

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

Call to Order

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

Pledge of Allegiance

Roll Call

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

Absent none

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

Meeting Notice

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

Conflicts of Interest

There were no citizen comments

Agenda Changes

There were no agenda changes

Citizen Comments on Items not on the Agenda

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

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

Consultant Reports

Consultant Attorney – not present

Consultant Engineer – not present

Items for Consideration

Presentation – RIDE – Dee Stiers

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

Update – Public Works regarding Roundabout Project

Administrator Reynolds said Public Works Director John Wenzel and Public Works Coordinator Cody Kessel would be giving an update regarding the roundabout landscape project. Mr. Director Wenzel has been working with CDOT Engineers, the town's Landscape Architect and SGM to revise portions of the plans to meet CDOT requirements. Coordinator Kessel has been working with an artist on the sculpture for the miner's statue feature of the project.

Director Wenzel said the construction drawings were completed in mid-April and were put out to bid. The bids came back over where the town had budgeted for. Staff made some revisions to the plans which included eliminating some of the sandstone rock boulders and reducing the plant material by about 30 percent which brought the project back into budget. In July, the town reached out to CDOT for highway right-of-way permit to begin construction. Director Wenzel said CDOT did the review, and they had some concerns, specifically line of sight, travel way obstruction, political boundary signs in the town's way finding signs. CDOT had asked the town to reach out to a professional engineer to have the concerns evaluated. Director Wenzel said the town and CDOT have been working on concerns and believes the town should have the right-of-way permit by next week.

Director Wenzel said construction should be able to start in a couple of weeks. Director Wenzel explained some of the major changes where the secondary entry monument located in the west center island has been eliminated. Councilor Leand asked why the monument was eliminated. Director Wenzel said CDOT wanted it removed because it was an obstruction in the travel way. Councilor Leland said that was an important feature because that is what would draw people to the downtown. Director Wenzel said all the boulders in the center medians have been eliminated for the same reason. He said also the stone hogback sculptures have been eliminated and will be replaced with low growing shrubs, bushes with gravel mulch and no trees. Director Wenzel said everything in the

center island has stayed the same except the way finding sign has been removed. Councilor Carey asked how the town was going to do the way finding signs. Director Wenzel said it wouldn't be in CDOT's right-of-way or use the big reflective signs. Coordinator Kessell said he had solicited three sculptors to design a miner stature. He said Scott Shaffer from Grand Junction was awarded the bid. Coordinator Kessel said Mr. Shaffer was the most responsive, eager to learn about the town and was excited to do the statue. Mr. Shaffer also visited the museum to learn more about the mine and what the miners wore to get a more realistic statue. Coordinator Kessel said Mr. Shaffer has been working clay modes since April. Coordinator Kessel showed the council three different statues and asked the council for their pick. (**Exhibit B**). The council chose Example 3 with the miner holding the pickax over his shoulder. Then Mr. Shaffer will take the model and have it scaled to size and then take it to the foundry to have it cast in bronze. Mayor A. Riddile said the county had agreed to pay \$250,000 towards the roundabout. He said he was at the mayor's meeting last week and reminded the county commissioners of their support and the commissioners said to have the town write a letter for the request.

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

Planner Paul Smith explained and reviewed his staff report with the council. (**Exhibit C**). Owners Rachel Houchin and Jerome Trappier introduced themselves to the council. Ms. Houchin said they currently have a catering business in Willits. She said they purchased the property at 677 West Main Street and are currently remodeling the building to turn it into a commercial commissary kitchen along with two food trucks.

Planner Smith said the application is similar to the CUP for Down Valley Brewing. He *said after the planning commission's recommendation of approval with conditions on September 24, 2025, the applicant seeks council approval to improve dining options for downtown. If approved, Moo LLC anticipates having a maximum of two food trucks on site. The site is expected to be prepped and ready by the fall 2025. Council, therefore, must make one of the following decisions on the application:*

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

Approval Criteria: *An approved application shall:*

- 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>
<i>b. Boundary and size of lot;</i>	<i>• 7,050sf</i>

<i>c. Building location height and setbacks</i>	• Existing structure: 18'; Mobile vendor: ~10'
<i>d. Off-street parking and loading areas</i>	• Parking: N/A; Loading: rear of lot off alleyway;
<i>e. Points of ingress & egress</i>	• Vehicle access: will mainly be at rear of lot. Some vehicles likely to short-cut at U-Haul entry.
<i>f. Service and refuse areas</i>	• Southeast corner of lot.
<i>g. Signs and lighting</i>	• Signage requires permit. Lights to be dark-sky.
<i>h. 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.
<i>j. Anticipated utility requirements</i>	• Adequate services are available.

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

4) Is the proposal consistent with the comprehensive plan?

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

One important element of mobile food trucks is the lower operational cost. In an era of inflated construction costs, labor costs, and higher inflation in general, the adaptability of these businesses often make them better suited for such economic times. Additionally, since the vendors are not permanent, a diversity of food opportunities is potentially available to the community over time.

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

5) Does the proposal 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.

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

Planner Smith reviewed the conditions with the council.

- A. Development of the Property shall be consistent with the site plan shown on **Submittal, page 9** and as may be revised by the Town Council. No more than two mobile food vendors will be permitted on the Property and only within a designated parking zone as depicted. Other types of mobile vendors are not authorized to operate under this conditional use permit.*
- B. The mobile food vendors shall have daily hours of operation no earlier than 8am and no later than 9pm.*
- C. The bathroom facilities of the existing building shall be made available to food truck/trailer employees during all hours of operation per the requirements of Garfield County Public Health and Human Services. Toilets shall not be available to patrons.*
- D. Any auxiliary equipment, materials, or supplies necessary for the function of any mobile food vendors shall be stored out of site or otherwise screened from public view by means of fencing, landscape ornamentation, or other approved means of concealment. Within six months after the issuance of the conditional use certificate, Staff shall inspect the visual impacts of the food truck(s). Any concerns not resolved within 30 days of the inspection shall be subject to condition I, below.*
- E. A trash receptacle shall be provided and maintained on the southeast corner of the Property.*
- F. Loading, staging, and supplying of mobile food vendors shall occur either off the south alleyway or Main Street (i.e. US 6). Vendors and patrons shall be blocked from accessing the property from the adjacent lot to the east with the use of non-permanent barriers such as vegetative landscaping, gabion walls, signage, or*

otherwise with an alignment of the food trucks/trailers that obstructs such access.

- G. The use approved in the Application shall not be conducted until the Town Planner has issued a conditional use certificate. That certificate shall be issued only after the Applicant has entered into an agreement with the Town specifying that all conditions imposed by the Town council will be completed and that the use and improvements will be in accordance with the approved Application site plan and development schedule. The conditional use certificate must be issued within one year of the date of final approval by Town Council, or the application is deemed withdrawn by the Applicant and is of no further force and effect.*
- H. No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.*
- I. In the event the Town receives any complaints about the use of the site in violation of the conditional use approval or other code requirements or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the applicant or owner may present testimony or offer other evidence on its behalf.*
- J. Applicant shall comply with all applicable building and municipal code requirements, including the sign code and all accessibility requirements, as well as all performance standards, county licensing, and public health requirements.*
- K. Any added exterior lighting will be dark sky compliant pursuant to the Comprehensive Plan Goal EN-4.*
- L. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission or Town Council shall be considered part of the application and binding on the Applicant.*
- M. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding the Application, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.*
- N. Prior to issuance of the conditional use certificate, a six (6) foot privacy fence shall connect the southwest corner of the existing structure on the Property and the northeast corner of the garage structure located on the adjacent lot to the west at 681 W Main Street to preempt nuisance concerns during hours*

*of operation (see **Submittal, pages 9 & 10**). Town Council shall approve final design and location.*

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

Mayor A. Riddile asked the applicants if there would be any kind of entertainment. Ms. Houchin said there would not be any entertainment. Councilor Leland said there is an expectation with another property owner that he will have two food trucks. Therefore, there would be 6 food trucks within one block area. Councilor Leland said he wanted to see the back of the building in the alley clean from trash as stated in condition D. Ms. Houchin said the alley will be in use for the food trucks and the kitchen and will need to stay clean. Councilor Leland asked what kind of commitments the applicants are expecting from the food trucks. Ms. Houchin said she does expect the food trucks to be open during their posted hours. Councilor Hazelton asked if there is an agreement for customers of the food trucks to use the Kamm Lot as access to the food trucks. Administrator Reynolds said no. Councilor Hazelton asked what condition the alley is in. Administrator Reynolds said the alley is in good shape. Councilor Hazelton asked if the loading area of 10ft. between the building and the trucks is that the access for the kitchen. Ms. Houchin said the trucks would be backing in along the alley. Administrator Reynolds said the 5ft area on the site plan would not be for food trucks but for landscaping and the east side of the property would need to be some type of barrier which would keep people and delivery trucks from cutting across the Kamm lot. Ms. Houchin said they did discuss having barriers along the east side of the property during the P&Z meeting.

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

No public comments were heard.

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

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

Presentation - Proposed 2026 Budget

Administrator Reynolds said during the meeting held on October 7, 2025, town council received the first draft of the 2026 General Fund Budget. Administrator Reynolds and Town Treasurer Ehlers reviewed the financial challenges that we may face in 2026 as well as some opportunities to streamline expenses with the goal of creating a balanced 2026

budget. Following the October 7, 2025, meeting, Administrator Reynolds and Treasurer Ehlers met with department heads to discuss the budget and look for possible opportunities to make adjustments. Treasurer Ehlers has updated revenue and expense forecasts for 2026. Staff would like to use this opportunity to bring town council up to date on the current draft budget as well as make suggestions on areas that may bring further savings.

General Overview

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

Personnel

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

Administration

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

Parks Maintenance

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

Recreation

1. Increased BMF Revenue from \$12,000 to \$16,000 (10-4010-974).
2. Added Revenue account for Sponsorship \$5,000 (10-4010-880) as we received confirmation of continues commitment for support from Valley Ortho.
3. Moved \$17,000 for Infield Mix to CTF (10-4070-700).

4. Increased Tobacco Tax revenue from \$287,000 to \$290,000 (10-4010-101).

Streets

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

Utility Fund

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

Notes & other considerations:

Capital/Other Items

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

A. Discretionary expenditures included in the current version of the 2026 budget are:

Donations to Special Interest Groups & Committees

1. Branding and Marketing 10-5040-257 \$1,000
2. CRVEDP 10-5040-250 \$5,000

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

Grants in Progress:

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

Administrator Reynolds said the bulk water station is doing well and has paid for itself in a short time. Staff have looked at the rates and believe there is room to increase the rate.

Councilor G. Riddile said the budget looks good and the town is able to maintain 6 months' worth of reserves without cutting the level of service.

Councilor Carey voiced concerns about using money from the Conservation Trust Fund. She agreed to having grants awarded to outside agencies once a year vs. twice a year. Administrator Reynolds clarified the Conservation Trust Funds have been used in the past for trail building. Now the town will be moving into trail maintenance mode which costs less. The Conservation Trust Funds were meant for outdoor projects such as the playground fall protection equipment.

Administrator Reynolds said that staff decided the trash bags and dog poop station bags expense really belongs in the trash budget. Councilor Carey suggested increasing the dog license fee by \$5.00 to help offset the dog poop station bags. Treasurer Ehlers said if the license fee increased it would affect the General Fund not the Trash Fund.

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

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

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

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

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

Consent Agenda

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

October 7, 2025, minutes

Feather Petroleum Company (Stop-N-Save) Liquor License Renewal
Tapatios Liquor License Renewal

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

Staff Reports

Town Administrator –Administrator Reynolds said he attended a RFTA meeting to discuss the bus shelter at the east end of town on the south side of Highway 6. Staff have been working with RFTA about the shelter and the bus stop should have been more CDOT conversation along with the roundabout. RFTA has found a used shelter for the town. The shelter will be delivered next week, and public works staff will install it. RFTA wants to have more conversations with staff on how to make the shelter bigger and move the stop closer to the park-n-ride. RFTA does have grant funding which would help offset some of the cost. RFTA wants the town to put a shelter on the northside at the east end of town. Administrator Reynolds said he and Planner Smith had a meeting with Garfield County Planners regarding Nutrient Farms. He said Nutrient Farms reached out to the town staff last week and he will be meeting with the representatives of Nutrient Farms Friday, October 24, 2025. Administrator Reynolds asked the council if they would like to hear from Nutrient Farms. He said it might be helpful if the council did hear from Nutrient Farms and it would also be helpful if the county heard back from the town council. Administrator Reynolds said the last referral letter to the county was generally in favor of the project but would like to see more as it gets developed. Councilor G. Riddile said he would like to know exactly what the county is looking for from the town. He said he has concerns about the county road, the intersection and the CDOT interchange which are none of them are the town's responsibility. Planner Smith said the town did ask Nutrient Farms to bring separate applications to the town for review on each use or phase. Councilor Hazelton said one of the concerns was the first responders if something does happen since there is one way in and one way out. Councilor Leland said to have Administrator Reynolds meet with them and get as much information as he can and then bring it back to the council. Councilor Carey said her concern was that council is not okay with the current plan as Nutrient Farms believe the town is okay with it. She said council has several concerns with Nutrient Farms. Administrator Reynolds said he visited the Red Barn in Peach Valley and believes it would be a great place for the town's Christmas party on December 12, 2025. Administrator Reynolds said CRFR is working on fire mitigation at the town tank in Castle Valley Ranch. Administrator Reynolds said there is a town resident who has spoken with him and with Planner Smith regarding building heights in Lakota Canyon Ranch. The HOA has invited Planner Smith to speak at their meeting on October 30, 2026, to address the concerns about the building heights. Administrator Reynolds said there will be an open house for the green bridge project on Tuesday, October 28, 2025, at the Community Center from 5pm-6:30pm. Administrator Reynolds said he would be meeting with Mountain Waste tomorrow about

the 2026 trash contract.

Administrator Reynolds said the police department have been out speaking with kids and parents with e-bikes. He said the e-bike will come back to a council work session in the future.

Administrator Reynolds said the police department is monitoring speeding on Buckthorn Road. The police department is not seeing a real issue with speeding on Buckthorn Road.

Town Clerk – Clerk Andis she said she had nothing to report.

Town Treasurer – Treasurer Ehlers said working on the budget and waiting for all the projections.

Town Planner – Planner Smith said R2 has an amendment application which will go to P&Z only. TC Midwest will also have an application coming in soon.

Public Works Director – not present

Commission Reports

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

Historic Preservation Commission – Councilor Copeland said they approved historical designation for the cemetery. Councilor Hazelton presented the sandborne maps to the commission.

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

Senior Program – had not met

RFTA – nothing to report

AGNC – have not met

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

EAB – have not met

POSTR – have not met

Council Comments

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

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

Councilor Hazelton said he would bring two sandborne maps to Denver to have them evaluated by someone who does restoration and getting the maps preserved. By selling copies of the maps, \$1,000 was raised for the museum. He said the sculptor that was chosen to create the miner's statue is his brother-in-law. However, Councilor Hazelton has

not been part of any of the design or decision making and has stayed out of the entire project.

Councilor Carey said for trails maintenance RFOV is taking applications for their 2026 for volunteer projects.

Mayor A. Riddile said he attended the mayor's meeting last night requesting the \$250,000 for the roundabout project. He said there would be more competition moving forward for the FMLD grants. He said he attended the police department meeting, and the morale is still high, and they are doing great.

Items for Future Council Agenda

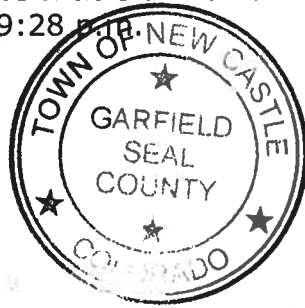
Clerk Andis said staff is working with the town attorney on code changes for food trucks, from tonight's meeting a discussion regarding e-bikes, new staff introductions from the police department and building department, and work session for the budget.

Adjourn

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

The meeting adjourned at 9:28 p.m.

Respectfully submitted,



Arthur B. Riddile

Mayor Art Riddile

Mindy Andis

Town Clerk Mindy Andis, CMC



The Riding Institute
for Disabled
Equestrians



The Story of R.I.D.E

The R.I.D.E program has been run by Dee and Poke Stiers as well as other family since 1993. The whole family has a shared passion for horses and helping others. While living in Oahu their whole family worked at a Equine therapy center. Once they moved down to Silt, Colorado they built a Equine therapy center of their own, R.I.D.E and the rest is history.



R.I.D.E Mission



“Our mission is to empower children and adults with developmental and physical disabilities through the transformative connection between horse and rider. By providing safe, inclusive, and compassionate horseback riding experiences, we foster personal growth, physical strength, confidence, and joy, enriching lives one stride at a time.”





13

Horses on the ranch

60

Volunteers ages 12+

150

Students ages 3-100 years

Benefits of Therapeutic Riding

Mental

- Self-awareness
- Self-confidence
- Concentration
- Self-discipline

Physical

- Balance
- Coordination
- Strength

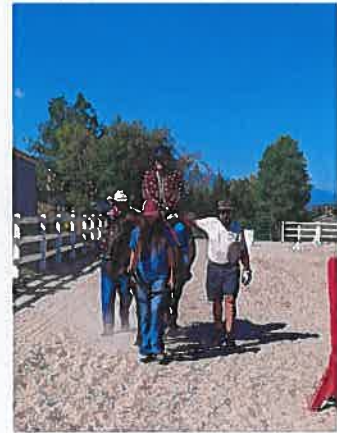
Veteran Outreach Program

Christmas at Home



Our goal with the veterans is to create an environment where they feel welcome and free to form connections outside of their home.

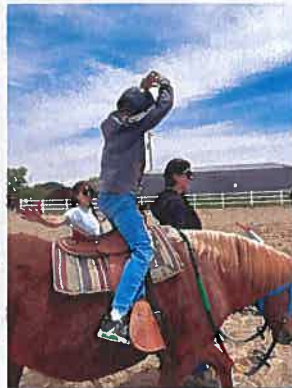
Riding in the Summer



Quality Time



Fall/Spring Outreach Program



The spring and fall outreach program focus on school age children. They are either high risk or significant needs. The students brush and help take care of the horses in addition to riding them. They also work on teamworks skill and conflict resolution.

Strive to Thrive



Strive to thrive is a
Make A Wish program
that comes for one day
each summer





A picture is worth a thousand words

Thanks!

Do you have any questions?

Stie8@alo.com

brandismythe@comcast.net

(970)876-2987

www.coloradoride.org

<https://www.facebook.com/ridewithdisabilities>

CREDITS: This presentation template was created by [Slidesgo](#), and includes icons by [Flaticon](#), and infographics & images by [Freepik](#)

Exhibit B

to
10.21.25 Council Minutes

Example #1





Example # 2





Example # 3







Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

**Building & Planning
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

**Planning Commission – Public Hearing
Tuesday, October 21st, 2025
Resolution TC 2025-20
Staff Report**

Name of Applicant	Moo, LLC
Mailing Address	417 Allison Lane, Basalt, CO 81647
Property Address	677 W Main St, New Castle, CO 81647
Name of Property Owner	Moo, LLC, c/o Rachel Houchin and Jerome Trappier
Existing Zoning	C-1 Commercial
Surrounding Zoning	Commercial (C-1), Residential (R-1), Performance (P)
Surrounding Land Uses	Public parking, Residential, UHaul Rental, Public ROW - Railroad, and Public Works Facility; Catering
Most Recent Uses of Property	Fabrication/Welding; Storage; Auto Repair;
Proposed Use of Property	Up to two (2) mobile food vendors on property
Property Size	7,050sf

I. Background:

The Applicant is proposing a mobile food vendor use for the property located at 677 W Main St. in downtown New Castle. *“Mobile vending carts or stands,”* are listed as conditional uses in the Commercial C-1 district (MC Section 17.36.050). There is already a conditional use permit for mobile food vendors in New Castle, Down Valley Brewing PZ 2024-2, along with temporary permits issued during organized events in public open space such as Burning Mountain or VIX Parks.

The **Submittal, page 3** provides context for the request: The Applicant is currently repurposing the existing structure for a catering/commissary location. **Submittal, page 9** shows the proposed food truck placement directly east of the existing building.

After the Planning Commission’s recommendation of approval with conditions on September 24th, 2025, the Applicant seeks Council approval to improve dining options for downtown. If approved, Moo LLC anticipates having a maximum of two food trucks on site. The site is expected to be prepped and ready by the fall 2025. Council, therefore must make one of the following decisions on the application:

- 1) Approve the CUP unconditionally;
- 2) Approve the CUP with conditions;
- 3) Deny the CUP.

Approval Criteria: An approved application shall:

- 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.

II. Staff Review and Comment:

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:

a. Adjacent land uses;	• Discussed in section 2.
b. Boundary and size of lot;	• 7,050sf
c. Building location height and setbacks	• Existing structure: 18'; Mobile vendor: ~10'
d. Off-street parking and loading areas	• Parking: N/A; Loading: rear of lot off alleyway;
e. Points of ingress & egress	• Vehicle access: will mainly be at rear of lot. Some vehicles likely to short-cut at U-Haul entry.
f. Service and refuse areas	• Southeast corner of lot.
g. Signs and lighting	• Signage requires permit. Lights to be dark-sky.
h. Fencing, landscaping, and screening	• Screening options were discussed with P&Z.
i. Compliance with performance standards	• Applicant agrees to comply with performance standards.
j. Anticipated utility requirements	• Adequate services are available.

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

4) Is the proposal consistent with the comprehensive plan?

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

One important element of mobile food trucks is the lower operational cost. In an era of inflated construction costs, labor costs, and higher inflation in general, the adaptability of these businesses

often make them better suited for such economic times. Additionally, since the vendors are not permanent, a diversity of food opportunities is potentially available to the community over time.

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

5) Does the proposal 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.

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

III. Staff Recommendations:

Staff recommends approval of Resolution TC #2025-20 with the following conditions:

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

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

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

IV. Application Exhibits:

- A. Land development application
- B. Agreement to pay consulting fees
- C. Applicant packet
- D. Signed Performance Standards
- E. Public Notice
- F. Property Owners Within 250 Feet
- G. Notarized Affidavit of Public Notice

Planning Department
 (970) 984-2311
 Email:
 psmith@newcastlecolorado.org



Town of New Castle
 PO Box 90
 450 W. Main Street
 New Castle, CO 81647

LAND DEVELOPMENT APPLICATION

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Moo LLC	
Address: 417 Allison Lane Basalt, CO 81621	Phone: 9707738814 E-mail: rockymtnmoo@gmail.com
Property Owner: Moo LLC	
Address: 417 Allison Lane Basalt, CO 81621	Phone: 9707738814 E-mail: rockymtnmoo@gmail.com
Contact Person: Rachel Houchin	
Address: 417 Allison Lane Basalt, CO 81621	Phone: 9707738814 E-mail: rockymtnmoo@gmail.com
Property Location/Address: 677 W Main Street, New Castle, CO 81647	
Legal Description: Lot: 1, 2 & THE E1/2 OF LOT 3	Acres: ~0.41
Existing Zone (e.g., Residential R-1, Commercial C-1): C-1	Existing Land Use: Storage

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|---|
| <input type="checkbox"/> Pre-Annexation Agreement
<input type="checkbox"/> Annexation
<input type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)
<input type="checkbox"/> Amended Plat
<input type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)
<input type="checkbox"/> Master Plan Amendment | <input checked="" type="checkbox"/> Conditional Use Permit or Special Review Use Permit
<input type="checkbox"/> Lot Line Adjustment or Dissolution
<input type="checkbox"/> Site Specific Development Plan/Vested Rights
<input type="checkbox"/> Variance
<input type="checkbox"/> Zoning
<input type="checkbox"/> Zoning Amendment
<input type="checkbox"/> Re-zoning
<input type="checkbox"/> Watershed Permit |
|--|---|

<i>Rachel Houchin</i>	7/7/25
Applicant Signature	Date



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 7 day of July, 20 .

Rachel Houchin
Applicant (Print Name)

9707738814
Telephone Number
rockymtnmoo@gmail.com
Email

Moo LLC
Property Owner

Owner
Relationship of Owner to Applicant

Rachel Houchin
Signature of Applicant

417 Allison Lane, Basalt, CO 81621
Mailing Address of Applicant
rockymtnmoo@gmail.com
Email Address of Applicant

Rachel Houchin
Signature of Property Owner

417 Allison Lane, Basalt, CO 81621
Owner Mailing Address

Type of application: Conditional Use Permit

Property description: Lots 1,2 and E 1/2 of Lot 3, Block 14, Town of New Castle

Revised 3/2021

Moo LLC - Conditional Use Permit

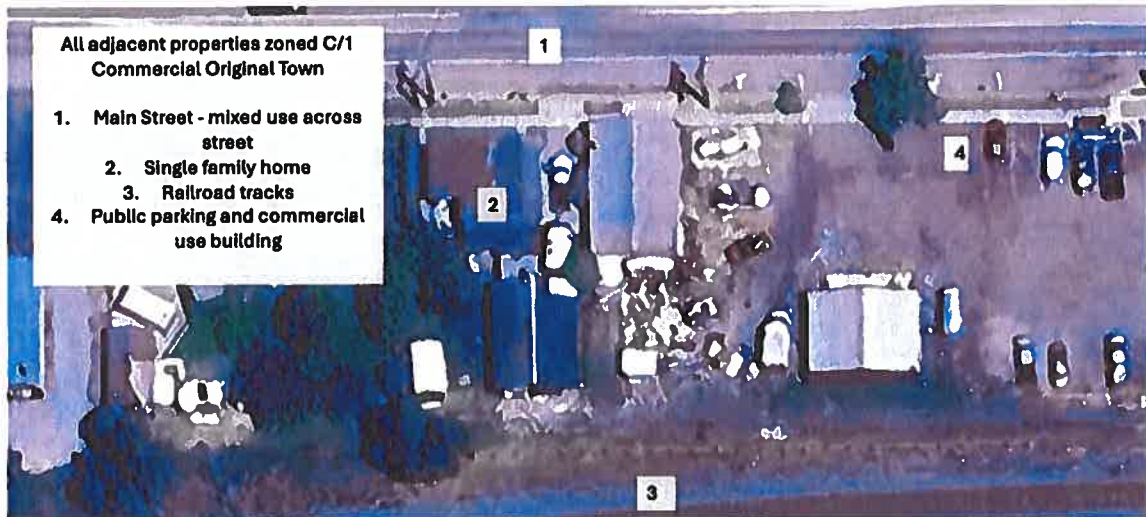
Purpose: Moo LLC is seeking approval for a conditional use permit to establish a designated food truck pad on the east side of our property, just two blocks from Colorado Drifters. Our goal is to host up to two food trucks at a time to bring diverse, high-quality food options to the neighborhood, support small mobile food vendors, and enhance the experience of those visiting our space.

We are proud to be a part of this community and believe that adding food truck options will contribute positively to the area's culinary offerings and atmosphere, while aligning with our mission to create a welcoming and engaging destination.

Below is a copy of the municipal code and required sections for application. Referencing: New Castle Municipal Code Section 17.84

https://library.municode.com/co/new_castle/codes/code_of_ordinances?nodet=TIT17ZO_CH17.84COUS_17.84.010PU

1. A complete site plan illustrating:
 - a. Adjacent land uses and location of adjacent structures

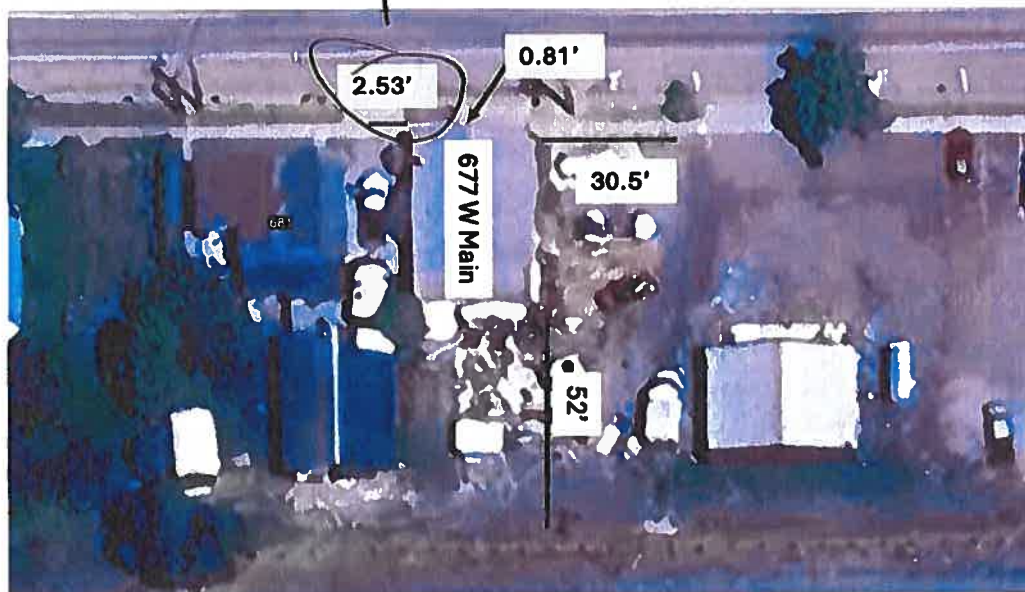


2. Boundary and size of site Boundaries and Site Image
 - a. Boundary North- W Main Street
 - b. Boundary East- U-Haul commercial building and public parking
 - c. Boundary South- Alleyway separating building and railroad tracks
 - d. Boundary West- Single Family home



3. Building location, height and setbacks

- a. Building Location: Lots 1,2 and E ½ of Lot 3, Block 14, Town of New Castle, County of Garfield
- b. Height: ~18 feet
- c. Setbacks and site image

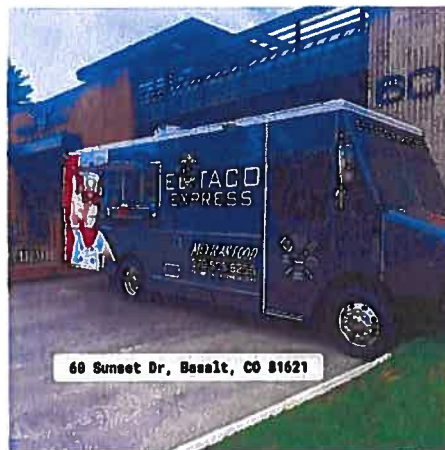


1. **Food Truck Operations: Location, Definition, Hours & Loading Areas**
 - i. Food trucks will remain entirely on private commercial property
 - b. There will be no disruption to New Castle public spaces or town operations.
 - ii. We plan to host no more than two food trucks at a time.
 - iii. All participating food trucks will undergo a strict screening process to ensure they meet high standards of cleanliness, professionalism, and a shared commitment to maintaining a tidy, well-kept area. This includes experience in mobile food service and a willingness to align with our expectations for site presentation and community interaction.
 - iv. Posted operating hours clearly on each truck will be a requirement - to ensure consistency and reliability for customers and the community.
 - v. All loading and unloading will take place on our private land
2. **Off-street parking**
 - i. Off-street parking – there is no current plan for off-street parking
3. **Points of ingress & egress**
 - i. Only owners and employees of the food truck will have access to the building (solely for use of the bathroom). There will be no access allowed to customers.
 1. Food truck owners and employees can access by the back door, which is on the south side of the building (towards the alley).
4. **Service and refuse areas**
 - i. Refuse will be placed on the Southeast corner of site and pickup is in same location.
5. **Signs and exterior lighting**
 - i. Description and site image of current signs and exterior lighting
 1. Signs isolated to food trucks. Food trucks to have own lighting
 2. Small existing lighting on building above front door (shown in photo) and above back entrance door.



6. Fencing, landscaping and screening
 - i. The front has already been significantly improved. There is now usable space that customers and employees can travel and continue to be well-kept.
7. Compliance with performance standards
 - i. We will adhere to all city, state, and federal codes and ordinances and will continue to do so.
 - ii. We will also require that the food trucks adhere to all codes and ordinances.
8. Anticipated utility requirements
 - i. Electricity:
 1. What is Drifters allowed?
 2. Generators will not be allowed
 - ii. Water:
 1. All food trucks must have their own clean water tanks and storage
 2. We will allow for refill from a spigot between services
 - a. They will not be allowed a continuous hookup, just refill access
 3. Greywater & Waste:
 - a. Trucks have holding tanks for wastewater, which they will be required to dispose of off-site.
2. Time schedule for development:
 1. We aim to provide services as soon as feasibly possible, as we would like to give the food trucks the option to begin operating during the busier summer season. The location is ready to receive food trucks currently.
3. Other information:

1. While there are brick-and-mortar restaurants in town, they are not consistently open or convenient for quick, spontaneous meals. We believe the addition of two food trucks will provide a reliable, accessible option for a quick bite — especially given the proximity to one of the busiest intersections in New Castle.
2. As active professionals in the food industry through our catering business, we bring firsthand experience and a strong understanding of quality, operations, and customer expectations. With that in mind, we plan to implement a selective and structured application process for participating food trucks. This will ensure that all vendors meet high standards in food safety, cleanliness, customer service, and overall presentation.
3. Each food truck will be expected to maintain consistent operating hours, helping to build customer trust and ensure reliability for local residents and visitors alike. Maintaining a clean, aesthetically pleasing space will also be a priority, contributing positively to the surrounding environment.
4. This model has proven successful in nearby communities — for example, the consistently operating Mexican food truck near Woody Creek Distillery in Basalt, or the well-maintained and popular food truck options in Glenwood Springs. The locations in Rifle and Silt are so popular that these locations even have waitlists due to high demand!



5. We believe that allowing a limited number of well-vetted food trucks in New Castle will enhance the town's food offerings, support local entrepreneurship, and bring vibrancy to a key location — all while maintaining quality, consistency, and visual appeal.

9/24/25 PIZ site Plan

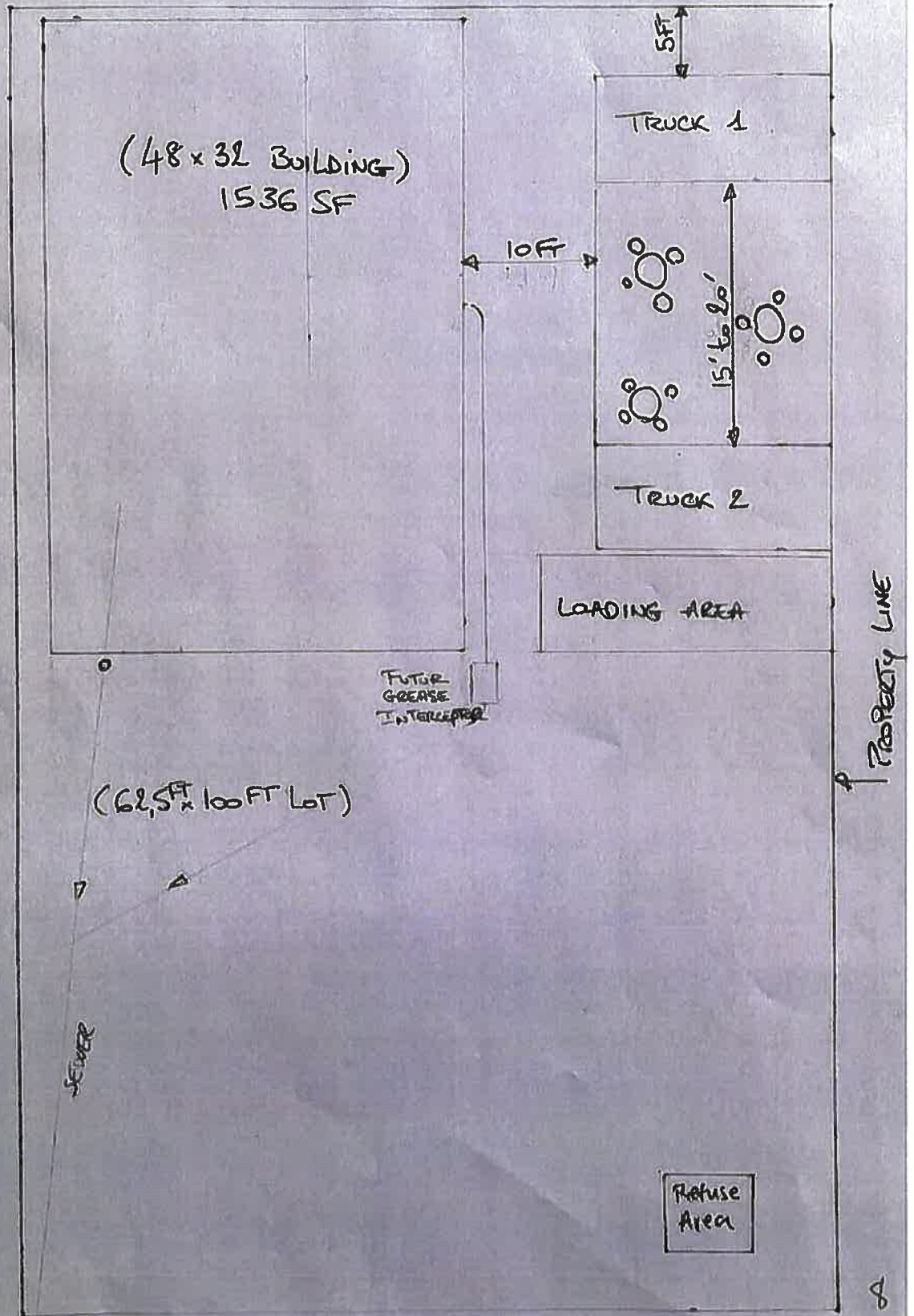


Exhibit D
to
10.21.25 Council Minutes

10/21/95 Council Site Plan

