

**New Castle Town Council Regular Meeting
Tuesday, May 20, 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 Councilor Mariscal

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, Town Planner Paul Smith, Administrative Assistant Michelle Huster, Town Attorney Mike Sawyer and members of the public.

MOTION: Mayor A. Riddile made a motion to excuse Councilor Mariscal and her absence. Councilor Copeland seconded the motion, and it passed unanimously.

Meeting Notice

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

Conflicts of Interest

There were no 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 Sawyer said he was present for agenda items only.
Consultant Engineer – not present

Items for Consideration

Consider Resolution TC2025-14 Resolution Approving an Updated Version of the Subdivision and PUD Development Agreement for Castle Valley Ranch Filing 13, (9 North Wild Horse Dr).

Town Council Meeting
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Town Attorney Mike Sawyer presented the proposed changes to the previously approved subdivision and PUD development agreement for Castle Valley Ranch Filing 13. Attorney Sawyer said the documents and development are under the new name of 9 Wild Horse Apartments LLC and Applicant Barry Rosenberg continues to be the manager of the proposed development. Attorney Sawyer said Mr. Rosenberg asked to extend the deadline to complete public improvements from 12 months to 18 months due to supply chain and pricing issues. Mr. Rosenberg offered an interim alternative form of security instead of a bond or letter of credit. Mr. Rosenberg proposed to provide the town with a first deed of trust for the development lots and a title insurance policy guaranteeing first position for \$1,000,000 if he defaulted. Attorney Sawyer said that if Mr. Rosenberg did not move forward with construction, council could take legal action and foreclose on those lots. Attorney Sawyer said if they default, someone would post bond or a letter of credit to complete the SIA. Attorney Sawyer said the other change to the SIA would be an increase to the security amount from 110% to 115% and added trails to the plat. Attorney Sawyer recommended approval of the resolution with the substituted subdivision agreement. Attorney Sawyer said the last change of the SIA would be the approval of a waterline easement with Lakota Canyon Ranch. Attorney Sawyer said the waterline existed already, but the easement would allow the waterline to continue between the Lakota Canyon and Castle Valley Ranch water tanks. Attorney Sawyer said staff approved of Resolution TC2025-14 with the substituted SIA.

Mayor A. Riddile said this meeting was not a public hearing and only a change in security. Councilor Leland asked if the change between the R2 partnership and 9 Wild Horse Apartments was due to a change of ownership. Mr. Rosenberg said there was not a change in ownership, but more partners were added to the development. Councilor G. Riddile asked when the 18 months for the SIA begins and if it was when the plat is recorded. Attorney Sawyer said that the SIA will be platted on Thursday, May 22, 2025, and the 18 months will begin then. Councilor G. Riddile asked why only plots 1, 2 and 3 were included and not the remainder of the lots. Mr. Rosenberg said parcel 4 is owned by the current owner, Steve Craven. Councilor G. Riddile said he was concerned because if the town did foreclose, they would undermine the marketability of the property. Attorney Sawyer said when the plats are filed on Thursday, May 22, 2025, the deed will be conveying the property to an HOA that is associated to lots 1, 2, and 3. Attorney Sawyer said the right of first refusal for parcels A and B, the open space parcels, will also be reported and the town will have the chain of title and right to purchase those properties if the development forecloses. Attorney Sawyer said if council wanted to include those parcels, it would be a simple change. Attorney Sawyer said Mr. Rosenberg was open to that suggestion and agreed to add parcels A and B.

Motion: Councilor G. Riddile made a motion to approve Resolution TC2025-14 a Resolution Approving an Updated Version of the Subdivision and PUD Development Agreement for Castle Valley Ranch Filing 13, (9 North Wild Horse

Dr) with the Addition of Parcels A and B to be Included with Lot of Numbers 1, 2, and 3, Mayor A. Riddile seconded the motion and it passed unanimously.

Consider Approval of Lakota Waterline Easement Agreement

Attorney Sawyer said there was a question about how the waterline would be extended to provide service to the 9 North Wild Horse development in March. Attorney Sawyer said Town Attorney David McConaughy was able to reach an agreement between the Romero Group who owns Lakota and Mr. Rosenberg. Attorney Sawyer said the revised SIA requires Mr. Rosenberg to assume the restoration responsibilities during and after construction. Attorney Sawyer said when the construction and restoration are complete, the town would be responsible for the water line as part of the municipal water infrastructure and repairs would be the town's responsibility. Administrator Reynolds said the updated SIA included valves in different directions that would allow the Romero Group to access the waterline as well. The cost of those valves is the responsibility of 9 North Wild Horse and Mr. Rosenberg. Councilor G. Riddile asked if TC Midwest would be able to use this waterline when they chose to develop. Administrator Reynolds said there was a t-valve for TC Midwest to access if necessary.

Motion: Councilor G. Riddile made a motion to approve Lakota Waterline Easement Agreement, Councilor Hazelton seconded the motion, and it passed unanimously.

Lift-Up Presentation

Lift-up Vice President John Lund and Tinker Duclo gave a presentation about Lift-Up.

(Exhibit A) Mayor A. Riddile suggested Lift-up contact Andy Bauer with Nutrient Farms for food donations. Councilor Hazelton asked about the thrift stores and said people have a difficult time donating items and Lift-up turned donations away. Interim Director Elysa Hottel described the items they can accept, and volunteers have discretion to turn items away and she is open to suggestions for improvement. Councilor Carey suggested Lift-up making their services easier to find for people in need.

Consider Drifters/Down Valley Brewing Report of Changes LLC

Consider Drifters/Down Valley Brewing Report of Manager Change

Administrator Reynolds said this was an item on the consent agenda on May 6, 2025, and it was pulled off so owner of Down Valley Brewing could address questions of ownership of the LLC and how that would affect the liquor license. Administrator Reynolds said there were questions about the designated manager change. Administrator Reynolds said there was a question about food consumption versus alcohol consumption meeting state requirements. Administrator Reynolds said that items D, E and F would be addressed as one. Administrator Reynolds said that Brad and Haley Williams completed State Liquor License form DR 8177 to report changes of LLC, found in page 74 of the packet. Administrator Reynolds said Haley Williams is now listed as the manager of Down Valley Brewing Company with Brad Williams as a 50 percent owner. That percentage removes previous partners entirely. Administrator Reynolds said State Liquor License form DR 8442 has been completed and showed the change in management.

Administrator Reynolds said the form documented Haley Williams as the manager and the holder of the liquor license. Administrator Reynolds said the recording of food sales in relation to alcohol sales is an audit process through the state and the liquor license holder. Clerk Andis said that reporting is done through revenue reporting and taxes. Administrator Reynolds said the town issued a conditional use permit (CUP) for a food truck and the food truck is a stand-alone operation that is not part of the liquor license. Administrator Reynolds said that Brad and Haley are now 100 percent owners of Down Valley Brewing, and the corporation has not changed so a new liquor license is not required because Mr. and Ms. Williams were partners under the previous liquor license. Administrator Reynolds asked Mr. and Ms. Williams if they had filled the state forms out and both Mr. and Ms. Williams answered yes, they did and they were one hundred percent owners of Drifters/Down Valley Brewing after the transition. Ms. Williams said she was meeting the requirement for the 15 percent alcohol and food sales ratio. Mayor A. Riddile asked if consideration of the liquor license was part of this discussion. Administrator Reynolds confirmed items D, E and F are part of the discussion. Clerk Andis said there needs to be a motion on items D, E, and F.

Motion: Mayor A. Riddile made a motion to approve Drifters/Down Valley Brewing Report of Changes LLC. Councilor Carey seconded the motion, and it passed unanimously.

Motion: Mayor A. Riddile made a motion to approve Drifters/Down Valley Brewing Report of Manager Change. Councilor Carey seconded the motion, and it was approved unanimously.

Consider Drifters/Down Valley Brewing Liquor License Renewal

Mayor A. Riddile asked Clerk Andis when the Drifters/Down Valley liquor license expires. Clerk Andis said the liquor license expires on May 29, 2025. Mayor A. Riddile said he was concerned about trash behind the Drifters/Down Valley Brewing and said he would be willing to withhold approval of the liquor license until it was cleaned up because it was part of the CUP council approved last year. Mr. Williams said they had a dumpster scheduled for the weekend of May 24, 2025. Councilor Carey said the liquor license was the only item council was able to consider, and that is the sale and consumption of liquor. Councilor Carey said Mr. Williams promise of a dumpster was adequate. Administrator Reynolds said he had talked to Joe Hemelt and Jim Schrull about removing the trash and the trash did not get removed. Councilor Leland suggested organizing the kegs neatly behind the building instead of piling them in a heap. Ms. Williams said she would empty the shed and planned to store empty kegs inside the shed. Mr. Williams said he wanted to clean that area up and his time has been consumed with the transition of ownership.

Motion: Hazelton made a motion to approve Drifters/Down Valley Brewing Liquor License Renewal. Councilor Copeland seconded the motion, and it passed unanimously.

Consider Leash Law in Frank Breslin Park

Administrator Reynolds proposed designating Frank Breslin Park as an off-leash area for dogs,

as requested by council at the May 6, 2025, meeting. Administrator Reynolds said the park's location along the river would be an off-leash alternative to the town's dog park. Administrator Reynolds said Public Works, Parks and PD are supportive and advising visitors that dogs may be off leash. Council emphasized the importance of voice command for all dogs off-leash. Frank Breslin Park off-leash designation would offer police an alternative for managing encounters with off-leash dogs in other parts of town where leashes are required. Mayor A. Riddile asked if town staff would have time for monitoring and clean up. Administrator Reynolds said dog owners need to be educated to use the dog waste stations. Councilor Carey said there are already dogs off leash at Frank Breslin Park and agreed with the need for dog waste stations and signage. Councilor G. Riddile said dedicating Frank Breslin Park would give police another tool when reminding residents to put their dogs on leash. Councilor Hazelton and Councilor Leland both mentioned off-leash dogs may create problems with people playing disc golf. Council agreed to change the policy to allow dogs off leash at Frank Breslin Park.

Discussion of Modular Construction

Administrator Reynolds introduced the topic of modular construction in response to a recent article Councilor Leland shared with him. Administrator Reynolds said modular construction refers to manufactured parts assembled on-site and is a challenge in this area because of the lack of local suppliers. Administrator Reynolds said modular construction must adhere to local building codes and design criteria. Administrator Reynolds said Habitat for Humanity plans to open a Rifle-based factory to produce small, affordable homes. Administrator Reynolds said the town's existing code supports modular construction if requirements are met. Councilor Hazelton discussed possible zoning code updates to facilitate affordable housing options like ADUs. The council showed interest in further exploring modular construction and possible zoning modifications in future housing discussions and comprehensive plan updates.

Consider Parking Lot Lease – 201 W. Main Street

Administrator Reynolds said that the town had a lease for the parking lot which Sam Garcia owns, and it was up for renewal. The owners initially agreed to maintain the \$500 monthly rate but later asked about an increase due to rising property taxes. Administrator Reynolds recommended maintaining the \$500 rental rate and said the town paid to pave the lot and the town currently polices the lot. Councilor Hazelton asked if the lease term was one year and Administrator Reynolds said it was the same term as before, one year with two automatic renewals. Councilor Hazelton asked when the new term would begin, and Administrator Reynolds said the town was paid through May 2025 and the new lease would start June 1, 2025.

Councilor Carey made a motion to renew Parking Lot Lease – 201 W. Main Street. Councilor Copeland 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.

May 6, 2025, minutes

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

Staff Reports

Town Administrator – Administrator Reynolds said he is working with Orrin Moon and Xcel Energy to gather information on their response to a gas leak from several weeks ago. Administrator Reynolds said the town received baseball tickets from their insurance broker for games in Grand Junction, which will be used for staff team building. Administrator Reynolds said a local business requested a proclamation recognizing June as Pride Month and council was in support. Administrator Reynolds said council needed to discuss options for handling future proclamation requests and agreed to work on inclusive language for the Pride Month proclamation.

Town Clerk – Clerk Andis handed out a sample agenda format that would be implemented in July through Civic Plus to improve ADA compliance. Clerk Andis also showed council a design sample for a memorial rail as an alternative to memorial benches and trees.

Town Treasurer – not present

Town Planner – not present

Public Works Director – not present

Commission Reports

Planning & Zoning Commission – have not met

Historic Preservation Commission – Councilor Copeland said the HPC met about the historical designation for the Texaco building/brewery and the cemetery.

Climate and Environment Commission – Councilor Leland said they discussed business grants funded with bag fee money. Councilor Leland said he was writing the application for businesses to apply and they would be announced at the beginning of June. Councilor Leland said there is a trail cleanup on May 30, 2025, with Roaring Fork Outdoor Volunteers to work on the Colorow trail. Councilor Leland said Sharon Morris would like to go to the New Castles of the World International conference.

Senior Program – Clerk Andis said the senior group was meeting on May 23, 2025.

RFTA – Mayor A. Riddile said they worked on strategic plan points, primarily dealing with employee retention and affordable housing.

AGNC – Councilor Hazelton said the meeting was next week in Meeker.

EAB – No report

GCE – Councilor Leland said Colorado Mountain Collage has had success reducing energy

costs using monitoring data. Councilor Leland said some towns are now charging for previously free EV charging stations. Councilor Leland expressed concerns about state mandates on building codes reducing town autonomy. Councilor Leland also said there is a geothermal workshop scheduled for June 6th in Glenwood Springs.

POSTR – Administrator Reynolds said they will be having a work session Wednesday, May 21, 2025.

Council Comments

Councilor Carey said she received requests to reduce the speed on Castle Valley Boulevard. Administrator Reynolds said he discussed the concern with Public Works Director John Wenzel, and it needs to be studied as a global issue and not a small issue. Mayor A. Riddile gave details on the upcoming Memorial Day event at the cemetery on May 26, 2025. Mayor A. Riddile said the off-ramp on I-70 looked cleaner and he wanted to write a thank you letter to CDOT. Mayor A. Riddile said he received positive praise for Officer Josh Brooks. Mayor A. Riddile said there would be a police escort for the Coal Ridge High School baseball team on May 22, 2025, at noon and there was a bear sighting at the River Park Condominiums.

Items for Future Council Agenda

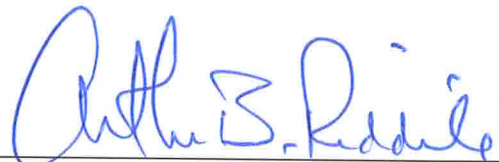
Councilor Carey requested a presentation from Jake Stanton with CPW on expected bear issues and has been in contact with CPW. Councilor Carey will let staff know when CPW is available for the presentation.

Adjourn

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

The meeting adjourned at 9:36 p.m.

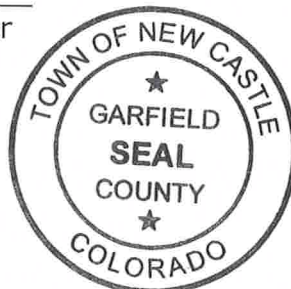
Respectfully submitted,



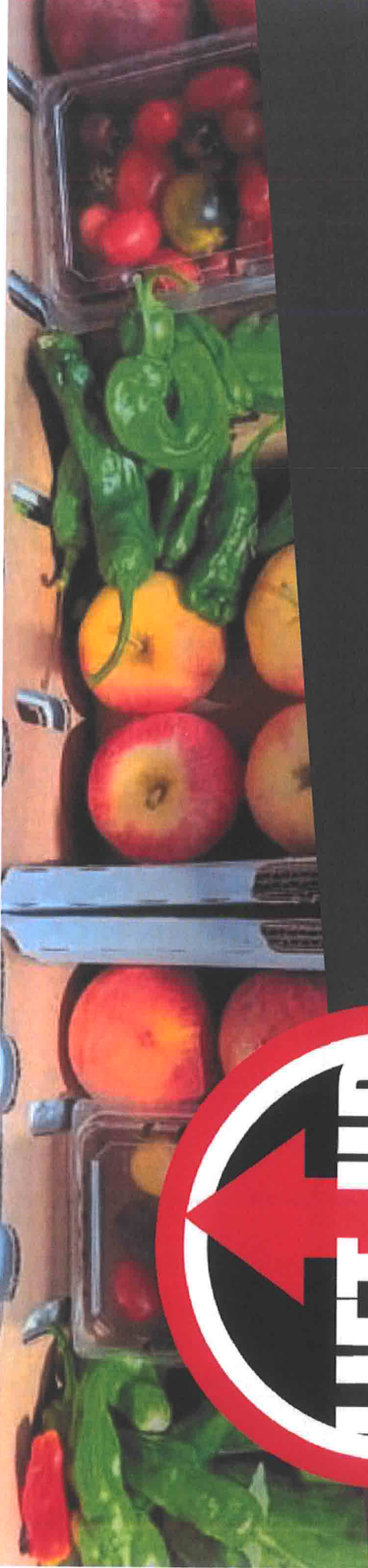
Mayor Art Riddile



Professional Assistant Michelle Huster



Town Council Meeting
Tuesday, May 20, 2025



The Food Crisis in Our Valleys

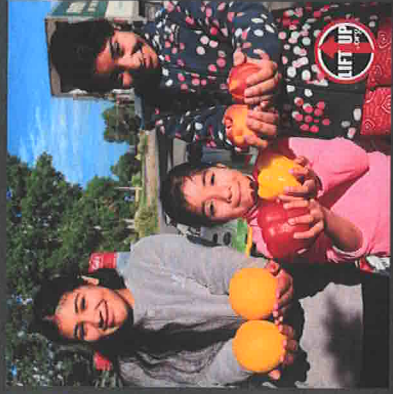
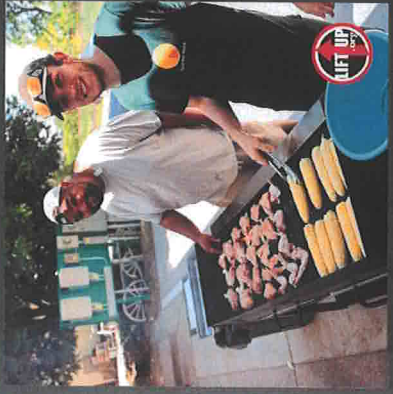
MAY 2025

Exhibit A
to
5-20-25 Council Minutes

Agenda

- Who is LIFT-UP?
- What is the current state of food Insecurity?
- How is LIFT-UP responding?
- **How can you help?**





LIFT-UP Our Mission

LIFT-UP is the leader in providing equitable food security for individuals and families: educating, building understanding, and support to end hunger from Parachute to Aspen.

We serve anyone experiencing food insecurity in Garfield, Eagle, and Pitkin Counties from Parachute to Aspen.



LIFT-UP Programs

Fill bellies from Parachute to Aspen through:

- + **Pantries of Choice:** 6 pantry locations: Parachute, Silt, Rifle, New Castle, Glenwood Springs, Carbondale
- + **New for 2025:** Mobile Pantry
- + **3 Soup Kitchens:** Extended Table
- + **72-Hour Bags:** Emergency food
- + **Current Federal Programming:** CFSP, TEFAP



NEW Mobile Pantry



Farm 2 Food Pantry

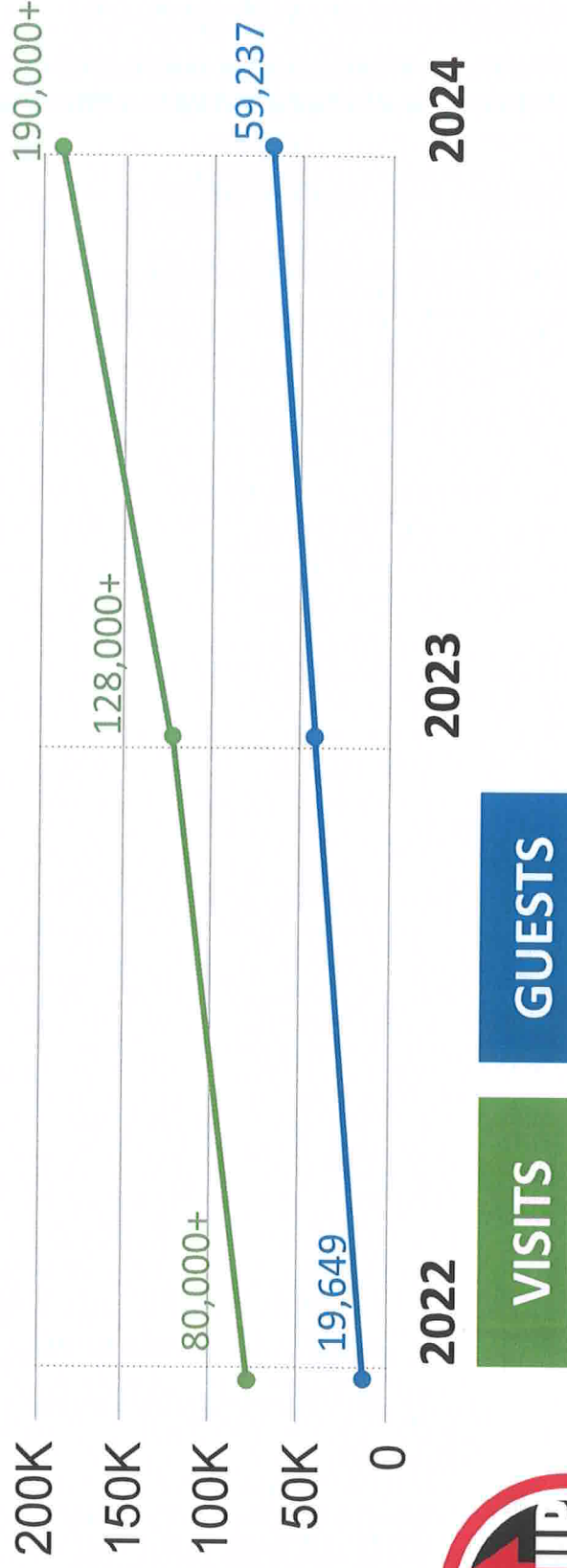
Partnering with local farms, ranches, and small businesses for healthy and nutritious food!

- Early Morning Orchard
- Two Roots
- Up Root
- Wild Mountain Seeds
- Rancho Duranzo
- Green Junction
- Highwater Farm
- ACES Rock Bottom Ranch
- Marigold Farms
- Mountain Meat Packaging



Skyrocketing Demand

LIFT-UP has experienced a 138% growth in visits.



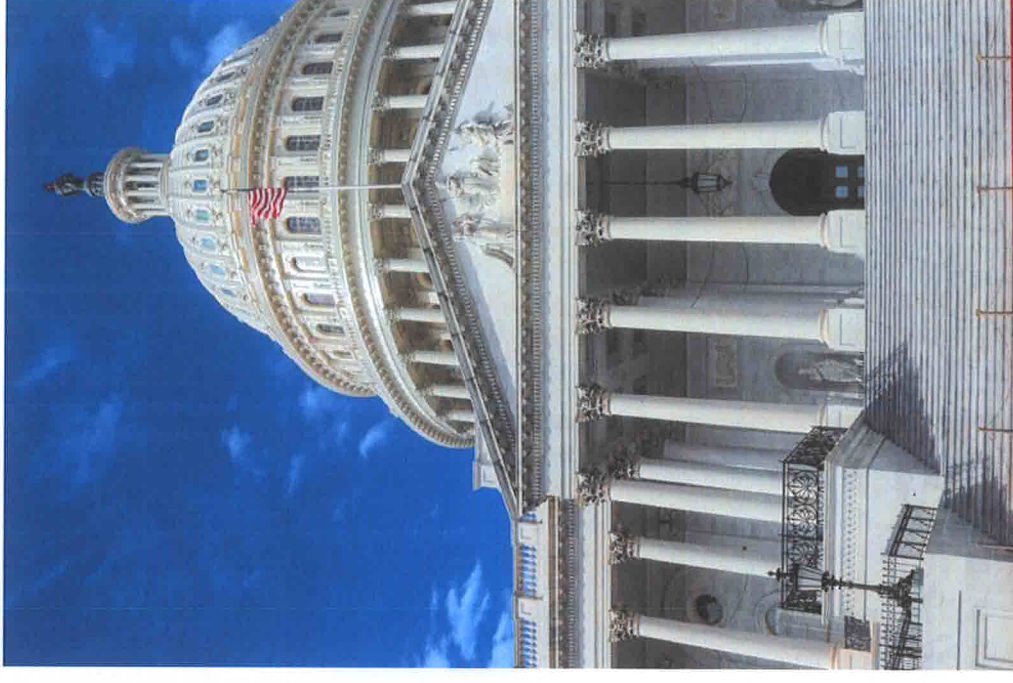
VISITS

GUESTS



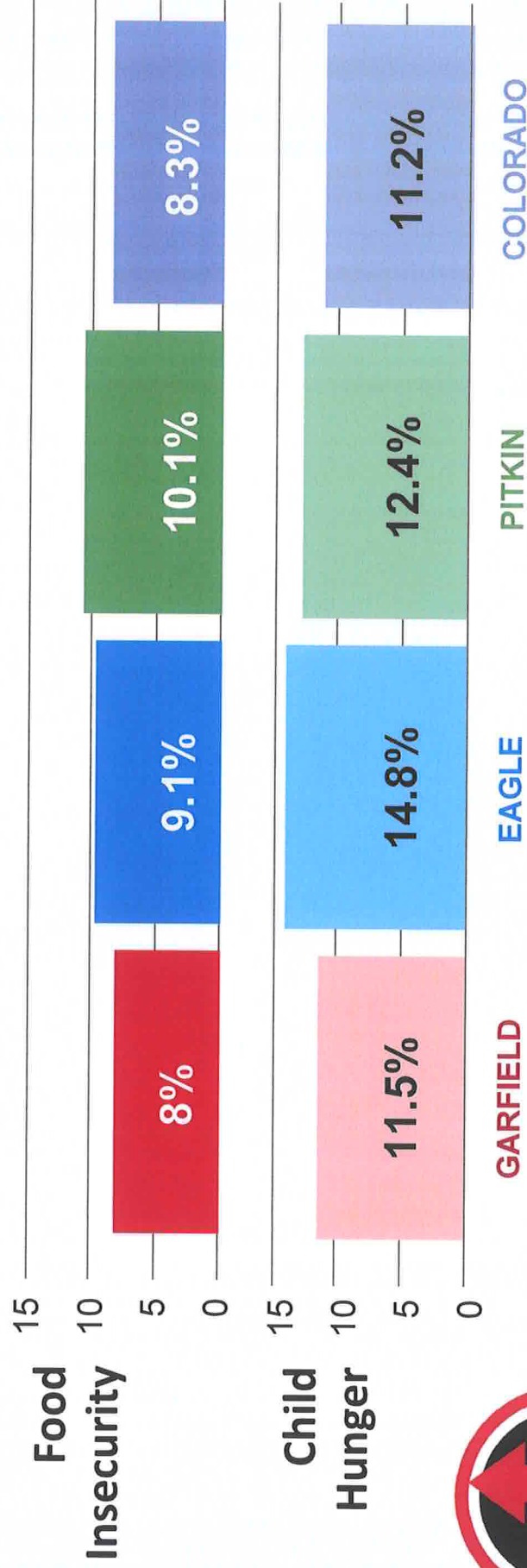
Current Economic Reality - The Perfect Storm

- Federal Nutrition Cuts
 - Post-Covid Reductions in Medicaid, SNAP & TANF eligibility
 - Proposed \$1 billion cut in federal aid for food support in 2025
- Colorado has \$1B budget shortfall
- Locally cost of living continues to:
 - Rent - 8.3 %
 - Food - 10.4 %
 - Gas - 15 %
 - Utilities - 50%
- Post-Covid = no financial cushion



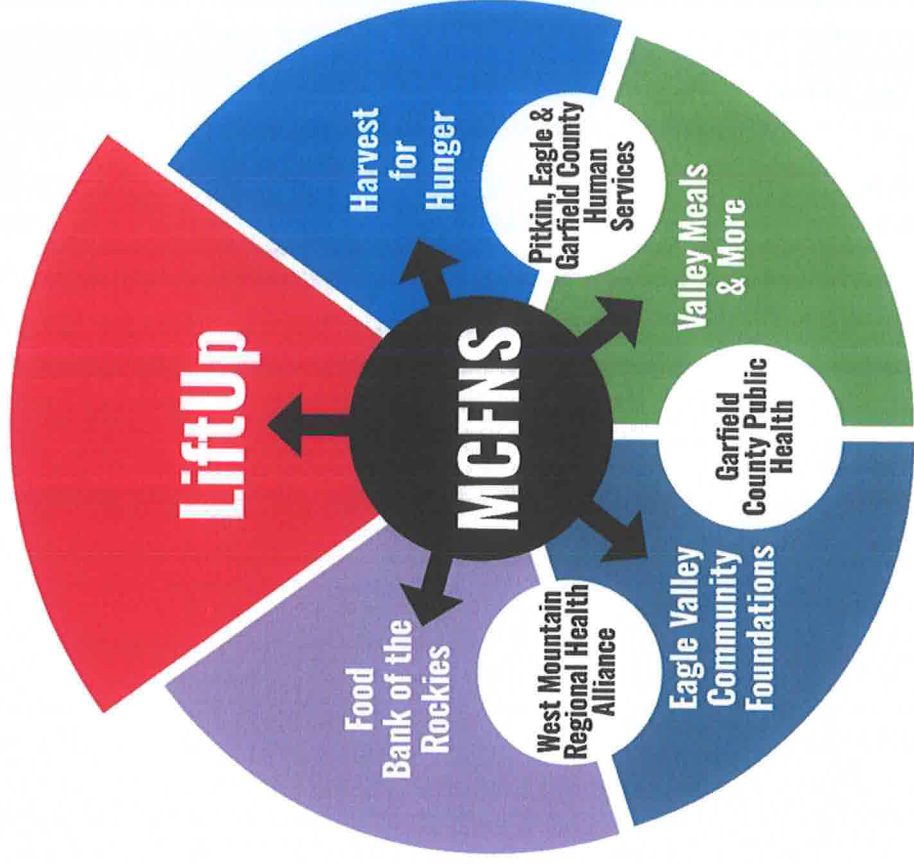
The Existing Food Insecurity Crisis

Food Insecurity in Colorado is 8.3% and 11.2% for children



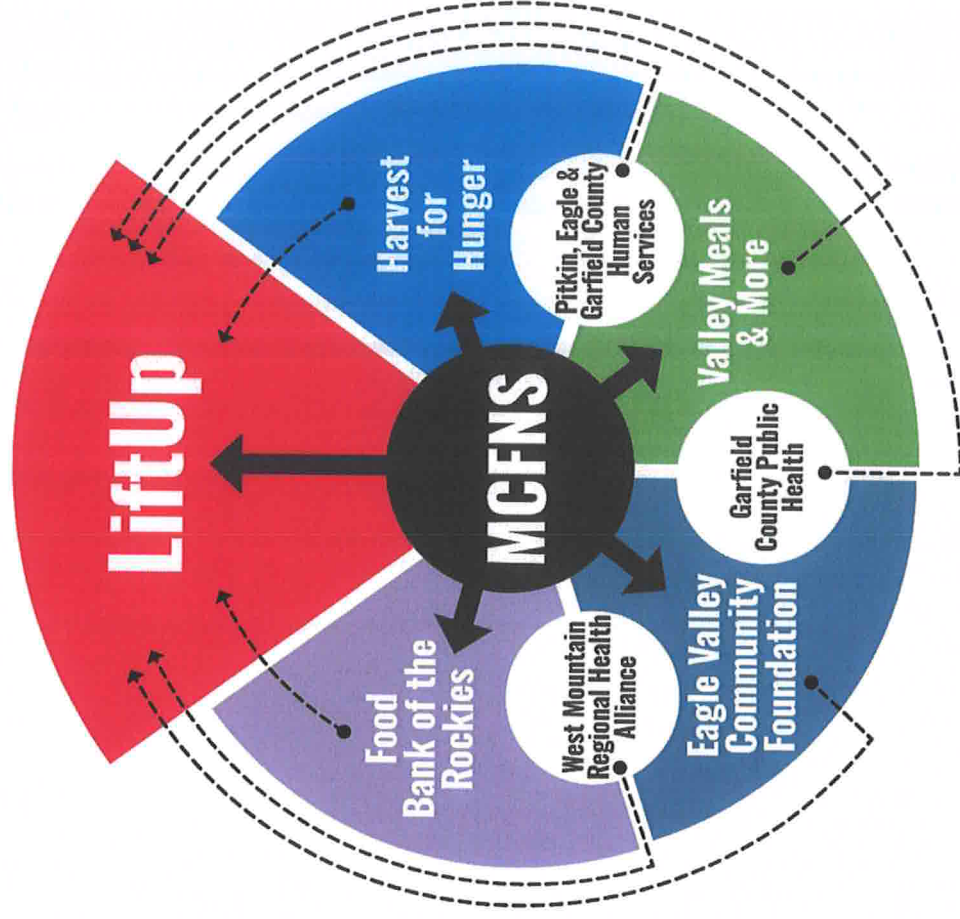
The Mountain Coalition for Food and Nutrition Security

A Regional Systems Approach to End Hunger



The Mountain Coalition for Food and Nutrition Security

A Regional Systems Approach to End Hunger



LIFT-UP Investments to Support Regional Efforts

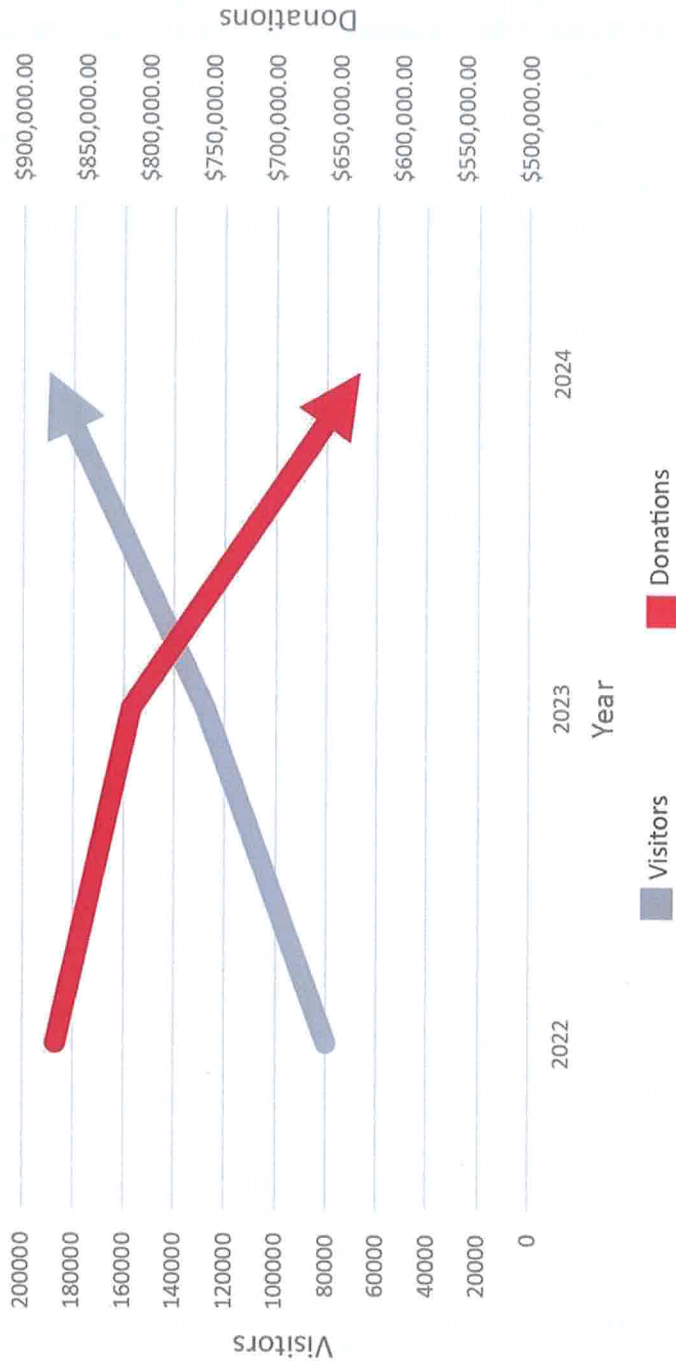
2023-26 Strategic Plan

MCFNS Strategic Plan Items	LIFT UPs Implementation
> 25 miles between food distribution sites	Purchased and staffed mobile pantry, funding and executing on 72-hour bags at partner human service organizations
Shared Food Hub - More accessible/robust warehousing + distribution	Purchased regional warehouse for food hub creation
Nutrition that aligns with ethnic food preference and personal choice	Expanded foods purchased and implemented “pantry of choice” model in all current distributions
More fresh, locally sourced food	Launched and continued to expand the Farm 2 Food Pantry program through forward funded contracts to farmers and ranchers



The Widening Gap - Operating in the RED

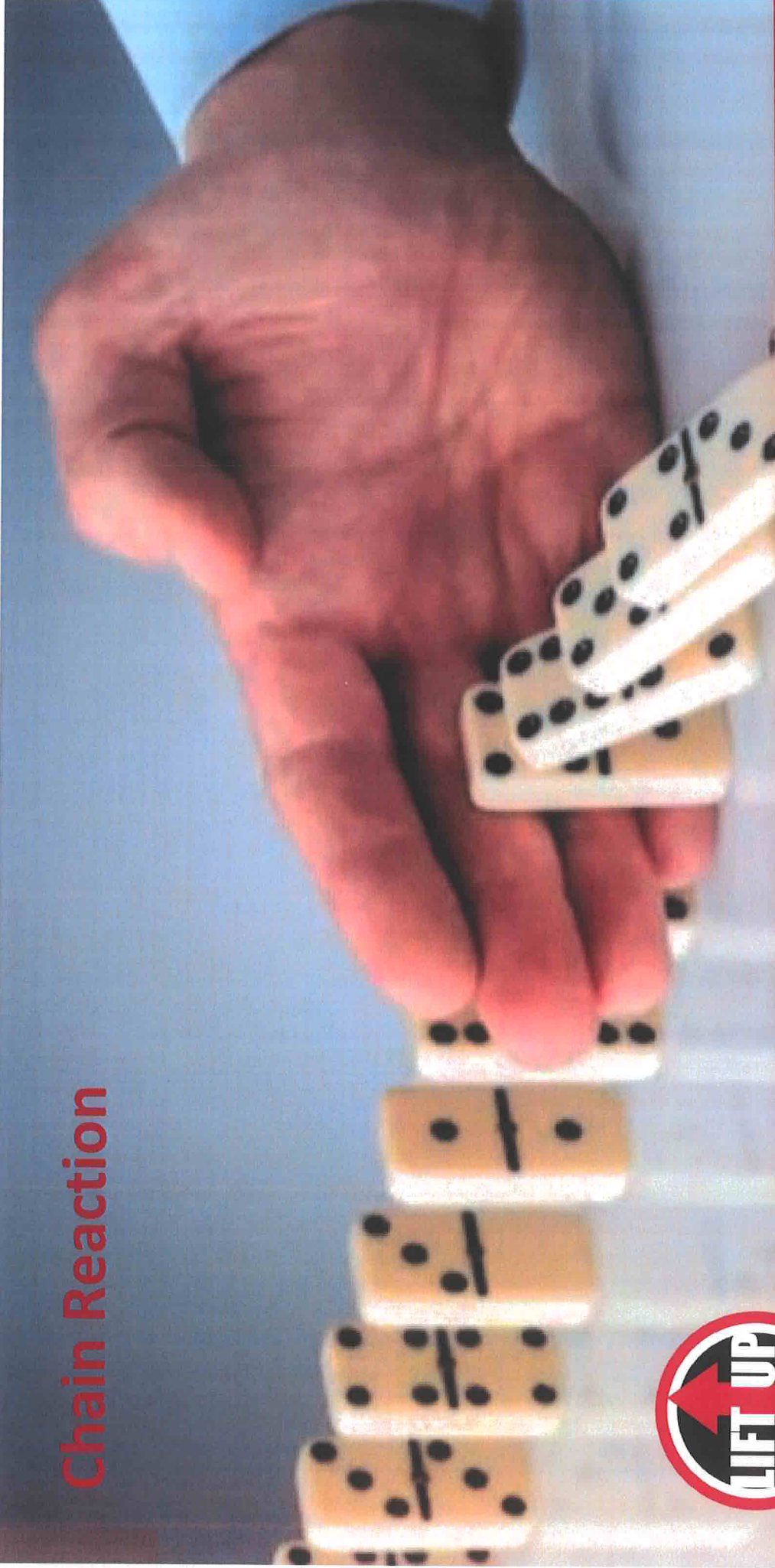
Comparison: Visitors vs. Donations



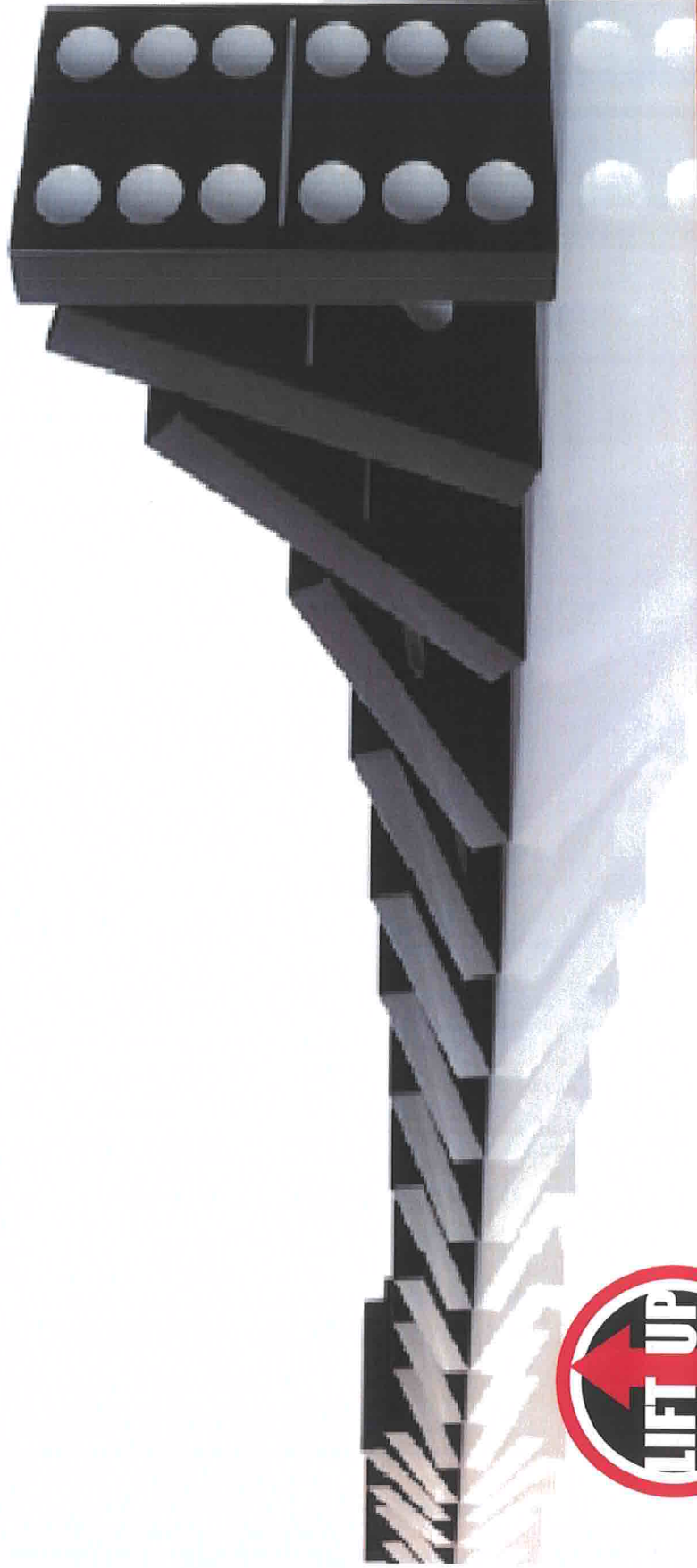
Heading Towards an Iceberg



Chain Reaction



Ripple Effect



Cutting Back

- Eliminated drive-thru pantries —
- Decrease food waste + staff time
- Mortgage payment hold - 6 months
- Offset cost with more local/regional food drives
- Delayed hiring of ED, Program and Operations directors
- Implementing electronic inventory tracking system
- Closed the GWS thrift store
- Implemented guest visit limits



Fundraising Push

2025 Development Tactics:

- The LIFT-UP Board of Directors collectively contributed to a \$63,500 matching gift donation that was achieved in April
- Actively grant writing
- Hired development director - starting this month
- Targeting high-net-worth donors



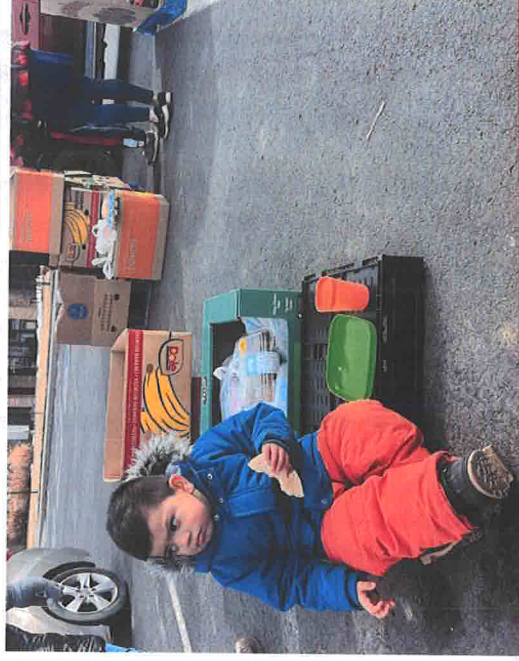
What is at Stake?

- Partner Programs - 72-hour bags
- Extended Table that serves XXX
- Diaper Program - provides XX diapers
- Close Parachute and Rifle Thrift Stores
- Close distributions locations where property is not owned
- Turn away **ONE** in **THREE** pantry guests



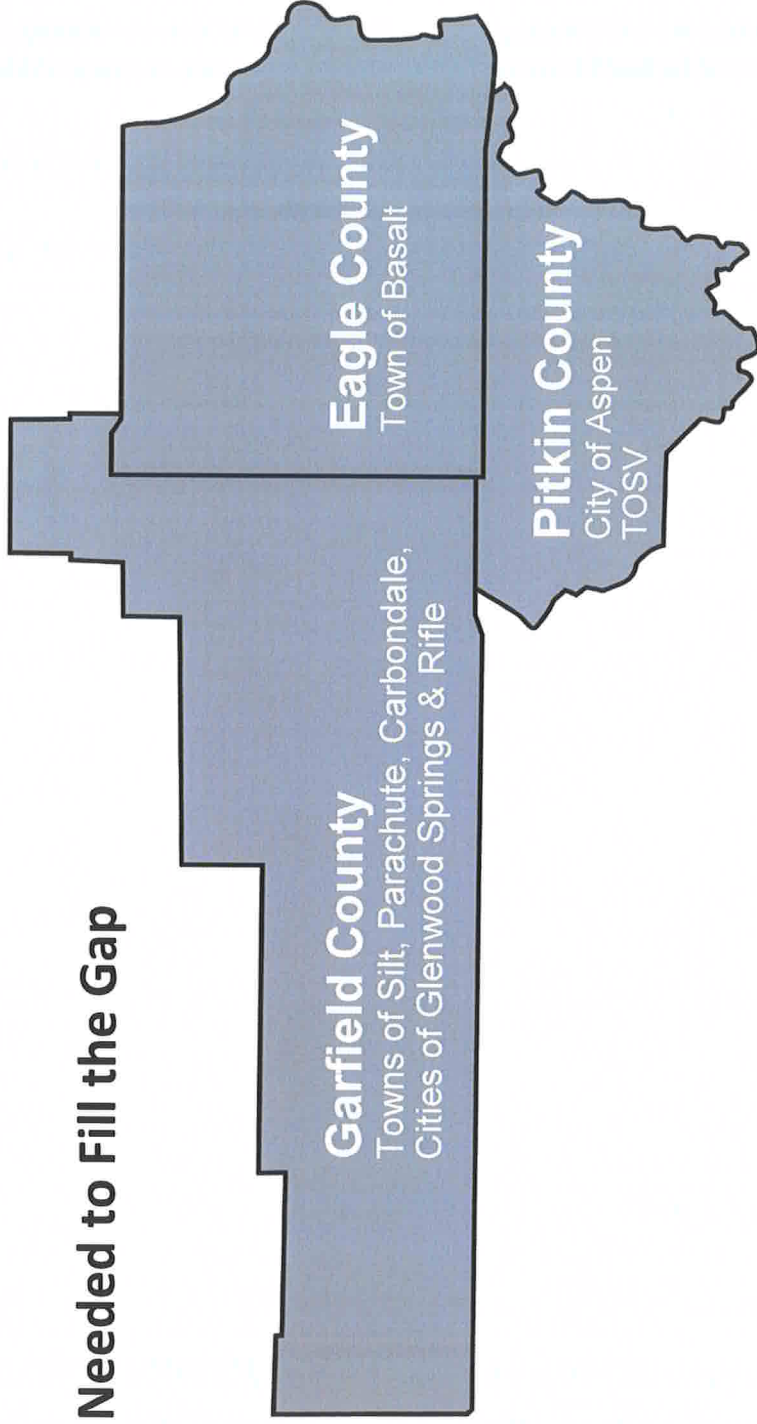
The Pickle

- Went into \$1.5M debt to expand our food distribution infrastructure in 2023
 - Support MCFNS goals
 - Respond to community need
 - Support local farmers
- Unprecedented growth in demand
- Reduction of donations
- Previous and pending fallout of federal and state funding



Investing Together in Food Security

\$2.5 Million Needed to Fill the Gap



One-Time Funding Request

Get LIFT-UP back in the “black”

- Pay off capital debt needed to expand infrastructure for food access
- Have funds to put more food in bellies!



THANK YOU!

“Charitable food assistance is critical for bridging the gap between federal food assistance and meeting basic needs.”

Colorado State University

Food Insecurity in the Parachute to Aspen Corridor Study 2024

