

1 **New Castle Town Council Regular Meeting**
2 **Tuesday, October 21, 2025, 7:00 PM**
3

4 **Call to Order**

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

6 **Pledge of Allegiance**

7 **Roll Call**

8 Councilor Carey
9 Councilor Mariscal
10 Councilor Hazelton
11 Mayor A. Riddile
12 Councilor Copeland
13 Councilor Leland
14 Councilor G Riddile

15
16 Absent none
17
18

19 Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds,
20 Treasurer Viktoriya Ehlers, Town Planer Paul Smith and members of the public.
21

22 **Meeting Notice**

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

25 **Conflicts of Interest**

26 There were no citizen comments
27

28 **Agenda Changes**

29 There were no agenda changes

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

31 New Castle resident Bridget Gonsavles voiced her concern regarding the speeding on
32 Buckthorn Road. She asked for a speeding sign that is similar to the one on Alder Avenue
33 be placed on Buckthorn Road.

34 New Castle resident Trent Mahaffey with New Castle Trails voiced his concerns regarding
35 kids on e-bikes on New Castle Trails. The New Castle Trails have received some
36 complaints about the e-bikes on the trails. He said the bikes are being used at VIX Park
37 on pump track and the park was not designed for that kind of use. Mayor A. Riddile said
38 the council and staff are working on a solution. Councilor Leland asked for some
39 suggestions or solutions from Mr. Mahaffey and the New Castle Trails to let the council
40 know. Councilor Carey said the town follows what BLM allows on their trails, which is class
41 1 on the town's soft trails but not on private property. Councilor Leland suggested
42 bringing the topic of e-bikes back to a future council meeting for discussion.

1 **Consultant Reports**

2 Consultant Attorney – not present

3 Consultant Engineer – not present

4 **Items for Consideration**

5 **Presentation – RIDE – Dee Stiers**

6 Administrator Reynolds introduced Dee Stiers to the council. The Town of New Castle
7 has supported R.I.D.E. with funds from the town’s outgoing grants program. Located
8 just out of Silt and was founded in 1993, R.I.D.E. is a private, nonprofit organization
9 that provides equine-assisted activities through therapeutic programs to
10 developmentally and physically disabled children and adults and offer equine-facilitated
11 mental health activities. These activities are designed to exercise a rider’s muscles,
12 increase the mobility of the pelvis, hips and spine and create an experience for the
13 rider of walking on their own. Ms. Siers and Brandi Smythe gave an update from the
14 Riding Institute of Disabled Equestrians (R.I.D.E.). (**Exhibit A**)

15
16 **Update – Public Works regarding Roundabout Project**

17 Administrator Reynolds said Public Works Director John Wenzel and Public Works
18 Coordinator Cody Kessel would be giving an update regarding the roundabout
19 landscape project. Mr. Director Wenzel has been working with CDOT Engineers, the
20 town’s Landscape Architect and SGM to revise portions of the plans to meet CDOT
21 requirements. Coordinator Kessel has been working with an artist on the sculpture for
22 the miner’s statue feature of the project.
23 Director Wenzel said the construction drawings were completed in mid-April and were
24 put out to bid. The bids came back over that the town had budgeted for. Staff made
25 some revisions to the plans which included eliminating some of the sandstone rock
26 boulders and reducing the plant material by about 30 percent which brought the
27 project back into budget. In July, the town reached out to CDOT for highway right-of-
28 way permit to begin construction. Director Wenzel said CDOT did the review, and they
29 had some concerns, specifically line of sight, travel way obstruction, political boundary
30 signs in the town’s way finding signs. CDOT had asked the town to reach out to a
31 professional engineer to have the concerns evaluated. Director Wenzel said the town
32 and CDOT have been working on concerns and believes the town should have the
33 right-of-way permit by next week. Director Wenzel said construction should be able to
34 start in a couple of weeks. Director Wenzel explained some of the major changes
35 where the secondary entry monument located in the west center island has been
36 eliminated. Councilor Leand asked why the monument was eliminated. Director Wenzel
37 said CDOT wanted it removed because it was an obstruction in the travel way.
38 Councilor Leland said that was an important feature because that is what would draw
39 people to the downtown. Director Wenzel said all the boulders in the center medians
40 have been eliminated for the same reason. He said also the stone hogback sculptures
41 have been eliminated and will be replaced with low growing shrubs, bushes with gravel

1 mulch and no trees. Director Wenzel said everything in the center island has stayed
2 the same except the way finding sign has been removed. Councilor Carey asked how
3 the town was going to do the way finding signs. Director Wenzel said it wouldn't be in
4 CDOT's right-of-way or use the big reflective signs. Coordinator Kessel said he had
5 solicited three sculptors to design a miner stature. He said Scott Shaffer from Grand
6 Junction was awarded the bid. Coordinator Kessel said Mr. Shaffer was the most
7 responsive, eager to learn about the town and was excited to do the statue. Mr.
8 Shaffer also visited the museum to learn more about the mine and what the miners
9 wore to get a more realistic statue. Coordinator Kessel said Mr. Shaffer has been
10 working clay modes since April. Coordinator Kessel showed the council three different
11 statues and asked the council for their pick. (**Exhibit B**). The council chose Example 3
12 with the miner holding the pickax over his shoulder. Then Mr. Shaffer will take the
13 mode and have it scaled to size and then take it to the foundry to have it cast in
14 bronze. Mayor A. Riddle said the county had agreed to pay \$250,000 towards the
15 roundabout. He said he was at the mayor's meeting last week and reminded the
16 county commissioners of their support and the commissioners said to have the town
17 write a letter for the request.

18
19 **Consider Resolution TC 2025-20 - A Resolution of the Town of New Castle**
20 **Town Council Recommending Approval of a Conditional Use Permit for Mobile**
21 **Vending Carts or Stands (I.E. Food Trucks) on Property Located in the C-1**
22 **Zone District**

23 Planner Paul Smith explained and reviewed his staff report with the council. (**Exhibit**
24 **C**).

25 Owners Rachel Houchin and Jerome Trappier introduced themselves to the council. Ms.
26 Houchin said they currently have a catering business in the Willits. She said they
27 purchased the property at 677 West Main Street and are currently remodeling the
28 building to turn it into a commercial commissary kitchen along with two food trucks.
29 Planner Smith said the application is similar to the CUP for Down Valley Brewing. He
30 *said after the planning commission's recommendation of approval with conditions on*
31 *September 24, 2025, the applicant seeks council approval to improve dining options*
32 *for downtown. If approved, Moo LLC anticipates having a maximum of two food trucks*
33 *on site. The site is expected to be prepped and ready by the fall 2025. Council,*
34 *therefore, must make one of the following decisions on the application:*

- 35 1) *Approve the CUP unconditionally;*
36 2) *Approve the CUP with conditions;*
37 3) *Deny the CUP.*

38 **Approval Criteria:** *An approved application shall:*

- 39 1.) *be eligible for conditional review under § 17.84.040;*

- 2.) *be generally compatible with adjacent land uses;*
- 3.) *meet all requirements of § 17.84.020 of the Code, comply with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;*
- 4.) *be consistent with the comprehensive plan; and*
- 5.) *show that the Town has the capacity to serve the proposed use with fire and police protection and is not required to provide water or sewer service.*

Planner Smith said staff review and comments are as follows:

1) Is the application eligible for conditional review under 17.84.040?

As part of the C-1 zoning district "mobile food carts or stands" are considered conditional uses (17.36.050). No other type of mobile food vendors will be considered with this application.

2) Is the proposal generally compatible with adjacent land uses?

Adjacent land uses include:

- *Public parking*
- *UHaul Rental*
- *Residential*
- *Railroad*

*The C-1 district allows for a diversity of uses including retail, services, and residential. A food establishment would benefit patrons and employees who frequent those uses, while supplementing the mobile food vendors approved in 2024 at 589 W Main St (i.e. the Down Valley Brewery). A slight uptick in foot/vehicle traffic in the west end of Town is to be expected. However, the Applicant has proposed measures to inhibit excessive noise, smells, lighting, or any general unsightliness during hours of operation (**Submittal, pages 7 & 17**). With those measures in place, up to two additional mobile food vendors appears reasonably compatible with surrounding uses.*

3.) Does the proposal meet all requirements of § 17.84.020 of the Code, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow?

The requirements of section 17.84.020 are addressed in the table below:

<i>a. Adjacent land uses;</i>	<i>• Discussed in section 2.</i>
-------------------------------	----------------------------------

b. <i>Boundary and size of lot;</i>	• 7,050sf
c. <i>Building location height and setbacks</i>	• Existing structure: 18'; Mobile vendor: ~10'
d. <i>Off-street parking and loading areas</i>	• Parking: N/A; Loading: rear of lot off alleyway;
e. <i>Points of ingress & egress</i>	• Vehicle access: will mainly be at rear of lot. Some vehicles likely to short-cut at U-Haul entry.
f. <i>Service and refuse areas</i>	• Southeast corner of lot.
g. <i>Signs and lighting</i>	• Signage requires permit. Lights to be dark-sky.
h. <i>Fencing, landscaping, and screening</i>	• Screening options were discussed with P&Z.
i. <i>Compliance with performance standards</i>	• Applicant agrees to comply with performance standards.
j. <i>Anticipated utility requirements</i>	• Adequate services are available.

1
2 Note, screening options were discussed with P&Z at the public hearing. Those options
3 were of the vegetative/landscaping type, but were not finalized. Recently, P&Z and
4 Council did require Down Valley Brewing to store or screen all auxiliary equipment
5 incidental to the use of the food truck. The same condition has been added to the
6 attached resolution. With modest landscape screening, Staff does not have further
7 concerns with compliance to section 17.84.020 or Title 17.
8

9 **4) Is the proposal consistent with the comprehensive plan?**

10 A central objective of New Castle's Downtown Plan is to foster a civic environment
11 that promotes small town ambiance and economic vitality, dubbing it the "heart and
12 soul of the community" (Comprehensive Plan, pg. 9). Restaurants have long filled a
13 social niche for communities, especially city centers. Though New Castle has lost a
14 couple of brick-and-mortar restaurants over the years, restaurants of the mobile
15 variety have the potential to revitalize this aspect of Town.
16

17 One important element of mobile food trucks is the lower operational cost. In an era
18 of inflated construction costs, labor costs, and higher inflation in general, the
19 adaptability of these businesses often make them better suited for such economic

1 times. Additionally, since the vendors are not permanent, a diversity of food
2 opportunities is potentially available to the community over time.

3
4 It is also important for Council to be mindful that mobile vendors, to some extent,
5 compete with our valued brick-and-mortar operations. A saturation of mobile vendors
6 in any one area could adversely impact traditional restaurant establishments and each
7 other. However, done well, Staff feels mobile vendors will function symbiotically with
8 other businesses. In other words, more food options generate more downtown activity
9 which improves foot traffic for other businesses which in turn supports existing
10 restaurants in a virtuous circle.

11
12 **5) Does the proposal show that the Town has the capacity to serve the**
13 **proposed use with fire and police protection and is not required to provide**
14 **water or sewer service.**

15 The site plan was reviewed and discussed with the fire marshal. Public Works does not
16 anticipate any change to water and sewer service.

17
18 Planner Smith reviewed the conditions with the council.

- 19 A. Development of the Property shall be consistent with the site plan shown on
20 **Submittal, page 9** and as may be revised by the Town Council. No more than two
21 mobile food vendors will be permitted on the Property and only within a designated
22 parking zone as depicted. Other types of mobile vendors are not authorized to
23 operate under this conditional use permit.
24
25 B. The mobile food vendors shall have daily hours of operation no earlier than 8am
26 and no later than 9pm.
27
28 C. The bathroom facilities of the existing building shall be made available to food
29 truck/trailer employees during all hours of operation per the requirements of Garfield
30 County Public Health and Human Services. Toilets shall not be available to patrons.
31
32 D. Any auxiliary equipment, materials, or supplies necessary for the function of any
33 mobile food vendors shall be stored out of site or otherwise screened from public
34 view by means of fencing, landscape ornamentation, or other approved means of
35 concealment. Within six months after the issuance of the conditional use
36 certificate, Staff shall inspect the visual impacts of the food truck(s). Any concerns
37 not resolved within 30 days of the inspection shall be subject to condition I, below.
38
39 E. A trash receptacle shall be provided and maintained on the southeast corner of the
40 Property.
41

- 1 F. Loading, staging, and supplying of mobile food vendors shall occur either off the
2 south alleyway or Main Street (i.e. US 6). Vendors and patrons shall be blocked
3 from accessing the property from the adjacent lot to the east with the use of non-
4 permanent barriers such as vegetative landscaping, gabion walls, signage, or
5 otherwise with an alignment of the food trucks/trailers that obstructs such access.
6
- 7 G. The use approved in the Application shall not be conducted until the Town Planner
8 has issued a conditional use certificate. That certificate shall be issued only after
9 the Applicant has entered into an agreement with the Town specifying that all
10 conditions imposed by the Town council will be completed and that the use and
11 improvements will be in accordance with the approved Application site plan and
12 development schedule. The conditional use certificate must be issued within one
13 year of the date of final approval by Town Council, or the application is deemed
14 withdrawn by the Applicant and is of no further force and effect.
15
- 16 H. No approved conditional use may be altered, structurally enlarged, expanded in
17 parking area or expanded in ground area unless the site plan is amended and
18 approved in accordance with the procedures applicable to approval of a conditional
19 use as set out in § 17.84.070 of the Code.
20
- 21 I. In the event the Town receives any complaints about the use of the site in violation
22 of the conditional use approval or other code requirements or observes or becomes
23 aware of any violations of the conditional use approval, the Applicant and/or owner
24 may be summoned before the Town Council in a public meeting to show cause why
25 the permit should not be revoked, suspended, or additional conditions imposed.
26 Such show-cause hearing shall be open to the public and the applicant or owner
27 may present testimony or offer other evidence on its behalf.
28
- 29 J. Applicant shall comply with all applicable building and municipal code requirements,
30 including the sign code and all accessibility requirements, as well as all performance
31 standards, county licensing, and public health requirements.
32
- 33 K. Any added exterior lighting will be dark sky compliant pursuant to the
34 Comprehensive Plan Goal EN-4.
35
- 36 L. All representations of the Applicant in written and verbal presentations submitted to
37 the Town or made at public hearings before the Commission or Town Council shall
38 be considered part of the application and binding on the Applicant.
39
- 40 M. The Applicant shall reimburse the Town for any and all expenses incurred by the Town
41 regarding the Application, including without limitation all costs incurred by the Town's
42 outside consultants such as legal and engineering costs.
43

1 N. Prior to issuance of the conditional use certificate, a six (6) foot privacy fence
2 shall connect the southwest corner of the existing structure on the Property
3 and the northeast corner of the garage structure located on the adjacent lot
4 to the west at 681 W Main Street to preempt nuisance concerns during hours
5 of operation (see **Submittal, pages 9 & 10**). Town Council shall approve final
6 design and location.
7

8 Ms. Houchin said she is working with the neighbor on the fence since he doesn't want the
9 fence on his property but wants to have the view to his property obstructed without
10 closing access to the property. Mr. Trappier said he would build an L shape fence on their
11 property in order to achieve no trespassing onto the neighbor's property.
12

13 Mayor A. Riddile asked the applicants if there would be any kind of entertainment. Ms.
14 Houchin said there would not be any entertainment.

15 Councilor Leland said there is an expectation with another property owner that he will
16 have two food trucks. Therefore, there would be 6 food trucks within one block area.
17 Councilor Leland said he wanted to see the back of the building in the alley clean from
18 trash as stated in condition D. Ms. Houchin said the alley will be in use for the food trucks
19 and the kitchen and will need to stay clean. Councilor Leland asked what kind of
20 commitments the applicants are expecting from the food trucks. Ms. Houchin said she
21 does expect the food trucks to be open during their posted hours.

22 Councilor Hazelton asked if there is an agreement for customers of the food trucks to use
23 the Kamm Lot as access to the food trucks. Administrator Reynolds said no. Councilor
24 Hazelton asked what condition the alley is in. Administrator Reynolds said the alley is in
25 good shape. Councilor Hazelton asked if the loading area of 10ft. between the building
26 and the trucks is that the access for the kitchen. Ms. Houchin said the trucks would be
27 backing in along the alley. Administrator Reynolds said the 5ft area on the site plan would
28 not be for food trucks but for landscaping and the east side of the property would need to
29 be some type of barrier which would keep people and delivery trucks from cutting across
30 the Kamm lot. Ms. Houchin said they did discuss having barriers along the east side of the
31 property during the P&Z meeting.

32 **Mayor A. Riddile opened the Public Hearing at 8:08pm.**

33 No public comments were heard.

34 **Mayor A. Riddile closed the Public Hearing at 8:08pm.**

35
36 **Mayor A. Riddile made a motion to approve Resolution TC 2025-20 - A Resolution**
37 **of the Town of New Castle Town Council Approving of a Conditional Use Permit**
38 **for Mobile Vending Carts or Stands (I.E. Food Trucks) on Property Located in the**
39 **C-1 Zone District. Councilor Mariscal seconded the motion, and it passed**
40 **unanimously.**

41
42 **Presentation - Proposed 2026 Budget**

1 Administrator Reynolds said during the meeting held on October 7, 2025, town council
2 received the first draft of the 2026 General Fund Budget. Town Treasurer Ehlers and I
3 reviewed the financial challenges that we may face in 2026 as well as some opportunities
4 to streamline expenses with the goal of creating a balanced 2026 budget. Following the
5 October 7t, 2025, meeting, Treasurer Ehlers and I met with department heads to discuss
6 the budget and look for possible opportunities to make adjustments. Treasurer Ehlers has
7 updating revenue and expense forecasts for 2026. Staff would like to use this opportunity
8 to bring town council up to date on the current draft budget as well as make suggestions
9 on areas that may bring further savings.

10
11 **General Overview**

- 12 1. General Fund went from (\$199,238) to (\$43,774).
- 13 2. Utility Fund went from (\$20,833) to 279,028.
- 14 3. TABOR reserve increased to \$308,000 from \$260,000 per 2024 Audited Financials
15 review.
- 16 4. Projected deficit for 2025 of (\$18,296) changed to surplus of \$23,356 mainly due to
17 Retirement Forfeitures of \$20,532 and salary expenses projections changes.

18 **Personnel**

- 19 1. 5% COLA remains in 2026 budget. Each 1% increase equates to approximately
20 \$40,727 – split \$28k to General Fund and \$12k to Utility Fund. Total salaries, employer
21 taxes and retirement \$4,512,030 (increase of \$434,683 from 2025 budget). General Fund
22 portion = \$3,377,484. Utility Fund portion = \$1,134,546.

23 **Administration**

- 24 1. Increased Sales Tax revenue due to higher projections for 2025, from \$2,690,466 to
25 \$2,709,000.
- 26 2. Increased AD Miscellaneous revenue to \$7,000 to account for Bag Fees revenue as it
27 will not sunset in 2026 (10-4020-060).

28 **Parks Maintenance**

- 29 1. Moved \$7,000 for Trash Bags and Dog Waste Bags in Parks M & O (10-5075-390) to
30 Trash Department in Utility Fund.

31 **Recreation**

- 32 1. Increased BMF Revenue from \$12,000 to \$16,000 (10-4010-974).
- 33 2. Added Revenue account for Sponsorship \$5,000 (10-4010-880) as we received

- 1 confirmation of continues commitment for support from Valley Ortho.
- 2 3. Moved \$17,000 for Infield Mix to CTF (10-4070-700).
- 3 4. Increased Tobacco Tax revenue from \$287,000 to \$290,000 (10-4010-101).

4 **Streets**

- 5 1. Removed \$20,000 for Polaris Utility vehicle as the replacement in 2026 is not critical.
- 6 2. Increased County Sales Tax from \$255,069 to \$257,000 (10.4010.070).

7 **Utility Fund**

- 8 1. Assumed rate increase for Water/Wastewater is 3%; each additional 1% rate increase
9 equates to approximately \$28,981 in revenues.
- 10 2. Trash rate increase assumed at 7%; we have not received a new proposal from
11 Mountain Waste, but their rate increase is assumed at 2.5% with an additional fuel
12 surcharge.
- 13 3. The remainder of ARPA funds will be utilized between 2025 and 2026, as needed, to
14 complete Wastewater Treatment Facilities.

15 **Notes & other considerations:**

16 **Capital/Other Items**

- 17 • Added Assigned Items:
 - 18 a. Shoshone Water Rights \$100,000
 - 19 b. Police MDTs set-up \$35,000
 - 20 c. Roundabout commitment shortage \$50,000
 - 21 d. Long Term Capital reserves at \$800,000
- 22 • Roundabout project expenses split between 2025 and 2026 for total of \$830,000.
- 23 • Z Track Mower \$16,000 and Trailer \$5,000 purchases moved from General Fund to
24 Conservation Trust Fund.
- 25 • Playground fall protection \$10,000 moved from General Fund to Conservation Trust
26 Fund.
- 27 • Opioid Fund Revenue moved to Public Safety Revenue 10.4010.663 to assist with
28 K9 training.

- 29 A. Discretionary expenditures included in the current version of the 2026 budget are:
30 Donations to Special Interest Groups & Committees

- 1 1. Branding and Marketing 10-5040-257 \$1,000
- 2 2. CRVEDP 10-5040-250 \$5,000
- 3 3. Chamber of Commerce 10-5040-254 \$5,000 - decreased from \$7,000
- 4 4. Economic Development 10-5040-250 \$15,000
- 5 5. Historic Preservation 10-5040-609,610 \$3,000
- 6 6. Climate & Environ Comm 10-5040-620 \$1,000
- 7 7. Other Special Events 10-5070-610 \$8,000 (Chili Cook-off, etc)
- 8 8. Burning Mountain Festival 10-5070-974 \$21,000
- 9 9. Community Market 10-5070-976 \$7,500
- 10 10. Outgoing Grants 10-5080-500 \$15,000
- 11 11. River Center Donation 10-5080-504 \$18,000 (General Fund to Utility Fund)
- 12 12. CMC Senior Programs 10-5080-502 \$11,000
- 13 13. Youth Zone 10-5080-516 \$ 4,000
- 14 14. Wildfire Collaborative 10-5040-280 \$2,000 (General Fund to Utility Fund)
- 15 15. Middle CO Watershed (Utility Fund) 20-6040,6080-220 \$ 2,500
- 16 16. Garfield Clean Energy (Utility Fund) 20-6040,6080-220 \$17,300

17 **Grants in Progress:**

- 18 • FMLD Fall Traditional – Request of \$243,600 towards purchase of Emergency
- 19 Generators. Total project cost \$434,830 and will be split between GF 25.00% or
- 20 \$108,707.50 and UF 75.00% or \$326,122.50.
- 21 • FMLD Fall Mini – Request of \$30,000 towards purchase of replacement of firearm
- 22 equipment for Police Department. Total project cost \$34,700.

23 Administrator Reynolds said the bulk water station is doing well and has paid for itself in a

24 short time. Staff have looked at the rates and believe there is room to increase the rate.

25

26 Councilor G. Riddile said the budget looks good and the town is able to maintain 6

27 months' worth of reserves without cutting the level of service.

28 Councilor Carey voiced concerns about using money from the Conservation Trust Fund.

29 She agreed to having grants awarded to outside agencies once a year vs. twice a year.

30 Administrator Reynolds clarified the Conservation Trust Funds have been used in the past

31 for trail building. Now the town will be moving into trail maintenance mode which costs

1 less. The Conservation Trust Funds were meant for outdoor projects such as the
2 playground fall protection equipment.

3
4 Administrator Reynolds said the trash bags and dog poop station bags; staff rethought the
5 funds for those types of items and decided the expense really belongs in the trash budget.
6 Councilor Carey suggested increasing the dog license fee by \$5.00 to help offset the dog
7 poop station bags. Treasurer Ehlers said if the license fee increased it would affect the
8 General Fund not the Trash Fund.

9
10 Councilor Leland said he agreed with Councilor G. Riddile and there might be some deficit
11 and will need to spend some of the reserve, but the reserve has been built up and will still
12 be able to keep the 6 months of reserve and still be able to support the non-profit
13 organizations. Administrator Reynolds said the town doesn't not quite have 6 months of
14 reserves due to some of the spending from the reserves in 2025. Treasurer Ehlers said
15 the reserve is just little over 5 months. Treasurer Ehlers said the town won't be receiving
16 the severance and minerals funds for 2026, therefore, will not be able to add to the
17 reserve line.

18
19 Councilor Hazelton agreed that the town is not in a bad spot. However, there are concerns
20 about perception not only to the constituents but also staff. Staff were asked to really look
21 at the budget and cutback if possible. He suggested decreasing some of the special
22 interest groups #10-13 and #16 decreasing funding by at least 10 percent. Councilor G.
23 Riddile said he would suggest 20 percent decrease to those four groups.

24
25 Councilor Hazelton said he agrees to raise the bulk water rate. There are businesses that
26 pull water from bulk water and sell it as a business.

27
28 Treasurer Ehlers said the reason from the change in the Utility Funds was due to the ARPA
29 Funds being moved into the Utilities. ARPA funds will run out after 2026. The funds were
30 moved to the utilities because the town has a capital project that will be completed in
31 2025/2026. Also, the projection from the building department for new building permits
32 also affected the utility fund.

33
34 Treasurer Ehlers ask the council about eliminating the quarterly paper newsletter. Council
35 agreed to eliminate the quarterly paper newsletter.

36 37 **Consent Agenda**

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

1 October 7, 2025, minutes
2 Feather Petroleum Company (Stop-N-Save) Liquor License Renewal
3 Tapatios Liquor License Renewal
4

5 **MOTION: Mayor A. Riddile made a motion to approve the Consent Agenda.**
6 **Councilor Carey seconded the motion, and it passed unanimously.**
7

8 **Staff Reports**

9 **Town Administrator** –Administrator Reynolds said he attended a RFTA meeting to
10 discuss the bus shelter at the east end of town on the south side of Highway 6. Staff have
11 been working with RFTA about the shelter and the bus stop should have been more CDOT
12 conversation along with the roundabout. RFTA has found a used shelter for the town. The
13 shelter will be delivered next week, and public works staff will install it. RFTA wants to
14 have more conversations with staff on how to make the shelter bigger and move the stop
15 closer to the park-n-ride. RFTA does have grant funding which would help offset some of
16 the cost. RFTA wants the town to put a shelter on the northside at the east end of town.
17 Administrator Reynolds said he and Planner Smith had a meeting with Garfield County
18 Planners regarding Nutrient Farms. He said Nutrient Farms reach out to the town staff last
19 week and will be meeting with the representatives of Nutrient Farms Friday, October 24,
20 2025. Administrator Reynolds asked the council if they would like to hear from Nutrient
21 Farms. He said it might be helpful if the council did hear from Nutrient Farms and it would
22 also be helpful if the county heard back from the town council. Administrator Reynolds
23 said the last referral letter to the county was generally in favor of the project but would
24 like to see more as it gets developed. Councilor G. Riddile said he would like to know
25 exactly what the county is looking for from the town. He said he has concerns about the
26 county road, the intersection and the CDOT interchange which are none of them are the
27 town’s responsibility. Planner Smith said the town did ask Nutrient Farms to bring
28 separate applications to the town for review on each use or phase. Councilor Hazelton said
29 on of the concerns was the first responders if something does happen since there is one
30 way in and one way out. Councilor Leland said to have Administrator Reynolds meet with
31 them and get as much information as he can and then bring it back to the council.
32 Councilor Carey said her concern was that council is not okay with the current plan as
33 Nutrient Farms believe the town is okay with it. She said council has several concerns with
34 Nutrient Farms.
35 Administrator Reynolds said he visited the Red Barn in Peach Valley and believe it would
36 be a great place for the town’s Christmas party on December 12, 2025.
37 Administrator Reynolds said CRFR is working on fire mitigation at the town tank in Castle
38 Valley Ranch.
39 Administrator Reynolds said there is a town resident who has spoken with him and with
40 Planner Smith regarding building heights in Lakota Canyon Ranch. The HOA has invited
41 Planner Smith to speak at their meeting on October 30, 2026 to address the concerns

1 about the building heights.
2 Administrator Reynolds said there will be an open house for the green bridge project on
3 Tuesday, October 28, 2025, at the Community Center from 5pm-6:30pm.
4 Administrator Reynolds said he would be meeting with Mountain Waste tomorrow about
5 the 2026 trash contract.
6 Administrator Reynolds said the police department have been out speaking with kids and
7 parents with e-bikes. He said the e-bike will come back to a council work session in the
8 future.
9 Administrator Reynolds said the police department is monitoring speeding on Buckthorn
10 Road. The police department is not seeing a real issue with speeding on Buckthorn Road.
11 **Town Clerk** – Clerk Andis she said she had nothing to report.
12 **Town Treasurer** – Treasurer Ehlers said working on the budget and waiting for all the
13 projections.
14 **Town Planner** – Planner Smith said R2 has an amendment application which will go to
15 P&Z only. TC Midwest will also have an application coming in soon.
16 **Public Works Director** – not present

17 **Commission Reports**

18 **Planning & Zoning Commission** – Councilor G. Riddile said they did meet and discussed
19 lot line adjustments in Whitehorse Village. The lots will be changing from 6 packs to single
20 family lots.

21 **Historic Preservation Commission** – Councilor Copeland said They designated the
22 cemetery. Councilor Hazelton presented the sand borne maps to the commission.

23 **Climate and Environment Commission** – Councilor Leland said he could not attend the
24 meeting. He said the commission is committed to another round of grants to use some of
25 the bag fee money. He said he would speak with the commission to use part of the bag
26 fee money to help with Dump Days.

27 **Senior Program** –had not met

28 **RFTA** – nothing to report

29 **AGNC** – have not met

30 **GCE** – Councilor Leland said he in the report GCE gave \$93, 000 in rebates to New Castle
31 residents for reenergize Garfield County.

32 **EAB** – have not met

33 **POSTR** – have not met

34 **Council Comments**

35 Councilor Leland said the Salvation Army is doing a different approach to the Kettle
36 Campaign this year. This year they are having an official kettle kickoff on Saturday,
37 November 1, 2025, at New Hope Church from 1pm-3pm. He asked if there is a reuse for
38 the green bridge. Administrator Reynolds said staff had a meeting with CDOT and the
39 town is not taking the bridge.

40 Councilor Copeland asked Clerk Andis to include what is coming up at the next council
41 meeting in her staff report.

42 Councilor Hazelton said he would bring two sand borne maps to Denver to have them

1 evaluated by someone who does restoration and getting the maps preserved. By selling
2 copies of the maps, \$1,000 was raised for the museum. He said the sculptor that was
3 chosen to create the miner's statue is his brother-in-law. However, Councilor Hazelton has
4 not been part of any of the design or decision making and has stayed out of the entire
5 project.
6 Councilor Carey said for trails maintenance RFOV is taking applications for their 2026 for
7 volunteer projects.
8 Mayor A. Riddile said he attended the mayor's meeting last night requesting the \$250,000
9 for the roundabout project. He said there would be more competition moving forward for
10 the FMLD grants. He said he attended the police department meeting, and the morale is
11 still high, and they are doing great.

12
13 **Items for Future Council Agenda**

14 Clerk Andis said staff is working with the town attorney on code changes for food trucks,
15 from tonight's meeting a discussion regarding e-bikes, new staff introductions from the
16 police department and building department, and work session for the budget.

17 **Adjourn**

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

19 The meeting adjourned at 9:28 p.m.

20
21 Respectfully submitted,

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28

Mayor Art Riddile

Town Clerk Mindy Andis, CMC