

**New Castle Town Council Regular Meeting**  
**Tuesday, May 20, 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      Councilor Mariscal

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, Town Planner Paul Smith, Administrative Assistant Michelle Huster, Town Attorney Mike Sawyer and members of the public.

**MOTION: Mayor A. Riddile made a motion to excuse Councilor Mariscal and her absence. Councilor Copeland seconded the motion, and it passed unanimously.**

**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 conflicts of interest

**Agenda Changes**

There were no agenda changes

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

There were no citizen comments

**Consultant Reports**

Consultant Attorney – Attorney Sawyer said he was present for agenda items only.  
Consultant Engineer – not present

**Items for Consideration**

**Consider Resolution TC2025-14 Resolution Approving an Updated Version of the Subdivision and PUD Development Agreement for Castle Valley Ranch Filing 13, (9 North Wild Horse Dr).**

1 Town Attorney Mike Sawyer presented the proposed changes to the previously approved  
2 subdivision and PUD development agreement for Castle Valley Ranch Filing 13. Attorney  
3 Sawyer said the documents and development are under the new name of 9 Wild Horse  
4 Apartments LLC and Applicant Barry Rosenberg continues to be the manager of the  
5 proposed development. Attorney Sawyer said Mr. Rosenberg asked to extend the  
6 deadline to complete public improvements from 12 months to 18 months due to supply  
7 chain and pricing issues. Mr. Rosenberg offered an interim alternative form of security  
8 instead of a bond or letter of credit. Mr. Rosenberg proposed to provide the town with a  
9 first deed of trust for the development lots and a title insurance policy guaranteeing first  
10 position for \$1,000,000 if he defaulted. Attorney Sawyer said that if Mr. Rosenberg did not  
11 move forward with construction, council could take legal action and foreclose on those  
12 lots. Attorney Sawyer said if they default, someone would post bond or a letter of credit to  
13 complete the SIA. Attorney Sawyer said the other change to the SIA would be an increase  
14 to the security amount from 110% to 115% and added trails to the plat. Attorney Sawyer  
15 recommended approval of the resolution with the substituted subdivision agreement.  
16 Attorney Sawyer said the last change of the SIA would be the approval of a waterline  
17 easement with Lakota Canyon Ranch. Attorney Sawyer said the waterline existed already,  
18 but the easement would allow the waterline to continue between the Lakota Canyon and  
19 Castle Valley Ranch water tanks. Attorney Sawyer said staff approved of Resolution  
20 TC2025-14 with the substituted SIA.

21 Mayor A. Riddile said this meeting was not a public hearing and only a change in security.  
22 Councilor Leland asked if the change between the R2 partnership and 9 Wild Horse  
23 Apartments was due to a change of ownership. Mr. Rosenberg said there was not a  
24 change in ownership, but more partners were added to the development. Councilor G.  
25 Riddile asked when the 18 months for the SIA begins and if it was when the plat is  
26 recorded. Attorney Sawyer said that the SIA will be platted on Thursday, May 22, 2025,  
27 and the 18 months will begin then. Councilor G. Riddile asked why only plots 1, 2 and 3  
28 were included and not the remainder of the lots. Mr. Rosenberg said parcel 4 is owned by  
29 the current owner, Steve Craven. Councilor G. Riddile said he was concerned because if  
30 the town did foreclose, they would undermine the marketability of the property. Attorney  
31 Sawyer said when the plats are filed on Thursday, May 22, 2025, the deed will be  
32 conveying the property to an HOA that is associated to lots 1, 2, and 3. Attorney Sawyer  
33 said the right of first refusal for parcels A and B, the open space parcels, will also be  
34 reported and the town will have the chain of title and right to purchase those properties if  
35 the development forecloses. Attorney Sawyer said if council wanted to include those  
36 parcels, it would be a simple change. Attorney Sawyer said Mr. Rosenberg was open to  
37 that suggestion and agreed to add parcels A and B.

38 **Motion: Councilor G. Riddile made a motion to approve Resolution TC2025-14 a**  
39 **Resolution Approving an Updated Version of the Subdivision and PUD**  
40 **Development Agreement for Castle Valley Ranch Filing 13, (9 North Wild Horse**

1 **Dr) with the Addition of Parcels 1 and 2 to be Included with Lot of Numbers 1, 2,**  
2 **and 3, Mayor A. Riddile seconded the motion and it passed unanimously.**

3 **Consider Approval of Lakota Waterline Easement Agreement**

4 Attorney Sawyer said there was a question about how the waterline would be extended to  
5 provide service to the 9 North Wild Horse development in March. Attorney Sawyer said  
6 Town Attorney David McConaughy was able to reach an agreement between the Romero  
7 Group who owns Lakota and Mr. Rosenberg. Attorney Sawyer said the revised SIA  
8 requires Mr. Rosenberg to assume the restoration responsibilities during and after  
9 construction. Attorney Sawyer said when the construction and restoration are complete,  
10 the town would be responsible for the water line as part of the municipal water  
11 infrastructure and repairs would be the town's responsibility. Administrator Reynolds said  
12 the updated SIA included valves in different directions that would allow the Romero Group  
13 to access the waterline as well. The cost of those valves is the responsibility of 9 North  
14 Wild Horse and Mr. Rosenberg. Councilor G. Riddile asked if TC Midwest would be able to  
15 use this waterline when they chose to develop. Administrator Reynolds said there was a t-  
16 valve for TC Midwest to access if necessary.

17 **Motion: Councilor G. Riddile made a motion to approve Lakota Waterline**  
18 **Easement Agreement, Councilor Hazelton seconded the motion, and it passed**  
19 **unanimously.**

20 **Lift-Up Presentation**

21 Lift-up Vice President John Lund and Tinker Duclo gave a presentation about Lift-Up.  
22 **(Exhibit A)** Mayor A. Riddile suggested Lift-up contact Andy Bauer with Nutrient Farms for  
23 food donations. Councilor Hazelton asked about the thrift stores and said people have a  
24 difficult time donating items and Lift-up turned donations away. Interim Director Elysa Hottel  
25 described the items they can accept, and volunteers have discretion to turn items away and  
26 she is open to suggestions for improvement. Councilor Carey suggested Lift-up making their  
27 services easier to find for people in need.

28 **Consider Drifters/Down Valley Brewing Report of Changes LLC**

29 **Consider Drifters/Down Valley Brewing Report of Manager Change**

30 Administrator Reynolds said this was an item on the consent agenda on May 6, 2025, and it was  
31 pulled off so owner of Down Valley Brewing could address questions of ownership of the LLC and  
32 how that would affect the liquor license. Administrator Reynolds said there were questions about  
33 the designated manager change. Administrator Reynolds said there was a question about food  
34 consumption versus alcohol consumption meeting state requirements. Administrator Reynolds  
35 said that items E, E and F would be addressed as one. Administrator Reynolds said that Brad  
36 and Haley Williams completed State Liquor License form DR 8177 to report changes of LLC,  
37 found in page 74 of the packet. Administrator Reynolds said Haley Williams is now listed as the  
38 manager of Down Valley Brewing Company with Brad Williams as a 50 percent owner. That  
39 percentage removes previous partners entirely. Administrator Reynolds said State Liquor

1 License form DR 8442 has been completed and showed the change in management.  
2 Administrator Reynolds said the form documented Haley Williams as the manager and the  
3 holder of the liquor license. Administrator Reynolds said the recording of food sales in relation to  
4 alcohol sales is an audit process though the state and the liquor license holder. Clerk Andis said  
5 that reporting is done through revenue reporting and taxes. Administrator Reynolds said the  
6 town issued a conditional use permit (CUP) for a food truck and the food truck is a stand-alone  
7 operation that is not part of the liquor license. Administrator Reynolds said that Brad and Haley  
8 are now 100 percent owners of Down Valley Brewing, and the corporation has not changed so a  
9 new liquor license is not required because Mr. and Ms. Williams were partners under the  
10 previous liquor license. Administrator Reynolds asked Mr. and Ms. Williams if they had filled the  
11 state forms out and both Mr. and Ms. Williams answered yes, they did and they were one  
12 hundred percent owners of Drifters/Down Valley Brewing after the transition. Ms. Williams said  
13 she was meeting the requirement for the 15 percent alcohol and food sales ratio. Mayor A.  
14 Riddile asked if consideration of the liquor license was part of this discussion. Administrator  
15 Reynolds confirmed items D, E and F are part of the discussion. Clerk Andis said there needs to  
16 be a motion on items D, E, and F.

17 **Motion: Mayor A. Riddile made a motion to approve Drifters/Down Valley Brewing**  
18 **Report of Changes LLC. Councilor Carey seconded the motion, and it passed**  
19 **unanimously.**

20 **Motion: Mayor A. Riddile made a motion to approve Drifters/Down Valley Brewing**  
21 **Report of Manager Change. Councilor Carey seconded the motion, and it was**  
22 **approved unanimously.**

### 23 **Consider Drifters/Down Valley Brewing Liquor License Renewal**

24 Mayor A. Riddile asked Clerk Andis when the Drifters/Down Valley liquor license expires. Clerk  
25 Andis said the liquor license expires on May 29, 2025. Mayor A. Riddile said he was concerned  
26 about trash behind the Drifters/Down Valley Brewing and said he would be willing to withhold  
27 approval of the liquor license until it was cleaned up because it was part of the CUP council  
28 approved last year. Mr. Williams said they had a dumpster scheduled for the weekend of May  
29 24, 2025. Councilor Carey said the liquor license was the only item council was able to consider,  
30 and that is the sale and consumption of liquor. Councilor Carey said Mr. Williams promise of a  
31 dumpster was adequate. Administrator Reynolds said he had talked to Joe Hemelt and Jim  
32 Schrull about removing the trash and the trash did not get removed. Councilor Leland  
33 suggested organizing the kegs neatly behind the building instead of piling them in a heap. Ms.  
34 Williams said she would empty the shed and planned to store empty kegs inside the shed. Mr.  
35 Williams said he wanted to clean that area up and his time has been consumed with the  
36 transition of ownership.

37 **Motion: Hazelton made a motion to approve Drifters/Down Valley Brewing Liquor**  
38 **License Renewal. Councilor Copeland seconded the motion, and it passed**  
39 **unanimously.**

1 **Consider Leash Law in Frank Breslin Park**

2 Administrator Reynolds proposed designating Frank Breslin Park as an off-leash area for dogs,  
3 as requested by council at the May 6, 2025, meeting. Administrator Reynolds said the park's  
4 location along the river would be an off-leash alternative to the town's dog park. Administrator  
5 Reynolds said Public Works, Parks and PD are supportive and advising visitors that dogs may be  
6 off leash. Council emphasized the importance of voice command for all dogs off-leash. Frank  
7 Breslin Park off-leash designation would offer police an alternative for managing encounters  
8 with off-leash dogs in other parts of town where leashes are required. Mayor A. Riddile asked if  
9 town staff would have time for motoring and clean up. Administrator Reynolds said dog owners  
10 need to be educated to use the dog waste stations. Councilor Carey said there are already dogs  
11 off leash at Frank Breslin Park and agreed with the need for dog waste stations and signage.  
12 Councilor G. Riddile said dedicating Frank Breslin Park would give police another tool when  
13 reminding residents to put their dogs on leash. Councilor Hazelton and Councilor Leland both  
14 mentioned off-leash dogs may create problems with people playing disc golf. Council agreed to  
15 change the policy to allow dogs off leash at Frank Breslin Park.

16 **Discussion of Modular Construction**

17 Administrator Reynolds introduced the topic of modular construction in response to a recent  
18 article Councilor Leland shared with him. Administrator Reynolds said modular construction  
19 refers to manufactured parts assembled on-site and is a challenge in this area by the lack of  
20 local suppliers. Administrator Reynolds said modular construction must adhere to local building  
21 codes and design criteria. Administrator Reynolds said Habitat for Humanity plans to open a  
22 Rifle-based factory to produce small, affordable homes. Administrator Reynolds said the town's  
23 existing code supports modular construction if requirements are met. Councilor Hazelton  
24 discussed possible zoning code updates to facilitate affordable housing options like ADUs. The  
25 council showed interest in further exploring modular construction and possible zoning  
26 modifications in future housing discussions and comprehensive plan updates.

27 **Consider Parking Lot Lease – 201 W. Main Street**

28 Administrator Reynolds said that the town had a lease for the parking lot which Sam Garcia  
29 owns, and it was up for renewal. The owners initially agreed to maintain the \$500 monthly rate  
30 but later asked about an increase due to rising property taxes. Administrator Reynolds  
31 recommended maintaining the \$500 rental rate and said the town paid to pave the lot and the  
32 town currently polices the lot. Councilor Hazelton asked if the lease term was one year and  
33 Administrator Reynolds said it was the same term as before, one year with two automatic  
34 renewals. Councilor Hazelton asked when the new term would begin, and Administrator  
35 Reynolds said the town was paid through May 2025 and the new lease would start June 1,  
36 2025.

37 **Councilor Carey made a motion to renew Parking Lot Lease – 201 W. Main Street.**  
38 **Councilor Copeland seconded the motion, and it passed unanimously.**

39 **Consent Agenda**

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

5  
6 May 6, 2025, minutes

7 **MOTION: Mayor A. Riddile made a motion to approve the Consent**  
8 **Agenda. Councilor G. Riddile seconded the motion, and it passed**  
9 **unanimously.**

10  
11 **Staff Reports**

12 **Town Administrator** – Administrator Reynolds said he is working with  
13 Orrin Moon and Xcel Energy to gather information on their response to a  
14 gas leak from several weeks ago. Administrator Reynolds said the town  
15 received baseball tickets from their insurance broker for games in Grand  
16 Junction, which will be used for staff team building. Administrator  
17 Reynolds said a local business requested a proclamation recognizing June  
18 as Pride Month and council was in support. Administrator Reynolds said  
19 council needed to discuss options for handling future proclamation  
20 requests and agreed to work on inclusive language for the Pride Month  
21 proclamation.

22 **Town Clerk** – Clerk Andis handed out a sample agenda format that would  
23 be implemented in July through Civic Plus to improve ADA compliance.  
24 Clerk Andis also showed council a design sample for a memorial rail as an  
25 alternative to memorial benches and trees.

26 **Town Treasurer** – not present

27 **Town Planner** – not present

28 **Public Works Director** – not present

29 **Commission Reports**

30 **Planning & Zoning Commission** – have not met

31 **Historic Preservation Commission** – Councilor Copeland said the HPC met about the  
32 historical designation for the Texaco building/brewery and the cemetery.

33 **Climate and Environment Commission** – Councilor Leland said they discussed business  
34 grants funded with bag fee money. Councilor Leland said he was writing the application  
35 for businesses to apply and they would be announced at the beginning of June. Councilor  
36 Leland said there is a trail cleanup on May 30, 2025, with Roaring Fork Outdoor  
37 Volunteers to work on the Colorow trail. Councilor Leland said Sharon Morris would like to  
38 go to the New Castles of the World International conference.

39 **Senior Program** – Clerk Andis said the senior group was meeting on May 23, 2025.

40 **RFTA** – Mayor A. Riddile said they worked on strategic plan points, primarily dealing with



1 employee retention and affordable housing.

2 **AGNC** - Councilor Hazelton said the meeting was next week in Meeker.

3 **EAB** – No report

4 **GCE** – Councilor Leland said Colorado Mountain Collage has had success reducing energy  
5 costs using monitoring data. Councilor Leland said some towns are now charging for  
6 previously free EV charging stations. Councilor Leland expressed concerns about state  
7 mandates on building codes reducing town autonomy. Councilor Leland also said there is a  
8 geothermal workshop scheduled for June 6th in Glenwood Springs.

9 **POSTR** – Administrator Reynolds said they will be having a work session Wednesday, May  
10 21, 2025.

### 11 **Council Comments**

12 Councilor Carey said she received requests to reduce the speed on Castle Valley  
13 Boulevard. Administrator Reynolds said he discussed the concern with Public Works  
14 Director John Wenzel, and it needs to be studied as a global issue and not a small issue.  
15 Mayor A. Riddile gave details on the upcoming Memorial Day event at the cemetery on  
16 May 26, 2025. Mayor A. Riddile said the off-ramp on I-70 looked cleaner and he wanted to  
17 write a thank you letter to CDOT. Mayor A. Riddile said he received positive praise for  
18 Officer Josh Brooks. Mayor A. Riddile said there would be a police escort for the Coal  
19 Ridge High School baseball team on May 22, 2025, at noon and there was a bear sighting  
20 at the River Park Condominiums.

### 21 **Items for Future Council Agenda**

22 Councilor Carey requested a presentation from Jake Stanton with CPW on expected bear  
23 issues and has been in contact with CPW. Councilor Carey will let staff know when CPW is  
24 available for the presentation.

### 25 **Adjourn**

26 **MOTION: Mayor A. Riddile made a motion to adjourn. Councilor Carey seconded**  
27 **the motion, and it passed unanimously.**

28  
29 The meeting adjourned at 9:36 p.m.

30  
31 Respectfully submitted,

32  
33  
34  
35 \_\_\_\_\_  
36 Mayor Art Riddile

37 \_\_\_\_\_  
38 Professional Assistant Michelle Huster