

**New Castle Town Council Regular Meeting
Tuesday, December 16, 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 Mariscal
Councilor Carey
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, Town Planner Paul Smith, Town Attorney Haley Carmer 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 conflicts of interest

Agenda Changes

There were no agenda changes

Citizen Comments on Items not on the Agenda

There were no Citizen Comments

Consultant Reports

Consultant Attorney – Attorney Carmer said she was present for the agenda items
Consultant Engineer – not present

Items for Consideration

Annual Update from Mountain Waste & Recycling – Bill Cira & Doug Goldsmith

Administrator Reynolds said it was the time of year for the town to renew the contract with Mountain Waste and Recycling. Mr. Bill Cira reviewed rates with with the council and explained how he came up with rates. Mr. Cira said the next increase for 2026 for the Town of New Castle is 3.26%. He said the base rate per the contract is the CPI rate plus a fuel charge rate of \$3.00 per gallon. Mr. Cira said the new charge for 2026 will be \$36.44 per 96-gallon totes and \$33.12 per 64-gallon totes.

Mayor A. Riddile asked about the new state mandate for regulating methane emissions for the landfill. Mr. Doug Goldsmith said they believe South Canyon Landfill has enough

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volume to be able to capture the methane. When South Canyon Landfill is affected, the rate will increase dramatically.

Councilor Hazelton asked about the recycling getting out to utilize by consumers. Mr. Goldsmith said the recycling products being used from Mexico to Canada are about 60%.

Continued from December 2, 2025 - Consider Resolution TC2025-22 Approving a Subdivision Improvements Agreement for Whitehorse Village at Lakota Phase 2

Planner Smith said there has been discussions for the guaranteeing and the acceptance of the public improvements in Whitehorse Village. There have been lengthy discussions about road improvements, utility upgrade alignment and trenching. What was discussed and negotiated were two separate options. One option is to do the improvements per phase and as the phase finishes it would be inspected and accepted by the town. The second option was to do micro phasing. How the micro phasing would work is each block of four lots would go through a separate acceptance process. Planner Smith said both options would go through the same process with the town engineer and town council.

Planner Smith said in the process there are two steps first is there was \$25,000 added to the cost estimates which would cover the interim period if there are any problems with the utility placement or caving in of the road after the utilities have been installed. The second is there will be a Right-of-Way Permit process. There was an agreement between the town and the developer to waive the Right-of-Way Permit fee but will still be required to pay the deposit fee for each of the utility lines. Planner Smith said after each block has been inspected and approved the deposit would be refunded back to the developer.

Attorney Carmer said the security for maintenance is there if the developer decides to do block by block and the same with the Right-of-Way Permit, or if the developer decides to do all the improvements at once would be the same. Once there is a final acceptance of maintenance the security would be refunded back less than the warranty security. She said in the SIA paragraph 21 contemplates if there a maintenance issue, the developer repairs it at their cost. Security is there if the developer doesn't repair the issue and the \$25,000 is specifically for maintenance.

Councilor G. Riddile asked how many units and blocks this applies too. Attorney Carmer said there are 43 units and 7 blocks total.

Councilor G. Riddile asked if there should be a timeline in the SIA. Attorney Carmer said if the developer decides to complete the improvements all at once it would be one year from the start of the construction. If they go block by block it would be one year from the recording of the final plat that creates each of the four lots. Then, there would be some timing associated with each of the Right-of-Way Permits.

Councilor G. Riddile said he has concerns about whether the developer decides to stop and leave the project after a few blocks and the town is left with unfinished improvements. Attorney Carmer said the SIA would apply to all the blocks (land) not the developer. If the developer decides to sell the block with no improvements, then the next developer would need to go through the same process. The developer would not be able to subdivide or sell individual lots until they complete the improvements per the agreement. Councilor G. Riddile said he understood that if the developer did the phasing, they would patch as they went along and then at the end seal the entire road. He said his concern was if this was done over a course of three years and now it's 10 years later the

numbers in this SIA would be outdated. Attorney Carmer said in the SIA as the release of individual pieces of security could be put into the SIA to analyze current cost of construction, therefore there would not release any more than what is needed to complete all of the improvements. Attorney Carmer said the security would be with the town as they go to sell the property, security has to be in place until all of the improvements are completed.

Council agreed to put a timeline in place for unfinished improvements. Attorney Carmer said she could add: If all improvements are not completed within five years there will need to be a new cost estimate for the remaining improvements approved by council.

MOTION: Mayor A. Riddile made a motion to Approve Resolution TC2025-22 Approving a Subdivision Improvements Agreement for Whitehorse Village at Lakota Phase 2 with added language to 11a Requiring the Performance Guarantee Be Updated Every Five Years to Account for increases in Cost of Construction to Ensure that Adequate Security Remains in Place Until All of the Public Improvements Are Completed. Councilor Carey seconded the motion, and it passed unanimously.

Consider Ordinance TC 2025-2 - An Ordinance of the Town of New Castle, Colorado summarizing additional expenditures for the General Fund, Utility Fund, Conservation Trust Fund and Cemetery Fund, and adopting a supplemental budget for the Town of New Castle, Colorado, for the calendar year beginning on the first day of January, 2025 and ending on the last day of December, 2025 (2nd reading)

Administrator Reynolds said there was a need for a supplemental budget for the General Fund only. Nothing has changed since first reading.

MOTION: Councilor G. Riddile made a motion to approve Ordinance TC 2025-2 - An Ordinance of the Town of New Castle, Colorado summarizing additional expenditures for the General Fund, Utility Fund, Conservation Trust Fund and Cemetery Fund, and adopting a supplemental budget for the Town of New Castle, Colorado, for the calendar year beginning on the first day of January, 2025 and ending on the last day of December, 2025 (1st reading). Councilor Copeland seconded the motion, and it passed on a roll call vote.

Councilor Mariscal: yes; Councilor Carey: yes; Councilor Hazelton: yes; Mayor A. Riddile: yes; Councilor Copeland: yes; Councilor Leland: yes; Counselor G. Riddile: yes.

Consider Ordinance TC2025-3 Amending Certain Provisions of Title 15 of the Town Municipal Code and the Building Codes Adopted by Reference Therein (2nd reading)

Planner Smith said there were no new changes from the first reading.

MOTION: Mayor A. Riddile made a motion to approve Ordinance TC2025-3

Amending Certain Provisions of Title 15 of the Town Municipal Code and the Building Codes Adopted by Reference Therein (2nd reading). Councilor Carey seconded the motion, and it passed on a roll call vote. Councilor G. Riddile: yes; Councilor Mariscal: yes; Councilor Leland: yes; Councilor Carey: yes; Councilor Hazelton: yes; Councilor Copeland: yes; Mayor A. Riddile: yes.

Consider Ordinance 2025-4, An Ordinance of the New Castle Town Council Recommending the Amendment of Provisions of Title 17 of the Town Municipal Code Concerning Food Trucks (1st reading)

Attorney Carmer reminded the council on August 5, 2025, council conducted a work session to review policies and regulations other jurisdictions typically impose on food trucks to evaluate if there was a need for New Castle to adjust its regulations. Council also discussed House Bill 25-1295. In this bill, the legislature found that requiring food trucks to obtain separate permits and licenses to operate in multiple jurisdictions imposed a significant burden on those businesses, so it created a statewide reciprocity standard for certain permits and licenses that all food trucks are required to obtain. Attorney Carmer said a resolution went before P&Z to discuss the House Bill and the commission recommended approval of the amendments. After discussion, the commission also came to the consensus that it was best, at least for now, to continue to evaluate food truck conditional use permit applications on a case-by-case basis instead of developing a set of food truck guidelines. Doing so will allow the commission and council to consider the unique circumstances of each property where a food truck proposes to locate, which is consistent with the purpose the conditional use process aims to serve. The CUP would be needed if the food truck or cart remain on the same lot and operate for more than 14 days. A Special Use Permit would need to be issued if the food truck or cart operate on the same lot for less than 14 days.

Councilor Carey asked the food trucks that are at the community market and Burning Mountain Festival would be part of the special event permit. Administrator Reynolds said they would be included in the special event permit and no new permit would be required.

MOTION: Mayor A. Riddile made a motion to approve Ordinance 2025-4, An Ordinance of the New Castle Town Council Recommending the Amendment of Provisions of Title 17 of the Town Municipal Code Concerning Food Trucks (1st reading) Councilor Mariscal seconded the motion, and it passed on a roll call vote. Councilor Copeland: yes; Mayor A. Riddile: yes; Councilor Mariscal: yes; Councilor Hazelton: yes; Councilor G. Riddile: yes; Councilor Carey: yes; Councilor Leland: yes.

Consider Resolution TC 2025-24 - a Resolution of the New Castle Town Council Approving a Memorandum of Understanding with Garfield County Older Adult Programs

Administrator Reynolds said every year the county has the town enter into an MOU for the Senior Program which provides meals to the town's seniors. In 2026 the county is asking for \$11,361.00 for the program which has been included in the 2026 budget.

MOTION: Mayor A. Riddile made a motion to approve Resolution TC 2025-24 - a Resolution of the New Castle Town Council Approving a Memorandum of Understanding with Garfield County Older Adult Programs. Councilor Mariscal seconded the motion, and it passed unanimously.

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.

December 2, 2025, minutes

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 335 W. Main Street trailer is gone. Administrator Reynolds said South Alley was extended by the public works department further west. They put down road base and made it more passible for the new business to get food trucks in and out and also for the bridge construction if emergency vehicles had get back there. Administrator Reynolds said the town's ghost town that was built for Halloween has found its forever home at the Talbot Ranch. Administrator Reynolds said police chief interviews will be Friday, December 12, 2025. Administrator Reynolds said there is a second new sign on the museum which completes the AGNC grant project.

Administrator Reynolds said AGNC has nominated the Town of New Castle for the Place Award. Administrator Reynolds and Assistant Rochelle Firth had a meeting with AGNC and worked through an application process for the award. The award is for recognition excellence in the creation or renewal of public space which encourages a sense of place.

Town Clerk – Clerk Andis said she had nothing new to report. She briefly reviewed the upcoming agenda with council which at this time was the normal yearly resolutions that are approved at the first meeting of the year.

Town Treasurer – not present

Town Planner – Planner Smith said there will be a few land use applications coming in for P&Z. There will be a CUP application for a substation for Xcel Energy. There is a minor amended PUD application for R2. TC Midwest will be coming sometime with their application.

Public Works Director – not present

Commission Reports

Planning & Zoning Commission – Mayor A. Riddile said there was a presentation from Coal Seam Development. He said they eliminated two retail spots to help with the parking issue. They will retain the restaurant, 4 units for employee housing and 71 room hotel. There will also be a river path with natural trails. Planner Smith said the application will come to council possibly in February.

Historic Preservation Commission – have not met

Climate and Environment Commission – have not met

Senior Program – have not met

RFTA – Councilor Copeland said they approved the 2026 budget.

AGNC – have not met

GCE – have not met

EAB – Mayor A. Riddile said they received information regarding the state mandate regarding the landfills have to put in equipment to mitigate Methane Emissions and by 2050 all gas and natural gas will be gone.

POSTR – have not met

Council Comments.

Councilor Leland said he spoke with Public Works Director John Wenzel and Town Engineer Jeff Simonson regarding a phase in plan for the South Side Intercept.

Councilor Hazelton said he had seen in the paper about New Castle's on and off ramps from CDOT.

Councilor Mariscal said there was a post on Facebook from a Latino Journalist about being alerted that at one of the gas stations the New Castle Police were arresting Latinos and racially profiling. She brought it to the attention Administrator Reynolds, and he had a meeting with the police department. There was only one arrest, and it was a necessary arrest and there was no profiling. The police department had a meeting with the journalist and asked before any posts were made to verify their facts with the police department. Councilor Mariscal said she would be ringing the bell and asked for company.

Councilor Carey said she had attended the police staff meeting and was impressed with how the department was running.

Mayor A. Riddile said the employee Christmas party was great and thanked everyone for all the effort that went into making it happen. He said he helped with Shop with a Cop and had a great time. The police department was able to get a grant \$250.00 for each child for Shop with a Cop.

Items for Future Council Agenda

Councilor Leland said he would like to have a discussion regarding the South Side Intercept schedule.

Mayor A. Riddile asked Councilor Leland to prepare a proclamation for Coal Ridge Cheer Team. They won their 9th and 8th in a row State Championship. Their final performance they had zero deductions.

Adjourn

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

The meeting adjourned at 8:04 p.m.

Respectfully submitted,



Mindy Andis
Town Clerk Mindy Andis, CMC

Arthur B. Riddile
Mayor A. Riddile