

1 **New Castle Town Council Regular Meeting**
2 **Tuesday, September 2, 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 Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds,
19 and members of the public.
20

21 **Meeting Notice**

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

24 **Conflicts of Interest**

25 There were no citizen comments
26

27 **Agenda Changes**

28 There were no agenda changes

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

30 There were no citizen comments

31 **Consultant Reports**

32 Consultant Attorney – not present
33 Consultant Engineer – not present

34 **Items for Consideration**

35 **Presentation – Western Slope Veterans Coalition – Patty Buxman**

36 Administrator Reynolds said Western Slope Veterans Coalition (WSVC) mission “is to
37 improve the quality of life for service members, veterans, and their families. Providing outreach to
38 all service persons including Veterans and their families by connecting veterans to local and
39 national agencies and veteran resources.”

40 Patty Buxman introduced herself to the council. She said she is a volunteer for the WSVC in
41 Glenwood Springs. Ms. Buxman reviewed the slideshow presentation with the council.

42 **(Exhibit A)**

43 Ms. Buxman said the coalition is a resource center and are not funded by VA. The funding comes

1 from private donors and grants. She said WSVC is able to refer to other nonprofits if WSVC is not
2 able to assist.
3 Ms. Buxman said on Friday, October 17, 2025, from 10:00am – 4:00pm at the Rifle Moose Lodge
4 will be Stand Down Day. At the event there would be VA representatives available to assist along
5 with other nonprofit organizations to assist the veterans.
6 Ms. Buxman said future project is tiny homes in Silt for unhoused veterans. WSVC are still
7 working through the approval process. She said once the WSVC has full approval, they will start
8 fund raising and breaking ground.
9 Mayor A. Riddile asked Ms. Buxman when WSVC would have a decision on the project by Silt. Ms.
10 Buxman said tonight is the Silt P&Z meeting for the Planned Unit Development presentation.
11 Mayor A. Riddile asked to be informed when Silt does make a decision and what the decision is.
12 Ms. Buxman said she would let the town know what the decision is when she finds out. Ms.
13 Buxman said all the money raised goes to the veterans.

14
15 **Presentation/Update – YouthZone**

16 Administrator Reynolds said Youth Zone operates from offices in Glenwood, Rifle, Aspen,
17 and Carbondale. Offering services that include Juvenile Diversion, CYDC Screening and
18 Monitoring, Substance Use Prevention, Mental Health Services, Life Skill Training,
19 Community Service, and Peer Support Groups, Youth Zone is sure to touch the lives of
20 youth and families in New Castle and throughout our region.
21 Administrator Reynolds introduced Lyn Williams Director of Operations for YouthZone.
22 Mr. Williams reviewed the slideshow presentation with the council. (**Exhibit B**)
23 Mayor A. Riddile said Fentanyl use has largely increased has YouthZone notices it filtering
24 down to the youth in the area. Mr. Williams said yes, if it is out in the general community
25 then the youth would have access to it. He said YouthZone has a substance group with
26 several teens at once. There is a higher success rate when counseling a group of teens vs.
27 one on one.
28 Councilor Leland asked if YouthZone has clients that would need to be rehabilitated. Mr.
29 Williams said they done. They will discover the level of need once the client has been
30 evaluated. Councilor Leland asked where the client would be referred to. Mr. Williams said
31 it depends on the extent of help and financial need.
32 Councilor Mariscal said the number of Latinos is alarming. She asked if YouthZone is
33 seeing any patterns. Mr. Williams said he didn't have an answer.
34 Councilor Carey asked if Mr. Williams knew where Coal Ridge High School fell in the list of
35 schools attended by clients. Mr. Williams said he didn't have an answer but would find
36 out.
37 Councilor Carey asked if the general public whose children are not referred to YouthZone
38 but are looking for parenting tools. Mr. Williams said YouthZone does do parent consulting
39 and can refer the parent to other organizations for help. Councilor Carey suggested have
40 resources for families available on YouthZone website.

1 Councilor Hazelton asked when YouthZone interviews the children, where are the children
2 getting the drugs from. Mr. Williams said since the legalization of Marijuana the use of it
3 has increased. He said there are parents who view the use of Marijuana not harmful, and
4 others do. Where the child gets the drugs sometimes does not come directly. He said
5 YouthZone has two main courses of how they get their information. First is by subjective
6 which is done by the interview process and the second is a quantitative the survey.
7

8 **Update/Direction Concerning 600 W. Main Street**

9 Administrator Reynolds gave a brief update on the proposed development of 600 W. Main
10 Street. The council may discuss and consider potential amendments to the Restrictive
11 Covenants recorded with the property in 2024 when it was sold by the town to private
12 individuals. Under the existing Restrictive Covenants, the property must be used in whole
13 or in part as a restaurant, the foundation must be completed within two years of
14 purchase, and the building must receive a Certificate of Occupancy within five years of
15 purchase.

16 Owner Aaron Shockley said he has completed a survey and received a soils sample of the
17 property. Mr. Shockley explained some of the issues that he has run into during the
18 process. He said the plan as to have a restaurant and a catering business in one facility
19 and would need to be one level. He said the survey revealed that the back right corner of
20 the lot to the front left of the lot has a 6 foot slope, which means the building would need
21 to be about 5 feet off of the sidewalk. He said working with the town, the building needs
22 to be street level and unfortunately would not work with the current plans. Mr. Shockley
23 said he would continue to work with Planner Paul Smith and propose other ideas. He said
24 with having an elevated building would be to have elevated seating which would be better
25 views of the Hogback and downtown. The soils sample revealed there would need to
26 remove 5 feet of soil from the entire property to build a foundation. He said that alone has
27 added a lot of unexpected cost to the project. Mr. Shockley said he is currently working
28 with two contractors. One contractor has given a cost estimate of \$500 per square foot
29 and the other is uncomfortable giving a cost estimate until Mr. Shockley has hired an
30 architect in Colorado to finalize the plans. Mr. Shockley said the building and the garage is
31 about 2800sft in total. Mr. Shockley said he doesn't have the funds for the additional
32 expenses and costs. He said this was an investment for his family's future and would need
33 to go into debt to build the project. He said he understands the contract he has with the
34 town which states he has to start construction by July 2026. Mr. Shockley said he is
35 asking for an extension because building costs are high and needs sometime to go back to
36 redesign the building. The original plan for the Rolling Fork was to build a facility to house
37 the catering business, which revolves around a garage and a commercial kitchen. Mr.
38 Shockley said he understands that it's important for the council to have a place that could
39 be open to the public. He said being a catering business he doesn't service the public very
40 much. They do New Castle Community Market, Burning Mountain Festival and music at
41 the park in Glenwood Springs. He said he continues to commit to New Castle events and

1 want to continue to have the public presence in Downtown New Castle. New Castle is
2 where Mr. Shockley said he wants to build the facility for Rolling Fork. At the current time
3 it's not feasible to include the restaurant in the plans. Mr. Shockley said it's not out of the
4 question to grow into the restaurant but right now it's not affordable to do everything at
5 once. Mr. Shockley said the town does have the opportunity to buy the property back. He
6 said he would be building a facility for Rolling Fork and want it to be in New Castle and on
7 Main Street. Mr. Shockley said he is envisioning a catering kitchen and garage constructed
8 on the property with the ability to add indoor restaurant space in the future as the
9 economy and finances allow. In the meantime, would be interested in having an outdoor
10 food court with a service area that would highlight Rolling Fork Food Truck or local
11 vendors. The commissary kitchen space would allow other food vendors to lease space for
12 prep work, ware washing, food deliveries, which would bring more opportunities to the
13 community. Would be able to use the garage space as an event space for charity events,
14 dances and private parties. Mr. Shockley said that Rolling Fork is a very successful
15 catering company and would like to utilize the property to build the catering facility and to
16 continue to grow in New Castle.

17 Councilor Hazelton asked Mr. Shockley thoughts are stilling wanting to do the facility,
18 catering and catering but not the restaurant. What is the roadblock on going that extra
19 little bit for the restaurant. Mr. Shockley said it would remove about 1800sqft of indoor
20 seating. The restaurant part of building would not be built, just the garage and the
21 kitchen.

22 Councilor Hazelton asked Mr. Shockley why he wants a building like that on Main Street.
23 Mr. Shockley said he believes he could create something to serve the public on Main
24 Street. He said it would be something similar to Down Valley Brewing. He said there could
25 also be a food truck in the front and the food truck would be open all the time. It would be
26 more affordable to have a nice patio than building a whole restaurant space.

27 Councilor Hazelton said he doesn't want to see just being a warehouse that you are
28 backing your truck into. Mr. Shockley said he understands and is asking for time to create
29 different drawings. He said he is very interested in doing a food delivery service in New
30 Castle.

31 Councilor Carey asked about the invision of the food court if it would be gravel or paved
32 where you could drop one side of the building and you could serve food year-round. Mr.
33 Shockley said ideally paved with some grass. The building was originally up against the
34 sidewalk. The garage and the kitchen space would be in the back of the property and
35 leave the entire front of property open. Then, get creative with the space to have the
36 public gather. He said he wanted the building to be more western and fit the Downtown
37 New Castle is a cost factor. Then, moving more towards a warehouse with big doors in the
38 front that would open up and possibly have some seating inside for people in the winter.

39 Councilor Copeland said she supports the idea of building in sections and thinks it's a good
40 idea.

41 Councilor Leland said from the beginning the plan was to have a commercial kitchen and a

1 garage. The restaurant would come later. He said he supports the idea of the commercial
2 kitchen and a garage with the restaurant coming later.
3 Mayor A. Riddile asked Mr. Shockley if he was asking for a one-year extension after July
4 2026. Mr. Shockley said yes, but also asking for a one-year extension on all the timelines.
5 Administrator Reynolds said the Restrictive Covenants has three parts first states: The
6 foundation of a building to be used in whole or in part as a restaurant shall be completed
7 on the property no later than two years after the date of the closing date. The second
8 states: A building to be used in whole or in part as a restaurant shall be completed and
9 receive a certificate of occupancy no later than five years after the closing date. The third
10 states: The property shall be used in whole or in part for the operation of a restaurant or
11 other food and beverage establishment open to the public for a period of at least two
12 years from the date a certificate of occupancy is issued for the property.
13 Administrator Reynolds said there are projects in New Castle that are struggling right now
14 due to the building costs and interest rates being high. He said staff is recommending
15 have the town attorney rewrite the Restrictive Covenants to extend all the timelines by
16 one year. Administrator Reynolds said the council would receive another update from Mr.
17 Shockley in a year to hear about the progress of the project.
18 Council agreed to have the town attorney rewrite the Restrictive Covenants to extend all
19 the timelines by one year.

20

21 **Consent Agenda**

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

25

26 August 19, 2025, minutes

27 August Bills \$1,092,068.93

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

30

31 **Staff Reports**

32 **Town Administrator** –Administrator Reynolds reminded the council about the council
33 retreat on September 27, 2025, at the Lakota Rec Center. He said he has received some
34 ideas from council and staff. Administrator Reynolds said he has spoken with Riverside
35 Middle School Principal about the school has a project that they would like the town to
36 help with for a grant. The middle school will be presenting to the council at the next
37 council meeting about the project.

38 Administrator Reynolds asked Mayor A. Riddile to speak about Steve Rippy’s memorial
39 service. Mayor A. Riddile said he was approached by former Mayor Bill Wentzel would like
40 for staff and council to get with Becky Rippy to create a formal legacy in remembrance of
41 Steve Rippy. Mayor A. Riddile said possible renaming something and one thought was to

1 name the new roundabout after Steve Rippy. Councilor Leland said he thought it might be
2 possible to speak with the library and renaming the remaining half of the history room
3 after Steve Rippy and might be a place to store his photographs.

4 Administrator Reynolds said every councilor and mayor has their personal phone number
5 on the town's website. He would like to see if the council is still comfortable with their
6 phone numbers being on the website or would like something different. Councilor Hazelton
7 said he has a separate number that goes to his cell phone with a separate ring and a
8 separate mailbox. Might consider as a town getting additional lines with a separate
9 number for the council. If something was to happen or get out of control it wouldn't be a
10 big deal to change the phone number without having the need to change the personal
11 number. Councilor Carey agreed to have a conversation regarding the councilor's phone
12 numbers.

13 Administrator Reynolds said the town has received a thank you from the New Castle
14 Chamber of Commerce for supporting the Block Party. The town also received a thank you
15 from the Focus Kids Team which was for an outgoing grant. Also, one from Great
16 Expectation for the grant they received from the town.

17 Administrator Reynolds gave an update regarding the resolution to support the CECE
18 ballot issue. He said the town attorney wanted to see the final ballot language to put into
19 the resolution. The resolution will come before the council at the next council meeting.

20 Administrator Reynolds said it's that that time of year for reviews for the Town
21 Administrator, Treasurer and Clerk. For a couple of years, the council has talked about
22 doing a 360 review and getting input from other staff members. Administrator Reynolds
23 has spoken with both Treasurer Ehlers and Clerk Andis about the 360 reviews. After
24 speaking with them they are on board with the 360 reviews, and he is as well. The council
25 could move forward with the 360 reviews and also have department head fill them out or
26 continue with the reviews as they have been done in the past. The council agreed to move
27 forward with the 360 reviews. Administrator Reynolds said Assistant Rochelle Firth could
28 collect the reviews in a sealed envelope and get them to the Mayor or Mayor Pro Tem.
29 Administrator asked the council if they would like to spread out the reviews or have all
30 three in one meeting. The council agreed to have all three reviews in one meeting.

31 Administrator Reynolds reminded the council Burning Mountain Festival is next weekend.
32 **Town Clerk** – Clerk Andis said Deputy Samantha Sorenson has resigned and her last day
33 will be Friday, September 12, 2025. Clerk Andis said she had completed one of two CBI
34 Audits, and the state approved the audit. She is working with Police Clerk Jessica
35 Hernandez on the IT Audit for CBI and hopes to have that complete by the end of the
36 week. Clerk Andis said she did start train Deputy Sorenson on court.

37 **Town Treasurer** – not present

38 **Town Planner** – not present

39 **Public Works Director** – not present

40

41 **Commission Reports**

42 **Planning & Zoning Commission** – Councilor G. Riddile said they did meet. The owners
43 of the Walters Center had presented to the commission an amendment to the PUD. The
44 proposed plan is commercial space with highly stacked townhomes. Councilor G. Riddile

1 said R2 might be breaking ground this fall.
2 **Historic Preservation Commission** – have not met
3 **Climate and Environment Commission** – Councilor Leland said CEC awarded two
4 business grants from the bag fee. Home Town Real Estate Company received \$800. They
5 were going to shred old documents and go paperless. They also had lightbulbs and
6 computers that needed to be recycled. Salon West received \$1600. They are going to
7 create a waste diversion program to responsibly recycle materials such as hair, excess
8 color, foils, aerosol cans, plastics and more.
9 **Senior Program** – Clerk Andis said the BOCC had approved their plan to change the age
10 requirement from 65 to 70 to help increase the ridership on the Traveler. The town should
11 see that change in the MOU at the end of the year.
12 **RFTA** – have not met
13 **AGNC** – Councilor Hazelton they didn't meet but there was an Economic Summit in Rifle.
14 **GCE** – Councilor Leland said Morgan Hill had asked if she needed to present to the
15 council. The council agreed to have Ms. Morgan email her presentation and Clerk Andis
16 would put it in the council packet.
17 **EAB** – have not met
18 **POSTR** – have not met

19 **Council Comments**

20 Councilor Mariscal reminded the council of the community worship service on Sunday,
21 September 14, 2025, at 10:30am at Burning Mountain Park. Councilor Marical said she is
22 concerned about court interpretation. Administrator Reynolds and Clerk Andis explained,
23 they have had conversations with the municipal judge and prosecutor about court
24 interpreter. Both the judge and prosecutor are comfortable with who is currently
25 interpreting for the court and don't feel there is a conflict. Clerk Andis said she does have
26 a backup interpreter if needed for council meeting. Councilor G. Riddile asked if the
27 interpreter feels uncomfortable with a court case if there is someone else to interpret.
28 Clerk Andis said yes, she would call her backup interpreter to fill in.
29 Councilor Carey said she would like to have a conversation about the law regarding people
30 on e-bikes. Administrator Reynolds said he would look in it.
31 Councilor Hazelton asked about the CUP and business on County Road 335. He said there
32 are three businesses on County Road 335 that have RV storage on their property. He said
33 he has been informed there is a mechanic shop in the Livery building. Administrator
34 Reynolds said he would look into it.
35 Councilor Leland asked if Xcel Energy has gotten back to the town regarding the number
36 of power outages. Administrator Reynolds said Xcel said it was either due to high demand,
37 peak hours, work in the area, or high winds. No, formal answer was given. He said notice
38 about Steve Rippy's passing was in the current CML newsletter.

39 40 **Items for Future Council Agenda**

41 There were none.
42
43
44

1 **Adjourn**

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

4
5 The meeting adjourned at 9:05 p.m.

6
7 Respectfully submitted,

8
9
10
11 _____
12 Mayor Art Riddile

13 _____
14 Town Clerk Mindy Andis, CMC

DRAFT