

**New Castle Town Council Regular Meeting
Tuesday, September 3, 2024, 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 (left 7:23pm)
Councilor Hazelton
Councilor Copeland
Mayor A. Riddile
Councilor Leland
Councilor G Riddile

Absent None

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, Town Treasurer Viktoriya Ehlers, Assistant 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 2024-1.

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 – present for agenda items only
Consultant Engineer – not present

Items for Consideration

PUBLIC HEARING

- A. Consider Approval of Ordinance TC2024-3, AN Ordinance of the New Castle Town Council Approving A Final PUD Development Plan and Phase 1 Final Subdivision Plat For Portion of PA17 & 19, Castle Valley Ranch PUD (first reading)**
(NOTE: Applicant has requested a continuation of this agenda item)

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The council reviewed the applicant's request to postpone the hearing concerning Ordinance TC2024-3, which deals with the New Castle Town Council's PUD Development Plan. CVRI, Inc. Attorney Andy Peters, highlighted the necessity of a continuance due to limited time for reviewing recently received proposed conditions. He underlined the importance of thorough assessment since the ordinance carries a potential 10-year vesting period.

An elaborate discussion took place among the council members, who voiced apprehensions over persistent postponement tactics. Council member sentiments revolved around repeated last-minute delays by the applicant, casting doubt on the willingness to proceed timely.

Mr. Peters expression of regret to the public who had attended for the purpose of this hearing, emphasizing that staff and the applicant have coordinated effectively and strive for timely resolution.

Attorney Carmer clarified that no party was to be personally faulted; rather, the delay stemmed partly from the scheduling complexities inherent in municipal review procedures. The context of holiday weekends and the dynamics of referral processes added further challenges.

MOTION: Councilor G. Riddile made a motion to continue Consider Approval of Ordinance TC2024-3, AN Ordinance of the New Castle Town Council Approving A Final PUD Development Plan and Phase 1 Final Subdivision Plat For Portion of PA17 & 19, Castle Valley Ranch PUD to January 7, 2025. Councilor Mariscal seconded the motion and it passed 6 to 1 on a roll call vote. Councilor Copeland: yes; Mayor A. Riddile: no; Councilor Mariscal: yes; Councilor Hazelton: yes; Councilor G. Riddile: yes; Councilor Carey: yes; Councilor Leland: yes.

Report on Raw Water Project

Public Works Director John Wenzel presented comprehensive updates to the council regarding the Raw Water Irrigation System expansion project. The initiative primarily focuses on addressing the system's capacity limitations, ensuring efficient conservation of potable water resources, and meeting future developmental demands. Director Wenzel outlined various benefits accompanying the extension plan, notably highlighting substantial financial savings on potable water treatment costs by utilizing non-potable sources for irrigation. The plan is particularly geared towards reserving Elk Creek's high-quality water for consumption, a point emphasized due to the potential need to blend in the alternative, more costly Colorado River water.

Council discussed the possibility of conservation-oriented ordinances and fee structures, foreseeing operating cost increases when drawing Colorado River water. In addressing future needs, Director Wenzel said there are crucial logistics regarding system maintenance responsibility dividing between town services and property owners.

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.

August 20, 2024, Minutes

August Bills \$752,364.46

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

Staff Reports

Town Administrator – Administrator Reynolds reminded the council the council retreat will be September 28, 2024, at 9:00am at the Lakota Rec Center, and that City Market will be catering it. Administrator Reynolds presented an overview of key issues anticipated in the town's operations, noting imminent matters in town budgeting due to the impending constraints expected from House Bill 1001 regulations. Concerns were expressed regarding the impact this may have on property tax growth and overall revenue formulation. As the council approaches budget season, there is a need for a strategic focus to effectively manage these revenue fluctuations and operational funding needs. Administrator Reynolds said a grant was awarded in amount of \$340,000 to the Colorado River Valley Economic Development Partnership. Administrator Reynolds said the departments were busy planning for the Burning Mountain Festival. The festival is a significant event that highlights the town's commitment to encouraging vibrant community interactions and partaking in cultural experiences. He said there is a record number of parade entries this year. Administrator Reynolds gave an update regarding the roundabout project. Administrator Reynolds said the Trick or Treat New Castle Halloween theme for this year is Pirates. Administrator Reynolds told council there would be presentations at future council meetings from non-profit organizations who the town has given grant money to.

Town Clerk – Clerk Andis gave an update on the website, announced that it is currently live, and requested feedback on any remaining inaccuracies. This is part of the ongoing process where Town Clerk Andis, Deputy Bordelon and Assistant Firth are proactively identifying and correcting errors. An unexpected issue arose during the migration, with some information from two years ago surfacing. Assistant Michelle Huster is working on updating the towns cemetery records and is also working on a website Find A Grave. Assistant, Huster is diligently updating these records to ensure accuracy.

Town Treasurer – Treasurer Ehlers highlighted several critical factors impacting the 2025 budget projections. The primary focus was on the significant shifts in mineral lease and severance tax revenues, which necessitate a more conservative approach to forecasting. For instance, the mineral lease revenue was received at 52% under budget. Similarly, the severance tax revenue came in at 40% below budget. These discrepancies

notably affect the town's financial planning. Treasurer Ehlers addressed the potential financial stress stemming from rising health insurance costs. She noted a 13.5% increase in health insurance premiums, attributed to high-dollar claims resulting from residents neglecting routine medical checkups during the pandemic. This has led to a dramatic increase in claims being filed, adversely affecting town finances. As such, these swings significantly impact fiscal health assessments and are expected to be a central topic during forthcoming budget hearings. Treasurer Ehlers said careful adjustments and strategic planning are required to navigate these challenges and ensure stable financial health for the town's essential services throughout the coming fiscal year.

Town Planner – Planner Smith said the R2 Development, expected to bring 130 rental units along VIX Park, is proceeding rapidly. Following preliminary review phases, it aims for council final consideration around November. Planner Smith said commercial openings Drifters, Ellery's Eatery, and Pig and Duck, are poised to diversify and enliven the local culinary scene. The town staff collaborates closely with these new ventures, ensuring permit requisites align with town ordinances.

Public Works Director – Public Works Director John Wenzel announced the impending retirement of a long-serving staff member, Kim Ryder, after 17 years of service. Director Wenzel shared that there will be a retirement party for her Wednesday, September 4, 2024, at 8:30am at the Public Works Facility. Director Wenzel explained some of the ongoing projects, notably the maintenance and concrete replacement tasks at Kay Williams Park, replacement of sidewalk and curb and gutter. Director Wenzel said recent work on parking striping was completed and he is awaiting further center line striping. The speed limit change through downtown, reduced to 25 mph, was achieved after persistent advocacy, resulting in positive responses from the community. Director Wenzel said he has finished writing the FMLD grant for the Wastewater Facility Offices. He said they are about to finish with the digester blower building.

Commission Reports

Planning & Zoning Commission – have not met

Historic Preservation Commission – have not met

Climate and Environment Commission – have not met

Senior Program – have not met

RFTA – Mayor Riddile said the ridership is significantly up on the Hogback route

AGNC – have not met

EAB – have not met

Detox – have not met

Council Comments

Councilor Leland said Linda the Post Office has retired and council suggested sending flowers to her. Councilor Carey extended her heartfelt appreciation for such a great Community Market and staff does a great job with it. Councilor Hazelton said Ellery Eatery has reduced their hours and they are not open on Sunday's. Mayor A. Riddile asked if the police department could give a grace period and give warning for the new speed limit along Main Street. Administrator Reynolds said yes, the police will give warning when they

can. Mayor A. Riddile expressed concern about the speed limit on the east end of town in both directions.

Items for Future Council Agenda

There were no items for future council agenda.

Adjourn

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

The meeting adjourned at 8:26p.m.

Respectfully submitted,



Mindy Andis

Town Clerk Mindy Andis, CMC

Art Riddile

Mayor Art Riddile