

Agenda
New Castle Town Council Regular Meeting
Tuesday, October 03, 2023, 7:00 PM

Call to Order

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

Pledge of Allegiance

Roll Call

Present 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 Administrator Dave Reynolds, Town Attorney David McConaughy, Town Clerk Mindy Andis, Town Planner Paul Smith, Town Treasurer Loni Burk, Assistant Treasurer Viktoriya Ehlers and members of the public.

Meeting Notice

Town Clerk Mindy Andis verified that her office gave notice of the meeting in accordance with Resolution TC 2023-1.

Conflicts of Interest

No conflicts stated

Agenda Changes

There were no agenda changes

Citizen Comments on Items not on the Agenda

There were no Citizen Comments.

Consultant Reports

Consultant Attorney – He has been in contact with Mike Santo an attorney in Grand Junction to help with updating the employee handbook.

Consultant Engineer - not present

Items for Consideration

Garfield Clean Energy (GCE) Update

Ms. Morgan Hill, Associate Director and Ms. Christina Matzl, Energy Program Associate with GCE explained that the GCE program is managed with a contract by Clean Energy Economy for the Region (CLEER). GCE is made up of 9 local governments.

The Town of New Castle's participation in the Garfield Clean Energy (GCE) Collaborative is deeply appreciated and has been critical to GCE's original founding and continued success. As a county-wide effort we have significantly benefited residents, businesses, and governments in Garfield County. Looking ahead to 2024, GCE have significant

opportunities to continue to grow the positive results of GCE for the region and to achieve GCE goals.

1. 12% **energy savings** in the built environment by 2030
2. 100% **carbon-free electricity** by 2030
3. **Clean mobility**: 15% of all registered vehicles are zero-emissions EVs by 2030
4. 100% reduction in **greenhouse gas emissions** from electricity and 10% reduction in emissions relating to natural gas use
5. Harness the benefits of **economic development and job creation** of the clean energy transition while minimizing impacts

As the Town of New Castle starts the 2024 budget process, the Garfield Clean Energy (GCE) Board would like to request that GCE membership be included in the Town's 2024 budget.

The GCE Board is asking all GCE members to increase their contributions to the collaborative in 2024. To continue to sustain and grow these essential GCE programs and to help reach adopted targets, the Board is requesting that the Town of New Castle expand their contribution to **\$17,300** in 2024.

Ms. Hill and Ms. Matzl reviewed their presentation with council which is Exhibit A to these minutes.

Mayor A. Riddile asked how someone applies for a e-bike grant.

Ms. Hill said the qualification the person has to be at or below 80 percent of area media income. She encourages people to apply and get verified. GCE had 40 bikes and they had 340 applicants. The State of Colorado also has started an e-bike grant program.

Mayor A. Riddile asked what type of integration GCE has for e-cycling.

Ms. Hills said they view the communities who implement that program as a partner.

Councilor Leland said the increase ask is about a 5 percent increase. GCE looked at both a 5 percent and a 10 percent increase for all of the members and then came up with a figure between the two. New Castle come down on the 5 percent increase.

Mayor A. Riddile said the council will be reviewing the budget later on the agenda and suggested council to review and discuss the request then.

Councilor Leland asked how the progress is coming with the Energy Management device at the wastewater plant.

Ms. Matzl said they have ben troubleshooting and discovered the device was put in 10 plus years ago and working on it and will have the device functioning just as quickly as possible.

Recess the Town Council Meeting, Convene as the Board of Zoning Adjustment

MOTION: Councilor Hazelton made a motion to recess the town council meeting and to convene as the Board of Zoning Adjustment. Councilor G. Riddile seconded the motion and it passed unanimously.

Consider Resolution BZ 2023-1 - A Resolution of the Board of Zoning Adjustment of the Town of New Castle, Colorado (Rippy Lot 221 W. Main St.)

Town Planner Paul Smith reviewed the staff report.

Name of Applicant	Miles Rippy
Mailing Address	1297 CR 240, New Castle, CO 81647
Property Address	221 East Main Street, New Castle, CO 81647
Name of Property Owner	Dale Don Shrull
Existing Zoning	Residential R-1
Surrounding Zoning	Residential R-1
Surrounding Land Uses	Single Family Homes
Existing use of property	Vacant/Storage sheds
Proposed use of property	Single Family Home
Lot size	2,500 square feet

1) **Background:**

The Applicant requests a zoning variance in the R-1 district to improve the buildable area for the construction of a 672 square feet single-family home. The property is adjoined by single-family homes of separate ownership to the west and east and is fronted by Main Street to the north and Rodreick Lane to the south. The lot dimensions are narrow (25 feet wide by 100 feet long), but consistent with a majority of the lots in the New Castle Original Townsite.

A brief history of the property by the owner given. The lot was occupied by a mobile home from at least 1974 and later removed in 2000. Presently, two sheds, a boat, and a camper occupy the lot. Garfield County Assessor lists it as vacant. Water, sewer, and gas service have been located, and the property owner has faithfully paid the Town's annual \$25 inactive tap fee to maintain water service.

The property is atypical in comparison to today's larger lot size standards (SF lots in CVR and LCR range from 8,000sf to 16,000sf) and is considered *nonconforming* according to the Municipal Code. Pursuant to Section 17.04.050:

"A nonconforming lot" means any parcel of land, held in separate ownership from adjoining properties, which does not conform to the minimum lot area required by this title, prior to the effective date of this title or any predecessor or amendment thereto.

The current lot qualifies as nonconforming because:

- The east and west adjoining lots are held in separate ownership (see **Exhibit B & C Site Plan**);
- The lot itself consists of 2,500 square feet or half of the 5,000 square feet required by R-1 zoning regulations;
- The effective date of Section 17.04.050 is 1983. The earliest record of ownership with the county is 1974;

2) Variance Request:

Section 17.88.040 (A.) regarding nonconforming lots of record states:

*"In any district, principal and customary accessory buildings may be erected on any legally existing single lot of record that existed prior to the effective date of this title. Such lot must have been in separate ownership and not of continuous frontage with other lots under the same ownership. This provision shall apply even though such lot fails to meet the requirements of the district in which it is located for area, width, or both area and width; provided, **however, that the requirements of the district for minimum yard dimensions shall be met unless a variance to the requirements has been granted.**"*

To summarize, the code affords a property owner the opportunity to build a home on a nonconforming lot if other yard dimensions are satisfied. A variance to those yard dimensions may be considered if the dimensions are perceived as unnecessarily burdensome.

Chapter 17.20 specifies the following relevant yard dimensions for the R-1 zone district:

- i. 5,000 square feet minimum lot area;
- ii. Eight feet side setbacks;
- iii. 800 square feet minimum floor area;

As mentioned above, the Applicant is exempt from (i) pursuant to 17.88.040 (A). The setback requirements (ii), however, pose a challenge since 8 foot side setbacks reduce the buildable width to only nine feet. Practically speaking, other than a mobile home (also prohibited), a conventionally sized home will not accommodate the width. In addition, a home with a minimal 800 square foot floor area at nine foot wide would result in an 89 foot length, which would also conflict with the front and rear setback requirements. As a result of the amalgam of yard dimension provisions in the Code, the lot is virtually unbuildable.

Because of the difficulty of building a home under such constraints, the Applicant is requesting the following two variances:

1. **Reduction of side setbacks** (Section 17.20.090(C)) – The applicant proposes 6.5 foot setback instead of the required 8 foot setback;
2. **Reduction in minimum floor area** (Section 17.20.070) – In order to fit the proposed setbacks, the required floor area must be reduced. The applicant proposes a 672 square foot footprint instead of the required 800 square foot.

Mr. Miles Rippy said the reason for the purchase of the lot and the ask for the variances is to help his child and grandchildren for a start in New Castle. The lot has been vacant for years. Mr. Rippy explained the proposed home similar to be built on the lot. (Exhibit D).

Mayor A. Riddile asked how many bedrooms there will be.

Mr. Rippy said probably two bedrooms.

Councilor Hazelton said he did look through Garfield County website to see what other lots were similar to this one. He did see a couple of similar lots. Councilor Hazelton said he feels like what the council will see more of is a resident who owns three lots, and the house sits on two of the three lots. The owner then decides to do something different with the third lot.

Planner Smith said the code does not allow for the third lot to be split off and to be built on because the newly created lot is owned by the same person. For there to be a hardship there has to be a separate property owner.

3) Decision Criteria:

The Board of Zoning Adjustment shall consider the following decision criteria (Section 17.12.020) when considering an application for a variance:

"The Board shall hear and decide applications for variances where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this title. The board has the power to vary or modify the application of the regulations or provisions of this title relating to the use, construction, or alteration of buildings or structures, or the use of land, so that the spirit of this title is observed, public safety and welfare secured in substantial justice done, provided the board finds that the following criteria, in so far as applicable, have been satisfied:

- 1. That there are unique physical circumstances or conditions, such as a regularity, narrowness, shallowness or size of the lot, or exceptional topographical or other physical conditions peculiar to the affected property,*
- 2. That, because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of this title,*
- 3. That such unnecessary hardship has not been created by the applicant,*
- 4. That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located nor substantially or permanently impair the appropriate use or development of adjacent property,*
- 5. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of this title's provisions that are in question;"*

4) Findings and Staff Comments:

221 E. Main St. is exceptional for New Castle. Though most lots in the Original Townsite are 25 feet by 100 feet, few others, if any, are isolated between lots of separate ownership and qualify under Section 17.88.040 (A). Because of the lot's unique physical conditions, it cannot reasonably be developed in conformance with the provisions of this title. These exceptional conditions are the result of zoning changes made subsequent to the lot's creation and are not the result of any actions on the part of the Applicant or Owner.

Though the current code does steer property owners away from "stuffing" lots with structures, Staff expects that a small single-family home with respectable setbacks will only slightly increase the surrounding density and in no way impair the safety nor function of the adjacent properties. In conclusion, Staff concurs that the site plan proposed is the least feasible variance that would afford relief to the Applicant's circumstances.

5) Staff Recommendations:

Staff recommends approval of Resolution BZ 2023-1 with the following conditions:

1. All representations for the Applicant contained in the Application or otherwise stated in writing or presented verbally at the public hearing before the Board of Zoning Adjustment shall be considered part of the Application and binding on the Applicant.
2. Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements including all sign code regulations.
3. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.
4. Violation of any of the above conditions shall be cause for revocation of the variance.

Attorney David McConaughy reminded the board this is a public hearing and councilors need to base their decision on the record and not to express their opinion on how they are going to vote until after they have heard from staff, applicant, and the public.

Mayor A. Riddile opened the public hearing at 7:30pm

Mr. Brent Peterson said he owns 203 and 241 E Main Street. 221 East Main Street is in between the two lots he owns. He said 203 East Main Street has been encroached on from the west side and the house is not centered on a 50x100 foot lot. The house is situated approximately 4 feet off of the east property line.

Mr. Peterson said when he purchased 241 East Main Street, he had placed the mobile home as far east on the lot as he could to protect as much property to the west and potentially do a lot split.

Mr. Dale Shrull, property owner (seller) 221 East Main Street said this is only a single home which is being proposed however it is a step towards affordable housing. This is a good opportunity to reevaluate the opportunity for affordable housing in New Castle. The water and sewer taps have been purchased and are currently on the property.

Mayor A. Riddile closed the public hearing at 7:49pm.

Planner Smith said he has spoken with Orin Moon, Fire Marshal regarding the setback for fire safety concerns. Fire Marshal Moon reported 5-foot setbacks are the minimum preferred if there is nothing obstructing in the setback.

MOTION: Councilor Hazelton made a motion to approve Resolution BZ 2023-1 - A Resolution of the Board of Zoning Adjustment of the Town of New Castle, Colorado (Rippy Lot 221 E. Main St.) Councilor Mariscal seconded the motion and it passed unanimously.

Adjourn the Board of Zoning Adjustment, Reconvene the Town Council Meeting

MOTION: Councilor Hazelton made a motion to adjourn the Board of Zoning Adjustment and to reconvene the town council meeting. Mayor A Riddile seconded the motion and it passed unanimously.

Appointment of Town Clerk - Oath of Office

Interim Town Clerk Mindy Andis thanked the town council for the opportunity and for having the faith in her to perform the job. She is looking forward to what the position and the future holds.

MOTION: Mayor A. Riddile made a motion to Appoint Interim Town Clerk Mindy Andis to Town Clerk. Councilor Mariscal seconded the motion, and it passed on a roll call vote: Councilor Hazelton: Yes; Councilor G. Riddile: Yes; Councilor Mariscal: Yes; Councilor Leland: Yes; Councilor Carey: Yes; Councilor Copeland: Yes; Mayor A. Riddile: Yes.

Deputy Town Clerk Remi Bordelon administered the Oath of Office to Town Clerk Mindy Andis.

Appointment of Town Treasurer - Oath of Office

MOTION: Mayor A. Riddile made a motion to appoint Assistant Town Treasurer Viktoriya Ehlers to Town Treasurer. Councilor Carey seconded the motion, and it passed on a roll call vote: Councilor G. Riddile: Yes; Mayor A. Riddile: Yes; Councilor Carey: Yes; Councilor Hazelton: Yes; Councilor Leland: Yes; Councilor Copeland: Yes; Councilor Mariscal: Yes.

Mayor A. Riddile designated Loni Burk to administer the Oath of Office to Town Treasurer Viktoria Ehlers.

Executive Session (1) for discussion of a personnel matter under C.R.S. Section 24-6-402 (f)(I) regarding the Town Administrator position, and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees, and (2) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e)

Executive Session (1) for discussion of a personnel matter under C.R.S. Section 24-6-402 (f)(I) regarding the Town Treasurer position, and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees, and (2) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e)

Executive Session (1) for discussion of a personnel matter under C.R.S. Section 24-6-402 (f)(I) regarding the Town Clerk position, and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees, and (2) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e)

Motion: Councilor Leland made a Motion at 8:11 p.m. to go into Executive Session Session (1) for discussion of a personnel matter under C.R.S. Section 24-6-402 (f)(I) regarding the Town Clerk position, Town Treasure position and Town Administrator position and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees, and (2) for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e). Councilor Hazelton seconded the motion and it passed unanimously.

Executive session concluded.

At the end of the executive session, Mayor A. Riddile made the following statement:

"The time is now 8:19p.m. and the executive session has been concluded. The participants in the executive sessions were: Councilor Mariscal, Councilor Carey, Councilor Hazelton; Mayor A. Riddile; Councilors Copeland, G Riddile, Councilor Leland, Town Administrator Reynolds, Town Clerk Andis, Town Planner Smith, Town Attorney McConaughy. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record."

No concerns were stated.

Executive session for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) regarding litigation filed by Castle Valley Ranch Investors, Inc.

Motion: Councilor Leland made a Motion at 8:20 p.m. to go into Executive Session for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) regarding litigation filed by Castle Valley Ranch Investors, Inc. Councilor Hazelton seconded the motion and it passed unanimously.

Executive session concluded.

At the end of the executive session, Mayor A. Riddile made the following statement:

"The time is now 8:50p.m. and the executive session has been concluded. The participants in the executive sessions were: Councilor Mariscal, Councilor Carey, Councilor Hazelton; Mayor A. Riddile; Councilors Copeland, G Riddile, Councilor Leland, Town Administrator Reynolds, Town Clerk Andis, Town Planner Smith, Town Attorney McConaughy. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper

action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record.”

No concerns were stated.

Proposed 2024 Budget Presentation

Town Treasurer Loni Burk greeted the council. She asked if everyone received the proposed budget. The council agreed they had.

Treasurer Burk said they had met on September 19, 2023, and the preliminary budget had been presented. She said that they had discussed the budget extensively and things had been added and some taken out. In addition, the council retreat was on September 21, 2023, and more items discussed, and since that time, other items had changed. Treasurer Burk, Treasurer Ehlers and Administrator Reynolds reviewed the many changes in the following report:

After council discussion the following changes were made.

Proposed 2024 Budget Changes from 9/19/2023

General Overview

1. General Fund went from +\$239,217 to (~~\$49,318~~) (**\$29,318**)
2. Utility Fund went from +24,307 to (\$40,816) *will need to look at changing the percentage of increase for 2025. Trash rates will increase four percent for 2024.*

Personnel

1. Salary adjustments were made for all employees effective in September 2023, thereby increasing the starting salaries for the 2024 budget. Until the salary survey is received, a 10% COLA has been added to the current 2023 salaries as a placeholder.
2. A 12th police officer was added into the 2024 budget.
3. The current 4% retirement contribution was increased to 6% as a placeholder. Each 1% costs the Town approximately \$36,000.
4. The 2023 mid-year **5 percent** increase resulted in a total of just under \$262,000 in additional salaries, payroll taxes and retirement contributions for the 2024 budget **a placeholder for up to a 10 percent increase in salaries.** – split \$199,245-General Fund and \$63,075-Utility Fund.

Administration – p. 4-6

1. Proposition HH estimate would reduce Property Tax Revenues by \$42,117 if passed
2. Increased computer hardware by \$8,000 to include 4 new towers (10-5040-103)

Building & Planning – p. 7

1. Increased computer hardware by \$2,000 for new tower (10-5030-103)

Parks Capital **Committee** – p.9

1. Added \$20,000 for Dog Park shade structure (10-5075-700) (*apply for an FMLD Mini Grant*)

Recreation – p.14-15

1. Increased computer hardware by \$6,000 for 3 new towers (10-5070-103)

Utility Fund

1. Salary increases cost \$63,075 taking the 2024 budget from +\$24,307 to (\$40,816)

2. Assumed rate increase = 3%; each additional 1% rate increase equates to approximately \$28,344 in revenues

Notes & other considerations:

A. The Raw Water Irrigation project funding is dependent on the outcome of the 2023 Fall FMLD grant that was applied for in August. We hope to have an answer soon. If we aren't awarded the grant; we will use ARPA funds to help fund this project. If we are awarded the grant, we will use APRA funds to supplement the funding of the Digester Blower building.

B. Discretionary expenditures included in the current version of the 2024 budget are:
General Fund -

Donations to Special Interest Groups & Committees

- Chamber of Commerce - \$7,000
- Downtown Group - \$3,000
- CRVEDP - ~~\$8,000~~ **\$10,000**
- Historic Preservation Commission - \$10,000
- Climate & Environment Commission - \$2,000
- Burning Mountain Festival - expenses net of revenue - \$4,500
- Community Market - net revenue - \$2,000
- Other Special Events (Chili Cook Off, etc) - expenses net of revenue - \$2,000
- Rides & Reggae Event - ~~\$20,000~~ **\$10,000**
- Outgoing Grants - ~~\$16,000~~ **\$18,000**
- River Center Donation - ~~\$15,000~~ **\$18,000**
- Garfield County Detox Center - \$10,000
- Youth Zone - \$4,000
- New Castle Trails - ~~\$55,000~~ **\$35,000**
- ~~Wildlife~~ **Wildfire** Collaborative - \$2,000
- * **Spanish Communication Outreach \$10,000 (information only - radio and Facebook)**

Capital/Other Items

- Vehicle for Building & Planning - \$35,000
- ~~Boat Ramp Planning - \$30,000~~ **move to Capital Committee**
- Roundabout plan set & construction observation - \$25,000
- Police Department MDT computers - \$75,000 (1/2 of estimated cost)
- Streets Trucks to replace 2014 truck & plow (\$58,000) & 2017 crew cab (\$52,000) - sale of both estimated to bring in \$46,000
- 12th Police Officer - ~~\$107,361~~ **\$54,000**

Utility Fund -

Donations to Special Interest Groups & Committees

- Garfield Clean Energy - ~~\$16,500~~ **\$17,300**
- Middle CO Watershed - \$2,500

C. Consideration of CDOT Roundabout & Landscaping project

Discussion:

Councilor Copeland asked how the Downtown Group and the Chamber related. Administrator Reynolds said they are not.

Councilor Copeland said she has heard concerns about the chamber not doing enough to help with the business downtown. She doesn't fully understand what the chamber's role is in for helping businesses.

Mayor A. Riddile said the chamber holds a monthly business after hours at a different business each month. They support Burning Mountain Festival and other town events. The chamber also spotlights chamber members in the monthly town newsletter.

Councilor Hazelton asked about the \$8,000 for CRVEDP (Colorado River Valley Economic Development Program).

Administrator Reynolds said originally it had started at \$10,000 but, then when the budget was in the deficit, he lowered it to \$8,000. He had found out that Rifle is ready to commit \$30,000 in 2024. Silt and Parachute are both at \$10,000 to commit in 2024.

Councilor Hazelton asked to review Rides and Reggae Event. Since this is a town event would like to see Rides and Reggae handled the same way as any other town run event and to reevaluate how the event is handled and not to just give a check.

Councilor Leland said the event is to raise money for trails.

Councilor Hazelton said the town is already giving money to the trails as a separate line item.

Councilor Carey said she agrees since it is a town event it should be handled like a town event.

Councilor Leland asked how that would look and be handled.

Councilor Hazelton said it can be done in two ways:

- * The town gives them \$20,000 and make them accountable for the money or
- * Make the event like Burning Mountain Festival and there is no reimbursement.

Councilor G. Riddile said all the expenses are ran through the town because it is volunteers who runs the event and they don't have liability. However, the town is reimbursed for all expenses.

After further discussion the council agreed to lower Ridges and Reggae to \$10,000.

Consider Ordinance TC2023-5 - an Ordinance of the New Castle Town Council Adopting 2020 Model Traffic Code (2nd reading)

MOTION: Mayor A. Riddile made a motion to approve the Ordinance TC2023-5 Ordinance of the New Castle Town Council Adopting 2020 Model Traffic Code (2nd reading) Councilor G. Riddile seconded the motion, and it passed on a roll call vote: Councilor Leland: Yes; Councilor Mariscal: Yes; Councilor G. Riddile: Yes; Councilor Carey: Yes; Councilor Hazelton: Yes; Mayor A. Riddile: Yes; Councilor Copeland: Yes.

Consider Ordinance TC 2023-6 - An Ordinance of the Town of New Castle, Colorado Amending Chapter 17.18 of the New Castle Municipal Code, Also Known as the New Castle Sign Code (1st reading)

Administrator Reynolds said nothing has changed from when the ordinance was first present as a discussion item a couple of weeks ago.

MOTION: Mayor A. Riddile made a motion to approve the Ordinance TC 2023-6 - An Ordinance of the Town of New Castle, Colorado Amending Chapter 17.18 of the New Castle Municipal Code, Also Known as the New Castle Sign Code (1st reading) Councilor Carey 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; Councilor G. Riddile: Yes.

Consider Ordinance TC 2023-7 - An Ordinance of the New Castle Town Council Adding Chapter 15.25 to the New Castle Municipal Code for the Adoption of the 2021 Edition of the International Wildland Urban Interface Code with Amendments (1st reading)

Administrator Reynolds said the ordinance was first present as a discussion item a couple of weeks ago and there were some changes made from the comments during the discussion.

Planner Smith said there were minor changes in the language regarding trees encroaching a building from 10 feet to 5 feet. There was language added regarding side setbacks for trees.

MOTION: Councilor G. Riddile made a motion to table Ordinance TC 2023-7 - An Ordinance of the New Castle Town Council Adding Chapter 15.25 to the New Castle Municipal Code for the Adoption of the 2021 Edition of the International Wildland Urban Interface Code with Amendments (1st reading). Councilor Carey seconded the motion, and it passed.

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.

September 5, 2023 minutes

September 19, 2023 minutes

Kum & Go Fermented Malt Beverage Liquor License Renewal

September Bills of \$968,646.17

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 there was a bid put out to put in two windows in offices that currently don't have windows in them. The bid came back \$53,000. There is money in the 2023 budget for the project. He would like to move forward with the project if the council doesn't have any objections.

Administrator Reynolds has spoken with Scott Owens about HR consulting help, and the town can sign on with Mr. Owens' firm. He said there will be a ribbon cutting for the LOVA Trail project: Meet Me in the Middle. The ribbon cutting will be October 11, 2023, at 12:00pm at the wastewater plant in Glenwood Springs.

Town Clerk – Clerk Andis said Mayor A. Riddile's term on P&Z will be up October 31, 2023, and Councilor Carey's term will start November 1, 2023 as the council rep. Deputy Remi Bordelon will be sending out e-mails regarding the change.

Town Treasurer – nothing to report

MOTION: Mayor A. Riddile made a motion to continue the meeting. Councilor Leland seconded the motion and it passed unanimously.

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

The meeting adjourned at 10:03 p.m.

Respectfully submitted,



Mayor Art Riddile



Town Clerk Mindy Andis, CMC



Garfield Clean Energy

Program update and 2024 plans

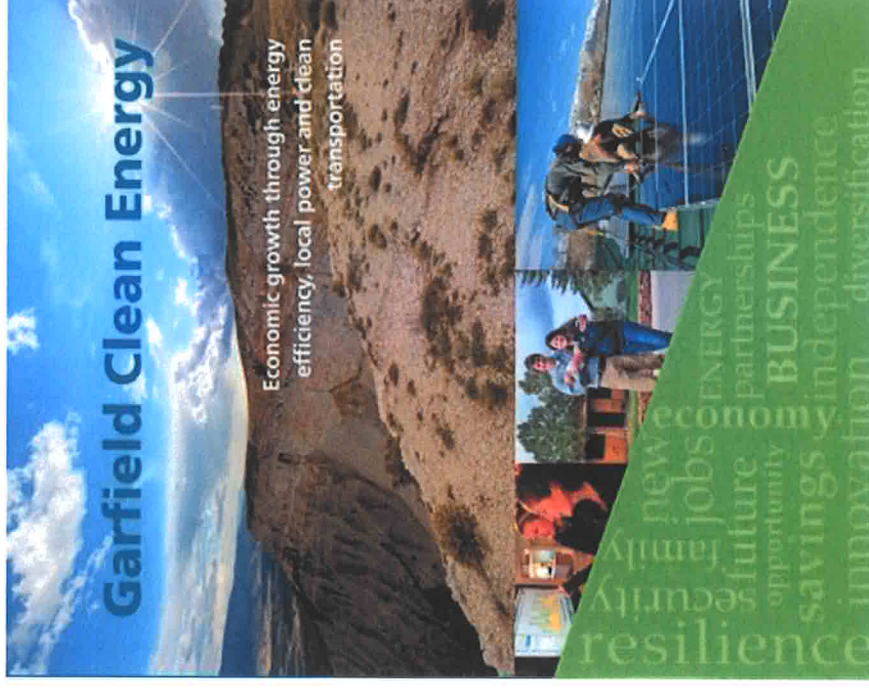
Morgan Hill and Christina Matzl

Clean Energy Economy for the Region (CLEER)

October 3rd, 2023

Exhibit A
to
10/3/2023 Council Minutes

Background on Garfield Clean Energy (GCE)



- 9 Member Governments
- Holy Cross Energy - affiliate member
- Established first as advisory board under the County in 2009; became a government Collaborative in 2012
- Town of New Castle was a founding GCE partner
- Clean Energy Economy for the Region (CLEER) manages programs under contract

Garfield Clean Energy Vision

Garfield Clean Energy will be an innovative leader in advancing energy efficiency, renewable energy, and clean transportation to protect the environment and build a strong, resilient and diverse economy.



Key areas of focus

- Energy efficiency - saving homes, businesses, governments on energy expenses
- Locally-produced clean energy
- Clean mobility and transportation
- Economic benefits and economic diversification

What we've accomplished

- ReEnergize Garfield County
- Residential and commercial design assistance
- Energy tracking for Town-owned facilities
- Transportation/Mobility programs
- Garfield Energy Action Plan update



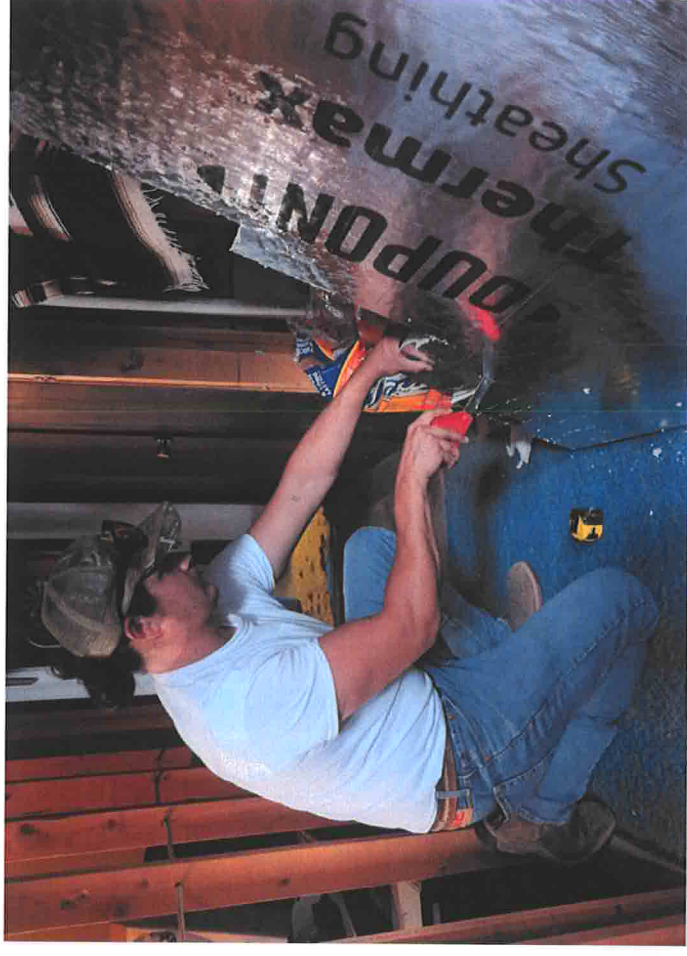
ReEnergize Garfield County

2022-2023 ReEnergize Garfield County Program to-date	Qualified to date	2022 ReEnergize funding allocated	2023 ReEnergize funding allocated to-date
Parachute / Battlement	26	\$21,701	\$28,000
Rifle	25	\$29,896	\$18,000
Silt	17	\$10,007	\$21,533
New Castle	28	\$19,114	\$26,000
Glenwood Springs	18	\$20,903	\$24,074
Carbondale	26	\$16,928	\$19,000
Countywide total	140	\$118,549	\$136,607

GCE has saved New Castle residents **\$13,777** annually on utility bills through ReEnergize upgrades

ReEnergize stories from the field

- Small 1960s-era house was costing up to \$300 a month to heat in the winter
- Identified poor insulation as the main issue
- Homeowners noticed an immediate difference after NWCCOG installed insulation in roof and basement

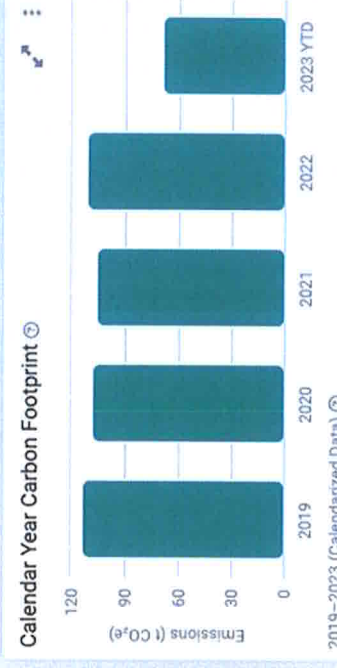
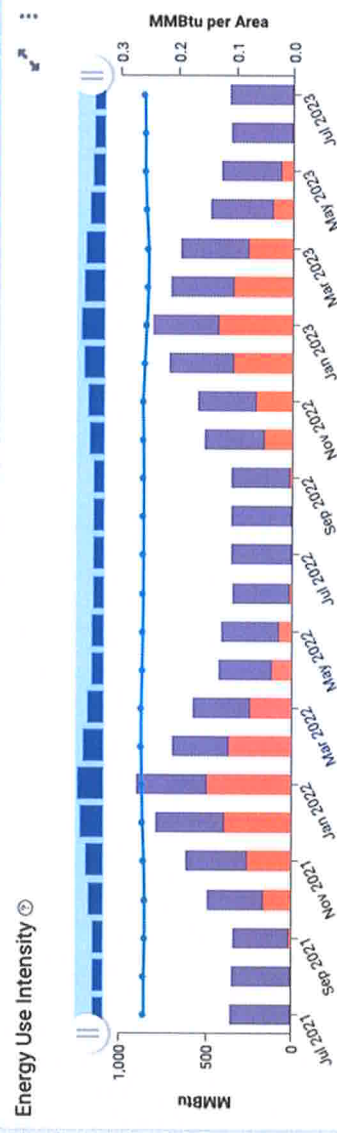
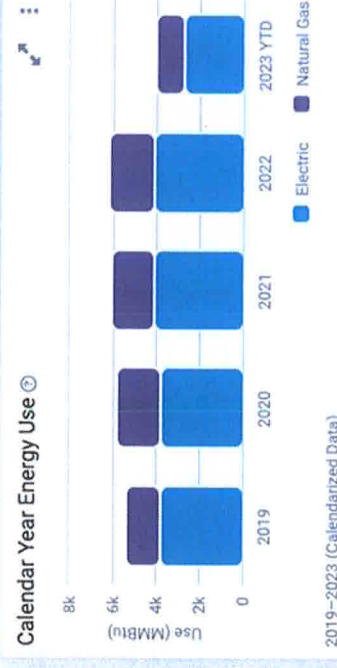
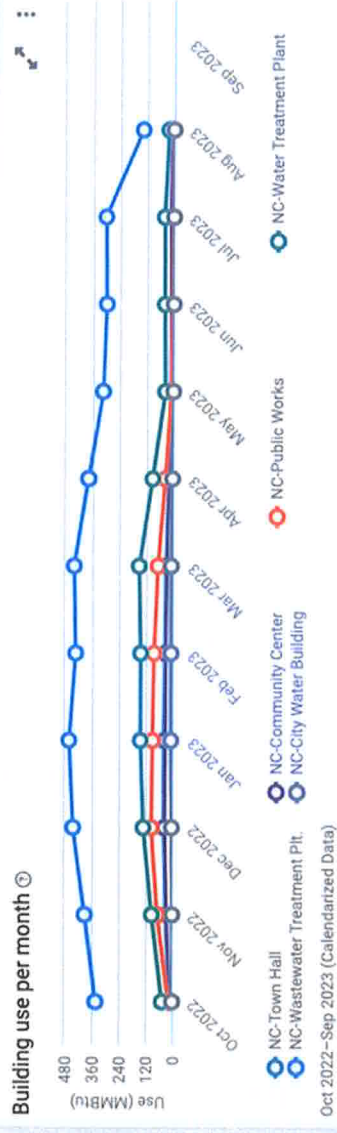


Accessing residential energy efficiency resources

- Contact our energy coaches at CLEAR at (970) 704-9200 or visit garfieldcleanenergy.org/res-buildings
- Access to ReEnergize program information and application can be found at garfieldcleanenergy.org/reenergize

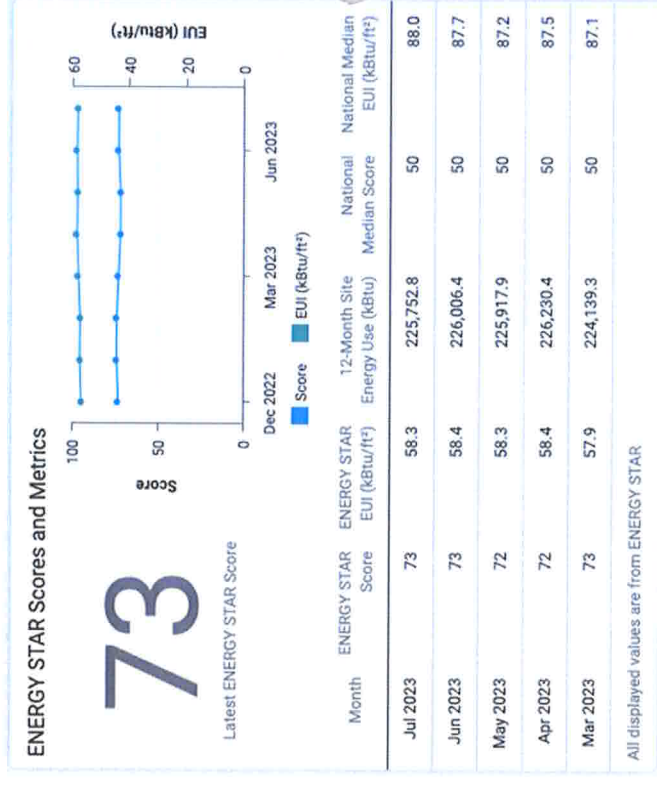
Town of New Castle: Advanced Energy Management

Advanced Energy Management (AEM): Utilizes both monthly energy invoice data and near real-time electricity data to continuously monitor energy use at both commercial buildings and municipal facilities.



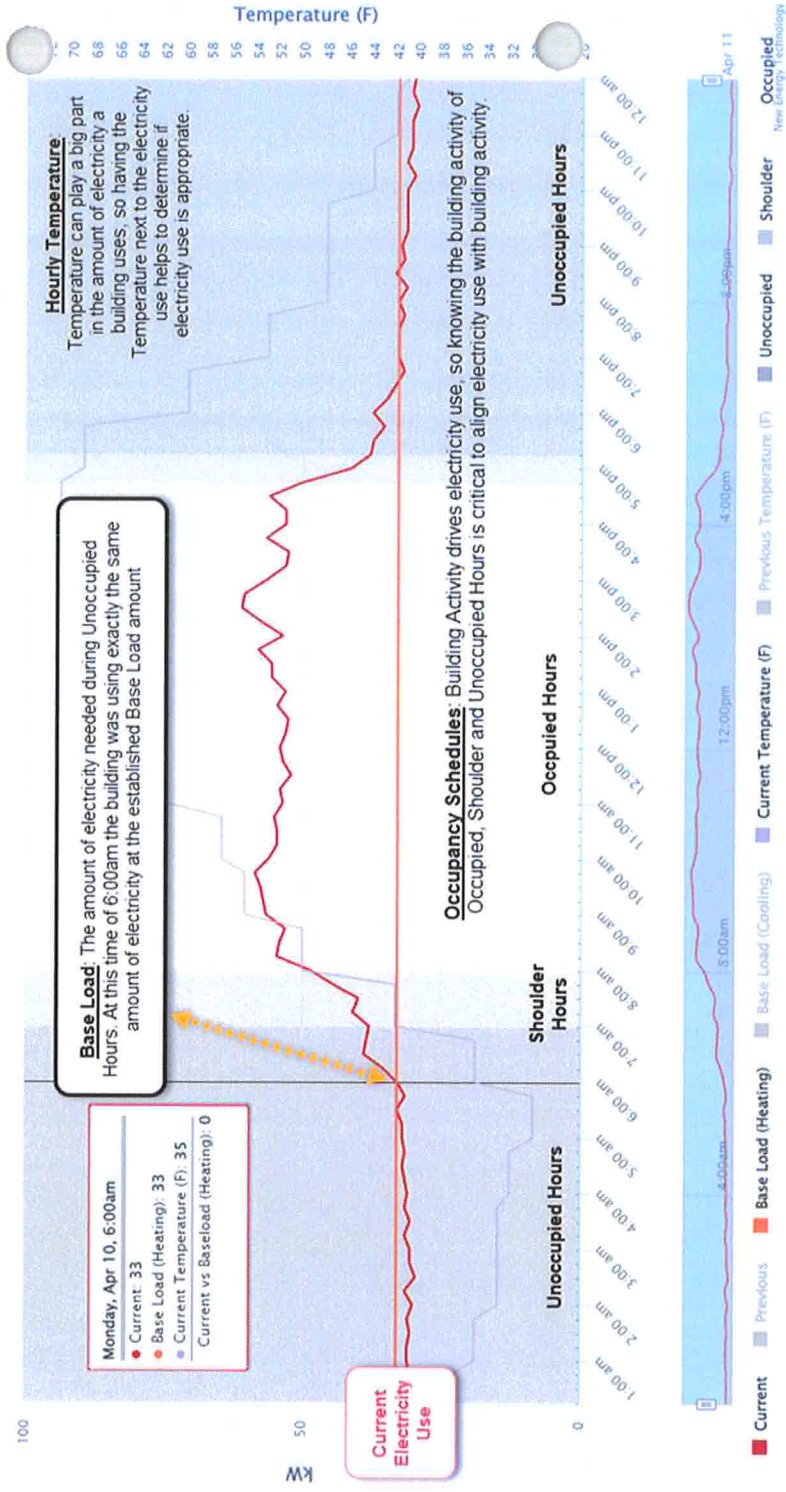
AEM Services: Utility bill tracking and analysis

- Tracking utility bills for 6 New Castle buildings
- Currently reviewing solar billing data to identify actual production totals and associated savings
- Setting up Town buildings in Portfolio Manager for benchmarking
- New Castle Town Hall has scored a 73 by ENERGY STAR



AEM: Interval Data

Use this data, combined with utility bills, to provide weekly and monthly reports, and to identify opportunities for saving energy and money.



AEM Services: 15-minute Interval Data Tracking

- Monitoring 15-minute interval data for the Wastewater Treatment Plant
- Monthly, we can verify the Town's interval data with utility bill data to confirm accuracy and assist with any troubleshooting required
- Connecting with facility managers across GCE to develop customized monthly reports to support them with energy management

Commercial Program

- Garfield Clean Energy provides free energy consulting services to business and commercial property owners in Garfield County
- We do outreach and perform a detailed walkthrough for any businesses or other commercial buildings interested in improving efficiency
- We welcome additional referrals
 - Anyone interested can reach out to us at info@garfieldcleanenergy.org
Or complete the form here <https://garfieldcleanenergy.org/com-form/>



Clean transportation

- EV charging infrastructure grant assistance
- Charge Ahead Colorado and EV Fast-Charging Plazas
- EV Ride and Drives
- Workshops in Spanish
- Active transportation
 - eBike grant provided 2 bikes to New Castle residents to help with in-town travel



Garfield Clean Energy Action Plan

- 2017 Energy Action Plan with updated goals and strategies
- Completed with support of Xcel Energy's Partners in Energy
- Updated goals that benefit Garfield County residents and protect our environment



Energy Action Plan goals

By 2030:

1. **Energy savings in the built environment:**
12% reduction
2. **Carbon-free electricity:** 100%
3. **Clean mobility:** 15% of all registered vehicles are EVs, increase multi-modal transportation
4. **Greenhouse gas emissions:**
 - a. 100% reduction in emissions from electricity
 - b. 10% reduction from natural gas
5. **Clean energy economic development and jobs:** harness economic benefits and address economic impacts

Thank you Town of New Castle

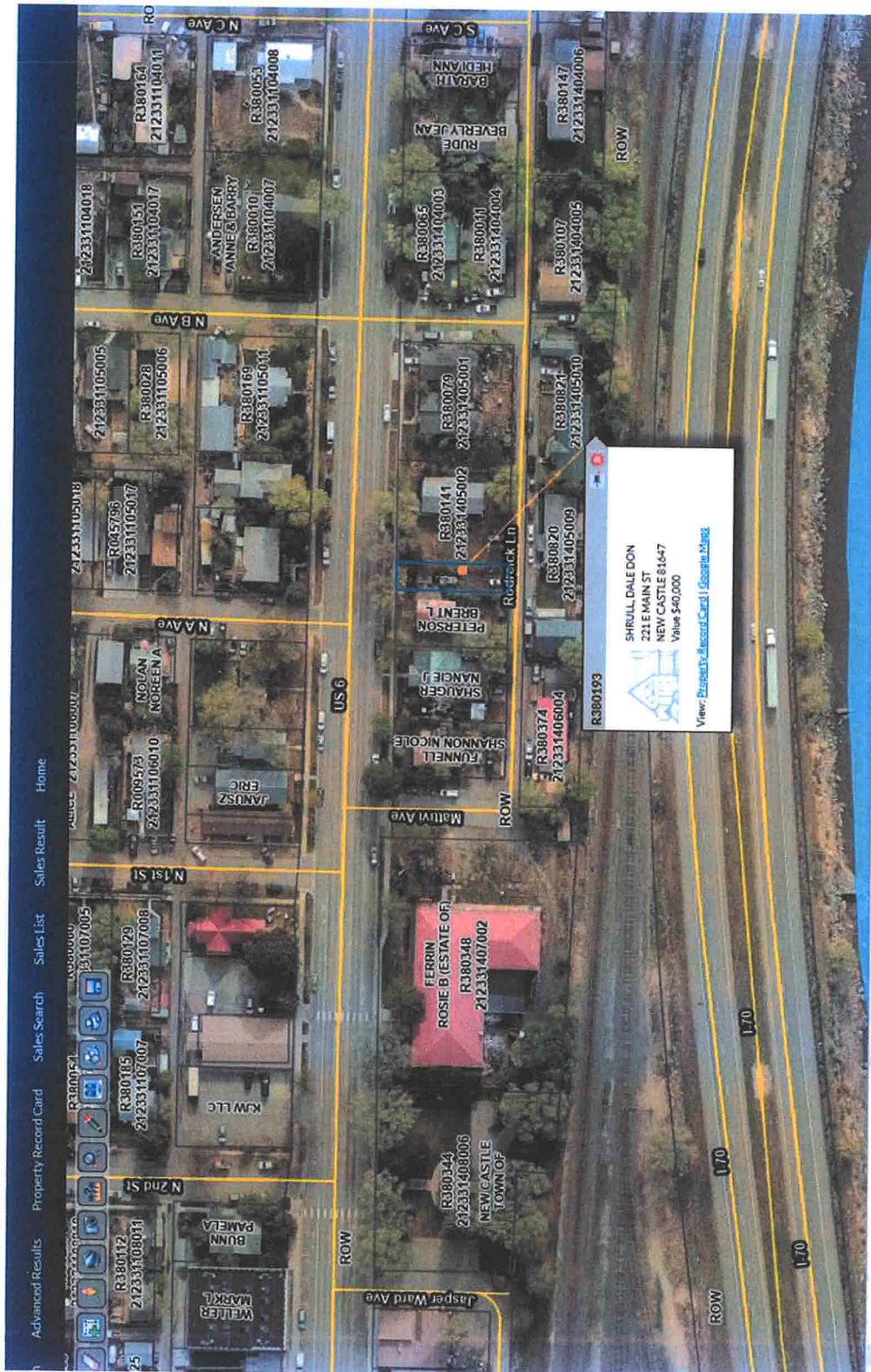
GCE countywide collaborative programs would not have been possible without the Town of New Castle's ongoing participation from the Board of Trustees and Town Staff.

GCE contact:

Morgan Hill, Associate Director

(970) 704-9200 x101

mhill@cleanenergyeconomy.net

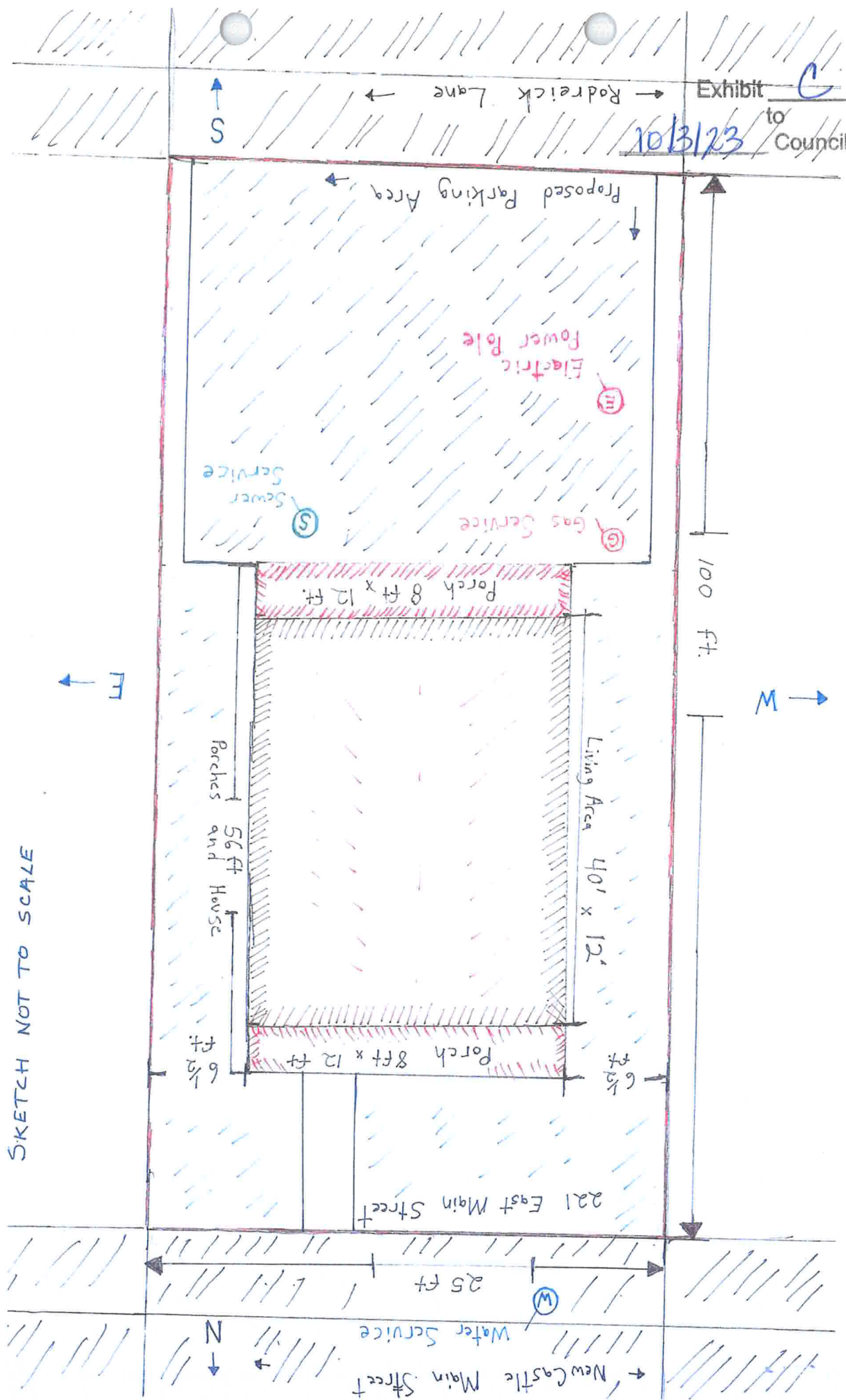


2019 Total Actual Value \$40,000

Physical Address 221 E MAIN ST
NEW CASTLE
Owner Address SHRULL, DALE DON
PO BOX 3154
GLENWOOD SPRINGS CO 81602
81647

Physical Address 221 E MAIN ST
NEW CASTLE
Owner Address SHRULL, DALE D
PO BOX 3154
GLENWOOD SP

10/13/23



SKETCH NOT TO SCALE



Exhibit D
to
10/3/2023 Council Minutes

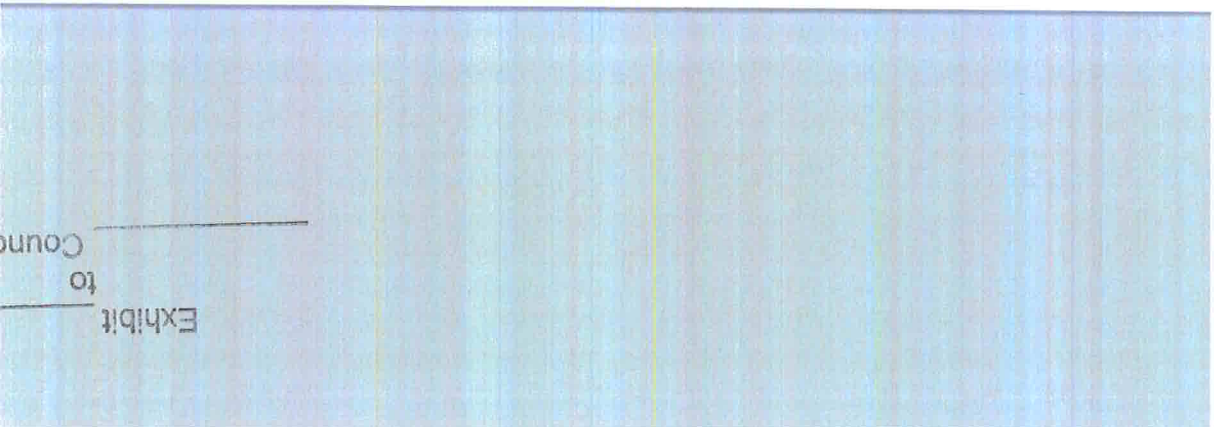


Exhibit
to
Council Minutes