New Castle Town Council Regular Virtual Meeting
Tuesday, December 01, 2020, 7:00 PM

Due to concerns related to COVID-19, this meeting will be held as a virtual meeting only. The public is welcome to attend.

To join by computer, smart phone or tablet:
https://us02web.zoom.us/j/7096588400

If you prefer to telephone in:
Please call: 1-346-248-7799
Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your phone to mute until called on.

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

Pledge of Allegiance

Roll Call

Present	Councilor Mariscal
	Councilor Owens
	Councilor Hazelton
	Mayor A Riddile
	Councilor Copeland
	Councilor Leland
Absent	Councilor G Riddile

Also present at the meeting were Town Clerk Melody Harrison, Public Works Director John Wenzel, Town Treasurer Loni Burk and members of the public.

MOTION: Mayor A Riddile made a motion to excuse Councilor G Riddile's absence. Councilor Owens 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 2020-1.

Conflicts of Interest
There were no conflicts of interest.

Agenda Changes
There were no agenda changes.

Citizen Comments on Items not on the Agenda
Myrna Candreia, New Castle resident, said that she wanted to comment on the building going up on S. Wildhorse Drive. Ms. Candreia thanked the council for their time. She said she lived on Foxwood Lane, and had been attending many of the meetings and there was a lot of building proposed to be going up and she urged everyone to think about that before it was passed. Ms. Candreia said she had serious concerns about the infrastructure needed to accommodate the type of housing proposed. She said that the parking was also a serious issue and she knew that from Foxwood and Redstone that there was a lot of building and no place for cars and she felt it was an issue for the community. Ms. Candreia said she also had a serious concerns regarding fire safety because she felt it was not being addressed. She was also concerned about the fact that there was no evacuation plan. Ms. Candreia said that there was not enough open space. She said that there would only be one chance to get it right and to set a precedent for future development. Ms. Candreia said that New Castle was viewed as a bedroom community to Glenwood Springs and not a destination for tourism. Ms. Candreia said she wanted New Castle to become a destination, and for it to stay a sweet little town without a sea of rooftops. Ms. Candreia asked that the council take time to review the Town's Comprehensive Plan as well as the original plans for the development and asked that they vote no on the project.

Jessica Dooling, 729 S. Wildhorse Drive. Ms. Dooling urged the council to maintain the atmosphere in New Castle. She said she also had concerns about fire and emergency evacuation. She said what was being called open space along Castle Valley Boulevard was nothing more than right-of-way and not useable and she did not feel it should qualify as open space. Ms. Dooling said that she had concerns about parking and snow removal, and in previous versions of the development there was temporary snow storage in phase 2 that will go away once phase 2 was developed, worsening an already significant parking and snow storage issue. Ms. Dooling stated that she agreed with everything that Ms. Candreia said, and she urged the council to think seriously about approving the development.

Denise Scheberle, 507 S. Wildhorse. Ms. Scheberle said she was also present to urge the town council to think carefully about the filing 11 development. She said that on the town website there were policy statements of civic engagement and social capital that she found to be laudable goals and what the town should strive toward accomplishing. Ms. Scheberle said that in her observation, the applications for filing 11 had shown little of either. Regarding civic engagement, she said that the town had not told citizens that the filing 11 proposal was the largest development in a decade, and it was insufficient not telling people what was going on. In addition, she said that citizens had only had two opportunities to speak or provide written comments: once in May 2020 and once on November 23, 2020. More than seventy residents signed one letter submitted which she felt was significant.
Regarding social capital, Ms. Scheberle said that the function of the planning and zoning (P&Z) commission was potentially social capital at its very best. She said P&Z had done

hard and valuable work in reviewing the filing 11 development and its fit with the comprehensive plan, which was their job. Ms. Scheberle said the P&Z had correctly decided on a 7 to 0 vote to deny. She felt the vote was correct because the development was bad on many levels, yet the town council voted 5 to 2 to send the application back to P&Z. Ms. Scheberle said there would be another decision point on December 9, 2020. Because the town council had ultimate authority, she respectfully requested that they not allow Castle Valley Ranch Investors (CVR Investors) to build 85 units on just 13 acres and to get away with very little open space, creating traffic and public safety issues. She felt so much more could be done. Ms. Scheberle said that New Castle could be a really special town or just mediocre. She also said that effort could be made to please an out-of-town developer, or there could be a development that benefitted the town, adjacent property owners and future residents. Ms. Scheberle asked that CVR Investors not be allowed to repeat the mistakes made on Redstone and Foxwood Lane. She also asked that the council creatively work with the P&Z to achieve a standout community and a better proposal for development. Ms. Scheberle said that the citizens stood ready to build social capital together. She thanked the council.

Connie Davis, 818 Ute Circle. Ms. Davis said that she concurred with the people who had spoken before her and noted that it had been the same concerns over and over with P&Z so she did not feel the need to repeat anything because she felt the council was aware of the objections of the citizenry. Ms. Davis said that she felt the council had a great responsibility to pay attention to the comprehensive plan that had been set forth for the community. She also felt they needed to understand going forward about the fires that had been in the area, and the kind of snow and where it would be put. Ms. Davis said the issues were going over the council heads except when the people were living in the conditions, and no one gave any forethought to them. Ms. Davis urged the council to give serious forethought to the issues that were right in from of the council's eyes, that exist in areas in Lakota and other neighborhoods; the density. Ms. Davis said there would be impact to Castle Valley Boulevard because all the people will be trying to get out on Castle Valley Boulevard and will clog up the road. Ms. Davis said she would finish with a question. She noted that there seemed to be hesitation to build the proper percentage of commercial required because the attitude seemed to be that there needed to be more population to warrant commercial building. Ms. Davis asked if the filing 11 application was the council's answer to getting more population for commercial builds. She thought it was a poor way to address it, and that slow, smart growth was best and what everyone wanted. Ms. Davis urged the council to consider it.

Sally Linden, 805 Ute Circle. Ms. Linden said that she thought everyone knew how she felt because she had spoken at the previous two meetings and written letters. Ms. Linden urged the council to think about what the proposed units represented, because they would be inexpensive units and they will bring in investors that will turn the units into rental units, which will bring property values down and make the town a mess. She said that she agreed with anything that Ms. Davis and Ms. Scheberle or anyone else has said because she wanted the town to remain sweet and wonderful with slow growth. Ms. Linden reminded that New Castle got tremendous winds, and if there was a spark in the west side of town everyone would be toast in five minutes. Everyone trying to evacuate at the same time with the proposed project would be monumentally crazy.

Thomas Elder, 247 N 7th Street. Mr. Elder, speaking on behalf of himself and his wife, Mary Johnson, said that they wanted to echo what Ms. Davis and Ms. Scheberle had said. He said that he felt the can should be kicked to some other town.

Ines Baquero, 73 Mt. Harvard Court. Ms. Baquero said that everything had been well-said previously, and that she only wanted to add that if something was going to be done, it should be done right, and that the council should not forget the town that they were working for.

Mayor A Riddile thanked everyone for his or her comments and he said that the council would listen.

Consultant Reports
Consultant Attorney – not present.
Consultant Engineer – not present.

Items for Consideration

Colorado Department of Transportation Presentation: New Castle Traffic Circle
Jenna Siegel, Consultant Project Manager, Stolfus & Associates, Inc. Ms. Siegel greeted the council. She introduced CDOT Engineer Todd Ipsen.
Ms. Siegel screen-shared a power point presentation and reviewed the history of the US Highway 6 Roundabout at Castle Valley Boulevard project that she had been part of since 2015. She provided a detailed review of the interchange project that included an interchange study done in 2016, a phased implementation plan, roundabout layout plans, a rearrangement of the Walters Lane/New Castle Plaza access, the RFTA crossing and a project timeline.
The council, Public Works Director John Wenzel and Ms. Siegel discussed various details of the project including the fact that there was not currently funding for it.
The council thanked Ms. Siegel and Mr. Ipsen.

Garfield Clean Energy Presentation: Solar Array Buyout
Katharine Rushton, Renewable Energy Program Director, Clean Energy Economy for the Region. Ms. Rushton greeted the council. She screen-shared a power point presentation: Analysis of Early Buy Out for New Castle Public Works Power Solar Services Agreement.
Ms. Rushton said that the solar array that was installed in 2010 on the rooftops of the Public Works Facility was constructed under a *Solar Power Services Agreement* (SPSA) with an outside vender. The array was owned and operated by the vender in a way that held mutual financial benefits for the operator and the Town. The agreement associated with the array (SPSA) had an early buyout option that allowed the Town to purchase full ownership of the assets after the initial 7-year term of the contract.
Ms. Rushton said that CLEER Energy had been working with Town Staff to help develop the cost benefits and the pros and cons of taking advantage of the early buyout option.
Ms. Rushton walked Council through a cost analysis study providing information and clarity.

After a detailed presentation, the Council felt they were in no hurry to make a decision and would address it at a later date.
They thanked Ms. Rushton for her presentation.

Consider Resolution TC 2020-32 - A Resolution of the Town Council of the Town of New Castle Adopting a Budget for the Town of New Castle, Colorado, for the Fiscal Year Beginning on January 1, 2021 and Ending on December 31, 2021, Appropriating the Amounts Specified in the Budget as Expenditures from the Funds Indicated, Levying the Property Tax Proposed in the Budget, and Reserving and Designating Certain Amounts in Each Fund.
Town Treasurer Loni Burk said that the council and staff had been working on the 2021 budget since about September, and the resolution for consideration was for adoption of the final budget document. She said that there had not been any substantial changes made since the last meeting. She quickly review each of the four funds.
Mayor A Riddile opened the public hearing at 8:07 p.m.
There were no citizen comments.
Mayor A Riddile closed the public hearing at 8:08 p.m.
MOTION: Mayor A Riddile made a motion to approve Resolution TC 2020-32 - A Resolution of the Town Council of the Town of New Castle Adopting a Budget for the Town of New Castle, Colorado, for the Fiscal Year Beginning on January 1, 2021 and Ending on December 31, 2021, Appropriating the Amounts Specified in the Budget as Expenditures from the Funds Indicated, Levying the Property Tax Proposed in the Budget, and Reserving and Designating Certain Amounts in Each Fund. Councilor Mariscal seconded the motion and it passed on a roll-call vote: Councilor Mariscal: yes; Mayor A Riddile: yes; Councilor Leland: yes; Councilor Hazelton: yes; Councilor Owens: yes; Councilor Copeland: yes.

Consider Ordinance TC 2020-8 - An Ordinance of the Town of New Castle, Colorado summarizing additional expenditures for the Utility Fund, Conservation Trust Fund and Cemetery Fund, and adopting a supplemental budget for the Town of New Castle, Colorado, for the calendar year beginning on the first day of January, 2020 and ending on the last day of December, 2020 (1st reading)
Treasurer Burk said that staff looked at the 2020 budget as it was approved and then as look at the end of the year and how the 2020 budget was projected to end. She said that if expenses were more than what was originally adopted in the budget, it was necessary to adopt a supplemental budget via ordinance.
Treasurer Burk reviewed the four funds. She said that the general fund did not have any changes. She said that the utility fund was increased by about $70k because the bulk water station came in higher than originally anticipated. In addition, the conservation trust fund was higher by about $5k and most of that was due to funds that were allocated for the engineering study for Burning Mountain Park. Last, she said that the cemetery fund was increased by about $600.00 to cover costs for the cemetery caretaker.
Mayor A Riddile opened the public hearing at 8:12 p.m.
There were no citizen comments.

Mayor A Riddile closed the public hearing at 8:13 p.m.
MOTION: Councilor Leland made a motion to approve Ordinance TC 2020-8, An Ordinance of the Town of New Castle, Colorado summarizing additional expenditures for the Utility Fund, Conservation Trust Fund and Cemetery Fund, and adopting a supplemental budget for the Town of New Castle, Colorado, for the calendar year beginning on the first day of January, 2020 and ending on the last day of December, 2020 on 1st reading. Councilor Owens seconded the meeting and it passed on a roll-call vote: Councilor Hazelton: yes; Councilor Owens: yes; Mayor A Riddile: yes; Councilor Mariscal: yes; Councilor Copeland: yes; Councilor Leland: yes.

Consent Agenda
October 6, 2020 minutes
November Bills of $517,223.26
MOTION: Mayor A Riddile made a motion to approve the consent agenda. Councilor Hazelton seconded the motion and it passed unanimously.

Staff Reports
Public Works Director - Director Wenzel said that staff thought it might be a good idea to explore using a landscape architect to design the roundabout intersection. He said they reached out to Zehren and Associates which was the firm that designed Bear Dance Park. He said that staff would bring that information to council at a future meeting. Director Wenzel said that the bulk water station should be operational by the end of the week. Director Wenzel said that the pedestrian crosswalk signs had been installed in the downtown. Director Wenzel said that he was still waiting on materials to arrive for the CDOT downtown revitalization grant. He said that everyone was ordering tents and heaters and the like and it was taking a while for things to arrive.
Town Administrator – not present.
Town Clerk – nothing to report.
Town Treasurer – Treasurer Burk said that staff had submitted a second reimbursement for CARES Act funds, and DOLA had denied the reimbursement for the crosswalks on Main Street. She said that staff has resubmitted for $208k which had passed the first level of approval. She said that there was a balance remaining of about $92k, most of which was assigned to various things already, leaving about $12k that could be considered.
Town Planner – not present.

Commission Reports
Planning & Zoning Commission – Mayor A Riddile said that at the last meeting they had heard quite a few public comments as council had earlier in the meeting. He said they had gotten through the public hearing portion of the meeting and he expected the commission might come to a vote at the next meeting.
Historic Preservation Commission – nothing to report.
Climate and Environment Commission – Councilor Leland said that he had missed the meeting, but he had received note from the meeting. He said there was a continued interest in fire safety. He said that Fire Protection Chief Orrin Moon had attended the

meeting along with the Mooney's, who had lost a home to wildfire as well as had Commissioner Myrna Candriea. The Mooney's and Commissioner Candriea are considering creating a first-hand accounting of what it was like to lose a home to fire. They hoped it would ignite an interest in fire safety. Councilor Leland said that the council members had all received an e-mail from a Randy Fricke about recycling, and he suggested that referring Mr. Fricke to CEC as the appropriate place to take up the concern.
Senior Program – nothing to report.
RFTA – nothing to report.
AGNC – Councilor Hazelton said they had met and discussed end-of-year stuff. He said he had also received information regarding the special legislative session taking place and hopefully there will be more information about restaurants and bars.
GCE – nothing to report.
EAB – nothing to report.

Council Comments
Councilor Leland told the council that the Lions Club had managed the Thanksgiving Dinner for 150 people who drove through the Community Center parking lot. He said it was challenging but they managed and everyone seemed happy.
Councilor Leland asked if anyone had heard about the City Market staffing problems. He said that he had been unable to do grocery pick-up from the New Castle store because they had not had enough staff. People were going to the Rifle store, which was being overwhelmed with the extra pick-up.
Councilor Mariscal said she had received two thank you e-mails; one from 2 Coronas and one from Lazy Bear Restaurant thanking the council for the business assistance grants
Councilor Owens thanked Councilor G Riddile, Treasurer Burk and Administrator Reynolds for the work put in the previous week on the capital projects committee.
Councilor Owens said he was curious with regard to the public comments heard earlier in the meeting. He wanted to understand if the town was doing their part to help citizens understand the zoning of the filing 11 property and that it was meant to be developed in the capacity of the zoning. He said he wanted to make sure appropriate information was available to the public.
Mayor A Riddile said that the town had required the developer to hold an open house regarding the application. It was advertised and only two people showed up. The developer was there with charts and maps and al the necessary information. He said that someone commented that there had been no communication, but that was not true.
Mayor A Riddile told the council that Administrator Reynolds' mother had passed away and he will be out for a few days.
Mayor A Riddile said that Police Chief Pagni had obtained fifty rapid COVID test kits, which was great for staff. He said that if the council wanted to be tested, he felt they could be considered staff as well.
Mayor A Riddile said he thought it might be nice to have a very scaled-down, socially-distanced tree lighting ceremony with just the council and staff. He asked what the council thought. They thought it was a good idea.

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

The meeting adjourned at 8:31 p.m.

Respectfully submitted,

Mayor A Riddile

Town Clerk Melody Harrison, CMC

TOWN OF NEW CASTLE
GARFIELD
SEAL
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COLORADO