger: yes; Councilor Hazelton: yes; Councilor Russi: yes; Mayor A Riddile: yes.

Discussion: Town Owned Land – Food Truck Court

Administrator Baker introduced Bronwyn Rittner, New Castle resident and member of the Downtown Group, Branding & Marketing Committee, New Castle Trails and others. He said that Ms. Rittner was always looking for ways to make New Castle a better place. She and her father-in-law, Dieter Rittner were exploring the idea of a food truck court as a way to stimulate business in the downtown. Administrator Baker said that he and Planner Cain had approached the existing businesses in the downtown to try to understand how they would feel about a food truck court on the Kamm Lot. Many wanted more information, and some saw opportunities and some were concerned. Because the land is town-owned, there was a perception that the town was subsidizing the effort, and it is different than a land-owner coming in and asking for a conditional use permit to put a food truck court on a private parking area. Administrator Baker told the council that no decision was necessary, but that the Rittners would like a discussion and some feedback that may give them a way forward.

Ms. Rittner said that her history was working with small businesses to rebuild. She said that Dieter had been in the restaurant business. Ms. Rittner said she knew the town was looking to increase or improve the economy and to bring more people from Castle Valley and Lakota Canyon Ranch into the downtown area. She and Mr. Rittner felt that bringing something to the town that added flavor and spark, and rather than

diverting the existing traffic actually brought more traffic into the downtown, would be a great situation for all.

Mr. Dieter Rittner gave the council a brief history of his experience in the restaurant/food business. He said he had an interest in the food truck industry and felt that Winter Park, Colorado had the best model; a food stand court. He said it was very well organized, and they had a waiting list of businesses that wanted to be part of it. Mr. Rittner said he knew there was a waiting list because two years after he applied to them for a food stand he is number 32 on the list.

Councilor Metzger said that photographs might be helpful to the council. Councilor Russi asked how large a community would be needed to support such a venture. Ms. Rittner said the lot would likely hold 30 vendors, but they would have to see how many vendors would be interested. Councilor Leland said that there were only 4500 people in New Castle and probably a limited number of those who might go out to eat on any given day. Mr. Rittner said that it would take several years to build the business. Ms. Rittner said that they could not determine how successful the idea would be. She thought they might only have five or six vendors to begin and hoped that would increase over time. Councilor Hazelton asked where the vendors would come from because he thought there were less than a dozen food truck vendors in the whole county, and those already had locations. He also asked how many days per week they were proposing. The Rittners said that they did not have information about how many food trucks were in the area, or where they may come from. They had also not decided what days and times the court would be open as they were in the preliminary stages of the proposal.

Ms. Rittner said that it was likely they would back away from the food truck idea, and felt that food stands would be more appropriate. They were less expensive, less noisy and more accessible to other vendors.

Josh Williams, Garfield County Environmental Health Manager. Mr. Williams explained the licensing requirements for temporary food stands. He also described what the county health department concerns would be as related to wastewater and grease disposal, hand-wash stations, and general public safety.

Councilor G Riddile asked what the Rittners were looking for.

Ms. Rittner said that they wanted to know if the council supported the idea of a food court business on the lot, and if it would be valuable to the town.

Councilor Russi said that he thought the idea was a good fit for some of the economic development goals of the town, but the council also had to consider the well-being of the other brick-and-mortar food businesses in town, and had to be careful not to subsidize a competitive business.

Ms. Rittner said that they did not expect the town to subsidize their business and that they would cover their own costs. She said that the point would be to bring some more people into the downtown and add a different spark to the area. She said they were willing to try if the council was also willing.

Mayor A Riddile said that there was a business interested in leasing the ambulance building, and that would use at least part of the lot.

The council agreed that they would be interested in a more detailed proposal.

Administrator Baker said that he would work with the Rittners, and he felt that it may be a good idea to hear from the restaurants in town what foods would not compete with their menus.

~~**Consider Ordinance 2018 E 1, An Ordinance of the Town of New Castle Water & Sewer Enterprise Increasing Water Service Charges**~~

Item was removed from the agenda.

Discussion: Town-Owned Land: Furniture Store Lease

Clerk Harrison told the council that recently she had an opportunity to speak with a local business owner who was interested in a location in New Castle. The owner, Ginny Nalley, ran her furniture refinishing business on her property up Buford Road, but wanted to find a location in New Castle that fit her needs and provided more convenient place for her customers. Clerk Harrison said that she invited Ms. Nalley to consider the Kamm property.

Administrator Baker said that Ms. Nalley made an offer to the council for them to consider. He asked if the council wanted to set up a subcommittee to discuss the offer, or could he work with the town attorney to draft a lease agreement.

The council briefly discussed the proposal and felt that with the improvements offered by Ms. Nalley and the gross income stated, the \$600.00 per month offered was fair. The council also agreed that it was a good business as it was unique in town, and offered no competition to any other business. They also liked that it was an established business.

The council agreed that Administrator Baker could begin drafting a one-year lease.

Recess the Town Council Meeting and Convene as the 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. Mayor A Riddile seconded the motion and it passed unanimously.

Consider a Special Events Liquor License for Roaring Fork Mountain Bike Association for their Winter Conference Fundraising Event

Clerk Harrison explained that the Roaring Fork Mountain Bike Association had applied for the special event liquor license for the second New Castle Trails Winter Conference Movie Night fundraising event. She said that the event had been so popular in 2017 that the event would be expanded in 2018 to include the parking lot of the community center. The lot would be fenced to provide a secure area for alcohol service and tented for the comfort of the guests.

Clerk Harrison said that Roaring Fork Mountain Bike Association was a 501 c3 organization, and eligible for a special events license under state law. She said that the application was complete, and all fees had been paid.

MOTION: Councilor Russi made a motion to approve the special event liquor license for the Roaring Fork Mountain Bike Association for the New Castle Trails Winter Conference Movie Night. Councilor G Riddile seconded the motion and it passed unanimously.

Adjourn the Local Liquor Licensing Authority and Reconvene the Town Council Meeting

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

Consent Agenda

Minutes of the January 16, 2018 council meeting

January Bills of \$668,124.14

Resolution TC-2018-5 – Authorizing the April 3, 2018 Election and Designating the Election official

Hongs Garden Hotel & Restaurant Liquor License Renewal

MOTION: Councilor Russi made a motion to approve the consent agenda. Mayor A Riddile seconded the motion and it passed unanimously.

Staff Reports

Town Administrator – Administrator Baker told the council that he had received an e-mail from Councilor Russi regarding the drought situation and potential wildfire concerns. Administrator Baker said that at the next council work session Town Planner Tim Cain will brief the council on the town hazard mitigation plan and how citizens can access some expertise about defensible space around their homes. Coincidentally, on March 1, 2018 from noon to 1:30, the fire district will hold three separate focus groups simultaneously, and one will be in New Castle. He felt the focus group would be a good time to ask the fire district how they could participate, or how we could help them with the educational component as the summer season approached.

Councilor Russi said that the snow pack was lower than average, which indicated a dry summer. The council agreed that the fire on CR 335 in 2017 should be a warning for everyone to take care. Administrator Baker said that Public Works Director John Wenzel would attend the work session to discuss the town's water situation.

Town Clerk – Clerk Harrison reminded the council that she would not be at the next council meeting and that her Deputy, Mindy Andis, would attend in her place.

Town Planner – not present

Public Works Director – not present

Commission Reports

Planning & Zoning Commission – Mayor A Riddile said that many people showed up for the senior housing discussion. The item was tabled because the senior housing people had not submitted their plans in time to be reviewed. He said a special P&Z meeting was scheduled for Wednesday, February 7, 2018.

Historic Preservation Commission – nothing to report

Climate Action Advisory Committee – nothing to report

Senior Program – nothing to report

RFTA – nothing to report

AGNC – nothing to report

GCE – nothing to report

BEWG – nothing to report

EAB – Mayor A Riddile said that in 2016 the oil and gas industry in Garfield County partnered in a Colorado State University air quality study. A report on those results was presented at the EAB meeting, although there was no health assessment done. Morgan Hill, through Garfield County air monitoring systems, said that the air quality

was good, no health issues. Mayor A Riddile said that there were currently six oil rigs in Garfield County, and 32 in the state.

Council Comments

Councilor Russi said that he felt that the county commissioners were disinterested in the LoVa Trail project. Mayor A Riddile said that he thought the county wanted to make it clear that they were not in the trails business. Councilor Leland agreed. Administrator Baker agreed that they were a bit defensive. Councilor G Riddile said he thought the county would partner with the town, but in a secondary or tertiary position.

Councilor Leland told the council that Spellebration would be held on April 6, and the theme will be Comic-Con (superheroes.)

Councilor Leland said that since the council had approved his proceeding with his pursuing HEAL Elite status, he would work with a staff committee to develop an employee wellness plan for the town staff.

Councilor Leland said he had looked at community center and the construction project was looking great.

Councilor Leland said that the Northwest Colorado Cultural Heritage & Tourism organization finally had someone to create the permanent signs. He asked that everyone look at the temporary sign located in the park between the town hall and library for errors that should be corrected before the permanent sign was made.

Mayor A Riddile said that recently the council had sent some letters out. One was thanking the BLM for the trails projects, and one to congratulate the new Mayor and Council Members at the City of Rifle. Mayor A Riddile said that the BLM apparently had displayed the letter. He also said that he had spoken to Mayor Barbara Clifton of Rifle and they framed the letter and displayed it. Mayor A Riddile felt that it was important to remember how much something simple such a congratulations meant to people. Mayor A Riddile reminded everyone that Founders Day would be on Saturday, February 10 from 11:00 a.m. to 1:30 p.m.

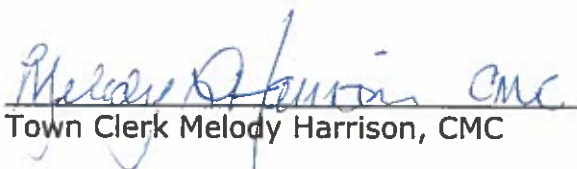
MOTION: Councilor Metzger made a motion to adjourn. Mayor A Riddile seconded the motion and it passed unanimously.

The meeting adjourned at 8:42 p.m.

Respectfully submitted,



Mayor Art Riddile



Town Clerk Melody Harrison, CMC

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