

**New Castle Town Council Regular Meeting  
Tuesday, October 7, 2025, 7:00 PM**

**Call to Order**

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

**Pledge of Allegiance**

**Roll Call**

Councilor Carey  
Councilor Mariscal  
Councilor Hazelton  
Mayor A. Riddile  
Councilor Copeland  
Councilor Leland  
Councilor G Riddile

Absent        none

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, Treasurer Viktoriya Ehlers and members of the public.

**Meeting Notice**

Clerk Andis verified that her office gave notice of the meeting in accordance with Resolution TC 2025-1.

**Conflicts of Interest**

There were no citizen comments

**Agenda Changes**

There were no agenda changes

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

New Castle resident Jeff Boardman voiced his concern regarding the noise from Down Valley Brewing. He said the past weekend there was an Octoberfest event and the music was very loud to where it was disrupting his enjoyment of his home. He said that he didn't get notification that Down Valley Brewing was going to be an event center and that is what it feels like it is turning into.

Mayor A. Riddile said the town will be addressing the issue with the owner of Down Valley Brewing. He asked if Down Valley Brewing needs to have a permit to have music.

Administrator Reynolds said no, there is a noise ordinance where they can't exceed a certain noise decimal.

New Castle resident Lauren Prentice said she had attended the event on Saturday, and it was put on by the library and there were a lot of games happening.

New Castle resident Vin Binder said he lives across the street, and the noise is nothing new. There have been noise issues from the beginning. He said there has been live music at Hog Back Pizza and it have not had any issues.

1 **Consultant Reports**  
2 Consultant Attorney – not present  
3 Consultant Engineer – not present

4 **Items for Consideration**

5 **Presentation/Update – New Castle Chamber of Commerce**

6 Administrator Reynolds introduced Chamber President Siobahn Milholm and Treasurer  
7 Cyndi Speedy. He said the New Castle Chamber of Commerce here is to update the town  
8 council on events, programs, memberships and other business that they accomplished in  
9 2025 and looking forward to in 2026.

10 Ms. Speedy said the chamber is growing steadily. She said in 2021 there were zero  
11 chamber members and in 2025 there are 101 chamber members. Their goal was 100  
12 members. The chamber’s goal for 2026 is 125 members. Ms. Speedy said the chamber  
13 will have a new logo in 2026, they also have an Instagram page, as well as some new  
14 BINGO games for 2026. Ms. Speedy thanked the town for being the sponsor of the Block  
15 Party. The event keeps getting bigger each year with more recognition. She said the  
16 chamber board is discussing having a second event in fall 2026.

17 Councilor Copeland asked if the chamber increased the membership fee. Ms. Speedy said  
18 at this time they are not going to increase the membership fee since they just raised the  
19 fees \$50.00 in 2024. They are discussing possibly having a tiered fees.

20 Councilor Copeland asked if they were asking for more of a donation for next year. Ms.  
21 Speedy said no they are thankful for the support and the partnership with the town.

22  
23 **Presentation/Update – New Castle Trails - Rides and Reggae**

24 Administrator Reynolds introduced Roaring Fork Mountain Bikers Association (RFMBA)  
25 Executive Director Mike Pritchard. Administrator Reynolds said as the New Castle Trails  
26 Group has gone through some changes in the last year, RFMBA, New Castle Trails, town  
27 staff and local business owners worked to organize and host a slightly scaled back 2025  
28 Rides and Reggae Event. Receiving great reviews by event goers, the 2025 Rides and  
29 Reggae event was once again a summer hit. Mr. Prichard will update the town council on  
30 the details of the event. Mr. Pritchard reviewed his presentation with the council (**Exhibit**  
31 **A**).

32 Mayor A. Riddile said he understood that it is time to take another direction from Rides  
33 and Reggae and have other types of events. He said trails maintenance is very important,  
34 and the bike park does need some improvements.

35 Councilor Hazelton asked Administrator Reynolds how the event went from town staff  
36 viewpoint. Administrator Reynolds said change is always a challenge but New Castle Trails  
37 and RFMBA have stepped up and went well and smoothly. Administrator Reynolds said  
38 Parks Opens Space Trails and Recreation Committee (POSTR) started again and  
39 partnering with RFMBA and New Castle Trails.

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41 **Presentation - Proposed 2026 Budget**

42 Administrator Reynolds and Treasurer Ehlers reviewed the 2026 draft budget with the  
43 council.

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**Purpose:**

*The purpose of this memorandum is to outline the preliminary draft elements of the 2026 budget.*

**Background and Discussion:**

*Staff has been working toward developing a 2026 budget with an emphasis on spending controls and maximizing revenue opportunities. Overall, operating cost increases are rapidly beginning to exceed revenue, and we are consciously attempting to keep the budget balanced with these increases in mind.*

*Budget assumptions play a significant role in both the revenue and expenditure numbers that make up the budget. For this draft of the 2026 budget, staff has taken, what we feel, is a very realistic approach to both revenues and expenses.*

*As of today, the draft 2026 General Fund budget reflects a starting deficit of (\$199,238).*

**Staff has developed the following revenue and expenditure assumptions for Council's review:**

**Revenues:**

- 1. 1% - Sales Tax Income Increase over 2025 projections. YTD 2025 revenues are 4.48% over 2024 revenues cumulatively but averaging only at 1.77% . 2025 projected revenue = \$2,663,827 vs budgeted \$2,692,000, deficit of (\$28,173). 2026 budgeted \$2,690,466.*
- 2. \$317,639 – 2025 Estimated Tobacco Tax collection vs budgeted \$295,000, surplus of \$22,639. YTD 2025 revenues are trending at 3.31% from 2024. 2026 budgeted revenue of \$287,000 is 10% less than 2025 projected revenues.*
- 3. Mineral Lease Distribution 2025 revenues are \$106,268 vs budgeted \$150,000, gap of (\$43,732). 2026 budgeted \$0.*
- 4. Severance Tax Distribution collection for 2025 \$2,288 vs budgeted \$65,000, deficit of (\$62,712). 2026 budgeted \$0.*
- 5. 2025 Property Tax Revenue are projected at \$658,173 as budgeted. 2026 budgeted at \$738,539 which is 12% increase per preliminary valuation.*
- 6. Franchise Tax 2025 projected \$158,193 vs budgeted \$165,000, deficit of (\$6,807). YTD 2025 revenues are at 0.77% from 2024. 2026 budgeted \$160,000.*
- 7. Building permit revenues assume 80 R2 apartments and 14 Lakota units in 2026.*

1 8. *Trash Service Revenue assumed to increase by 6% in order to keep account in balance.*

2

3 **Expenses:**

4 9. *45 FTE budgeted in 2026, including 1 Police Chief, 1 Police Cleark, 1 Police Officer, 1*  
5 *Clerk Assistant, and 1 Admin Asst to Town Administrator, that were budgeted in 2025 but*  
6 *not filled.*

7 10. *5% COLA is built into 2026 budget. Each 1% increase equates to approximately*  
8 *\$40,727 – split \$28k to General Fund and \$12k to Utility Fund. Total salaries, employer*  
9 *taxes and retirement = \$4,512,030 (increase of \$434,683 from 2025 budget). General*  
10 *Fund portion = \$3,377,484. Utility Fund portion = \$1,134,546.*

11 11. *Health insurance premiums increased by 13.5% for 2026. The Town's portion =*  
12 *\$1,045,764. Increase of almost \$222,219 from 2025.*

13 12. *Property/casualty insurance is estimated to increase by 15% or \$28,170 over 2025*  
14 *due to acquisition of new properties and completion of capital projects. Workers'*  
15 *compensation costs are currently assumed at 10% increase or \$4,102 over 2025.*

16 13. *Streets chip seal, crack seal & asphalt overlay total \$300,000 in the 2026 budget. The*  
17 *sidewalk maintenance budget is \$30,000.*

18 14. *2026 fuel prices are budgeted at 5% over 2025 projected costs. (\$79,272 vs*  
19 *\$86,400).*

20 **Special Events and Appropriations for Special Interest Groups, etc currently in**  
21 **2025 budget:**

22 15. *Branding and Marketing 10-5040-257 \$1,000*

23 16. *Chamber of Commerce 10-5040-254 \$7,000*

24 17. *Economic Development 10-5040-250 \$15,000*

25 18. *Historic Preservation 10-5040-609,610 \$3,500*

26 19. *Climate & Environ Comm 10-5040-620 \$1,000*

27 20. *Other Special Events 10-5070-610 \$6,500 (New Yrs Eve, Chili Cook-off, etc)*

28 21. *Burning Mountain Festival 10-5070-974 \$18,500*

29 22. *Community Market 10-5070-976 \$5,500*

30 23. *Outgoing Grants 10-5080-500 \$15,000*

31 24. *River Center Donation 10-5080-504 \$18,000*

1 25. Garfield County Detox Center 10-5080-506 \$10,000 (not budgeted for 2026)

2 26. Youth Zone 10-5080-516 \$ 4,000

3 27. New Castle Trails 10-5075-704 \$30,000

4 28. Middle CO Watershed 20-6040,6080-220 \$ 2,500

5 29. Garfield Clean Energy 20-6040,6080-220 \$17,300 (requesting 5% increase)

6 30. Wildfire Collaborative 10-5040-280 \$2,000

7 Notes & other considerations:

- 8 • Committed – Long Term Capital Reserve remaining at \$800,000.
- 9 • \$35,000 has been moved to Assigned – Police MDTs set up.
- 10 • Z Track Mower \$16,000 and Trailer \$5,000 purchases moved from GF to CTF.
- 11 • Fall protection \$10,000 moved from GF to CTF.
- 12 • Opioid Fund Revenue moved to Public Safety Revenue 10.4010.663 to assist with
- 13 K9 training.
- 14 • ARPA interest revenue has not been recognized in 2025 nor projected in 2026 due
- 15 to incomplete projections for UF Capital Projects.

16 Councilor Carey asked how confident is staff 80 building permits in 2026 pending the  
17 increase cost of building supplies. Administrator Reynolds said staff have had  
18 conversations with the developer and the developer will be coming back into council. The  
19 developer wants to switch part of the rental units to for sale units. Staff will be continuing  
20 conversations with the developers.

21  
22 Treasurer Ehlers said the Cemetery revenue fund is just a guess of how many plots would  
23 be purchased in 2026, and the expenses remain the same. In the Conservation Trust Fund  
24 (CTF) the lottery is decreasing eases but could increase as we get closer to the election.  
25 Some of the general fund expenditures will move to CTF because CTF revenues can only  
26 be used for outdoor recreational facilities.

27 **Consider Amended Restrictive Covenants Agreement for 600 W. Main Street.**

28 Administrator Reynolds said at a recent town council meeting, owner Aaron Shockley  
29 provided an update on his progress relative to the covenants. Following review of the  
30 progress made and discussion of the timeline challenges identified, town council  
31 expressed support for shifting all Restrictive Covenant deadlines out by one year.

32  
33 **MOTION: Mayor A. Riddile made a motion to approve Amended Restrictive**  
34 **Covenants Agreement for 600 W. Main Street. Councilor Copeland seconded the**  
35 **motion, and it passed unanimously.**

1 **Executive Session for discussion of a personnel matter under C.R.S. Section 24-**  
2 **6-402 (f)(I) for an evaluation of the Town Administrator, and not involving: any**  
3 **specific employees who have requested discussion of the matter in open session;**  
4 **any member of this body or any elected official; the appointment of any person**  
5 **to fill an office of this body or of an elected official; or personnel policies that do**  
6 **not require the discussion of matters personal to particular employees.**

7 **Executive Session for discussion of a personnel matter under C.R.S. Section 24-**  
8 **6-402 (f)(I) for an evaluation of the Town Treasurer, and not involving: any**  
9 **specific employees who have requested discussion of the matter in open session;**  
10 **any member of this body or any elected official; the appointment of any person**  
11 **to fill an office of this body or of an elected official; or personnel policies that do**  
12 **not require the discussion of matters personal to particular employees.**

13  
14 **Executive Session for discussion of a personnel matter under C.R.S. Section 24-**  
15 **6-402 (f)(I) for an evaluation of the Town Clerk, and not involving: any specific**  
16 **employees who have requested discussion of the matter in open session; any**  
17 **member of this body or any elected official; the appointment of any person to fill**  
18 **an office of this body or of an elected official; or personnel policies that do not**  
19 **require the discussion of matters personal to particular employees.**

20  
21 **MOTION: Councilor Leland made a Motion at 7:52p.m. to go into Executive**  
22 **Session for discussion of a personnel matter under C.R.S. Section 24-6-402 (f)(I)**  
23 **for an evaluation of the Town Administrator, and not involving: any specific**  
24 **employees who have requested discussion of the matter in open session; any**  
25 **member of this body or any elected official; the appointment of any person to fill**  
26 **an office of this body or of an elected official; or personnel policies that do not**  
27 **require the discussion of matters personal to particular employees.**

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31 **specific employees who have requested discussion of the matter in open session;**  
32 **any member of this body or any elected official; the appointment of any person**  
33 **to fill an office of this body or of an elected official; or personnel policies that do**  
34 **not require the discussion of matters personal to particular employees.**

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38 **employees who have requested discussion of the matter in open session; any**  
39 **member of this body or any elected official; the appointment of any person to fill**  
40 **an office of this body or of an elected official; or personnel policies that do not**  
41 **require the discussion of matters personal to particular employees.**

42 **Councilor Carey seconded the motion and it passed unanimously.**  
43

1 Executive session concluded.  
2 At the end of the executive session, Mayor Art Riddile made the following statement:

3  
4 "The time is now 9:01p.m. and the executive session has been concluded. The  
5 participants in the executive sessions were: Mayor A. Riddile, Councilor Mariscal, Councilor  
6 Carey, Councilor Hazelton; Councilors Copeland, Councilor G Riddile, Councilor Leland,  
7 Town Administrator Reynolds, Town Clerk Andis and Town Treasurer Viktoryia Ehlers For  
8 the record, if any person who participated in the executive session believes that any  
9 substantial discussion of any matters not included in the motion to go into the executive  
10 session occurred during the executive session, or that any improper action occurred  
11 during the executive session in violation of the Open Meetings Law, I would ask that you  
12 state your concerns for the record."  
13

14 No concerns were stated.

15  
16 **Consent Agenda**

17 Items on the consent agenda are routine and non-controversial and will be approved by  
18 one motion. There will be no separate discussion of these items unless a council member  
19 or citizen requests it, in which case the item will be removed from the consent agenda.  
20

21 September 16, 2025, minutes

22 September bills \$704,917.60

23 Amendment to Recreational Trail License and Management Agreement with RG Lakota  
24

25 **MOTION: Mayor A. Riddile made a motion to approve the Consent Agenda.**  
26 **Councilor Hazelton seconded the motion, and it passed unanimously.**  
27

28 **Staff Reports**

29 **Town Administrator** –Administrator Reynolds said he has a meeting Wednesday,  
30 October 8, 2025, with the new RE2 School District Superintendent at Elk Creek  
31 Elementary. They will be walking where a bypass could be put in. There are only three  
32 property owners: Talbott’s, School District and town. He said he has had meetings with  
33 the Talbott’s, and they are on board with the project. If everything goes well with the  
34 school the next step would be to create a plan for a Right-of-Way. Administrator Reynolds  
35 said he would also talk to the superintendent about a School Resource Officers (SRO).  
36 Administrator Reynolds said he was also going to talk with the superintendent about the  
37 property they own next to Lakota Senior Housing. Administrator Reynolds said he also has  
38 meeting in Silt with all the city managers from Carbondale to Parachute. Administrator  
39 Reynolds said this past weekend Down Valley Brewing closed Kamm Avenue on their own  
40 and didn’t ask the town for permission to do so. The street was not closed off in a safe  
41 way. Closing Kamm Avenue can be closed but needs to be done properly and to inform  
42 the town. Administrator Reynolds said in regard to the noise from Down Valley Brewing,  
43 the police department do have decibel readers, and the owners have been warned and  
44 asked to lower the noise. Administrator Reynolds said town staff is hosting the Christmas

1 BINGO with the chamber. Administrator Reynolds said Halloween is right around the  
2 corner and staff will be working on the maze in the park between town hall and the dental  
3 office. He said there are more businesses that are wanting to participate on the Trick-or-  
4 Treat New Castle. Administrator Reynolds said town hall staff held a going away party for  
5 Remi Bordelon and she is on her way to Florida. Administrator Reynolds said he has  
6 spoken with staff regarding the Christmas party. Staff said being able to socialize and  
7 have some sort of entertainment and have a good meal was important. He said he has  
8 been in conversations with the owners of the Red Barn Ranch.

9 **Town Clerk** – Clerk Andis reminded the council that November 1<sup>st</sup>, is the start of new  
10 rotation for council representatives on various commissions and committees. Councilor  
11 Copeland would remain on HPC and Mayor A. Riddile would start on P&Z. The term would  
12 go through April 2026.

13 **Town Treasurer** – not present

14 **Town Planner** – not present

15 **Public Works Director** – not present

### 16 17 **Commission Reports**

18 **Planning & Zoning Commission** – Councilor G. Riddile said they did meet and discussed  
19 a CUP for another food truck at the west end of town and a commissary kitchen.

20 **Historic Preservation Commission** – Councilor Copeland said they presented the  
21 historic designation plaque to Down Valley Brewing.

22 **Climate and Environment Commission** – Councilor Leland said they are sponsoring a  
23 cleanup on Friday, October 10, 2025. They will be picking up trash on Bruce Road, and  
24 the Lyons Club will be cleaning up Hwy 6.

25 **Senior Program** – Clerk Andis said they finalized the MOU and IGA for the traveler for  
26 2026. The agreements will go before the BOCC for final approval. Once the BOCC has  
27 approved the MOU and IGA it will be sent to the municipalities for approval and  
28 signatures.

29 **RFTA** – have not met

30 **AGNC** – Councilor Hazelton said Administrator Reynolds and Assistant Firth did a  
31 presentation for the round table discussion. Administrator Reynolds said he would give  
32 Councilor Hazelton a report the Tuesday before the meeting for what is happening in New  
33 Castle to present at the round table discussions.

34 **GCE** – Councilor Leland said he had received the presentation from Morgan Hill. The  
35 presentation was handed out to the council for their review (**Exhibit B**).

36 **EAB** – have not met

37 **POSTR** – have not met

### 38 **Council Comments**

39 Councilor Mariscal apologized for missing meetings in September and October.

40 Councilor Carey handed information to Administrator Reynolds regarding e-bikes and  
41 scooters and what the town could do for a policy.

42 Councilor Hazelton said there is some work and suggestions for Down Valley Brewing to  
43 help them with the noise complaints.

44 Mayor A. Riddile said the HPC designation of Down Valley Brewing was a nice event. He

1 voiced concerns about Down Valley Brewing with the noise complaints and blocking Kamm  
2 Avenue.

3

4 **Items for Future Council Agenda**

5 There were none

6 **Adjourn**

7 **MOTION: Mayor A. Riddile made a motion to adjourn.**

8 The meeting adjourned at 9:31 p.m.

9

10 Respectfully submitted,

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\_\_\_\_\_  
Mayor Art Riddile

\_\_\_\_\_  
Town Clerk Mindy Andis, CMC

DRAFT