



**Town of New Castle Administration Department**

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**Memorandum**

**To:** Mayor & Council  
**From:** David Reynolds  
**Re:** Council Agenda Item – Kamm Lot  
**Date:** 3-14-19

**Purpose:**

The purpose of this agenda item is to consider a resolution regarding the use of Town owned property at the corner of 6<sup>th</sup> and Main Street. This property, commonly known as the Kamm Lot, is an empty parcel with an undefined use. This parcel has experienced unregulated and defined uses by the general public for a period of time.

In an effort to create an understanding of appropriate and consistent activity for this property, until such time that the Town may sell the property or otherwise define its use, it is suggested that the Town allow this area to be utilized as a Day Parking Lot with signage that indicates Public Parking 24 Hour Limit.

The Resolution for consideration by Council will address the above Kamm Lot concerns while allowing flexibility for to define a more permanent Town use or sale at a later date.

TOWN OF NEW CASTLE, COLORADO  
RESOLUTION NO. TC 2019-07

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE,  
COLORADO, IMPOSING PARKING REGULATIONS ON TOWN-OWNED PROPERTY

WHEREAS, the Town of New Castle (“Town”) is the owner of Parcel No. 212331301004 located at the intersection of West Main Street and Kamm Avenue (the “Property”); and

WHEREAS, the Property is not held by the Town or otherwise reserved for any governmental purpose; and

WHEREAS, the Property is currently vacant; and

WHEREAS, the Town Council has agreed to allow the Property to be used as a parking lot on a temporary basis until the Town decides to use the Property for another purpose or sells the Property; and

WHEREAS, to ensure the orderly use of the Property for parking purposes, the Town now desires to adopt certain regulations and restrictions regarding the same.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, COLORADO, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein as findings and determinations of the Town Council.

Section 2. The Town Council hereby approves the use of the Property for public parking purposes, subject to the rules and regulations adopted in the next Section. Said use may continue for the period of one year from the date of this Resolution, and Town Council may extend the period of use by resolution. Town Council reserves the right to discontinue the use of the Property approved herein for any reason or no reason in its sole discretion. Nothing herein shall limit the Town’s ability to market the Property for sale at any time, and notwithstanding the foregoing, the use approved in this Section 2 shall terminate immediately upon the sale of the Property to a third party.

Section 3. Use of the Property for public parking shall be subject to the following regulations to be enforced by Town staff or the New Castle Police Department:

1. No vehicle shall remain parked on the Property for more than 24 hours at a time.
2. Overnight camping on the Property is prohibited.
3. The Town may close the Property to public parking for certain periods upon posting notice of the closure on the Property at least 48 hours prior to the closure.
4. All parking regulations adopted by the Town that are generally applicable in the Town shall also apply to the Property. In the event of a conflict, these rules control.
5. The Town shall have the right to remove any vehicle from the Property that is found to be in violation of these rules.

Section 4. This Resolution shall take effect immediately upon passage.

INTRODUCED, PASSED, AND ADOPTED at a regular meeting of the Town Council of the Town of New Castle, Colorado, on March 19, 2019.

TOWN OF NEW CASTLE:

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Mayor Art Riddile

ATTEST:

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Town Clerk Melody Harrison, CMC