

**New Castle Town Council Regular Meeting  
Tuesday, August 5, 2025, 7:00 PM**

**Call to Order**

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

**Pledge of Allegiance**

**Moment of Silence for Steve Rippy**

**Roll Call**

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

Absent      Councilor Leland

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, Town Attorney Haley Carmer, and members of the public.

**MOTION: Mayor A. Riddile made a motion to excuse Councilor Leland absence. Councilor Mariscal 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 citizen comments

**Agenda Changes**

Town Clerk Mindy Andis asked for item I to be removed from the agenda.

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

Jason Auslander thanked public works and parks department for cutting down dying and diseased trees in front of his house.

**Consultant Reports**

Consultant Attorney – nothing to report  
Consultant Engineer – not present

**Items for Consideration**

**Presentation by Confluence Early Childhood Education (CECE) – Maggie Tiscornia Coalition Director and Paul Mentor Childhood Network President**

Administrator Reynolds said Coalition Director Maggie Tiscornia to present information about the coalition's region wide effort to create a Service District that would stretch from

1 Parachute to Aspen. CECE is a local coalition “working to make early childhood care and  
2 education more accessible for local families.” CECE is “proposing a region-wide  
3 investment, Parachute to Aspen, to make childcare more affordable and easier to find.”

4 “Voters will be asked to approve an Early Childhood Service District to support:

- 5 • Tuition credits for families that reduce the cost of early care and education for their  
6 children, before they enter kindergarten
- 7 • Provider grants that help create and grow more childcare businesses and that  
8 recruit and retain more early childhood teachers

9 The Service District would be funded with a 0.25% sales tax increase – 25 pennies on a  
10 \$100 purchase – that would generate about \$10 million per year. Essential everyday  
11 items would be exempt from the tax, including groceries, medicine, diapers and feminine  
12 hygiene products.”

13 Ms. Tiscornia and Mr. Mentor introduced themselves to the council. They reviewed the  
14 slideshow presentation with the council. (**Exhibit A**).

15 Mayor A. Riddile asked if the money would include any capital projects such as building  
16 new facilities or adding onto existing buildings. Ms. Tiscornia said it could through provider  
17 grants. The idea is not for the district to establish and operate childcare programs but to  
18 help fund and bind others to expand their programs or to start new programs. She said  
19 other ways the district could help is with licensing assistance and enhance teacher wages.  
20 Mayor A Riddile asked if there would be any other professional oversight other than the 5  
21 board members. Ms. Tiscornia said the voter elected board would hire staff and be  
22 accountable to the voters as well as to the state as a special district.

23 Councilor G. Riddile said he was in support of the special district. He asked if the funds  
24 would be available for the school district preschool or just for private centers. Ms.  
25 Tiscornia said the funding would be available for the school district.

26 Councilor Carey said she was also in support of the special district. She said ages of birth  
27 to 5 years old great, however, there are some children who couldn’t start school until they  
28 were 6 years old. Therefore, the program would miss those children. It might be an idea  
29 to look at that age to be added. Councilor Carey said as part of phase two to have Re16  
30 and RE2 school district and the after school at the Roaring Fork School District as  
31 additional childcare option for those days school is not in session.

32 Councilor Hazelton asked if there is a draft of the ballot language available that council  
33 could see. Ms. Tiscornia said there is and she would provide it to Administrator Reynolds.  
34 Councilor Mariscal asked Ms. Tiscornia if she had any concerns about the ballot issue  
35 passing or not due to other ballot issues. Ms. Tiscornia said she didn’t because they did a  
36 polling in June and saw consistent enough support from December 2024 to June 2025 to  
37 continue to move forward with the ballot issue.

Recess the Town Council Meeting, Convene as the Board of Zoning Adjustment

**MOTION: Councilor Hazelton made a Motion to Recess the Town Council Meeting, Convene as the Board of Zoning Adjustment. Mayor A. Riddile seconded the motion, and it passed unanimously.**

**Consider Code Section 17.12.020 Temporary CDOT Construction Yard**

Alternate Councilor Hazelton is sitting in for Councilor Leland.

Administrator Reynolds said the town had received a request from Ralph Wadsworth Construction for a temporary Construction staging yard. Acting as the Board of Adjustment, Town Council members have the power per Municipal Code Section 17.12.020-C to *"Hear and decide the proper application of unlisted uses or combinations of uses to a use group as provided in Chapter 17.17 through 17.68."*

In preparation for the replacement of the old green bridge at the west end of Main Street, CDOT and their representatives are seeking a location from which to stage materials, dispatch workers, park equipment, and otherwise use as a temporary construction staging yard for the bridge replacement project. CDOT representatives have identified the property located directly west of the Town's Public Works Facility and are working with the owner to explore securing the location for the duration of the project. CDOT is also reaching out to the Town for input concerning the suitability of the location.

Located in the "Performance District" this 2.4 acre property includes a list of Permitted Uses and Conditional Uses in Municipal Code Section 17.56. In reviewing the lists of uses provided, the use of a Temporary Construction Yard is not clearly defined as a "Permitted Use" or a "Conditional Use" (although it does seem to more closely fit the uses mentioned in Conditional Uses). To be fair to CDOT while remaining true to Code Section 17.12.020-C, staff has asked CDOT's representatives to provide details concerning the use in order that a logical decision can be made concerning this proposed temporary use.

Staff has asked that the following details be provided:

- Site Plan for the property which illustrates:
  - Temporary office & lab location
  - Material storage area
  - Types of materials stored
  - Fencing or silt fence locations
  - Lighting
  - Track pad for mud trespass control
  - Access details – fence, gates, etc.

- Restoration / Revegetation Plan
- Project Timeline

Staff notes that the proposed "Temporary Use" is of clear benefit to the project, creates minimal concerns for neighboring property owners, creates a temporary benefit to the landowner, and holds the potential of restoring the property to a condition that is equal to or better than the existing condition. Staff also notes that the town cooperated with CDOT concerning the temporary use of two parcels of land during the construction of the roundabout. Staff would like direction concerning the classification of the proposed use along with any conditions that might accompany that use.

Travis Thiessen Project Manager for Ralph Wadsworth Construction explained the project for the Elk Creek Bridge Replacement including a map. (**Exhibit B**).

Mr. Thiessen said important part of the property is, its walking distance from the staging yard to the construction site and it also eliminates loading and hauling materials back and forth. Having the staging area close to the construction site also helps utilize the flaggers and keeps the construction site safer for the workers. Mr. Thiessen said the access point out onto Highway 6 will have a traffic pad, so they are not tracking debris out onto the Highway. If they do track debris, they will have a swiper on site. Mr. Thiessen said he doesn't like the idea of using Elk Creek Elementary School because of the danger with construction traffic and kids. The project is expected to last 12-14 months. They set up the staging area about a month before the project is to start and then once the project is finished it takes another month to clean up the site and revegetate the property or land improvements for the owner.

Mayor A. Riddile asked what the start date would be. Mr. Thiessen said the end of October or early November 2025.

Mr. Thiessen said Ralph Wadsworth Construction has a yard outside of Cameo, therefore, they are only bringing the equipment they will need for the project.

Councilor Hazelton asked about the reclamation and how the property will look once the project is complete. Also, have there been any discussions with the landowner about the reclamation. Mr. Thiessen said in past he has worked with the landowner if there were going to be future development ideas and the owner wants to do some land

improvements he works with the owner to accomplish those ideas. He said he would make sure it its written into the lease how the property is to be restored.

Councilor G. Riddile asked if there is currently a CUP for the property. Town Administrator said no there is not. The CUP that was approved had expired.

Councilor Carey said she has a concern for dust and dust control and how would it work for revegetation of the property. Administrator Rynolds said there could be a private agreement been the contractor and the landowner on how to revegetate the property. The town would need to look at the agreement to make sure there is nothing being created on the property that would not be permitted. The landowner could submit for a CUP while the project is ongoing.

1 Attorney Carmer asked Mr. Thiessen if they would have access to the entire property. Mr.  
2 Thiessen said yes, they would be using the entire property. Attorney Carmer said the  
3 contractor would have full use and possession of the property during the project. If the  
4 landowner wanted to apply for a CUP approval the lease with the contractor would need to  
5 run the course of the agreement before the landowner could move forward.

6 Attorney Carmer said the board needs to give guidance whether this is a temporary yard  
7 falls well enough with a permitted use, such that staff could proceed as a use by right. Or  
8 if the board feels it falls more within the conditional uses in the code section for the  
9 performance district, in which case the contractor would need to go through the CUP  
10 process. The contractor would need to get the CUP approved even though it's temporary  
11 before they could start the construction. Attorney Carmer reviewed the permitted and the  
12 conditional uses with the board.

13 Attorney Carmer said since the use will be a temporary use makes it unique factor.  
14 However, if it was going to be long term then it would fall under the CUP process. As a  
15 state agency operating as similarly as a municipality would such as producing and  
16 supporting infrastructure and that is what the use is for.

17 Council agreed that the use is a permitted use and to allow for staff to process the  
18 request.

19  
20 Adjourn the Board of Zoning Adjustment, Reconvene the Town Council Meeting

21 **MOTION: Councilor Hazelton made a Motion to Adjourn the Board of Zoning**  
22 **Adjustment, Reconvene the Town Council Meeting Mayor A. Riddle seconded the**  
23 **motion, and it passed unanimously.**

24 **Executive Session for a conference with the Town Attorney for the purpose of**  
25 **receiving legal advice on specific legal questions under CRS Section 24-6-**  
26 **402(4)(b) and for discussion of a personnel matter under CRS Section 24-6-**  
27 **402(4)(f) and not involving any specific employees who have requested**  
28 **discussion of the matter in open session, any member of this body or any elected**  
29 **official, the appointment of any person to fill an office of this body or of an**  
30 **elected official, or personnel policies that do not require the discussion of**  
31 **matters personal to particular employees, specifically regarding the Chief of**  
32 **Police**

33  
34 **MOTION: Councilor Hazelton made a Motion at 7:44pm to go into Executive**  
35 **Session for a conference with the Town Attorney for the purpose of receiving**  
36 **legal advice on specific legal questions under CRS Section 24-6-402(4)(b) and**  
37 **for discussion of a personnel matter under CRS Section 24-6-402(4)(f) and not**  
38 **involving any specific employees who have requested discussion of the matter in**  
39 **open session, any member of this body or any elected official, the appointment**  
40 **of any person to fill an office of this body or of an elected official, or personnel**  
41 **policies that do not require the discussion of matters personal to particular**

1 **employees, specifically regarding the Chief of Police. Councilor Mariscal**  
2 **seconded the motion and it passed unanimously.**  
3

4 Executive session concluded.  
5

6 At the end of the executive session, Mayor Art Riddile made the following statement:  
7

8 "The time is now 8:55p.m. and the executive session has been concluded. The  
9 participants in the executive sessions were: Councilor Mariscal, Councilor Carey, Councilor  
10 Hazelton; Councilors Copeland, G Riddile, Town Administrator Reynolds, Town Clerk  
11 Andis, Town Attorney Carmer and CIRSA Attorney Marni Nathan-Kloster. For the record, if  
12 any person who participated in the executive session believes that any substantial  
13 discussion of any matters not included in the motion to go into the executive session  
14 occurred during the executive session, or that any improper action occurred during the  
15 executive session in violation of the Open Meetings Law, I would ask that you state your  
16 concerns for the record."  
17 No concerns were stated.  
18

### 19 **Consent Agenda**

20 Items on the consent agenda are routine and non-controversial and will be approved by  
21 one motion. There will be no separate discussion of these items unless a council member  
22 or citizen requests it, in which case the item will be removed from the consent agenda.  
23

24 July 15, 2025, minutes

25 July Bills \$1,026,329.32

26 RG Lakota Golf OPS, LLC Liquor License Renewal

27 **MOTION: Mayor A. Riddile made a motion to approve the Consent Agenda.**  
28 **Councilor Mariscal seconded the motion, and it passed unanimously.**  
29

### 30 **Staff Reports**

31 **Town Administrator** –Administrator Reynolds said there was a Capital Committee  
32 meeting today and will provide a report to the council at the next council meeting. One of  
33 the items was the wastewater treatment plant project is now under contract and will start  
34 work soon. Administrator Reynolds said he has been working with the resident whose  
35 home had burned last year. There are a couple of options for her. One option is  
36 renovation of her garage as a living space; however, she is against that idea. He is trying  
37 to get her into a place where she is not living in her car during the winter. Administrator  
38 Reynolds said the purple house across the street has reached out to the town to see if the  
39 town is interested in purchasing the property. Administrator Reynolds said the roundabout  
40 landscaping project had received some bids and engineering. CDOT is currently going  
41 through a review process and there could be some changes that would need to be made  
42 depending on CDOT review and is on hold. Administrator Reynolds remind council of the  
43 council retreat on September 27, 2025, at the Lakota Rec Center from 9am to 2pm. If



1 council has anything they would like to discuss, please let him know. Administrator  
2 Reynolds said staff will start the budget process on Thursday, August 7, 2025. Coal Ridge  
3 Classic Golf Tournament will be on August 16, 2025, at Lakota Golf Course. The town  
4 sponsors two teams, if interested contact Rochelle Firth. Administrator Reynolds said  
5 CRVEDP would like to give a presentation to the council. Lift-up has reached out to the  
6 town requesting the town to pay for the lease at the River Center. Councilor G. Riddile  
7 had suggested Lift-up reach out to the River Center to stretch out their lease until the  
8 town is through the budget process. Administrator Reynolds said there are Zebra Mussels  
9 in the river. Administrator Reynold said the town is in contact with the family for Bob  
10 Gordon for a bench plaque and a proclamation. He said Kelley Cox is working with Steve  
11 Rippy family for his service. Administrator Reynolds said the town did receive a Thank you  
12 note from Advacate Safe House and Journey Home for the grant money they received from  
13 the town.

14 **Town Clerk** – Clerk Andis said Admin Asst. Michelle Huster is working hard on the ADA  
15 compliance for the website and has brought our score from a 64 percent to a 75 percent.  
16 Clerk Andis said she is continuing to train Deputy Clerk Samantha Sorensen and Asst.  
17 Huster on various duties. Clerk Andis said she would be out of the office Wednesday,  
18 August 13 and possible Thursday, August 14 for a medical procedure.

19 **Town Treasurer** – not present

20 **Town Planner** – not present

21 **Public Works Director** – not present

## 22 23 **Commission Reports**

24 **Planning & Zoning Commission** – Councilor G. Riddile said they did meet and reviewed  
25 the land use application for Coal Seam. The applicant has asked for another continuance.

26 **Historic Preservation Commission** – Administrator Reynolds said they would be at the  
27 next council meeting for designating the cemetery.

28 **Climate and Environment Commission** – Councilor Leland not present

29 **Senior Program** – Clerk Andis said they have been working on increasing ridership. One  
30 way was change the senior from 65yrs to 70yrs. Transportation Services Provided. The  
31 transportation services funded by this Agreement are wheelchair accessible, curb to curb,  
32 driver assisted transportation services to Garfield County residents ~~sixty-five (65)~~ seventy  
33 (70) years old and older ~~who have difficulty utilizing public transportation ("Seniors")~~. The  
34 Traveler also serves citizens under the age of ~~sixty-five (65)~~ seventy (70) with an  
35 assessed, functional disability affecting their ability to drive or to use public  
36 transportation. Clerk Andis said this is a pilot program 2026. The proposed change would  
37 go before the BOCC on August 18, 2025, for their review and approval. If approved the  
38 change would be noted in the IGA.

39 **RFTA** – have not met.

40 **AGNC** – nothing to report. Councilor Hazelton said they would be doing a round table  
41 discussion at the next meeting.

1 **GCE** – Councilor Leland not present. Councilor Carey said there were potential grant  
2 opportunities.

3 **EAB** – have not met

4 **POSTR** – have not met

### 5 **Council Comments**

6 Councilor Mariscal said she may not be able to attend the council retreat. She asked to  
7 Thank the Police Department and to the Public Works for all they do.

8 Councilor Carey said someone had raised concerns to her about cars either drag racing or  
9 racing on Castle Valley Boulevard, between the first roundabout through the second  
10 roundabout and down to the new roundabout. Administrator Reynolds asked if it was a  
11 one off or a continuous issue. Councilor Carey said engines are revving constantly at  
12 night, sounds more like they are racing and happening more than once. She would like to  
13 be more proactive about the town traffic mitigation. Councilor Carey said she had  
14 someone ask about the shade shelter at the bus stop. Administrator Reynolds said he had  
15 attended a RTFA meeting and he had asked about the shelter. RFTA thinks they have  
16 found a shelter from someone else that at was an extra. Councilor Carey said she was  
17 unclear if it was RFTA, CDOT or the town to replace the shelter. Administrator Reynolds  
18 said he is working with RFTA to get the shelter replaced. Public Works will pick up a  
19 shelter and install it.

20 Councilor Hazelton said the crosswalk in front of the First Baptist Church on 7<sup>th</sup> Street has  
21 been taken down. Administrator Reynolds said he has spoken with public works to replace  
22 the sign. The other side of the crosswalk still works. Councilor Hazelton said Zebra  
23 Mussels had appeared in a newspaper article, and he had reached out to CPW and they  
24 would keep the town in the loop. The town needs to be very proactive due to the town's  
25 water intake area, and we need to protect it. Administrator Reynolds said he has added  
26 the Zebra Mussel issue to the active project list. Councilor Hazelton said the new alley  
27 paving near him is great. Councilor Hazelton said Steve Rippy's memorial service will be  
28 on August 23, 2025, at Burning Mountain Park from 10am-12pm.

29 Mayor A Riddile said Rides and Reggae was successful and would like to see the  
30 organizers present to the council with their financial report and logistical aspects of the  
31 event. Mayor A. Riddile reminded the council of the employee picnic August 15, 2025, at  
32 Elk Creek Elementary. Mayor A. Riddile said he would like to have a proclamation for  
33 Steve Rippy. Councilor Hazelton said we should talk with Kelley and see what the family  
34 would like to do. Mayor A. Riddile said the town should have a police oversight every 6  
35 months.

### 36 **Items for Future Council Agenda**

37 There were none.  
38  
39  
40  
41



1 **Adjourn**

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

4  
5 The meeting adjourned at 9:23p.m.

6  
7 Respectfully submitted,

8  
9  
10  
11 \_\_\_\_\_  
12 Mayor Art Riddile  
13

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

DRAFT